

ITEM	16-24 Wollongbar Avenue, PANANIA NSW 2213
	Demolition of Existing Structures, Consolidation into One (1) Lot, and Construction of Twenty-four (24) Seniors Housing Units under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004
FILE	DA-133/2015 [JRPP Ref: 2015SYW051]
ZONING	2(a) – Residential A
DATE OF LODGEMENT	19 February 2015
APPLICANT	NSW Land & Housing Corporation
OWNERS	NSW Land & Housing Corporation
ESTIMATED VALUE	\$5,272,690.00
AUTHOR	Development Services (Samantha Mitchell)

SUMMARY REPORT

This matter is reported to the Sydney West Joint Regional Planning Panel in accordance with the provisions of *State Environmental Planning Policy (State and Regional Development) 2011*. The proposed development has an estimated Capital Investment Value (CIV) of \$5,272,690.00 and exceeds the capital investment threshold for ‘*Crown development*’.

Development Application No. DA-133/2015 proposes the demolition of existing structures, consolidation of the existing five (5) lots into one (1) lot and construction of twenty-four (24) seniors housing units under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

DA-133/2015 has been assessed against *Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment*, *State Environmental Planning Policy No. 55 - Remediation of Land*, *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*, *Bankstown Local Environmental Plan 2001*, (draft) *Bankstown Local Environmental Plan 2015*, and *Bankstown Development Control Plan 2014* and is recommended for approval.

The application was advertised and notified for a period of twenty-one (21) days from 11 March 2015 to 31 March 2015. Six (6) submissions were received during this period, as well as a pro-forma letter signed by six (6) separate residents. The application was subsequently re-notified for a period of fourteen (14) days from 18 May 2015 to 1 June 2015 upon the lodgment of amended plans and additional information. A total of three (3) submissions were received. All submissions received expressed concern with the development proceeding.

The following concerns were raised in respect of the development: the proposed density of the development; lack of suitable on-site car parking to cater for the demand generated by the development; the likely impact on street car parking; local traffic and congestion concerns; street width and accessibility; impacts relating to the development will be compounded due to the existence of a seniors housing development at No. 12-14 Wollongbar Avenue; and the impacts of the development on the amenity of the residents to the rear.

POLICY IMPACT

This matter has no direct policy implications.

FINANCIAL IMPACT

This matter has no direct financial implications.

RECOMMENDATION

It is recommended that the application be approved subject to the attached conditions. Concurrence from the NSW Land & Housing Corporation with respect to the attached conditions has been received.

ATTACHMENTS

- A - Conditions of Consent
- B - Notification Plan
- C - Objectors Map
- D - Site Plan
- E - Elevations

DA-133/2015 ASSESSMENT REPORT

SITE & LOCALITY DESCRIPTION

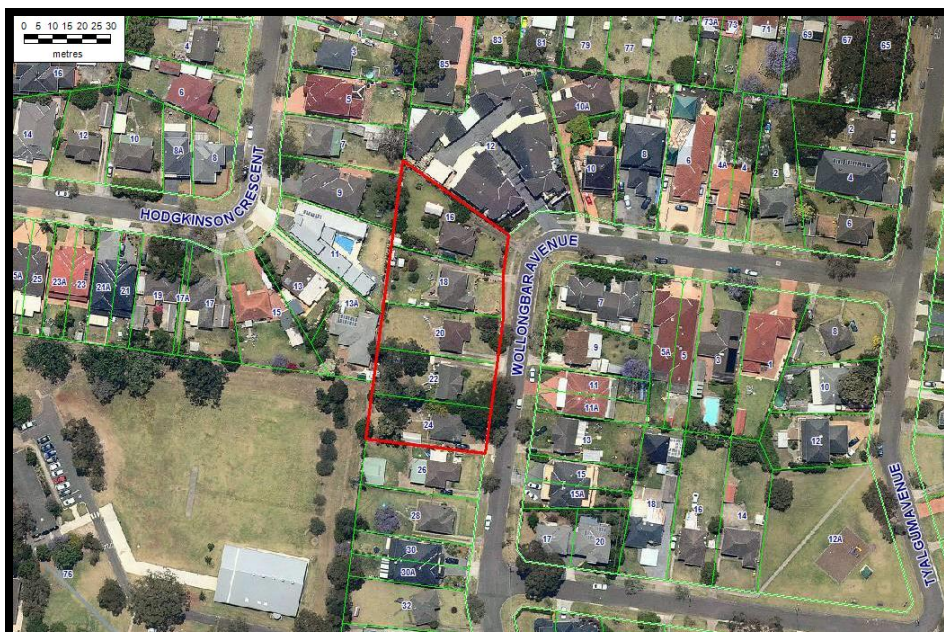
The subject site is known as 16-24 Wollongbar Avenue, Panania and is zoned 2(a) – Residential A under the Bankstown Local Environmental Plan 2001. The consolidated site has an area of 3,501m² and a frontage of 76.2m to Wollongbar Avenue.

