NSW GOVERNMENT | Land & Housing Corporation

Level 2, 168 Liverpool Road
Locked Bag 4009 Ashfield, BC 1800
Tel: (02) 8753 9000 Fax: (02) 8753 8015
www.facs.nsw.gov.au

City of Canterbury
Officer: Mine Kocak
File: 396/118D PT2
Date Rec: - 4 NOV 2013
Task: MK
Doc #: DA-242/2013
Copy: GM☐ DCS☐ DCW☐ DCP☐

Our reference | BG0XM

Your reference |

City of Canterbury
RECORDS DEPT
- 4 NOV 2013
RECEIVED

The General Manager
Canterbury City Council
PO Box 77
Campsie NSW 2194

Attention: Mine Kocak

Dear Mine,

CROWN DEVELOPMENT APPLICATION – DA-242/2013

DEMOLITION OF AN EXISTING DWELLING, REMOVAL OF TREES, CONSTRUCTION OF THREE (3) STOREY RESIDENTIAL FLAT BUILDING COMPRISING TEN (10) UNITS AND 5 x TWO STOREY TOWNHOUSES RESULTING IN A TOTAL OF 15 UNITS, 7 PARKING SPACES, ASSOCIATED LANDSCAPING AND CONSOLIDATION INTO A SINGLE LOT

118 – 120 HANNANS ROAD, NARWEE LOTS 139 & 140 IN DP 35912

Reference is made to Council's letter dated 26 September 2013 outlining a number of issues following a preliminary assessment of the abovementioned development application. The Corporation has noted the issues raised by Council and its response is in the attached table.

The proposed development is an important part of meeting the Land and Housing Corporation's primary goal of providing housing for those members of the community who cannot meet their own housing needs. The Corporation in this, and similar cases, is therefore a key player in achieving the Act's objective (Section 5(a)(vii)) of providing and maintaining affordable housing. Within the Canterbury Area, the number of applicants on the waiting list for 1 and 2 bedroom units are 380 and 840, respectively as at 30 June 2013. In the Narwee area, there are applicants who have been on waiting lists between 5 and 10 years for 1 bedroom units and more than 10 years for 2 bedroom units. A total of 1,220 applicants are therefore currently waiting to be housed for 1 and 2 bedroom units and this project is intended to address part of that demand.

The Corporation in applying for a site compatibility certificate considered that the proposed development which is scheduled for construction in 2013/14, is consistent with the objects of (Section 5(a)(i)) of the Environmental Planning and Assessment (EP&A) Act 1979 in that it represents a proper and long term management of the asset and the development will promote the social welfare of the community.

Any non-compliances with Council's development controls is considered to be minor and would not result in any adverse impacts on the ongoing properties or be inconsistent with the emerging character of the locality.

Four copies of the perspective drawings and the amended report addressing Part 2 of SEPP 65 – Design Quality of Residential Flat Development have been included with this letter as requested by Council. I trust this information satisfies Council's request for additional information to enable a timely determination of the development application.

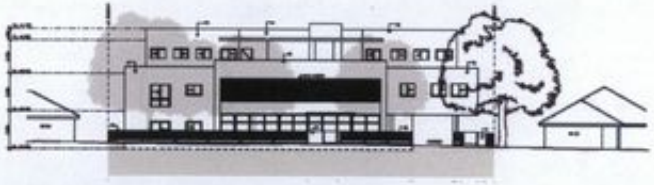
Please contact the undersigned on 8753-8427, by fax on 8753 8015 or via email at anna.tomas@facs.nsw.gov.au if you have any enquiries regarding this application.

