sda

27th July 2010

General Manager
Wollongong Council
41 Burelli Street, Wollongong NSW. 2500

RE: **Development Application (Affordable Housing at lot 1010 Byamee St Dapto)**
RESPONSE TO SEPP 65 (PART 2) "RULES OF THUMB"
- PREPARED BY SDA AUSTRALIA P/L: DIRECTOR DENIS HOPKINS B.ARCH.RAIA

- Note that 84% of open space of 45.0% of site area is deep soil zone versus SEPP65 25% requirement.
- Note that Communal Open Space is approximately 2,890m^2 of site area of 7,624.0m^2 or 37.9% of total versus SEPP65 25% to 30% required. In addition a further 2,400.0m^2 of open space is provided to the north/west for further development. In addition, 2 of the major boundaries to the subject site join land zoned Private Open Space.
- Note average of Private Open Space for each Ground Floor apartment is 25m^2
- Landscape Architect's design meets or exceeds Site Configuration (Planting) as set out in SEPP65.
- Building separation internally varies from 12m to 24.4m (North/South) and 10.0m to 11.0m (East/West). Distances to neighbours exceeds SEPP65 requirements; at 22.0m to rear of the Anglican Church buildings (West).
- The development meets the standards of site access (pedestrian) and vehicle access under SEPP65.
- Note that no apartments are single aspect.
- Note that no apartments of the 108 proposed have kitchens deeper than 8.00m from glazing.
- Note that no apartments are cross over or cross through floor plates, for efficiency & ease of access.
- Note that all apartments meet minimum SEPP 65 requirements for minimum sizes of low cost dwellings i.e. 50 m^2 (1 Bed) / 70 m^2 (2 Bed) / 90 m^2 (3 Bed).
- Note that all apartments exceed minimum balcony depth of 2.00m.
- Note that all apartments have 2.70m ceilings in habitable areas.
- Note that all Ground Floor apartments access Private Open Space (terraces).
- Maximum number of dwellings of double loaded corridor is 7 with a minimum of 3.
- All dwellings meet SEPP65 requirements for private storage.
- 68.5% of dwellings (living / terraces) receive 3 hours of Solar Access between 9am – 3pm mid winter.
- No dwellings face South.
- Building depth generally meets SEPP65 range with highly articulated floor plates permitting dual aspect, ranging from 10m to 20m in width.

- All dwellings are naturally cross vented versus SEPP65 60% required.
- 13% of all dwellings have Kitchens on external walls (14 of 108) versus 25% (SEPP65). This is a result of maximising efficiency for affordable housing types although generally all kitchens are integrated with living areas & are no more than 4.0m from window walls.
- Waste Management plans accompanying DA submission together with rainwater storage.

STATE ENVIRONMENTAL PLANNING PLICY No. 65
SEPP 65 DESIGN STATEMENT – Affordable Housing at lot 101 Byamee St Dapto
– PREPARED BY SDA AUSTRALIA P/L April '10: DIRECTOR DENIS HOPKINS B.ARCH.RAIA

