

396/118D

Enquiries: Miné Kocak
Direct Phone: 9789 9357
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Land & Housing Corp
C/- Anna Tomas
Locked Bag 4001
ASHFIELD NSW 2131

Dear Sir/Madam,

Property:	118 & 120 Hannans Road, Narwee
Development Description:	Demolition of existing dwelling and removal of trees and the construction of 3 storey residential flat buildings comprising of 10 units and 5x 2 storey townhouses including 7 carpark with associated lot consolidation
Application Number:	DA-242/2013

I refer to your application on the subject property. We have completed a preliminary assessment of your application. Clause 36 (3) of SEPP (Affordable Rental Housing) 2009 stipulates that a consent authority may consent to a development on a site by reference to site and design features that are more stringent than those identified in a site compatibility certificate. As such, the proposed development has been assessed under the provisions of Development Control Plan 2012. We have identified the following issues:

- The proposed rear setback does not comply with the required minimum 6m and average 7m under DCP 2012.
- The side setbacks of the development do not comply with the requirements of DCP 2012. The residential flat building and the townhouses at the rear of the site are required to comply with the relevant setbacks under the DCP.
- Please demonstrate compliance with building separation requirements of the DCP between the proposed development and neighbouring dwellings.
- Please indicate details of fence heights on the plans.
- The DCP requires that long flat walls on the front façade are avoided with steps of at least 1m. The development includes a predominant horizontal element on the front façade which is required to be articulated with steps and vertical elements as per the design controls of DCP 2012.

- Please indicate all utilities such as clothes drying areas, air conditioning units, hot water units and the like on the plans. Please note that utilities and services are required to be screened from public view.
- The units are required to provide private open space and communal open space as per the minimum area requirements of DCP 2012. The design of such open space is required to be in accordance with Clause 2.3.3 of the DCP. Please demonstrate compliance on plan.
- A bin presentation area is required to be provided as per Clause 6.9.4.1 of DCP 2012.
- Please provide a Design Verification Report from your architect as per SEPP 65 outlining suitable qualifications, and how the development complies with Part 2 of SEPP 65- Design Quality of Residential Flat Development.

Our Landscape Architect has reviewed the proposed development and has raised the following matters:

- The existing street tree, 1 x *Melaleuca quinquenervia* (common name Swamp Paperbark) growing in front of No. 120 Hannans Road is to be retained and protected during construction. A tree protection zone (TPZ) of 2m must be observed around the street tree. A tree protection barrier is to be erected around the perimeter of the TPZ prior to the commencement of any site works. This barrier must be a minimum 1800mm high chain link fabric (with standard 50mm pitch) on 2400mm star pickets driven 600mm into the ground so that the fencing cannot be breached. A 600mm x 450mm prohibition sign complying with AS1319, and stating 'TREE PROTECTION ZONE – KEEP OUT' must be attached to the barrier. The barrier is to be well maintained during construction. No building material storage or construction activity shall be allowed to encroach within this TPZ.

Observation of this Tree Protection Zone requires modification of the design of the driveway.

Please provide 4 copies of all the information requested above.

Please provide the amended plans and/or additional information by 17 October 2013. If the requested information is not received by the due date, I will assess your application based on the information already submitted. **Please note:** This may result in the refusal of your development application.

When all of the requested information is provided, I will assess the information and/or amended plans to ensure that all the matters raised above have been satisfactorily addressed. Once the information is received, the "Clock" will be restarted.

If you should require any further information, please do not hesitate to contact me in City Planning, on 9789 9357 Monday to Friday.

Yours sincerely,

A handwritten signature in black ink, consisting of a series of connected loops and curves, positioned above the printed name.

Miné Kocak

DEVELOPMENT ASSESSMENT OFFICER - PLANNING

26 September 2013