Yours sincerely

Anna Tomas
A/Manager Planning, Technical Services
29 October 2013

ATTACHMENT: RESPONSE TO COUNCIL'S COMMENTS

Item	Issue	Required	Proposed	Compliance & Comments
1	Rear Setback	Minimum setback 6 metre with average 7 metres from front and rear boundary	A rear setback of 8.056 metres is proposed from the rear boundary to the ground floor wall.	Yes. A landscaping screen will also be provided along the rear boundary fence to provide additional privacy to neighbouring properties. The landscaping screen will comprise of mixed hedges which will grow to a mature height of 2 to 3 metres. Flowering gum trees will also be planted along the rear boundary fence and will grow to a mature height of 5 metres. The proposed rear setback and landscaping screen is therefore considered to provide adequate privacy to neighbouring properties. (Refer to submitted landscape plan for height and tree species details).
2	Side Setback	Minimum setback 3 metres with average 4 metres from side boundary	Side setback of 1.2 metres to a blank wall and a side setback of 3 metres to windows along the western boundary.	No. However, the design meets the objectives of side setbacks under the Residential Flat Design Code as the development does not adversely impact on neighbouring properties in relation to light, air, sun and privacy. No window openings are proposed along the two storey component of the residential flat building located along the western boundary. The side setback of 1.2 metres is therefore acceptable in this instance as the reduced side setback is proposed to a blank wall and does not result in overlooking onto the neighbouring dwelling at 116 Hannans Road. The three storey element of the residential flat building is also set in further with a side setback of 3 metres from the western boundary to reduce any potential adverse impacts onto neighbouring properties. The other objective for side setbacks under the Design Code is *"To retain or create a rhythm or pattern of development that positively defines the streetscape so that space is not just what is left over around the building form"*. The proposed development does not significantly vary from the existing pattern of development in the locality and those of the adjoining properties. It is noted that Council's side setbacks controls for attached and multi dwelling housing is a minimum setback of 1 metre or an average of 1.5 metres from the side setback. These controls are considered to be more applicable for the two storey component of the development. Providing a larger side setback to comply with Council's controls would result in a potential loss of at least 2 units without any discernable environmental benefit.

Item	Issue	Required	Proposed	Compliance & Comments
3	Building Separation	Demonstrate compliance with building separation requirements between proposed development and neighbouring dwellings.	Less than five storeys – at least 12m between windows and/or balconies	Council's controls relating to building height have been noted. However, the design controls for building separation under the Residential Flat Design Code only applies to buildings over three storeys in height. As the proposal comprises of only 3 storeys, these design controls are not applicable to the subject development. Furthermore, the Design Code also suggest that *"in a suburban area where a strong rhythm has been established between buildings, smaller building separations may be appropriate"* (see extract below in Diagram 1). The extract of the Hannans Street elevation as shown in Diagram 2 indicates that the siting of the Residential flat building on the site is in line with the design controls as described in Diagram 1 of the Residential Flat Code.  Diagram 1: Diagram 1.64 – Building Separation  Diagram 2: Extract of the Hannans Street elevation
4	Fence Heights	Indicate details of fence heights on the plans	Fence details are shown on submitted plans in the Legend.	Yes. Fence elevations are also shown with the perspective drawings submitted with this letter.

Item	Issue	Required	Proposed	Compliance & Comments
5	Facade Design and Articulation	Long flat walls in the front façade are avoided with steps of at least 1 metre for residential flat buildings	The centre portion of the residential flat building has been setback a further 2.5 metres from the front building line.	Yes. As indicated by the Hannans Road elevation, a lighter finish is proposed to the façade of the centre portion and top floor of the residential flat building. This would ensure that these parts of the building were not a prominent feature along the streetscape. This lighter shade would also allow these elements of the buildings to blend with the sky and soften the overall appearance of the building along Hannans Road. The outer portions of the residential flat building are proposed to be a darker shade of brick to follow the domestic rhythm of the street and to be in keeping with the single storey nature of adjoining dwellings. Fin walls have also been added to the external façade to provide visual interest and effective modulation to reduce the appearance of the overall scale and mass along the streetscape. Louvres have also been extended over the main entry area to create vertical elements to produce an interesting streetscape appearance. The amendments to the front façade as shown below in the amended perspective.  Amended Perspective