	DESIGN PRINCIPLE	DESIGN RESPONSE
1	**Context** Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable Elements of a locations current character or, in case of precincts Undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.	The subject site & surrounds are undergoing change of usage and character and supported by Wollongong Council, this site will change from schooling usage to medium density residential as permitted under Zone R3/Draft LEP West Dapto 2009. This is an appropriate change given the residential character of the area close to Dapto village and proximity of rail / bus / motorway access. Whilst the streetscapes of Byamee St & Moombara St are not consistent they generally are a mix of free standing dwellings & commercial / community uses including; Police station / Fire station / retail mall / service station etc. The subject site represents a new Council & State endorsed change, appropriate for the area as medium density housing. The site is located some 60m from present public streets with 5 new allotments also zoned R3 separating public view from the new 3-4 level buildings.
2	**Scale** Good design provides an appropriate scale in terms of bulk And height that suits the scale of the street and the surrounding Buildings. Establishing an appropriate scale requires a considered response To the scale of the existing development. In precincts undergoing A transition, proposed bulk and height needs to achieve the scale Identified for the desired future character of the area	The scale of the proposal meets the intent of the LEP 2009 Statement and Draft LEP 2000 prepared by Wollongong Council. The highly articulated building meets height for 3 of the 6 buildings with the remaining buildings part 4th level recessed to minimise bulk & scale. Landscaping requirements are exceeded. The building is appropriate to its setting in scale & bulk and meets or exceeds the new quality of residential buildings proposed for the region & its proposed usage as affordable housing. 74% of dwellings face N / NE / NW except for 26% which face SW and are separated by deep soil planting distanced to meet SEPP 65 criteria.
3	**Built Form** Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.	The built forms echo familiar scale, proportions, materials and finishes of the better quality buildings in the region Setbacks are consistent with Council's DCP 2009 & the buildings are highly articulated in form and in architectural detail. The site is blessed with a gentle cross fall of 1:40 which allows buildings to run parallel to contours permitting easy access to entry points & common areas along pathways not exceeding 1:14 grades. Buildings vary in heights between 2 & 4 levels & where the 4th level occur, it does so in a discreet manner, setting in from lower levels behind 1.00m high parapets. The 4th level permits better use of efficient vertical & horizontal travel & liberates greater open space at ground level for meaningful open space. By so doing, appropriate densities for economies of scale are achieved with only minor variation beyond permitted floor space ratios. Adjoining sites are zoned mostly open space & amenity impacts of the additional level are minimal. Repetitive modules horizontally & vertically are appropriate for economy housing, but careful orientation, mix of materials & articulation create visual interest, privacy & permits dual aspect, cross vented dwellings.
4	**Density** Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents) Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a	The proposed density is appropriate for the site and its context of the Dapto township and responds directly to the desired future character of the area.

	transition, are consistent with the stated desired future density.	
4	**Density (cont)** Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.	The proposal provides for a high quality level of amenity to the 3 Bed / 2 Bed / 1 Bed dwellings (108 dwellings in total). This is achieved by efficient internal planning and high levels of daylight and ventilation into living areas. The amenity provided, illustrated by the extent of solar access and cross-ventilation to units as well as communal areas, confirms that the site can comfortably accommodate the proposed density. The development allows for general compliance with setbacks, and compliance with landscape areas, and height for 50% of buildings. The proposal seeks part 4th level beyond 11.00m height, which is set in from the lower levels and is not obvious from the public domain.
5	**Resource, energy and water efficiency**	The development achieves 100% of cross flow ventilation and 68.5% direct mid winter solar access to units. 80 dwellings (74%) of living areas are north east to north west, as are balconies/courtyards except for 28 units facing S/W. The development is designed to be BASIX compliant at the time of assessment with the integration of the following ESD strategies: Water • AAA rated fittings and fixtures will be installed throughout the development as standard. • Rainwater tanks collect rainwater for watering the landscaped areas and for washing cars. • Waterless urinals for common areas toilets. Thermal Comfort • Reduction in east/west facing window areas to minimise cooling loads in summer and heating loads in winter. • Balconies to shade north facing glazing. • External fins to provide shading for south facing glazing from afternoon sun in summer. • Dedicated ventilation openings Energy • High efficiency central gas hot water systems. • Gas cooktop for each unit. • Compact fluorescent or LED lighting for all common areas. • Variable speed ventilation to the car park to supplement natural cross ventilation.
6	**Landscape** Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, microclimate, and tree canopy and habitat values. It contributes to the positive images and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.	The site historically has been used as classroom buildings and playground. The proposal will greatly enhance landscape potential, maintain perimeter trees and plant many more appropriate species of trees in a mature, themed garden. 50% of the site will now be devoted to deep soil planting Patio Design have prepared an appropriate response to the context of the site and neighbourhood allowing a unique microclimate with full tree canopy yet maintaining solar access to courtyards and balconies.
7	**Amenity** Good design provides amenity through the physical, spatial and environmental quality of development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.	A high level of amenity is proposed for the development with 80% of dwellings having their primary living and outdoor spaces orientated north, north/east or north west. Many additionally have master bedrooms also so orientated. The building is situated to meet SEPP 65 guidelines and all room dimensions meet or exceed minimum standards for low cost housing. Of 108 dwellings all are accessible at grade