The site contains five (5) single storey detached dwelling houses with rear outbuildings. A number of small trees stand on the site, with larger specimens towards the front and rear of Nos. 22 and 24. There are three (3) *Callistemon viminalis* (Bottlebrush) street trees located in Council's nature strip at the front of the site.

An existing stormwater drainage easement is located along the northern (side) boundary of No. 18 and the western (rear) boundaries of Nos. 18 and 20 that benefits the existing battle-axe development at Nos. 13 and 13A Hodgkinson Crescent to the west of the site. There is also an existing drainage easement located along the front portion of the southern (side) boundary of No. 24 that appears to benefit Tower Street Public School to the south-west of the site.

Development surrounding the site predominantly consists of single and two storey detached dwelling houses and attached dual occupancies. There is an existing senior's housing development consisting of 12 units to the immediate north of the site at No. 12-14 Wollongbar Avenue. Tower Street Public School at No. 76 Tower Street adjoins the southern portion of the western (rear) boundary of the site. There is also an existing childcare centre for 29 children at No. 6 Wollongbar Avenue.

The site locality is illustrated in the aerial photo below.



PROPOSED DEVELOPMENT

The Development Application proposes the following works:

- Demolition of all existing structures.
- Removal of sixteen (16) on-site trees and one (1) street tree, and retention of one (1) on-site tree and two (2) street trees.
- Consolidation of five (5) existing allotments into one (1) allotment.
- Construction of twenty-four (24) seniors housing units under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. The development consists of four (4) separate two-storey buildings at the front of the site each consisting of four (4) units (i.e. two on the ground floor and two on the first floor), and eight (8) separate single storey buildings to the rear of the site each consisting of one (1) unit. The development comprises of twelve (12) one-bedroom units and twelve (12) two-bedroom units.
- Provision of five (5) disabled car parking spaces accessed by three separate driveways on Wollongbar Avenue.
- Provision of communal access/open space and landscaping throughout the site.
- Construction of two (2) separate waste storage areas at the front of the site.

The proposed development also requires the relocation of an existing drainage easement that traverses No. 18 Wollongbar Avenue along the northern (side) boundary. The easement is proposed to be relocated approx. 9 metres south of the existing location. The easement benefits the properties at Nos. 13 and 13A Hodgkinson Crescent to the west of the site, and therefore the consent of the owners of these properties is required prior to the approval of the development application. At this stage, the consent of the owners of one of the two properties has not yet been obtained, therefore it is recommended that a deferred commencement consent be issued subject to the written agreement of both property owners being obtained.

SECTION 79C ASSESSMENT

The proposed development has been assessed pursuant to section 79C(1) of the *Environmental Planning and Assessment Act, 1979*. In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the proposed development.

Environmental planning instruments [section 79C(1)(a)(i)]

Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment

The site is located within land identified as being affected by *Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment*, being a deemed SEPP under Clause 120 of Schedule 6 of the *EP&A Act, 1979*. The GMREP 2 contains a series of general and specific planning principles

which are to be taken into consideration in the determination of development applications. An assessment of the proposal indicates that it is generally consistent with the aims and objectives of the plan and there is no inconsistency with the planning principles as set out in Clause 8 of the GMREP 2.

State Environmental Planning Policy (State and Regional Development) 2011

Part 4 (Regional Development) of the State Environmental Planning Policy (State and Regional Development) 2011 applies to this application as it is for the purposes of a Crown development with a capital investment value of more than \$5 million, as specified in Schedule 4A of the EP&A Act, 1979. The development application is therefore to be determined by the Sydney West Joint Regional Planning Panel.

