



Hawes & Swan
Town Planning Consultants

STATEMENT OF ENVIRONMENTAL EFFECTS

Construction of a multi dwelling housing
development, ancillary community facility
and associated site works

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Project Name **Olive Street/Richs Lane**

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1.0 Introduction

This Statement of Environmental Effects (SEE) accompanies a Development Application (DA) submitted to Albury Council on behalf of Amelie Housing which is a subsidiary of St. Vincent de Paul Society. The DA proposes the construction of a multi dwelling housing development, ancillary community facility, roads, drainage, landscaping and associated site works under the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009.

The development will feature demolition of all existing structures on site, minor earthworks, construction of a total of 38 multi dwelling units, ancillary community facility and ancillary car parking, landscape, internal access ways and drainage works.

This SEE provides a detailed description of the site and the proposal, and provides an assessment of the proposal against the relevant heads of consideration set out in Section 79C of the *Environmental Planning and Assessment Act, 1979* (EP&A Act). That assessment has found that the proposal:

- Meets the current objectives of the SEPP and DCP where applicable.
- Will not result in significant negative impacts on surrounding land uses and environment.
- Is responsive to site context and presents a positive visual relationship with surrounding uses.
- Is strongly in the public interest.

The SEE forms part of a suite of documents that are submitted in support of the application attached as Appendices A-N.

1.1 Project Context

The subject site located at 401-407 Olive Street at 18-22 Richs Lane is owned by Amelie Housing which is subsidiary of St Vincent de Paul. The site currently contains a range of residential accommodation and associated services which is being used at present to provide crisis accommodation and case management services for a range of individuals who are in need of assistance.

Amelie Housing and St Vincent de Paul are one of Australia's leading non-profit providers of social and affordable housing and St Vincent de Paul is a registered Tier 1 Community Housing Provider (CHP) under the NSW *Housing Act 2001*. The last few years have been a period of strong growth as the organisation continues to assist those in need of housing and ancillary services and because of that growth, Amelie Housing now need to provide additional housing and services due to an ongoing growing demand.

This has necessitated the need to review existing assets in order to review their ability to provide new housing for more Australians, including those who are homeless, elderly or most vulnerable and those who are in housing stress in the private rental market or in need of affordable housing that is close to work or study.

The subject site provides an opportunity for St Vincent de Paul to meet the growing demands of its users through its redevelopment. This redevelopment will allow for the provision of additional residential accommodation and an ancillary community facility in a form that fits within the existing character of the area and responds to the site attributes and development controls applicable.

The key aims of the project can be summarised as follows:

1. Provide a residential development based on the principles of safety and choice for those in need.

2. Inclusion of support services within the ancillary community facility.

1.2 Pre-Application Consultation

A pre-lodgement meeting to discuss the proposed development was held with Albury City Council on 25 January 2016. Advice was received on 10 February was provided by Council highlighting several matters discussed during this meeting. These matters are summarised below.

1. *Need to show all assets located in the street including light poles, stormwater inlet puts, street trees etc. The access driveways are not to impact on those assets. Street trees are very important and development must minimise any negative impacts.*

Noted. The architectural plans provide in support of the DA provide details on the existing assets within the street, including street trees.

2. *Infrastructure (drainage, sewer) relocation to be shown on plans and calculations provided to support design.*

Stormwater plans have been provided in support of the DA which detail the drainage works proposed to accommodate the development (with calculations) and the site plans detail the relocation of existing sewer lines where necessary. Civil plans will be provided for at Construction Certificate stage.

3. *Need to consider fire separation for BCA compliance in design to minimise the need to modify the plans to achieve compliance at CC stage.*

A BCA Compliance report has been prepared by Concise Certification which details the developments ability to comply with all legislative requirements from a building perspective. This includes building separation requirements and fire safety requirements.

4. *BASIX certificates are required for the dwellings. Must be lodged with the DA.*

BASIX certificates have been prepared by Partners Energy which detail each dwellings ability to comply with the *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004*.

5. *Existing trees on the site are to be shown on the plans and clearly identified if they are to be retained or removed. Any proposed removal needs to be justified. Impacts of construction and hard stand included in the development upon the health and longevity of any retained trees is to be considered.*

The landscape plan prepared by Somewhere landscape Architects details the existing trees on site as well as which of those trees are to be removed/retained. The landscape plan also details the additional landscape being proposed to provide amenity and softening for the proposed development. Details of measures to protect the trees to be retained are also detailed on the landscape plans.

It is not proposed to remove or alter the existing street trees along the sites Olive Street frontage.

6. *Privacy to neighbouring properties from 2nd storey windows is to be considered. High silled windows may be required*

Existing residential development sits on the northern boundary of the subject site. The dwellings proposed along that interface are known as Blocks G & H. Block G proposes single storey dwellings only and therefore there will be no issues from a privacy/overlooking perspective based on the built form being proposed.

Block H does propose two storey dwellings and to ensure no adverse privacy/overlooking issues arise, bedrooms are proposed at the rear of the site and those bedrooms have high sill windows.

7. *Services/meter locations for water, gas and electricity to be identified. No structures are to be located forward of the building line to house any meters. Letterboxes to be designed in keeping with the development and locations/elevations shown.*

An electrical report/plan has been prepared by LoFi which details the necessary servicing arrangement required for the proposed development. It does require the provision of a pole mounted transformer and this is to be located in Olive Street.

The architectural plans, particularly the site plan also details the location of existing sewer lines and switchroom location. Those plans also detail the location of letterboxes.

8. *Need to show the streetscape impacts by provision of perspective drawings, especially of any garbage enclosure, mail boxes, fences etc.*

The architectural plans provide for elevations along the sites interface to Olive Street and details the fencing proposed, location of letterboxes and garbage storage area. It is noted that the garbage storage area has been discussed in detail with Council's Waste officer and it will be screened from Olive Street by suitable landscaping which will not impact on the waste trucks ability to manoeuvre through the site.

9. *Council will require a Construction Management Plan (CMP) to be lodged for approval prior to construction. Need to detail any staging of the demo and/ or construction and advise how impacts will be managed, including traffic management for construction vehicles. Hours of construction and demo are restricted by condition and variations are only available where a process for managing such variations is included in the CMP.*

A construction management plan will be provided to Council prior to works commencing on site. This can be included as a condition of consent if required.

10. *Management of existing residents in Quamby House during demolition and construction?*

Quamby House is no longer being used and contains no existing residents.

11. *Consolidation of all titles will be required. Details of the strata subdivision to be shown if development seeks approval for the strata of the development as part of this development application.*

A lot consolidation plan has been submitted as part of the DA. Strata subdivision is not being proposed at this time.