7	**Amenity (cont)**	from car parking/pedestrian entry to front door via lifts. SEPP65 adaptability standards are met and all dwellings are cross-ventilated. A wide variety of dwelling types are provided to meet requirements from all age and socio-economic groups. Meaningful common open space zones are achieved together with north / N.E / N.W facing private open spaces to 80% of each dwelling and exceed DCP requirements. Acoustic separation – meets current Australian Standards and setbacks meet or exceed DCP requirements.
8	**Safety and Security** Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.	The design of the development focuses on safety, amenity. Security entry to all dwellings is via a security gate on The access laneway and through private residents open space to a secondary secure entry point for the building. Audio and camera surveillance is proposed with good over viewing from dwellings into common space. Appropriate lighting is proposed for all access paths. A double width discrete car park entry is provided to secure basement parking for all dwellings. Ground level dwellings are raised a min 500mm above F.G.L for security & surveillance.
9	**Social Dimensions** Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.	The proposed development responds to the desired future character for the Dapto area, while it also responds to the wider local context and existing provision for residential dwellings of the region. All dwellings offer affordable rental to very low, low or moderate income households in a wide range of socio / economic groups & ages. Control of Tennant selection rests in the experienced hands of the Illawarra Community Housing Trust (TICHT) There is a good mix of units to provide for a wide range of family units and requirements. A mix of 1 bedrooms, 2 bedrooms and 3 bedrooms have been provided, and therefore suiting a wider range of living requirements. The apartment layouts are committed to efficient and flexible spaces that respond to a range of ways of living and affordable rental market demands, providing a mixture of opportunities. These current and future demands have been researched and the resultant mix is supported by the ICHT market analysis.
10	**Social Aesthetics** Quality aesthetics require the appropriate composition of building elements textures materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.	As a site in transition from schooling to medium density residential the context of the subject site should draw on desirable aesthetic qualities of existing housing stock, where appropriate. Whist the site is not in an area of significant architectural merit the built forms must respect proportions materials and finishes of the best of existing dwellings. To this end the proposal blends the proportions of traditional residential building with a palette of materials and finishes that mix old and new. Face brickwork & rendered masonry clad street wall together with landscape elements mix with fine & course painted rendered blade walls. Earthen coloured brickwork panels offset against rendered wall portions which blend with solid & glazed balustrades and metallic finishes to pergolas, aluminium framed glazing & low pitched custom orb skillion roof forms.

Residential Flat Design Code

Standards/ controls	*Comment*	*Compliance*
Part 1 – Local context		
(1) Building Depth Max 18m (glass line to glass line) For wider buildings, must demonstrate how satisfactory daylight and natural ventilation are achieved	Characteristically of single core buildings the proposed affordable rental buildings are grouped on all sides of the core for efficiency. The two buildings to the north of the site range from 8.0m to 19.50m in depth whilst the 3 southern buildings range from (in W/W direction) 11m to 21.5m to 30m (at the 30m dimension the building is only 10m deep N/S). Generally all dwellings are either on a corner or flow through double orientated positions. Refer to SEE table 3.3 Cl 9.21	Yes
(2) Building Separation *Objectives* • To ensure that new development is scaled to support the desired area character with appropriate massing and spaces between buildings. • To provide visual and acoustic privacy for existing and new residents. • To control overshadowing of adjacent properties and private or shared open space. • To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants. • To provide deep soil zones for stormwater management and tree planting, where contextual and site conditions allow. Developments that propose less than the recommended distances apart must demonstrate that daylight access, urban form and visual and acoustic privacy has been satisfactorily achieved.	Refer to SDA "R of T" (noted 2) Refer to SDA SEPP65 Statement Cl: 1/2/3 Brief Description: Highly articulated built forms & deep soil separation exceed DCP / SEPP 65 min. Existing residents not affected. Internal landscaping / screens provided internally & highly articulated forms & setbacks exceeding requirements. Refer to SDA 2D & 3D Solar Studies Refer to SEE table 3.3 Cl 9.13 & the Communal Open Space Calculation drawing in Annexure D of the SEE Brief Description: Landscaped areas 45% of site area plus overburden of min 600mm deep over carpark lids v's 30% required. Refer to SEE Table 3.3 Cl 9.14 and the Deep Soil Area calculation drawing in Annexure D of the SEE Brief Description: Deep Soil zones 37.90% of site area v's 15% required. Min width 5.00m. N/A	Yes