State Environmental Planning Policy No. 55 - Remediation of Land

Under the provisions of clause 7 of SEPP 55, a consent authority must not consent to the carrying out of any development on land unless:

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

The development site has long been used for residential purposes and the subject application proposes to continue the use of the site for residential purposes. There is no evidence to suggest that the site is contaminated, nor is it considered necessary for any further consideration or investigation to be undertaken with regard to potential site contamination. The subject site is considered suitable for the proposed residential use and therefore satisfies the provisions of SEPP 55.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

The subject development has been proposed in accordance with the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. The following table provides an assessment of the proposed development against the relevant numerical controls contained in the SEPP.

SEPP CONTROL	PROPOSED	COMPLIES?
Location and access to facilities Sydney Statistical Division - not located more than 400m from a suitable means of transport to	The subject site is within a 150m walking distance to bus stops on Tower Street that are serviced by the 924 bus and provide access to Revesby and Panania Centres and the Bankstown CBD. The frequency of	Yes.

provide access to retail and commercial services, community services, recreational facilities and medical practitioners.	services and the gradient of the access to the bus stops meet the requirements of the SEPP.	
Site size At least 1,000m ² .	The subject site is 3,501m ² .	Yes.
Site frontage At least 20m wide at the building line.	The subject site has a front boundary length of 76.2m.	Yes.
Building height Less than 8m in a low density zone. Max. 2 storeys and not greater than 1 storey in for the rear 25% of the site.	The proposed development is a maximum height of 7.85m from the natural ground level. The proposed development is 2 storeys fronting Wollongbar Avenue and 1 storey at the rear of the site.	Yes.
Density and scale Max. FSR of 0.5:1.	The proposed development equates to a FSR of 0.45:1.	Yes.
Landscape area Min. 35m ² per dwelling.	The proposed development includes approx. 890m ² of landscape area which equates to 37m ² per dwelling.	Yes.
Deep soil zone Min. 15% of the site area with min. dimensions of 3m.	The proposed development includes approx. 530m ² of deep soil zones which equates to 15% of the site area.	Yes.
Solar access Min. 70% of dwellings must receive min. 3 hours of solar access between 9am and 3pm in mid-winter.	22 units achieve 3 hours of solar access between 9am and 3pm in mid-winter which equates to 92%.	Yes.
Private open space Min. 15m ² of private open space for ground floor dwellings, not less than 3m in width throughout and accessible from a living area. A balcony min. 10m ² in area for 2 bedroom first floor units and min. 6m ² in area for 1 bedroom first floor units, not less than 2m in width throughout and accessible from a living area.	All ground floor units have a private open space area that is greater than 15m ² in area that is greater than 3m in width throughout and accessible from a living area. The plans were amended throughout the assessment process as the 2 bedroom first floor units were relying on a combination of 2 balconies to achieve the min. area of 10m ² . The application now proposes a rear facing balcony that is 10m ² in area for all first floor units (including the 1 bedroom units), in addition to a front facing balcony. Both balconies are accessible from a living area.	Yes.
Parking 1 car space per 5 dwellings where the	The proposed development, which is for NSW Land & Housing Corporation, contains 24 units and therefore	Yes.

development application is made by a social housing provider.	generates the demand for 4.8 car spaces (i.e. a total of 5 car spaces). The application proposes 5 disabled car spaces.	
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The proposed development is consistent with the controls contained within the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 and responds appropriately to the site's context.

The proposed development comprises of more than two self-contained dwellings and is therefore defined as "in-fill self-care housing". Accordingly, an assessment against the Seniors Living Policy (SLP) has also been undertaken during the assessment of this application. The 'rules of thumb' contained in the SLP are additional controls to be used as a guidance for good design, and are generally consistent with the controls contained in the SEPP. As such, a detailed assessment against the SLP has not been included in this report, however, it is noted that the proposed development conforms to the key 'rules of thumb'.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies to the development and aims to encourage sustainable residential development.

A BASIX Certificate was submitted with the development application and demonstrates that the proposal achieves compliance with the BASIX water, energy and thermal efficiency targets.