1.3 Community Consultation

It is noted that Council will carry out consultation with adjacent properties during the statutory public exhibition period. This will involve the written notification of affected properties and the provision of information regarding the proposal. Representatives from Hawes and Swan Planning and Curtin Architects can make themselves available on site to discuss the proposal with any neighbours who request such a meeting.

1.4 Planning Framework and Referrals

The site is located in the Albury Local Government Area (LGA) and as such the DA will be assessed by Council's Planning Assessment Team. In preparation of the development, consideration has been given to the following planning instruments:

- Rural Fires Act 1997;
- State Environmental Planning Policy No.55 – Remediation of Land
- State Environmental Planning Policy (Affordable Rental Housing) 2009;
- Murray Regional Environmental Plan No.2 – Riverine Land (MREP2);
- Albury Local Environmental Plan 2010; and
- Albury Development Control Plan 2010.

The Joint Regional Planning Panel (JRPP) is the determining authority for this DA as, pursuant to Part 4 of State Environmental Planning Policy (State and Regional Development) 2011 and Schedule 4A of the *Environmental Planning and Assessment Act 1979*, the capital investment value (CIV) of the proposed development exceeds the CIV threshold for Council to determine the DA.

2.0 Site Analysis

2.1 Location and Context

The site sits within the South Albury Precinct and is approximately 500m from the Albury town centre. The Hume Highway sits to the east of the site along with Albury train station. To the west lies the Albury Sports Ground and the Murray River.

The subject site comprises mixed zoning with the portion fronting Olive Street zoned R1 General Residential and the portion at the rear towards Richs Lane is zoned B4 Mixed Use Development.

The site's locational context is shown at **Figure 1**.

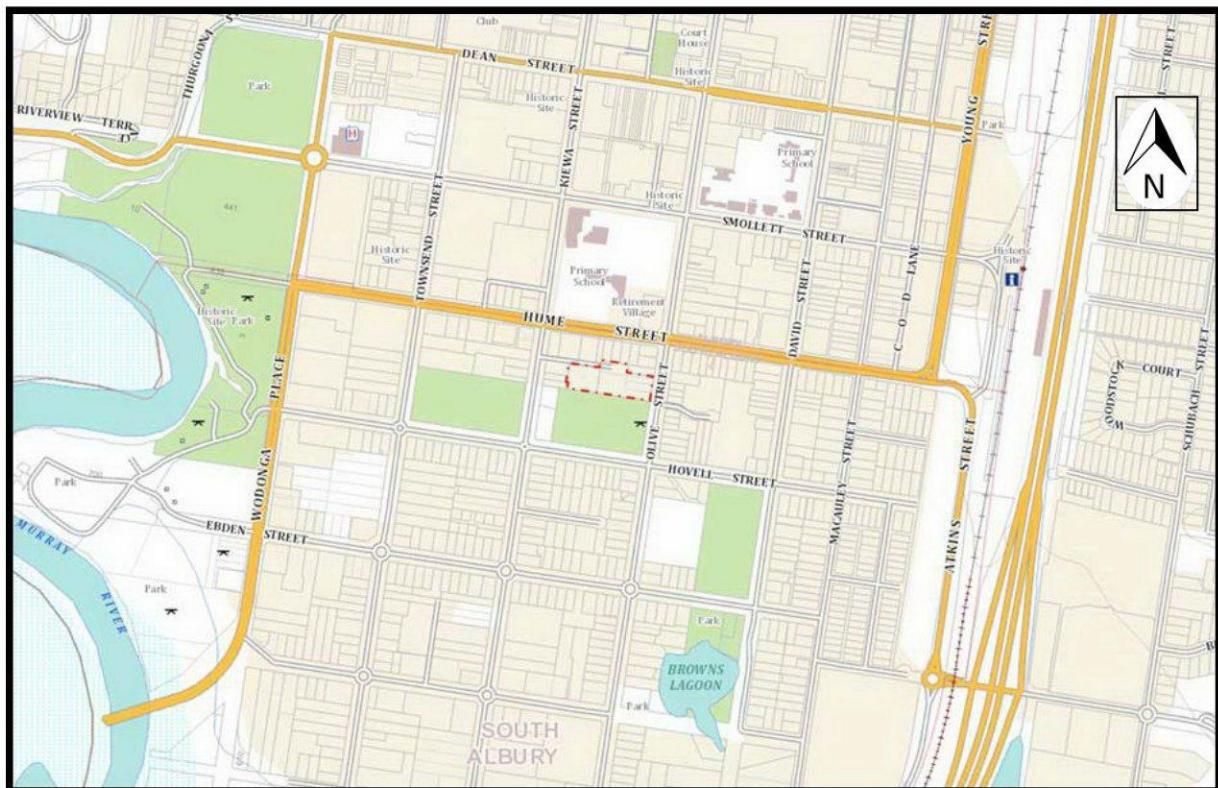


Figure 1 – Location Plan (Site area outlined in dotted red line)

2.2 Site Description

The development site consists of six allotments of land contained within two deposited plans and has a combined total area of approximately 8,000m². The site is located between Olive and Kiewa Streets and the Olive street frontage is 55 metres south of the intersection with Hume Street.

Properties adjoining the Northern boundary and fronting Hume Street are generally residential blocks which are now located in a B4 Mixed Use zoned area.

Properties opposite the site to the east in Olive Street consist of residential blocks, land immediately to the south consists of Aloysius Park zoned RE1 Public Recreation which serves as a stormwater retardation basin and properties to the west.

Street access is available from Olive Street to the East and Richs Laneway to the West from Kiewa Street.

The land component of the site contained within Deposited Plan No. 354294 Lots B, C, D, E, and F is zoned General Residential R1 and has a combined area of approximately 5,345m².

The remaining land making up the subject site, is contained in Deposited Plan No. 158030, which is zoned B4 Mixed Use and has an area of approximately 2,679m².

An aerial photo of the site is shown at **Figure 2**.

