

Consultation Report: Planning Proposal Additional Permitted Use 108-114 Rawlinson St, Bega Residential Flat Building

SUMMARY OF ISSUES

| Topic | Issues | Response |
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| Traffic | <p>The proposed development will increase traffic in the already congested area of Ravenswood and Rawlinson Streets. There are concerns for the children who live in the area and attend the adjacent daycare.</p> <p>No on-site traffic assessment has been obtained to collect site specific data to reflect different aspects of traffic in the area.</p> | This issue can be addressed through the development assessment process. |
| Distance to town centre | <p>The walking distance from the site to the main town centre is around 1.5km of hilly terrain, not adequate for walking or cycling. Residents will need to own private cars to access services as well as to travel to surrounding services in other towns as public transport access is very low.</p> <p>The site is not within 800m of the commercial centre and the zone prohibits residential flat buildings, therefore this land use as proposed is not permitted on the site.</p> | This issue can be addressed through the development assessment process. |
| Privacy/overshadowing | <p>The height and setback of the proposed development will cause loss of privacy for surrounding properties as it will overlook into private open spaces. Increased shading of current dwellings will also occur, reducing solar systems, morning sun, backyard gardens and increase wood heater use and pool shade, negatively affecting budgets and carbon footprint. Height of buildings will also affect views to the southwest for properties on Rawlinson St.</p> | This issue can be addressed through the development assessment process. |
| Consultation/proposal | <p>Some properties surrounding the site have not been notified of the proposal. Questions raised regarding communal green spaces and playgrounds planned as well as more detail on boundary fences. Some older residents could not access the online proposal, read the plans, or understand the proposal. Community consultation was held in work hours and further consultation should be held.</p> | This issue can be addressed through the development assessment process. |
| Access/ street frontage | <p>A lack of street frontage and isolated nature of the development will cut future residents off and create a lack of integration with the current neighbourhood. Majority of the development not being visible from the street will also impact safety and security. The single proposed shared access/ exit for majority of the dwellings creates concerns for emergency vehicle access, this also restricts street parking for the current dwellings beside accessways.</p> | This issue can be addressed through the development assessment process. |
| Proposed parking spaces | <p>Insufficient car parking spaces are proposed for the number of residents who will need to own a vehicle due to the distance to the town centre. Minimal parking spaces will also cause future residents to park on street and reduce parking space for existing residents, as well as visitors and family. The position of car parks for boarding house 1 would not allow them to leave in a forward manner, which does not align with the Bega Valley Development Control Plan 2013. 1 accessible and 1 standard carpark per boarding house is not realistic when housing 12 people in each building.</p> | This issue can be addressed through the development assessment process. |

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| Character/ density | The proposed development would not align with the current density and character of the neighbourhood consisting of detached, single storey, mainly owner-occupied dwellings. The development will triple the current density of the area and change the character due to the renter occupied proposal for a minimum of 15 years. There are concerns for the wellbeing of current residents with an increase in noise, lighting and loss of privacy. | This issue can be addressed through the development assessment process. |
| Drainage | There are concerns regarding the drainage effects from the concrete areas of the development and the runoff onto blocks below from proposed infill. | This issue can be addressed through the development assessment process. |
| Noise and lighting | The noise and lighting from proposed pedestrian pathways and driveways will impact surrounding properties and the size as well as construction of the development will affect the quiet street ad properties. | This issue can be addressed through the development assessment process. |
| Increase in crime | With a large increase in residents in the area residing in affordable housing, there are concerns regarding an increase in crime and theft as well as decreased safety and security for kids and animals. The stereotype of people living in affordable housing may also lower the value of current homes in the area. | This issue can be addressed through the development assessment process. |

SUMMARY OF SUBMISSIONS

| Submission number | Date provided | Summary of submission |
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| 1 | 08/02/24 | Development will increase high traffic area of Ravenswood and Rawlinson St, dangerous for children in area and daycare. Development would not have street frontage, one small access and look directly into neighbouring backyards. Work and build time would greatly impact quality of life for current residents. Severely low parking spaces proposed for number of occupants and no opportunity for street parking. Homes surrounding development will be affected by noise, privacy, daylight, access, private open space, and pollution. Distance from site to shopping centre is a steep 1.5km not adequate for walking or biking, incorrect in proposal. Flats, driveways, and access take up majority of proposed 600m2 area, unsure if boarding house to comply with 600m2 min. lot size due to this. Boarding houses and desired character are not compatible with local area of young families and older couples. |
| 2 | 12/02/2024 | Height and setback of development from properties back fences will cause loss of privacy. Concrete areas of development will cause excess water runoff- garage and underneath house already flood. Looking for assurance of compensation if excess water damages fences/ property. |
| 3 | 20/02/2024 | Have not received notification of development. Size of proposal not aligned with current density and character of neighbourhood- twice the number of residents compared to current occupancy would occupy a quarter of the space. Insufficient evidence of creating enhanced social cohesion, sense of belonging and promotion of wellbeing. Questions regarding communal green spaces, playgrounds, commitment to social housing design rather than an objective of max. units in limited space. |
| 4 | 20/02/2024 | Development of proposed scale for affordable housing will result in large increase in trouble/ create crime hotspot for neighbourhood/ surrounds. |