Bankstown Local Environmental Plan 2001

The following clauses of the *Bankstown Local Environmental Plan (BLEP) 2001* are relevant to the proposed development and were taken into consideration:

- Clause 2 – Objectives of this plan
- Clause 11 – Development that is allowed or prohibited within a zone
- Clause 17 – General environmental considerations
- Clause 19 – Ecologically sustainable development
- Clause 20 – Trees
- Clause 24 – Airports
- Clause 26 – Flood liable land
- Clause 30 – Floor space ratios
- Clause 30B – Height of buildings
- Clause 32 – Access for people with disabilities
- Clause 44 – Objectives of the residential zones
- Clause 45 – General restrictions on development
- Clause 46 – Core residential development standards

An assessment of the proposal revealed that the proposal complies with the matters raised in each of the above clauses of the BLEP 2001, with the exception of Clause 46(3) which relates to the core residential development standards required for a villa developments within the 2(a) – Residential A zone, for which the built form of the proposed development is best described as.

Clause 46(3) states that:

“the consent authority is not to grant consent to development for the purpose of villas on an allotment of land within Zone 2(a) or 2(b) unless:

- a) The allotment has an area of 1,200sqm or more, and*
- b) The allotment is at least 20 metres wide at the front building line, and*
- c) The site area per villa (excluding the area of access handles or rights of way for access) is not less than 300sqm”*

The subject site has an area of 3,501m² and a frontage of 76.2m to Wollongbar Avenue, and results in a density of 146sqm per unit. However, the SEPP prevails over the controls contained in the BLEP 2001 and the proposal is therefore satisfactory.

Draft environmental planning instruments [section 79C(1)(a)(ii)]

At the time of lodgment of this development application, the Bankstown Local Environmental Plan 2001 (BLEP 2001) was in force while a draft Local Environmental Plan had been publically exhibited. Pursuant to the matters for consideration contained in Section 79C(1) of the EP&A Act, 1979, the provisions contained within each of these EPIs are to be considered in the assessment of the subject development application.

On 5 March 2015, the Bankstown Local Environmental Plan 2015 (BLEP 2015) was published on the NSW Legislation website, and therefore came into effect on this date. The savings and transitional provisions contained within Clause 1.8A of the BLEP 2015 has the effect of limiting consideration of the provisions contained within the BLEP 2015 to only those applications lodged on or after this date. As the subject development application was lodged with Council prior to this date, the application is required to be considered against the provisions contained within the BLEP 2001 and the exhibited draft.

The BLEP 2015 essentially represents the published version of the draft LEP, hence, consideration has been given to the provisions contained within this instrument. Whilst the BLEP 2015 proposes the introduction of some additional provisions, in the most part, the new instrument provides for an administrative conversion of the BLEP 2001 to the standard instrument LEP.

With respect to the proposed development, namely, the demolition of existing structures, consolidation into one (1) lot, and construction of twenty-four (24) seniors housing units under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004, it is considered that the proposal remains consistent with the aims and objectives of the instrument. Approval of

the proposal would not be inconsistent with the intent and purpose of the instrument.

Development control plans [section 79C(1)(a)(iii)]

The SEPP prevails over the majority of controls contained in the Bankstown Development Control Plan (BDCP) 2014. The following table provides an assessment of the application against the relevant controls contained in the BDCP 2014 for multi-dwelling housing where the SEPP and the SLP remain silent.

DCP CONTROL	PROPOSED	COMPLIES?
Siting of dwellings Must be compatible with the existing slope and contours of the allotment. No elevated platforms, excessive or unnecessary terracing, rock excavation, retaining walls or reclamation.	Retaining walls up to 1250mm in height are proposed throughout the site due to the slope of the land.	Yes. Given the development is for seniors housing it is necessary to provide accessible, trafficable and suitable means of access throughout the site to meet the requirements of the SEPP and to avoid the need for stairs. The proposed development achieves this objective whilst remaining a development that suitably relates to the sites topography.
Front setback Min. 5.5m for first storey and 6.5m for second storey.	Min. 5.5m for first and second storeys.	No. However, the second storey of the units fronting Wollongbar Avenue only encroach on the minimum setback requirement by approx. 50% due to the proposed front balconies and the façade articulation. Furthermore, the front façade of the development incorporates various materials and treatments, including face brick, wall cladding and timber infill, to assist in achieving the objective of this control.
Driveway setback Min. 1m from side and rear boundaries.	2.5m driveway setback to southern (side) boundary, and 1m driveway setback to northern (side) boundary.	Yes.
Solar access to adjoining Min. 3 hours to at least one living area between 8am and	3 hours achieved to the living areas and private open space of the adjoining properties in accordance with this control.	Yes.