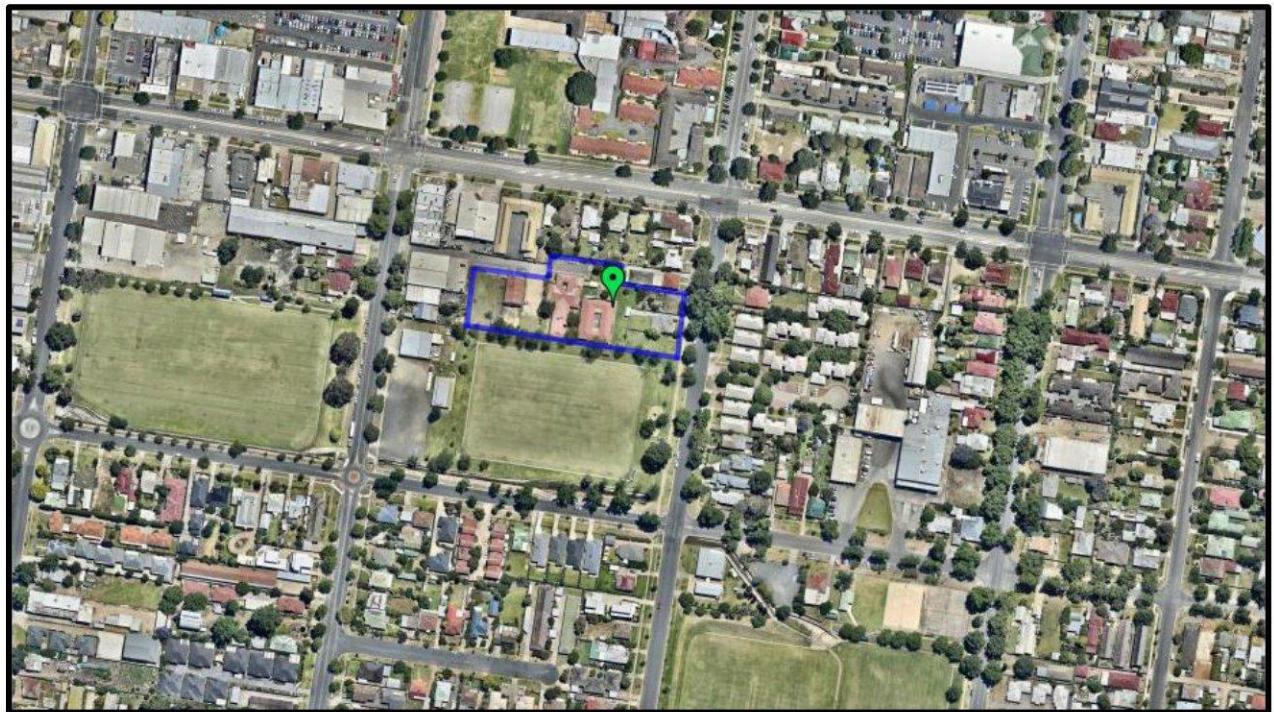


Figure 1 – Site Aerial (Exact site area outlined in blue)

2.3 Existing Site Conditions

The subject site contains a number of existing buildings which are detailed further in Section 3.7 of this report. Specific details on analysis is provided as follows:

Landform	The subject site slopes towards the south of the site
Buildings/Structures	There are a number of buildings and structures present on site along with associated driveways, car parking areas.
Access	Vehicular and pedestrian access is gained from Olive Street to the east and Richs lane to the west.
Vegetation	There is some existing scattered vegetation within the site along with some existing mature street trees along the site's frontage to Olive Street.
Watercourses	South Creek which is identified as a watercourse within the Strahler System endorsed by NSW Office of Water is approximately 341m to the north of the subject site. A tributary of South Creek sits approximately 30m to the west of the subject site.
Easements	There are a number of easements that appear on the formal title of both lots and these include right of access and easement for drainage purposes. The site also has restrictions on it though the presence of an existing sewer line, however this does not appear on the Titles.

3.0 Proposed Development

3.1 Overview

The DA seeks consent for the demolition of all existing structures on site and the construction of an 'infill' multi dwelling housing development, ancillary community facility, car parking, landscaping drainage and associated site works under the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009.

The development will feature the following components:

- Consolidation of Lots B, C, D, E and F, DP 354294 and Lot E, DP 158030 into one lot;
- Demolition of Quamby House, Orana Allanbie, dwellings on No's 405 & 407 Olive Street and the sheds located on 18-22 Richs lane;
- Construction of 38 multi dwelling housing units in the following composition:
 - 23 one bedroom units;
 - 14 two bedroom units; and
 - 1 three-bedroom unit.

These units comprise single and double storey and sit across 10 blocks in total, being blocks A to J. Dwellings will have a maximum height of 8.2m. All 38 dwellings will be owned and managed by Amelie Housing as affordable rental housing.

- The total gross floor area (GFA) of the proposed dwellings and community centre is 4,504m² and this achieves a floor space ratio (FSR) of **0.56:1**.
- Dwellings will comprise of brick construction and a range of materials and finished as detailed on the architectural plans.
- Construction of an ancillary community facility with a maximum height of 9.24m which will be directly linked to the services being provided to the tenants of the dwellings proposed. The community facility building comprises two levels with level one accommodating a storage rea, substation/switch room and bathroom/laundry facilities and the first floor will comprise offices, meeting rooms, kitchen and interview/waiting room.
- Provision of 23 car spaces to cater for the dwellings and an additional 10 car spaces to deal with staff employed in the community facility and also visitors.
- At any one time, there will be a site manager present on site along with the employment of 5 permanent staff to run the community facility and deal with any issues that arise from the residents living in the development.
- Hours of operation of the community facility for residents are 8am to 5pm Monday to Friday.
- Access to and from the site will occur from both Olive Street and Richs Lane.
- Waste collection will occur on site with the waste truck entering from Olive Street and existing from Richs Lane.

Statement of Environmental Effects – 401-407 Olive Street & 18-22 Richs Lane, Albury