Standards/controls	*Comment*	*Compliance*
Rule of thumb Between adjoining sites: • Up to four storeys/12m – 12m between habitable rooms/balconies – 9m between habitable rooms/balconies and non-habitable rooms – 6m between non-habitable rooms	Refer to SDA "Rules of Thumb" Refer to SEE Table 3.3 Cl. 9.5 / 9.6 Refer to SDA Architectural Plans Ground Floor Plan (DA02) & First Floor Plan (DA03) & Development Setbacks drawing (Annex D of SEE). Brief Description: • Distances between onsite buildings 12.00m to 21.44m. • 6.00m to side boundaries (assuming similar 6.00m setbacks on neighbouring properties if SEPP 65 is applicable). • 3.70m to blank walls rear boundary • 6.00m to balconies (to open space zoning)	Yes
• Five to eight storeys/up to 25m: – 18m between habitable rooms/balconies – 13m between habitable rooms/balconies and non habitable rooms – 9m between non-habitable rooms	N/A	N/A
(3) Street setbacks	SEE Table 3.3/Cl. 9.5 Brief Description: 6.00m min to all built forms except for 1 balcony which has a non-compliance (with the DCP) of 1.5m. This results in a non-compliance length of 5.5m in a 105.7m street frontage.	One minor non-compliance with Ch. B1 of DCP 2009
(4) Side and rear setbacks *Objectives* • To minimise the impact of development on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings. • Maintain deep soil zones • Maximise building separation to	SEE Table 3.3 Cl. 9.6 Brief Description: Side setbacks min 6.00m (to 14.30m max). Rear setbacks min 3.7m to blank walls (to 9.2m max). Refer to Cl. 9.14 in Table 3.3 of SEE Brief Description: • Highly articulated building forms	Yes

Standards/ controls	*Comment*	*Compliance*
provide visual and acoustic privacy Where setbacks are limited by lot size and adjacent buildings, "step in" the plan to provide internal courtyards and limit the length of walls facing boundaries	• No immediate neighbours • Open Space adjoining zones • Setbacks all exceed DCP / SEPP65 min (often exceed min by up to 80%)	
(5) Floor space ratio	Refer to SEE 3.7.4 (Cl. 4.5 FSR) Brief Description: • F.S.R 1.18:1 v's 1.7:1 permitted	Yes
Part 2 – Site design		
(6) Deep Soil Zone The rule of thumb is for a minimum of 25% of the open space area of site to be a deep soil zone.	Refer to SEE Table 3.3 Cl. 9.14 Brief Description: Deep soil (min width 5.00m – except for planters). 37.90% of site area.	Yes
(7) Fences and walls	Refer to SEE Table 3.3 Cl. 10.2 Brief Description: Compliant except for lane frontage at 1.80m height for security reasons.	Front fence higher for security
(8) Landscape design To add value to residents' quality of life within the development in the forms of privacy, outlook and views.	Refer to SEE 3.9.5 (Ch.E6 of DCP) Brief Description: The Patio landscape design is professionally prepared to increase amenity levels.	Yes