4pm at the mid-winter solstice, and min. 3 hours to at least 50% of the private open space between 9am and 5pm at the equinox.		
<p>Visual privacy Windows that overlook the windows or private open space of adjoining properties are to be offset or screened.</p> <p>Rear facing first floor balconies are not to be accessible from a living area and are not to exceed 1.5m in depth.</p>	<p>The proposed development satisfactorily addresses visual privacy between the proposed dwellings, and satisfactorily maintains visual privacy for the adjoining properties.</p> <p>The first floor units at the front of the site contain rear balconies that are accessible from a living area and greater than 1.5m in depth.</p>	<p>No, with regard to the rear first floor balconies. However, the northern and southern-most rear facing balconies are screened for the full height on the outer side elevations to restrict views towards to the adjoining windows and private open space at Nos. 12-14 and 26 Wollongbar Avenue. Views towards the properties to the west on Hodgkinson Crescent will be minimal due to a separation of more than 20m between the balconies and the rear boundary of the site.</p>
<p>Front facade Must incorporate architectural elements that are compatible with the asymmetrical appearance of neighbouring dwelling houses.</p>	<p>The facades of the units fronting Wollongbar Avenue were amended throughout the assessment process to provide further asymmetrical design elements.</p>	<p>Yes.</p>
<p>Siting of car parking Must ensure vehicles can leave in a forward direction (excluding parking for front dwellings).</p>	<p>The proposed development includes paved areas to be used as turning circles for the four (4) disabled car spaces to the rear of Units 7 and 15 in the centre of the site. The applicant has submitted a swept path analysis to demonstrate compliance with this control. The disabled car space allocated to Unit 1 at the front of the site will require a car to reverse out, which is acceptable given the short distance to the street and the generally unrestricted sight-lines.</p>	<p>Yes.</p>

As the table demonstrates, the application is considered to be satisfactory with regard to the above controls contained in the BDCP 2014.

Planning agreements [section 79C(1)(a)(iia)]

There are no planning agreements applicable to the proposed development.

The regulations [section 79C(1)(a)(iv)]

The proposed development is not inconsistent with the relevant provisions of the *Environmental Planning and Assessment Regulation, 2000*.

The likely impacts of the development [section 79C(1)(b)]

As discussed in this report, the proposed development is acceptable with regard to its likely environmental, social and economic impacts on the locality.

Suitability of the site [section 79C(1)(c)]

The proposed development is permitted with consent on the subject site, and represents a built form that is compatible with the existing and desired future character of the locality. Environmental matters are appropriately addressed, with the proposed tree removal and stormwater design having been examined by Council officers and supported.

Submissions [section 79C(d)]

The application was advertised and notified for a period of twenty-one (21) days from 11 March 2015 to 31 March 2015. Six (6) submissions were received during this period, as well as a pro-forma letter signed by six (6) separate residents. The application was subsequently re-notified for a period of fourteen (14) days from 18 May 2015 to 1 June 2015 upon the lodgment of amended plans and additional information. A total of three (3) submissions were received. All submissions received expressed concern with the development proceeding.

The following concerns were raised in respect of the development: the proposed density of the development; lack of suitable on-site car parking to cater for the demand generated by the development; the likely impact on street car parking; local traffic and congestion concerns; street width and accessibility; impacts relating to the development will be compounded due to the existence of a seniors housing development at No. 12-14 Wollongbar Avenue; and the impacts of the development on the amenity of the residents to the rear.

Density of the development

- *Inappropriate development for a low density residential street.*

Comments

Housing for seniors or people with a disability is a permissible form of development in the zone. The proposed development results in a floor space ratio of 0.45:1 and a maximum building height of 7.85m, which is compliant with State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 and the BLEP 2001. The proposed development, which consists of 24 units, will result in a density of 1 unit per 146m² of site area. This is considered acceptable as there are no specific controls relating to density in the SEPP.

The built form of the proposed development is generally in keeping with the existing development in the area and the desired future character of the area. It is noted that the adjoining development at No. 12-14 Wollongbar Avenue has a lower density of 1 unit per 188m². However, it is considered that the proposed development will present to the street in a less imposing manner given the extensive street frontage of 76.2m.

Lack of suitable on-site car parking

- *Insufficient amount of on-site car parking spaces for the number of units proposed.*

Comments

In accordance with the SEPP, a development for the purposes of “in-fill self-care housing” cannot be refused on the grounds of car parking if at least one (1) space is provided per five (5) dwellings. The proposed development contains twenty-four (24) units and five (5) disabled car parking spaces, and therefore complies with this requirement.