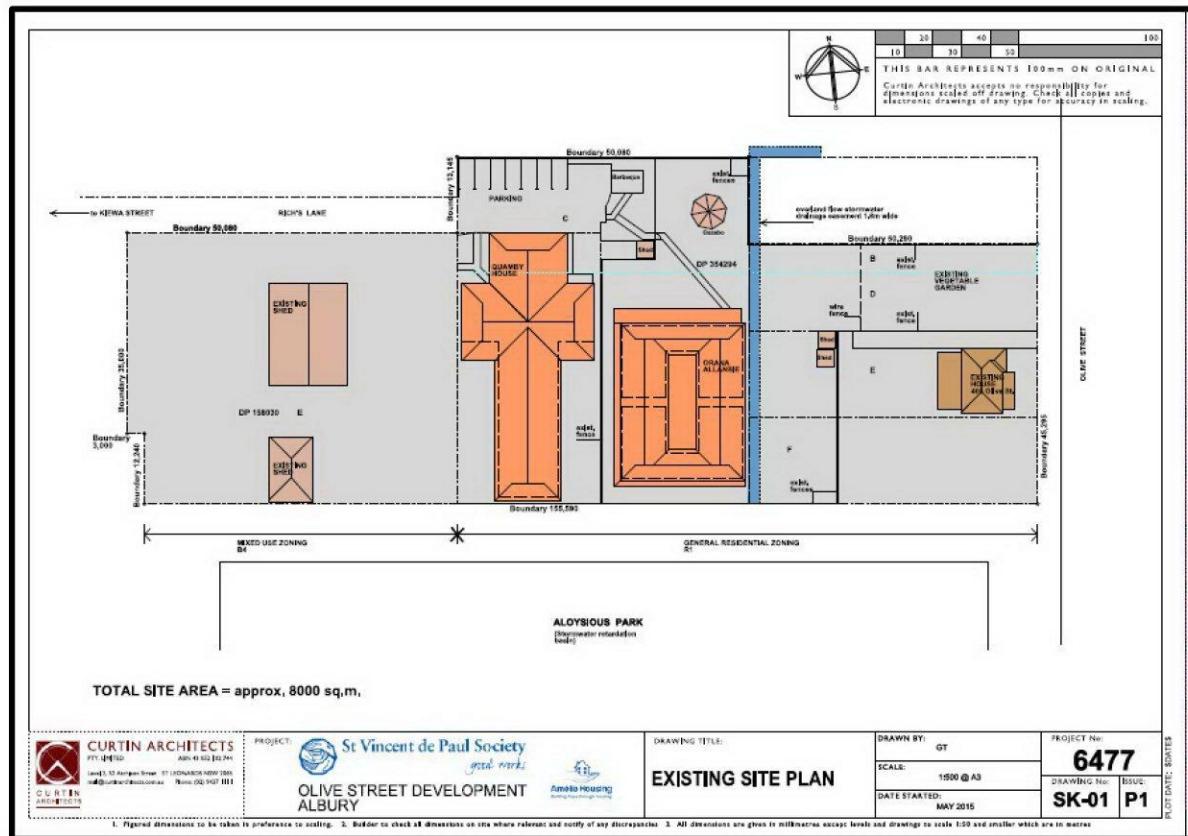


Figure 3 – Existing Site Plan

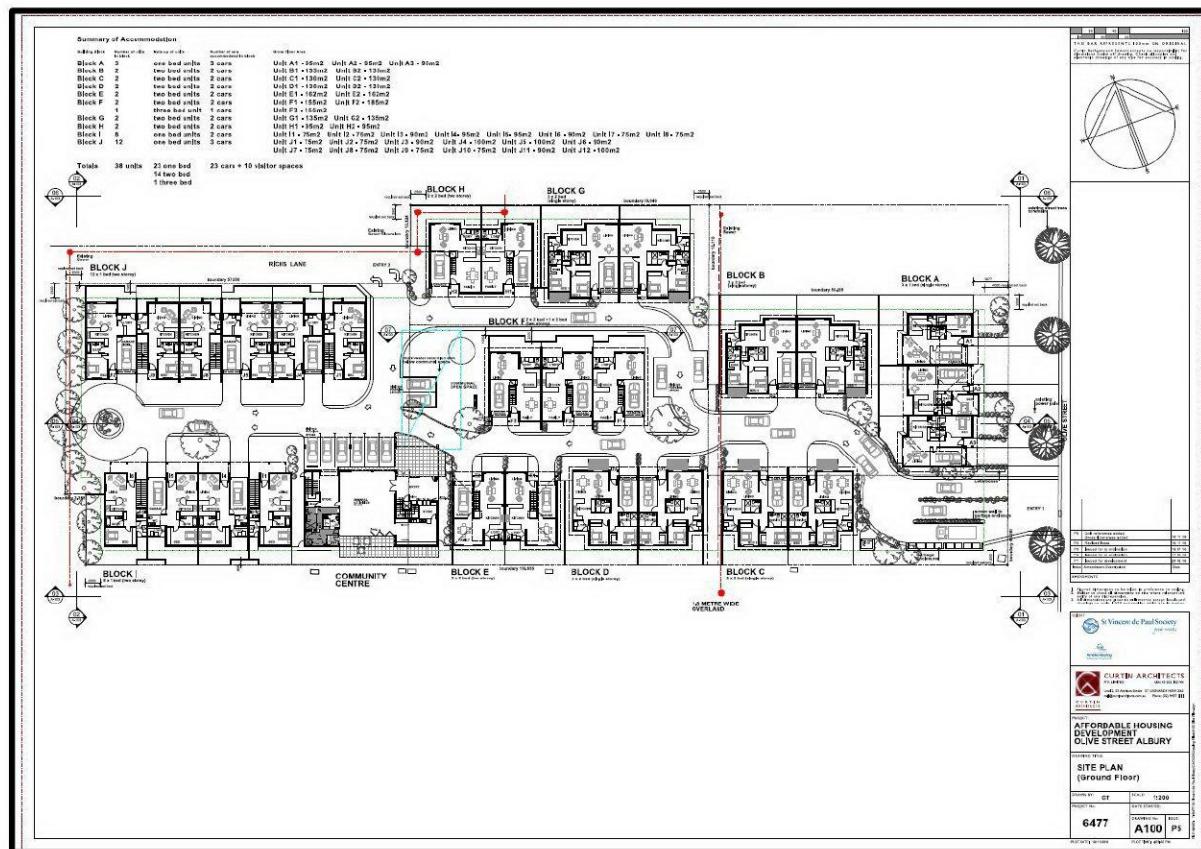


Figure 4 –Proposed Site and Ground Floor Plan

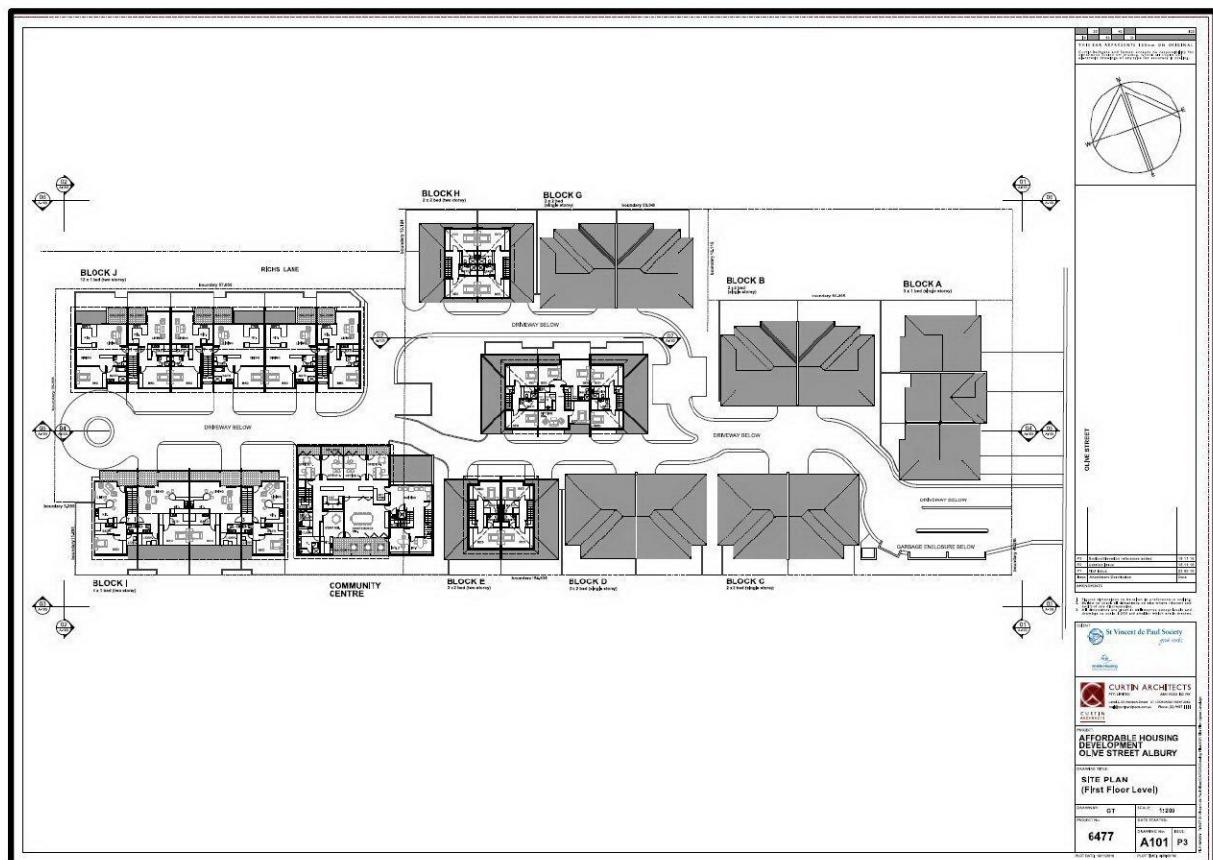


Figure 5 – Proposed Site and Upper Floor Plan

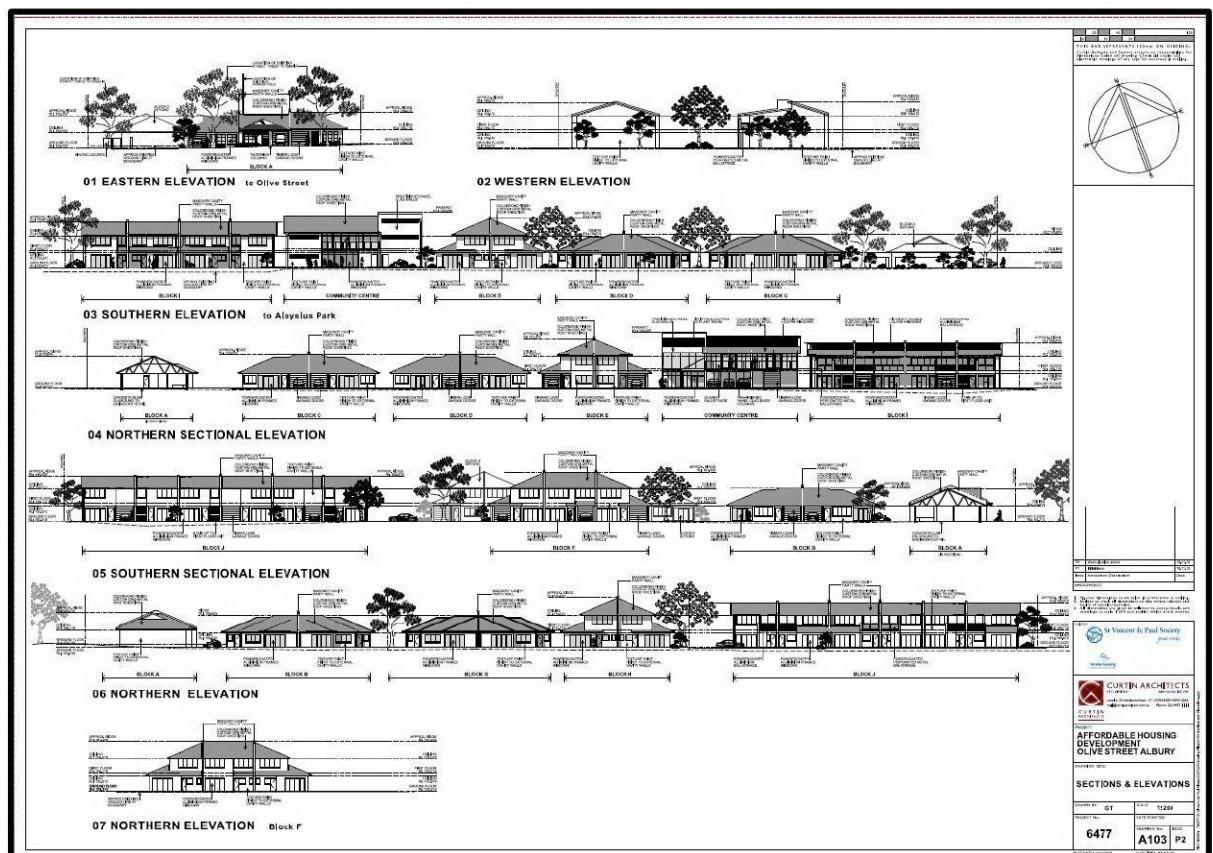


Figure 6 –Proposed Elevations

3.2 Demolition Works

As noted previously, this DA proposes to demolish a number of buildings and structures on site. Those buildings/structures include the following:

Lots B, C, D, E and F, DP No. 354294

Quamby House	Located on Lot F and part Lot C, in the above referenced DP, this building consists of a 25-year-old face brick, metal deck roofed structure with a floor area of approximately 630m ² which by virtue of its central location and structural proportions, bisects the proposed development site. An associated visitor carpark occupies the majority of Lot C, as well as a small Rotunda. The building which is generally in sound structural condition, previously provided accommodation for homeless men. At present only a small section of the building is occupied, providing office accommodation for St Vincent de Paul staff.
Orana Allanbie	Located on Lot F in the above referenced DP, this 24-year-old building consists of a rectangular shaped, brick veneered, metal roofed structure with a total floor area of approximately 424m ² and is located 5ms to the East of Quamby House. The building appears to be generally in sound structural condition and consists of four groups of six bedroom units with a central courtyard.
405 Olive Street	Located on Lot E in the above referenced DP, this building consists of a face brick house which is now vacant and has been condemned due to white ant infestation.
407 Olive Street	Lots B and D located in the above referenced DP are vacant blocks of land that are being used as vegetable garden beds for the occupants of Orana Allanbie.