Item	Issue	Required	Proposed	Compliance & Comments
6	Utilities	Indicate all utilities such as clothes drying area, air conditioning units, hot water units and the like. Utilities and services are required to be screened from public view.	All balconies, clothes drying areas and hot water units are located at the rear of site and will be screened from public view. Hot water units will comprise of instantaneous gas and will be located in each unit away from public view. No air-conditioning units are proposed.	Yes
7	Private Open Space and Communal Open Space	Private open Space (Balcony sizes for Residential Flat Buildings): One bedroom dwellings – $9m^2$ Two bedroom dwellings – $12m^2$ Communal Open Space	For one bedroom dwellings – $6m^2$ For two bedroom dwellings – $10m^2$	No. The balcony sizes as proposed have been designed in accordance with the Land and Housing's Design Standards and is considered to be appropriate for affordable housing developments. Note: Balconies to Townhouses comply, Seating will be provided in the common open space area located towards near the western boundary for socialising and relaxation purposes. The Corporation has no objection to Council imposing a Condition of consent in this regard.
8	Bin Presentation Area	A bin presentation area is required to be provided as per Clause 6.9.4.1 of DCP 2012.		To comply. The Corporation has no objection to Council imposing a Condition of consent in this regard.
9	Design Verification Report	Report to be provided as per SEPP 65 outlining suitable qualifications and how development complies with Part 2 of SEPP 65 – Design Quality of Residential Flat Development.	An amended report addressing Part 2 of SEPP 65 – Design Quality of Residential Flat Development has been submitted and shows the qualifications of the Architect.	Yes

Item	Issue	Required	Proposed	Compliance & Comments
10	Landscaping	Existing tree to be retained and protected during construction.	It is proposed to replace the existing street tree with two street trees similar to those located across the subject site. The Corporation has no objection to Council imposing a Condition of consent in this regard. The driveway design is proposed to be retained as shown on the submitted plan.	Confirmation to be provided from Council that the subject street tree can be removed with replacement trees.

SCALE FOR PRINTING PURPOSE ONLY

Finance & Services
Land & Housing Corporation

LOCKED BAG 4001
ASHFIELD NSW BC1400
PHONE No: (02) 8753 8000
FAX No: (02) 8753 8484

NOMINATED ARCHITECT		
GEOFFREY WILLIAM KNOX	4944	
P.NICHOLERAU	7581	
PETA BAKER	6177	

REV	DATE	DESCRIPTION
A	18/12/2013	DEVELOPMENT APPLICATION

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

PROJECT ARCHITECT
LAND & HOUSING CORPORATION

PROJECT MANAGER
LAND & HOUSING CORPORATION

HYDRAULIC CONSULTING ENGINEER
NORTHROP CONSULTING ENGINEERS PTY LTD

LANDSCAPE CONSULTANT
TAYLOR BRAMMER LANDSCAPE ARCHITECTS PTY LTD

CLIENT
FAMILY & COMMUNITY SERVICES
HOUSING NSW
SOUTH EAST NSW REGION DIVISION

PROJECT
6 X 2 BEDROOM 4 X 1 BEDROOM UNITS & 5 X 2 BEDROOM TOWNHOUSE
at
118-120 HANNANS ROAD, NARWEE

DRAWING TITLE
PERSPECTIVE

DRAWING NO.
SGDXM-DA-2013.pln

PLOTTED
28/12/2013 1:38 PM

STAGE
DEVELOPMENT APPLICATION

DRAWN	CHECKED	APPROVED	PROJECT No.
S.K	N.R	S.K	

SCALE	SHEET	REVISION
A	1 of 1	A

NSW GOVERNMENT | Land & Housing Corporation

SEPP NO 65
DESIGN QUALITY PRINCIPLES

The following comments are made to demonstrate that the design quality principles set out in Part 2 of SEPP No 65 have been achieved for the proposed development at 118-120 Hannans Road, Narwee.

PRINCIPLE	PROJECT 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 location's current character or, in the 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.	This project is a redevelopment in a predominantly residential area. Desirable future characteristics of the area include medium-density development, including townhouses or three- to four-storey developments; and a treed streetscape. The proposed three-storey, articulated street façade responds to the desirable future characteristics. Street tree planting is facilitated by a 6 metre street setback.
2: Scale Good design provides an appropriate scale in terms of the 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 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 identified for the future character of the area is three to four-storey development. The 12 metre deep floor plate of the proposed development fits well with existing street typology. The top storey is set back to allow the proposal to respond to the height of surrounding buildings, such as the two-storey development on the opposite side of Hannans Road.
3: Built form Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions,	The street façade of the proposed building is aligned with its neighbours, with an upper storey set back from the street.

