



Land & Housing Corporation

Our Ref | HOG12/62291

Your Ref | DA/634/2012

The General Manager
Parramatta City Council
PO Box 32
Parramatta NSW 2124

Attention: Ms Kate Lafferty

Dear Kate,

CROWN DEVELOPMENT APPLICATION – Demolition of existing structures and the construction of an 8x2 bedroom and 2x1 bedroom seniors living multi-unit housing development Lots 50-52 DP35665 – 8-12 Bungaree Road Toongabbie

Reference is made to Council's email dated 22 January 2013 including the attachment 'matters to be addressed' seeking additional information to be submitted to Council to enable further consideration of the abovementioned development application. Land and Housing Corporation have noted the issues raised by Council and responds as follows:

Public Notification:

Council, in its letter, summarises issues raised in objections received by Council during the notification of the project. Each of the issues raised are addressed as follows:

i) What are the intentions of Land and Housing Corporation in relation to privately owned property?

Comment: Land and Housing Corporation do not have any intention of acquiring privately owned property in the vicinity of the subject site.

ii) The development may affect property value

Comment: There is no evidence to suggest that the development will affect property values.

iii) Loss of privacy

Comment: The proposal complies with the applicable setbacks. Any potential for external overlooking is mitigated by proposed privacy screens, window sill heights, adequate building separation and appropriate plantings.

iv) Bungaree Road is a busy road – Where will the cars park?

Comment: Car parking will be on-site as indicated on the submitted plans.

v) There are too many units for the area

Comment: It is noted that the development proposes an FSR of 0.52:1 using the definition provided by the Seniors SEPP, thereby exceeding the non-refusable FSR of 0.5:1 provided by the SEPP and the maximum FSR for the R2 Low Density

Residential zone of 0.5:1. However, the proposal is still considered to incorporate low scale, 1 & 2-storey residential development as the FSR for the development is 0.49:1 using the definition provided under the Parramatta LEP 2011. Therefore, the proposal will be compatible with the existing and future density of residential development in the surrounding area.

vi) Concern as to where the garbage bins will be

Comment: Garbage bins will be located within the proposed garbage bin enclosures at the front of the site and taken to the street front by residents on garbage collection days.

vii) 2 storey units with no lifts are inappropriate for seniors and people with disabilities. Question whether it will be used as such.

Comment: Under the Seniors SEPP, the Land and Housing Corporation is exempt from the requirement to provide lift access for dwellings above the ground level in multi-storey dwellings. Under the Seniors SEPP, the consent authority, Parramatta City Council, must impose a restriction on the consent restricting the use of the development such that it can only be occupied by seniors or people with a disability.

viii) Inadequate off-street parking

Comment: Car parking complies with the non-refusable standards stipulated by the Seniors SEPP. In addition, HNSW tenants have generally lower car ownership rates.

Council assessment:

Adaptable Units

Council raises concern that the ground floor of the development does not contain sufficient adaptable dwellings. As noted on the submitted plans, ground floor units U3, U5, U7 and U9 are referenced 'universal'. The term 'universal' is used to describe accommodation that may be used by both people with disabilities and those without disabilities. The design enables a wider application to occupants of these dwellings.

Access Report

Please find enclosed two copies of an Access Report which demonstrates compliance with the relevant sections of the Seniors SEPP.

Solar Access

Please find enclosed two copies of a Solar Access Report which demonstrates that at least 70% of the living rooms and private open space of the dwellings in the development would receive a minimum 3hrs direct solar access on June 21 as required by the Seniors SEPP.

Privacy issues

Council raises concern with the potential impacts of overlooking for the 1st floor balconies, in particular:

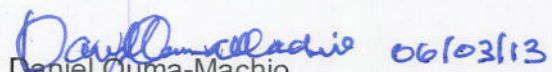
- Unit 12: Noted. The eastern and western screens as proposed are to be retained.
- Unit 4: Council raises concern that the privacy screen to the northern side of the balcony to Unit 4 will impact on the amount of solar access received. Whilst Council's concerns are noted, Unit 4 receives more than 3hours direct solar access on June 21 as demonstrated in the Solar Access Report (page

5). Accordingly, it is requested that the privacy screen be retained as proposed.

- Unit 6: Privacy screens are proposed along the southern side of Unit 6 balcony (annotated 'PS' on the First Floor Plan) and the northern side of the balcony to Unit 4 to prevent overlooking of the balcony to Unit 4 from the balcony, kitchen and bathroom of Unit 6. Notwithstanding, Land and Housing Corporation would accept a condition of consent requiring that the sill heights of Unit 6 bathroom and kitchen windows be a minimum 1.6m above finished floor level and the bathroom window fitted with translucent glazing.
- Unit 8: A privacy screen is proposed for the southern side of the balcony to Unit 8, including a return portion along its western side which is considered adequate to prevent overlooking of dwellings within the development. In addition, the western side of this balcony faces the communal car park and is adequately separated from the adjoining dwelling to the west.
- Unit 10: A fixed privacy screen is proposed for the southern side of the balcony to Unit 10 to prevent overlooking of Unit 8 balcony (annotated 'PS' on the submitted First Floor Plan). This privacy screen includes a return portion along its western edge, which is considered adequate to prevent overlooking of dwellings within the development. In addition, the western side of this balcony faces the communal car park and is adequately separated from the adjoining dwelling to the west. Notwithstanding, Land and Housing Corporation would accept a condition of consent to be imposed requiring a 1.6m high privacy screen to the northern face of the balcony to Unit 10 to prevent overlooking of the adjoining dwelling at number 6 Bungaree Road.
- Council raises concern that the first floor balconies overlook ground floor courtyards. The upper balconies are designed such that the line of sight is directed to the landscaped areas to the rear of the site. Overlooking from the sides of the first floor balconies are prevented by the proposed privacy screens.
- Council raises concern regarding the use of Colorbond fencing forward of the building line. The submitted plans propose open style metal fencing with a maximum height of 900mm. This style of fencing is consistent with existing fencing in the vicinity of the subject site, which is characterized by a range of materials including metal; brick and timber 'lap and cap' fencing. Furthermore, landscaping treatments will assist in softening the appearance of the fencing.

Two copies of the amended plans are submitted along with a CD containing the electronic versions of the DA documents. I trust the above information satisfies Council's request for additional information to allow assessment to continue for this important housing project. Any enquiries or correspondence concerning this development should initially be directed to Howard Taylor, Planner, who can be contacted by telephone on 8753-8036 or by email at howard.taylor@services.nsw.gov.au

Yours Sincerely,


Daniel Ouma-Machio 06/03/13
Manager Planning, Technical Services