Standards/controls	*Comment*	*Compliance*
(9) Open Space The rule of thumb is for between 25-30% of the site area to be communal open space. The minimum recommended area of private open space for each apartment at ground level or similar space on a structure is 25m², minimum preferred dimension is 4m	Refer SEE Table 3.3 Cl. 9.15 Brief Description: Common Open Space > 5.00m width equals 37.9% of site area Minimum Common Area of 540m^2 (DCP) is greatly exceeded in this proposal. Common areas are located in deep soil areas between buildings with easy supervision & surveillance The pergola covered BBQ area is located in landscape podium above car park between N & S buildings and common Areas receive greater than 3 hours sunlight in mid winter. All ground level courtyards and terraces are greater than 25m^2 & have minimum widths of 2.5m. Private open space for 70% of dwellings will receive direct sunlight in mid winter. Only 1 dwelling extends its terrace into the front and all private open spaces are adequately screened. 2009 & SDA "R of T" & SEE table 3.3 Cl. 9.16	Yes
(10) Orientation To optimise solar access to residential apartments within the development and adjacent development	Refer to SEE Table 3.3 Cl. 9.20 Brief Description: Building orientation to living areas generally N / E to N / W	Yes
(11) Planting on Structures	Refer to SEE Table 3.3 Cl. 9.13 Brief Description: Min depth 600mm overburden sufficient for grass / shrubs / ground covers.	Yes
(12) Stormwater management • To minimise the impacts of residential development and associated works on the health and amenity of natural waterways. • To preserve existing topographic and natural features, including watercourses and wetlands. • To minimise the discharge of sediment and other pollutants to the urban stormwater drainage system during construction	Refer to SEE Cl. 4.4 / 4.6	Yes

Standards/controls	*Comment*	*Compliance*
activity.		
(13) Safety The rule of thumb is that a formal crime risk assessment be carried out for residential developments of over 20 new dwellings.	Refer to SEPP 65 Design Statement (noted "8") Refer to SEE table 3.7 & SEE Table 3.3 Cl. 9.22	Yes
(14) Visual privacy • To provide reasonable levels of privacy externally and internally, during the day and at night • To maximise outlook and views from principal rooms and private open space without compromising visual privacy.	Refer to SEPP 65 Statement Cl. 7 (Annex D of SEE). Refer to SEE Table 3.3 Cl. 11.8	Yes
(15) Building entry • To create entrances which provide a desirable residential identity for the development. • To orient the visitor • To contribute positively to the streetscape and building façade design	Refer to Cl. 10 inTable 3.7 in SEE Brief Description: Single, secure & welcoming point of pedestrian entry to site. Clearly defined, safe & well landscaped pedestrian network. All entry points to buildings overviewed by residents & elevated above pathways. All entry points allow secure access to internal stairs / lifts.	Yes
(16) Parking • To minimise car dependency for commuting and recreational transport use and to promote alternative means of transport-public transport, bicycling and walking. • To provide adequate car parking for the building's users and visitors, depending on building type and proximity to public transport.	Refer to SEE Cl. 4.2 Brief Description: Parking far exceeds Affordable Housing SEPP & provides 1 resident bay / dwelling in secure basement car park. Bicycles / motorbikes provided to DCP req. Refer to SEE Cl. 3.9.4	Yes
(17) Pedestrian Access Barrier free access to at least 20% of dwellings.	Brief Description: Visitors at 1 per 5 dwellings. Refer to SEE Table 3.7 Cl. 10 Brief Description: All dwellings accessible via lifts	Yes

Standards/controls	*Comment*	*Compliance*
(18) Vehicle access • Generally limit the width of driveways to a maximum of 6 metres. • Locate vehicle entries away from main pedestrian entries and on secondary street frontages.	Refer to SEE Table 3.5 Cl. 9.12 Brief Description: • Max driveway width 6.00m. • All vehicle entries away from pedestrian access & located on internal laneway.	Yes
Part 3 – Building Design		
(19) Apartment layout • Single-aspect apartments should be limited in depth to 8m from a window • Back of a kitchen should be no more than 8m from a window • Providing open space in the form of a balcony, a terrace, a courtyard or a garden for every apartment • Locating main living areas adjacent to main private open space. • Include adequate storage space.	Refer to SDA "R of T" in Annex D (SEE) Refer to SDA "R of T" in Annex D (SEE) Refer to SEE Table 3.3 Cl. 9.16 Refer to SEE Table 3.3 Cl. 11.12	Yes
(20) Apartment mix • To provide a diversity of apartment types, which cater for different household requirements now and in the future. • To maintain equitable access to new housing by cultural and socio-economic groups.	Refer to SEE Table 3.3 Cl. 9.19 Refer to SEPP 65 Statement in Annex D of SEE Refer to SEE Cl. 2.2.4	Yes
(21) Balconies • Provide primary balconies with a minimum depth of 2m. • Developments that seek to vary from the minimum standards must demonstrate negative impacts from noise, wind can not be mitigated with design solutions.	Refer to "R of T" noted 21 Brief Description: Balconies vary from 2.00m to 3.00m. N/A	Yes
(22) Ceiling heights Minimum 2.7m for habitable rooms	Refer to "R of T" noted 22	Yes