Impact on street car parking, and local traffic and congestion concerns

- *Increase in local traffic and congestion – already an issue due to nearby primary school and childcare centre.*
- *Increase in the number of cars parked in the street.*

Comments

As stated above, the proposed development complies with the minimum number of car parking spaces required in accordance with the SEPP. As such, any potential impact on the availability of on-street car parking within the locality is considered to be reasonable and does not warrant refusal of the development application.

It is acknowledged that there is the potential for an increase in the number of cars parked in the street due to visitors of the residents as the SEPP does not require the provision of any visitor car parking spaces. However, peak times for visitors is more likely to occur on weekends and will therefore not conflict with the local traffic and street parking associated with the nearby childcare centre and primary school which operate on weekdays only.

Street width and accessibility

- *The narrow width of Wollongbar Avenue does not allow for vehicles passing in both directions when cars are parked on both sides of the street.*
- *The narrow width creates issues on garbage bin collection days and difficulties for garbage trucks and emergency vehicles to pass through the street.*

Comments

Properties along Wollongbar Avenue are occupied by single detached dwellings, attached dual occupancies and a senior housing development, while a child care centre occupies the corner of Wollongbar Avenue and Tyalgum Avenue. Each of these forms of development generate varying on-site car parking demands. As the report indicates, on-site parking as required by the SEPP has been provided with this development.

Unrestricted on-street parking currently occurs along both sides of Wollongbar Avenue. The proposal does not seek to alter existing on-street parking arrangements nor undertake works to the road so as to reduce its width or its capacity.

Impacts associated with the proposed development and the existing seniors housing development at No. 12-14 Wollongbar Ave

- *The proposed development will result in a total of 36 seniors housing units in the street due to the existing development at 12-14 Wollongbar Avenue.*

Comments

As stated previously, housing for seniors or people with a disability is a permissible form of development in the zone, and there is no restriction on the number of developments for this purpose within a particular locality.

Impacts on the amenity of residents to the rear

- *Little separation between the existing dwelling house at No. 13A Hodgkinson Crescent and proposed Units 21 and 22.*
- *Visual privacy impacts due to the level of the properties.*
- *Location of clothes line.*

Comments

Units 21 and 22 are setback a minimum of 3m from the rear boundary which provides a separation of 4-6m between the proposed units and the dwelling house at No. 13A Hodgkinson Crescent.

Due to the proposed excavation along the rear boundary, the finished floor level of Units 21 and 22 sit well below that of the dwelling occupying the site at No. 13A Hodgkinson Crescent and will therefore result in minimal opportunities for overlooking into the neighbouring site. Nevertheless, the architectural plans were amended throughout the assessment process to provide 300mm high lattice screening atop the 1.8m high rear boundary fence for the length of the private open space of Units 21 and 22 to provide further screening.

While the clothes line for Unit 21 is proposed to be located adjacent to the rear boundary fence, this is considered acceptable given the level of screening proposed along this boundary.

The public interest [section 79C(1)(e)]

The proposed development would not contravene the public interest. The proposed development responds appropriately to the requirements of the *SEPP (Housing for Seniors or People with a Disability) 2004*, as well as the relevant standards and controls contained in the *Bankstown Local Environmental Plan 2001* and the *Bankstown Development Control Plan 2014*. Matters raised in the public submissions have been satisfactorily addressed, and it is considered that there will be no unreasonable impacts on the locality.

CONCLUSION

The Development Application has been assessed in accordance with Section 79C of the *Environmental Planning and Assessment Act, 1979* and the provisions of *Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment*, *State Environmental Planning Policy No. 55 - Remediation of Land*, *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*, *Bankstown Local Environmental Plan 2001*, (draft) *Bankstown Local Environmental Plan 2015*, and *Bankstown Development Control Plan 2014*.

The proposed development represents an appropriate built form for the site and the relevant planning controls have been appropriately responded to. No significant, unresolved matters have been raised in the public submissions, and the proposal is not considered to have any unacceptable or unreasonable impacts on the surrounding locality.

RECOMMENDATION

It is recommended that the application be approved subject to the attached conditions. Concurrence from the NSW Land & Housing Corporation with respect to the attached conditions has been received.