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| | | Adding to traffic in an already congested area will create issues. Development will impact housing valuations in current volatile market. |
| 5 | 26/02/2024 | Proposal does not align with existing character of affordable, single storey, owner occupied dwellings. Concerned with residential flat building being in a low-density zone, 1.1km walking distance from town and if current service providers will be able to support the additional residents. 2-3 storey building will overlook into private open space, effect views and required lighting will impact residents. Noise and lighting from proposed pedestrian path and driveway will impact property along Western boundary. Type of boundary fences are not detailed in proposal. Loss of street parking in front of 110 and 112- driveway could be modified to allow required distances. |
| 6 | 21/02/2024 | Concerned for young children who live and attend daycare in the area with increased traffic on Ravenswood and Rawlinson St. The isolated nature of the development will cut residents off from the community, a site with street frontage would be more suitable. Surrounding residents will be impacted by light, noise, shadowing, and loss of privacy. Insufficient parking is proposed for the number of residents which will need to own a vehicle due to the distance to town. |
| 7 | 21/02/2024 | Location is unsuitable for community housing; lack of street frontage means residents will not be a part of the community. Insufficient parking is proposed for the number of residents which will need to own a vehicle due to the distance to town. Houses on Rawlinson, Ravenswood and Prospect streets will be impacted by shading, light, noise, and loss of privacy. |
| 8 | 24/02/2024 | Size of development will impact the existing quiet street. Minimal parking spaces will cause residents to park on street and use space for visitors and family of existing houses. Concerned about drainage effects on blocks below development from proposed infill. Concerns regarding safety and wellbeing from large increase in residents and an increase in noise, lighting, and loss of privacy. Development will lower the value of homes depending on the type of people taking up residence. |
| 9 | 24/02/2024 | Size of development would impact neighbouring properties on Prospect, Ravenswood, and Rawlinson Streets. Traffic, noise, parking, and lighting will arise with a large increase of residents in a small area. |
| 10 | 25/02/2024 | Community consultation discussion held in work hours. Dwelling against property back fence reduces privacy, security and safety of kids and animals, a larger possibility of theft. Noise and lighting of development will affect existing quiet neighbourhood. Previous retirement village proposal was a more favourable development. |
| 11 | 25/02/2024 | Socio economic impact assessment and on-site traffic assessment have not been obtained. Residential flat buildings are prohibited in the zone and is not within 800m walking distance from other named zones. A site compatibility certificate has not been issued. Parking restrictions in front of 110 and 112 Rawlinson St will impact visitors, and overflow from development will park on streets. Decreased privacy in backyards due to height of buildings. No consultation regarding boundary fence setback from footpath between 116 Rawlinson St and boarding house, this will cause loss of privacy from front veranda. |

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| 12 | 26/02/2024 | <p>Development will cause shading of current dwellings and reduce solar systems, negatively affecting carbon footprint and cost. Shading will reduce morning sun for backyard gardens and reduce crop yields, straining weekly budgets, and cause reductions in backyard grass. Shading will also cause wood heaters to be run more, negatively affecting budget and carbon footprint, as well as shading backyard pools. Not opposed to low-cost housing on site, but opposed to application as it will affect neighbourhood residents' budgets and quality of life.</p> |
| 13 | 17/02/2024 | <p>Some older neighbourhood residents could not access proposal online, read plans or understand proposal.</p> <p>Concerns regarding the site's constraints (topography and drainage gully), proposed density, bulk and scale and impact to existing low-density area and its amenity. Proposal will cause negative effects on privacy, overshadowing of private open spaces, views, social and economic trends, noise, light, parking, and traffic for current residents.</p> <p>Believe further community consultation is needed.</p> <p>A site compatibility certificate has not been obtained.</p> <p>No evidence has been provided to ensure service providers will have ongoing accessible support for future residents.</p> <p>Residential flat building, as a part of the proposal, is not permitted in the zone of the site.</p> <p>The proposed development would contrast the existing, detached, single storey, mainly owner-occupied dwellings surrounding the site.</p> <p>The position of the development will create a lack of interaction and social integration with the neighbourhood.</p> <p>Properties on Rawlinson and Ravenswood St will be affected by overshadowing and loss of privacy in private open spaces, solar access, and southwest views due to height of buildings.</p> <p>Development would triple the existing volume of housing in the area and the renter occupied proposal for the first 15 years by community housing would change the current character.</p> <p>Majority of development is not visible from street, impacting safety and security and producing light pollution from well-lit pedestrian links and driveway.</p> <p>Development should be orientated to optimise solar access and natural cross ventilation to a higher percentage than proposed.</p> <p>Main commercial centre is over 1.1km walk from site, not within an appropriate distance from certain zones under SEPP (Housing) 2021.</p> <p>There is inadequate public transport in the area to solely rely on for travel, the closest bus stop to site has limited public services. Private cars are the main form of transport due to 1.1km hilly terrain to town centre and other services in surrounding towns.</p> <p>Traffic Impact Study did not collect site specific data to reflect peak hour school buses, childcare centre, and large trucks from NSW RFS department and council depot. The current road condition is poor with potholes.</p> <p>Only one crossover provides access to the site, 5.5m wide for a shared/entry exit, concern on access for emergency vehicles. Concerns of additional cars using street for parking due to inadequate amount of car spaces proposed. Design impacts existing street parking and restricts street use for 110 and 112 Rawlinson St.</p> <p>Parking spaces for boarding house 1 is off main access driveway and would not allow cars to leave in a forward manner, not complying with BVDPC2013 Sec4 5.9.2.2 or 5.9.2.3.</p> <p>1 standard and 1 accessible carpark per boarding house is not realistic when housing 12 people in each building based on public transport limit and walking distance to town centre.</p> <p>Proposal does not fully comply with SEPP (Housing) 2021 or BVDPC 2013 requirements.</p> |