Standards/ controls	*Comment*	*Compliance*
(23) Flexibility • To encourage housing designs which meet the broadest range of the occupants' needs as possible. • To promote 'long life loose fit' buildings, which can accommodate whole or partial change of use. • To encourage adaptive re-use.	Brief Description: All habitable rooms 2.70m ht. Refer to SEE Table 3.3 Cl. 9.19 Refer to SEE Cl. 2.2.4	Yes
(24) Ground floor apartments • Optimise the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and topography of the site. • Provide ground floor apartments with access to private open space, preferably as a terrace or garden.	Refer to SEE Table 3.3 Cl. 9.17 / 9.18 Refer to "R of T" in SEE Annex D (noted 24) Brief Description: All Ground level apartments have access to terraces.	Yes
(25) Internal circulation In general, where units are arranged off a double loaded corridor, the number of units accessible from a single core/corridor should be limited to eight.	Refer to SDA "R of T" in SEE Annex D (noted 23) Refer to SEE Table 3.2 Cl. 9.22 Brief Description: Access off a single core varies from 4 / 6 / 7 dwellings.	N/A
(26) Mixed use	N/A	N/A
(27) Storage Studio apartments – 6m³ One-bedroom apartments – 6m³ Two bedroom apartments – 8m³ Three plus bedroom apartments – 10m³	Refer to SEE Table 3.3 Cl. 11.12 Brief Description: Storage areas for: No Studios 1 Bed = $6m^3$ or greater 2 Bed = $8m^3$ or greater 3 Bed = $10m^3$ or greater	Yes

Standards/ controls	*Comment*	*Compliance*
(28) Acoustic privacy • Adequate separation from neighbouring buildings. • Unit arrangement to avoid noise transmission.	Refer to SDA "R of T" noted 2 Brief Description: No immediate nighbours. Open Space zonings along 2 major boundaries. Units generally back to back wet areas. Living areas on opposite faces.	Yes
(29) Daylight access Living rooms and private open spaces for at least 70% of apartments should receive a minimum of three hours direct sunlight between 9am and 3pm in mid winter. In dense urban areas a minimum of 2 hours may be acceptable.	Refer to SDA "R of T" in Annex D of SEE (noted 29) Refer to SDA Solar Studies (3D) Brief Description: 70% solar access to balc / living areas in mid winter (some with Bed 1 also). All dwellings have dual aspect.	Yes
(30) Natural ventilation 60% of residential units should be naturally cross ventilated.	SDA: Refer "R of T" in SEE Annex D (noted 30) Refer to SEE Table 3.4 Cl. 9.21	Yes
(31) Awnings and signage	N/A	N/A
(32) Facades • To ensure that new developments have facades which define and enhance the public domain and desired street character. • To ensure that building elements are integrated into the overall building form and façade design.	Refer to SEE Annex C external materials & colours 3D imaging. Refer to SEPP 65 Statement (Cl. 9) in SEE Annex D	Yes
(33) Roof design • To provide quality roof designs, which contribute to the overall design and performance of residential flat buildings.	Refer to SDA SEPP 65 Design Principles (Cl. 10) & SDA "External Materials & Colours" in SEE Annex D	Yes
(34) Energy efficiency	Refer to SEE 4.6 ESD & BASIX Certificate submitted with DA	Yes