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 façade is articulated into bays. It has a base, middle and recessed top. All apartments have balconies that face north. East and west-facing windows have minimum setbacks of 3 metres from the side boundaries. The central courtyard allows solar access and privacy for the residents.
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 transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.	The density of 0.63 : 1 proposed for the site is consistent with the controls and responds to the future context. Existing infrastructure in this location, including public transport, supports the density proposed on the site of 15 units.
5 Resource, energy and water efficiency Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.	The proposal uses good passive design principles with its narrow floor plate. Dual-aspect apartments provide a high level of natural light and many have cross-ventilation. All units achieve a minimum 6 star NatHERS rating. Clothes-drying racks are provided on balconies behind screens. Solar panels on the roofs will supply hot water. A rainwater detention tank in the basement will be connected to toilets and garden taps for water re-use. Another tank in the basement provides stormwater detention. Building materials, such as cavity brick construction, are selected for their durability

	and low maintenance. Compliance with BASIX is achieved.
6: Landscape Good design recognizes 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 and creative ways. It enhances the development's natural environmental performance by coordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighborhood character, or desired future character. Landscape design should optimize usability, privacy and social opportunity, equitable access and respect for neighbors' amenity, and provide for practical establishment and long-term management.	Street tree planting is facilitated by the 6 metre setback of the Hannans Road facade. The proposal also contributes to the streetscape by the provision of planting between the boundary and the front facade. The stepped, internal open space provides passive recreation space, with seating areas and an outlook for residents. There is an opportunity for community garden beds in the courtyard. Trees are selected for privacy screening, for solar access and for seasonal colour, as well as low water use.
7: Amenity Good design provides amenity through the physical, spatial and environmental quality of a development. Optimizing 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	Majority of apartments are dual aspect, separated from the dwellings opposite by 16m across a courtyard. Both the apartments and the townhouses have good street access, good solar access and cross-ventilation, and acceptable privacy. All but 4 apartments have cross- ventilation. Balconies, accessible from living areas, are 2 metres deep and have sliding screens to enhance privacy. All ground floor apartments have small, private open

mobility.	space areas. Storage is provided for each dwelling. Dwelling and room sizes accord with our documented Design Requirements which respond to the needs of Housing NSW tenants. A small car park is provided for people with a disability, for delivery, emergency and maintenance vehicles.
8: Safety and security Good design optimizes safety and security, both internal to the development and for the public domain. This is achieved by maximizing overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximizing 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.	Half of the apartments in the three-storey component enable street surveillance. All overlook the internal courtyard, either from a living room or a balcony. The foyer is glazed to the street at ground floor level and louvered on the first floor level. The top floor foyer is open to the air. Foyers provide surveillance of the lift and staircase and activate the street frontage. The car park is electronically secured, as is the rest of the apartment building.
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 optimize the provision of housing to suit the social mix and needs in the neighborhood or, in the case of precincts undergoing transition, provide for the desired future community.	The proposal provides accommodation for residents in one-, two- and three-bedroom dwellings. Half the dwellings meet the definition of universal dwellings. There is good access to social facilities in the area. The development has been designed for use by tenants of Housing NSW, which will ensure affordability.

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.	The façade is articulated both horizontally and vertically to reflect the existing rhythm and typology. Window openings are vertical or square in shape. Roofs have minimal slope to reduce apparent bulk and to give a contemporary aesthetic suitable for this location. External walls are render and face brick, to reflect the context. Colours are neutral and contemporary.

APPROVED BY:

Geoffrey Knox
Architect 4554
Land and Housing Corporation

168 Liverpool Road, Ashfield 2131
Phone (02) 8753 8000
Fax. (02) 8753 8015