Lot E, DP No. 158030

Sheds	Located centrally on Lot E in the above referenced DP are two disused metal clad sheds in very poor condition, with a gravel surfaced carpark on the eastern side and a wire fenced grassed vacant block of land to the west. Other minor improvements on the site consist of an octagonal rotunda, bar be que and two small garden sheds. The waste generated as a result of the demolition will be recycled on site where possible and reused and waste that cannot be recycled will be taken off site and disposed of to a licensed waste facility in accordance with the category of waste produced.
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Tipping Receipt – Tipping receipt for all materials disposed of will be kept and provided to Council if requested.

Removal of Waste Materials - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines (2008).

3.3 Access, Parking and Transport

The site proposes to provide 2 points of access to service the development. One access point is proposed from Olive Street and this will be both an entry/exit access.

The second access point is from Richs Lane to the west of the site and this is also an entry/exit configuration.

The on-site car parking details a total of 23 car parking spaces (for residents in enclosed garage spaces per dwelling) and an additional 10 spaces for staff/visitors on site).

The site has been designed to allow service vehicles to enter and exit the site in a forward direction and the internal access way also complies with AS2890 and Council's Engineering Specifications.

The Traffic and Parking Impact Assessment prepared by GTK Consulting which describes the site operations in more detail is included at Appendix H.

3.4 Landscaping

The proposed landscape strategy proposed is intended to frame and add significance to the proposed development as well as tie the new development back to site features, particularly in relation to the existing parklands to the south of the site.

Landscaping featuring a range of species will also be used to screen and shade, to provide amenity space for staff and visitors and to provide legible and safe access for vehicles and pedestrians.

The setbacks surrounding the proposed development will be landscaped to help soften and screen the development where necessary and also to provide areas of high amenity for the residents to enjoy. The key landscaped areas proposed include:

- Streetscapes, including street trees, footpaths and verge/boundary treatment.
- Street front private landscape and setback areas
- Provision of a communal open space with seating area to encourage social interaction.

A landscape plan and accompanying landscape design statement which describes the landscape concept in more detail have been prepared by Somewhere Landscape Architects and are included at Appendix D.

3.5 Water and Soil Management

A stormwater concept plan and accompanying stormwater management plan have been prepared by LHO Group and are included at Appendix G.

3.6 Excavation Works

The proposal involves some limited excavation works to facilitate the development of the building's ground floor levels due to the slight slope of the site. Minor earthworks will be undertaken to provide a level building platform for the development. A Geotechnical Report was prepared by Envirotech which notes the following:

- Only minor excavations are required for the footings or any underground services. It is anticipated that the excavation will be within topsoil/fill and soft to firm Silty clay/silty sand which should be readily achievable using conventional earthmoving equipment.
- Any temporary or permanent excavations into soil exceeding 0.75 m depth, if encountered, should be supported by suitably designed and installed retaining or shoring structures or, alternatively, battered back using batter slopes of no greater than 1V:2.5H for temporary slopes (unsupported for less than 1 month) and 1V:3H for permanent long-term unsupported slopes.
- All excavation work should be completed with reference to the Code of Practice 'Excavation Work', dated October 2013, by Safe Work Australia.

The full report prepared by Envirotech can be found at Appendix F.

3.7 Safety and Security

The proposed development has been designed with regard to the principles of Crime Prevention Through Environmental Design. In this regard, a number of security features will be introduced as follows:

- Landscaped areas within the development site to be maintained to a good standard.
- Clear delineation between public and private areas.
- Effective sightlines between public and private spaces.
- Effective use of lighting that complies with AS1158.
- Landscape, building position and activities orientated to maximise natural surveillance.
- Physical or symbolic barriers to control or restrict pedestrian and vehicle movement of paths, roads, fences lines of lighting and signs.
- Design minimises public access to restricted areas.
- Visitors will access the community facility building via a one main entry points.

4.0 Assessment of Environmental Impacts

4.1 Statutory Planning Framework and Compliance

An assessment of the proposal has been made against the relevant planning instruments applicable to the land and the proposal. These are:

- State Environmental Planning Policy (State and Regional Development) 2011
- State Environmental Planning Policy No.55 – Remediation of Land
- State Environmental Planning Policy (Affordable Rental Housing) 2009
- Murray Regional Environmental Plan No.2 – Riverine Land (MREP2)
- Albury Local Environmental Plan 2010
- Albury Development Control Plan 2010

State Environmental Planning Policy (State and Regional Development) 2011 (SEPP)

Pursuant to Clauses 20 and 21 of the SEPP, the proposed development is included in Schedule 4A of the Environmental Planning and Assessment Act 1979 and exceeds the CIV threshold for Council to determine the DA and therefore it is referred to the Panel for determination. The Cost estimate is attached at Appendix M.

State Environmental Planning Policy No.55 – Remediation of Land

SEPP 55 requires Council to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, Council must be satisfied that the land can and will be remediated before the land is used for that purpose.

SEPP 55 further requires the preparation of a report specifying the findings of a preliminary investigation of the land concerned, carried out in accordance with the contaminated land planning guidelines, to be considered by the consent authority before determining an application for consent to carry out development that would involve a change of use of that land.

A phase 2 contamination assessment for the site in support of this DA is submitted. The contamination assessment notes that all areas required for the contamination assessment for full suite analysis indicated chemical concentrations below the relevant health investigation levels.

These results indicate that those areas identified as having the potential for contamination were determined to be acceptable chemically. It did identify the presence of asbestos in two of the twenty samples undertaken, however the report notes that once a clearance certificate is issued by a suitable qualified person for the removal of that asbestos the site will be deemed suitable for its intended use.

The site has therefore been deemed suitable for its intended use.

State Environmental Planning Policy (Affordable Rental Housing) 2009

The Affordable Rental Housing SEPP (ARHSEPP) was gazetted on 31 July 2009 and last amended on 5 November 2015. Its facilitates a range of affordable housing types.

St Vincent de Paul is a registered community housing provider and therefore is a 'social housing provider' within the meaning of Clause 4(1) of ARHSEPP.

Division 1 of Part 2 of ARHSEPP facilitates infill affordable housing. It applies to dual occupancies, multi-dwelling housing or residential flat buildings where:

- the zoning already permits that form of development, and
- the site is within 400m distance of land within Zone B2 Local Centre or Zone B4 Mixed Use, or within a land use zone that is equivalent to any of those zones.

As noted above, the site is zoned R1 General Residential and B4 Mixed Use Development Residential under the Albury Local Environmental Plan 2010 and the proposal is for a "multi dwelling housing" development which is permissible in the applicable zones with development consent. It also therefore meets the 400m walking distance requirement to land zoned B4.

The development is therefore proposed under the provisions of Division 1, Part 2 of the ARHSEPP and the standards of Clause 14 specified for social housing providers therefore apply to this development.