Standards/controls	*Comment*	*Compliance*
(35) Maintenance To ensure long life and ease of maintenance for the development.	Refer to SEE Table 3.4 Cl. 5.8. Refer to SEPP 65 Statement (Cl. 5) in SEE Annex D	Yes
(36) Waste management Supply waste management plans as part of the development application.	Refer to SEE Annex F Refer to SEE 3.9.6	Yes
(37) Water conservation • To reduce mains consumption of potable water. • To reduce the quantity of stormwater run off.	Refer to SEE 4.4	Yes

NSW GOVERNMENT | Planning

13 JUL 2010

Contact: Graham Towers
Phone: (02) 4224 9467
Fax: (02) 4224 9470

The General Manager
Wollongong City Council
Locked Bag 8821
South Coast Mail Centre
NSW 2521

Your ref: DA 2010/580

Dear Mr Farmer

DIRECTOR-GENERAL'S CONCURRENCE
DA 2010/580 – Development proposal for the construction of five Residential Flat Buildings and a community facility at lot 101 DP 1111861, Moombara Street, Dapto

I refer to the above development application and its associated request under clause 4.6 of Wollongong (West Dapto) Local Environmental Plan 2010 to vary the building height development standard under clause 4.3 of that LEP which requires the concurrence of the Director General.

I am pleased to advise that the Director General has decided to grant his concurrence to the proposed variation. The Department is glad to support the provision of affordable housing.

Should you have any further questions in relation to this matter, please contact me on 4224 9467.

Yours sincerely

G Towers 2/7/10

Graham Towers
Senior Planner
Southern Region

Our Ref: 110013-03/Letter 004

Contact: Philip Paton

26 July 2010

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General Manager
Wollongong City Council
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Attention: Mr John Wood

RE: DA-2010/580 – RESPONSE TO SUBMISSIONS

We are writing in response to Council's letter dated 11 July 2010 associated with submissions to DA-2009/1544. The two submissions raised the following matters:

- Noise protection from activities at the Dapto Greyhound Racing Track and Showground
- Common area in the grounds of the development for residents
- Provision of open space for residents
- Provision of car parking.

We would like to take this opportunity to provide our response to these matters.

Representatives of The Illawarra Community Housing Trust (TICHT) met representatives of the Greyhound Racing Track and Showground prior to the submission of the DA to discuss the project. The issue of noise generation and affect to new residents was discussed at this time. TICHT have an allocation in the construction budget to provide the closest habitable room windows to the Showground with double glazing to reduce noise impacts for residents. This will be implemented during construction of the buildings. The residential flat building walls closest to the Showground do not contain windows to further minimise noise impacts.

TICHT will manage any potential noise complaints as they will retain ownership of the entire development and all the units will be rented and managed by this organisation. Therefore, TICHT are in a position to discuss noise generation with renters prior to habitation of the units and discuss any concerns should they arise prior to any interaction with the Dapto Agricultural & Horticultural Society.

The drawings submitted with this DA show a covered common/BBQ area in Area B between the northern and southern building. This is only for residents of the proposed residential flat buildings and provides an area to socialise as suggested by the Dapto Agricultural & Horticultural Society.

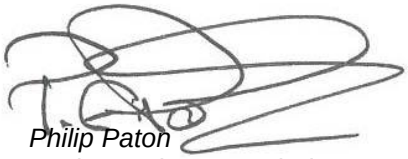
The proposal also provides a significant area of communal open space that is only for use of residents of this development, providing external recreation opportunities for residents. The Social Impact Study for this development submitted to Council by TICHT provides further information on availability of open space. This indicates there is suitable provision of outdoor recreation space to support this proposal.

As Council are aware, the development proposes one car parking space per unit plus 21 spaces for visitors. This is significantly above the required number of spaces in the SEPP (Affordable Rental Housing) 2009 and the number stated in the Anglican Church's submission.

This letter provides confirmation that all matters raised during the public submission are adequately resolved by the proposed development.

If Council has any questions regarding the content of this letter please contact Philip Paton on (02) 4228 4133.

Yours faithfully



Philip Paton
Senior Environmental Planner
For **Cardno (NSW/ACT) Pty Ltd**