

Our Ref: 15.170  
Your Ref: 485/265D



30 August 2016

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Attn: Shona Porter - Planner

Dear Shona

**Re: DA 193/2016 – 265-267 King Georges Road, Roselands**

We refer to previous discussions relating to the above application and correspondence from Council dated 10 August 2016 requesting additional information.

The following responses and documents are provided to Council for consideration in its final assessment of the application.

**Solar Access**

The accompanying supplementary plans provide the necessary analysis of solar access. In this regard it is noted that the solar access has been maximised, but also importantly, the provisions of the Affordable Housing SEPP have been satisfied. The proposed development is considered acceptable in terms of solar access and can be supported accordingly. The response provided by the project architect follows:

*Sissons have undertaken a direct sunlight and daylight analysis of the proposed design. Refer to drawings SA\_ADA\_603 – 610 for details. In summary the analysis indicates that the design achieves the minimum solar access requirements as set out in ARH Sepp. We would note that while a percentage of boarding rooms do not receive direct sunlight, there is no requirement for them to do so under ARH SEPP 2009, and Sissons have also produced daylight studies which indicate that all units will receive sufficient daylight throughout the year.*

*SA\_ADA\_603: Solar access summary report for June 21 (midwinter) between 9am & 3pm*

- Communal Room receives minimum 3 hrs of direct sunlight*
- Manager's Unit receives minimum 3 hrs of direct sunlight*
- 76% Boarding Rooms receive min 1 hr direct sunlight*

*SA\_ADA\_604 & 605: Solar Access Diagrams L00 & 01 Hourly breakdown*

- Diagrams indicate the distribution of direct sunlight on an hourly basis between 9am & 4pm on June 21.*

*SA\_ADA\_606 & 607: Wall Crawl Diagrams 01 & 02*

- Diagrams indicate shadow movement on north elevations between 9am & 4pm*
- As above it indicates that the Communal room receives direct sunlight for a min of 3 hours (from 12pm onwards)*

*SA\_ADA\_608: Annual Daylight Access Diagrams*

- Diagrams indicate extent of spaces that achieve a min. illuminance level of 300 lux annually*

- Analysis shows that 98% of the design has sufficient daylight for at least 50% of occupied hours

SA\_ADA\_609 & 610: Daylight Access Diagrams June 21 between 9am & 3pm

- Communal Room has an typical lux level of 800 between 9am & 3pm
- Manager's Unit has a typical lux level of 800 between 9am & 3pm

All Boarding Room Units achieve a min lux level 300 between 9am & 3pm

### **Waste Management**

The accompanying supplementary plans show the necessary waste bin storage area. Generally it is considered that any additional waste requirements from Council could form the basis of a condition of consent in any approval. The response provided by the project architect follows:

Refer to Drawings SA\_ADA\_100, 302, 401 & 503 for Details.

SA\_ADA\_100: L00 GA Plan

- Sissons have located the bulk waste store adjacent to the Manager's Office and provided direct access to the courtyard in accordance with CDCP guidelines

SA\_ADA\_503: Bin Store Details

- Sissons have revised the proposed bin provisions as per council correspondence. (3 X 240L Rubbish, 2 X 240L Recycling & 2 X 240L Garden Waste Bins)
- Layout and separation of rubbish / recycling bins as per CDCP waste management guidelines

### **Roads and Maritime Services**

This firm and others from the design team have consulted directly with the RMS in relation to the two matters cited by Council. Both of these matters have been responded to in the supplementary plans and it is considered that the application can now be supported by RMS and concurrence granted. The response provided by the project architect follows:

Refer to Drawings SA\_ADA\_100 , 101, 102, 601, 602, for Details

- Road Entrance has been widened to 5.5m as per Council / RMS request
- Swept path diagram showing acceptable turning paths to facilitate egress from the site in a forward direction.

### **Submissions**

The following responses are provided in relation to the 'general' concerns raised in the submissions.

- There is no evidence to suggest heat reflection from the proposed development will result in any negative impact on the adjoining properties.
- The proposed development satisfies the building height limit for the locality.
- We respectfully submit that the proposed development will not impact on an occupant's ability to breathe fresh air in summer.
- A boarding house is a permissible land use in the zone and this has been detailed in the Statement of Environmental Effects.
- Traffic impacts have been considered in the original application and appear to be acceptable to both Council and RMS. This includes the parking provision which is consistent with the requirements of the Affordable Housing SEPP.
- Trees are proposed to satisfy the landscape requirements of the Council and the SEPP, as well as to provide general amenity to the locality. We submit that they are required and will result in a positive impact on the proposal and its surrounds. We further submit that privacy screens would result in poor elevational impacts, however leave the imposition of them to the consent authority.

Please also note that this firm lodged a GIPA request for copies of the submissions on 11 August 2016. To date we have not had a response from the Council.

We also understand that matters relating to overland flow and the alternative solution proposed by our client is now acceptable to Council's engineering department. Accordingly we are of the view that the application can now be supported by Council.

We trust this now provides Council with all information required to enable the final assessment of the application and presentation to the JRPP for determination.

Please contact me on 02 4731 2730 if you would like any further information.

Sincerely

**Stimson & Baker Planning**



**Warwick Stimson MPIA CPP**

Director