The following table sets out the relevant controls in Division 1 of Part 2 of ARHSEPP which applies to 'infill development';

Control	Requirement	Compliance
Clause 13 Floor Space Ratio	At least 20% of the units must be used for the purposes of affordable housing Existing FSR under LEP plus a bonus of 0.5:1	Yes - All the dwellings proposed are to be used for the purpose of affordable housing. Yes – No applicable FSR for the R1 portion of land and the B4 portion has an FSR of 1.5:1. With the bonus, the applicable FSR for the B4 land is 2:1. The development on the B4 portion of land is substantially less than the 2.5:1 applicable.

Clause 14 Standards that Cannot Be Used to Refuse Consent		
<u>Site Area</u>	<p>Minimum area of 450m² required.</p>	<p>Yes - The development site has an area of over 8,000m².</p>
<u>Landscape Area</u>	<p>35m² of landscaped dwelling is required.</p>	<p>Yes - Units 1 through to Units 18 have more than 35m² of landscapes area allocated to them specifically. Units 19 through to 38 also have 35m² available to them through combined ground floor, balcony and communal open space areas within the site.</p>
<u>Deep Soil Zones</u>	<p>There is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the site area;</p> <p>each area forming part of the deep soil zone has a minimum dimension of 3m; and</p> <p>if practicable, at least two-thirds of the deep soil zone is located at the rear of the site area.</p>	<p>Yes – More than 15% of these has been set aside for deep soil planting and this is demonstrated on the landscape plans submitted. The dimensions of the deep soil zones all meet the required dimension of 3m and whilst a large portion of the deep soil zone sites in the centre of the site this is deemed more suitable as it becomes accessible to the residents and also takes into account the mixed use land to the rear.</p>
<u>Solar Access</u>	<p>70% of dwellings must get at least 3 hours direct sunlight between 9am and 3pm in mid-winter</p>	<p>Yes – Shadow diagrams are submitted in support of the DA.</p>
<u>Car Parking</u>	<p>0.4 car spaces per 1 bedroom dwelling, 0.5 car spaces per 2 bedroom dwelling and 1 car space per 3 or more bedroom dwelling.</p>	<p>Yes – Based on the dwelling sizes proposed, a total of 18 spaces are required. 33 spaces have been provided and these comprise of 23 garage spaces allocated to dwellings and a further 10 spaces as visitor/staff spaces located within the site.</p>

<u>Dwelling Size</u>	<p>Min GFA of the following:</p> <ul style="list-style-type: none"> • 35m² for studio; • 50m² for a 1 bedroom dwelling; • 70m² for a 2 bedroom dwelling; and • 95m² for 3 or more bedrooms 	Yes – Each dwelling/unit more than complies with the minimum floor space requirements.
Clause 15 Design Requirements	A consent authority must not consent to development to which this Division applies unless it has taken into consideration the provisions of the <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> published by the Department of Infrastructure, Planning and Natural Resources in March 2004, to the extent that those provisions are consistent with this Policy.	Yes - Regard has been had to the requirements of <i>Seniors Living Policy: Urban Design Guidelines for Infill Development</i> and where possible the design has been informed by those guidelines.
Clause 16A Character of Local Area	A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area	Yes – The design, bulk and scale of the proposed development has taken into account the existing character of the area and has produced a development that is no more than 2 storey's in height, is compatible with the built form to the north an east and fully complies with the development controls that apply to it.
Clause 17 Must be Used for Affordable Housing for 10 Years	A consent authority must not consent to development to which this Division applies unless conditions are imposed by the consent authority to ensure compliance with this Clause	Yes – The development will be owned and run by Amelie Housing who is a registered community housing provider. The development will be used as affordable rental housing for more than 10 years. A restriction can be placed on title to reflect this also.
Clause 18 Subdivision	Land on which development has been carried out under this Division may be subdivided with the consent of the consent authority	Yes – This DA does not propose subdivision, rather it proposes the consolidation of lots as required by Council staff.

Albury Local Environmental Plan (LEP) 2010

The site is situated within the Albury Local Government Authority (LGA) and is subject to the provisions of the Albury Local Environmental Plan 2010. The site itself comprises mixed zoning with the front portion fronting Olive Street Zoned R1 General Residential and the rear portion of the site to the west on Richs Lane is zoned B4 Mixed Use Development.

The proposed development is defined as a *multi dwelling housing development* under the LEP and is multi dwelling housing is permissible with development consent. The *community facility* component is deemed ancillary to the multi dwelling housing, however a community facility is also permissible with development consent in both the R1 and B4 zones.

The objectives of the **R1 zone** are:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To encourage affordable housing.*
- *To encourage medium density housing that is designed to achieve a high standard of amenity.*

The proposal is consistent with the objectives of the Zone R1 General Residential as it proposes a development that encourages affordable housing in a medium density form that responds to and respects the easing character of the area and it provides for the housing needs of the community through a variety of housing types.

The objectives of the **B4 zone** are:

- *To provide a mixture of compatible land uses*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To identify areas in close proximity to the commercial core where commercial and retail uses may be considered.*
- *To encourage development and investment in the Albury and Lavington central business districts.*
- *To increase the permanent population and encourage the provision of affordable housing within mixed use areas through shop top housing and residential flat building development.*
- *To protect residents in close proximity to the commercial core from encroachment by commercial and retail premises which, by reason of their demands for parking and public infrastructure, should be located within the Commercial Core.*
- *To encourage the provision of affordable housing.*

Again, the proposed development is deemed compliant with the B4 objectives in that is providing a compatible residential land use that is in close proximity to Albury's commercial core and providing affordable housing to those in most need.

An assessment of the proposed development against the relevant clauses within the LEP is in the following table.

SEPP Clause	Requirement	Complies - Comment
4.3 Height of Buildings	There is no height limitation as shown on the building height map for the R1 portion of land and the B4 portion has a maximum building height of 25m	Yes – The maximum building height proposed is 9.24m
4.4 Floor Space Ratio	There is no FSR applicable to the R1 portion of land and the B4 portion has an FSR of 1.5:1 applied to it	Yes – The Gross Floor Area is well under the applicable 1:51 maximum FSR for the B4 portion of the site.
5.9 Preservation of trees	Preserve the amenity of the area	Yes – The site has some scattered vegetation which will be removed as part of this D. A landscape plan has been provided which details the compensatory landscaping being installed. In addition, the street trees on Olive Street are being retained and no alterations are proposed to those trees.
6.2 Public Utility Infrastructure	Public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required	Yes - The necessary service infrastructure is available to service the proposed development. A switchroom is being proposed within Olive Street and an electrical plan denotes the service connections required within the site. Water and sewer connections are also present on site.
7.1 Earthworks	Ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land	Yes – As noted previously, minor cut and fill works will be required to facilitate the proposed development. The Geotech report details the soil composition and notes no adverse impacts as a result of the earthworks.
7.4 Flood Planning	Minimise the flood risk to life and property associated with the use of land	Yes – The site is identified as being flood affected and following feedback from Council staff, the FFL of the proposed development is proposed at RL 153.210 which allows a 500m increase above the 1 in 100-year flood level which sits at RL 152.710.

Murray Regional Environmental Plan No.2 – Riverine Land (MREP2)

This deemed State Environmental Planning Policy (MREP2) is applicable to the proposal. The aim of MREP2 is to conserve and enhance the riverine environment of the River Murray (meaning the Murray River, the waters and the bed and banks of its tributaries and associated water bodies, including related anabranches, creeks, lagoons, lakes, billabongs and wetlands) for the benefit of all users.

The objectives of MREP2 are:

- a) *to ensure that appropriate consideration is given to development with the potential to adversely affect the riverine environment of the River Murray;*
- b) *to establish a consistent and coordinated approach to environmental planning and assessment along the River Murray; and*
- c) *to conserve and promote the better management of the natural and cultural heritage values of the riverine environment of the River Murray.*

The proposed development is deemed to be consistent with the aim of the SEPP which seek to protect the environment of the Hawkesbury-Nepean River system and all of its planning controls and it is not considered that there will be no detrimental impacts upon the Murray River system as a result of the proposed development.

Appropriate erosion and sediment control measures have been proposed and are detailed on the stormwater drawings prepared by LHO Group and assessment provided in the stormwater report located at Appendix H.

Albury Development Control Plan 2010

The following controls apply to multi dwelling housing developments with Albury and have been used as a guide to inform the bulk, design and a scale of this proposed development. Where there is an inconsistency with the SEPP controls, the SEPP controls take precedent.

Clause	Requirement	Compliance
Neighbourhood Character	Development must suit scale, setbacks and character of neighbourhood	Yes – The design is considered with the bulk, scale and setbacks of the surround streetscape given its mix of single and two storey form. The community facility sits within the centre of the site and will not be visually prominent when viewed from either Olive Street or Richs Lane.
Siting Requirements	The minimum separation distance between multi dwelling housing schemes is one lot. Exemption from the separation requirement in established areas may be available if the applicant	Yes – This development is located within 400m of weekly shopping facilities. It does sit adjacent to an existing multi dwelling development and this is not deemed to be an issue

	<p>can provide evidence that the multi dwelling housing scheme is within 400 metres of “weekly” shopping facilities.</p> <p>Multi dwelling housing developments must not be located within the last 120m of a cul-de-sac or dead-end street</p>	<p>given the proximity of both to a range of services/facilities with the Albury town centre.</p> <p>Yes - The development is not located in a cul-de-sac or dead end street as access is proposed both from Olive Street and Richs Lane which allows through way access throughout the site.</p>
Minimum Lot Widths	<p>21m if access way is offset can dwellings are located on side of the lot; or</p> <p>33m if a centralised access way is proposed</p>	<p>Yes - Frontage to Olive Street is in excess of 33m and a centralised access way is proposed.</p>
Streetscape Design Principles	<p>Driveways and garages shall not dominate the internal or external face of a multi dwelling housing development</p> <p>No more than 3 dwellings are to be provide on any one building and a maximum of 4 dwellings may be attached overall.</p> <p>The dwellings forming the front building line to a public road are to be designed to “address” the public road</p> <p>Any garage or carport which addresses a public road is to be single car width only and set back at least 0.5 metres behind the forward most wall of the dwelling</p> <p>Fences will be required to internal accessways, the side boundaries (behind the front</p>	<p>Yes – Neither driveways or garages dominate the sites frontage to Olive Street and this is demonstrated on the elevations proposed.</p> <p>No – Each building contains no more than 2 dwellings. Block J does contain 6 buildings which are attached and this is deemed acceptable based on their siting within the site and the built form proposed.</p> <p>Yes – The dwellings fronting Olive Street addresses that street frontage a shown on the elevations submitted.</p> <p>Yes – Single car garages are proposed along Olive Street and they sit 0.5m behind the dwelling line.</p> <p>Yes – The landscape plans show detail of the fencing proposed.</p>

	<p>building line), the rear boundaries of the site and between each dwelling's private open space areas and must be 1.8m in height</p>	
Site Landscaping	<p>A landscape strip at least 5 metres x 1.5 metres (7.5m²) is to be provided within the main (primary) building setback to a public road.</p> <p>The Western side boundary of a multi dwelling housing development is to be planted with an advanced tree (minimum 1.5 metres high) every 5 metres</p>	<p>Yes – A landscape strip of at least 5m is provided to Olive Street</p> <p>Yes – The western boundary of the site proposes large trees as shown in the landscape plans submitted in support of the DA.</p>
Site Facilities	<p>Water and sewer and the relevant providers of gas, electricity and telephone services must be available</p> <p>Multi dwelling housing developments are to be provided with bollard lighting at 10m intervals alongside the vehicular accessway</p>	<p>Yes – Water, sewer and electricity can all be made available on site.</p> <p>Yes – Lighting will be provided for along 10m intervals. This can be a condition of consent if required.</p>
Setbacks	<p>Dwellings within a multi dwelling housing development are to comply with the following minimum setbacks:</p> <ul style="list-style-type: none"> • 4m - from the front (primary) property boundary. • 2.5m- from the side and rear property boundaries. • 2m- from the vehicular accessway. • 8m- between the main entrance of a dwelling and the main entrance of another dwelling which is visible from direct line of sight 	<p>Yes – A 5.8m front setback to Olive Street is proposed.</p> <p>Yes – A 2.5m side and rear setback is proposed across the site.</p> <p>Yes – All dwellings are setback more than 2m from the accessway.</p> <p>Yes – 8m is provide for between the main entrance of a dwelling and the main entrance of another dwelling which is visible from direct line of sight</p>

4.2 BCA and Fire Safety

The BCA report completed by Concise Certification confirms that the proposed development is capable of achieving compliance with the requirements of the Building Code of Australia (BCA) and other relevant codes and standards.

The report notes that the architectural design documentation as referred to in this report has been assessed against the applicable provision of the Building Code of Australia, (BCA) and it is considered that such documentation complies or is capable of complying (as outlined in Annexure B) with that Code (see Appendix I).

4.3 Infrastructure and Services

Essential services will be provided as follows:

Potable Water Supply	It is intended to supply potable water to the site from the existing mains.
Waste Water	The development will be connected to the existing sewer system.
Electrical Supply	Electricity supply will be provided by extension of the existing mains and the provision of a substation on site.
Telecommunications	Telecommunications to the site will be provided by extension of the existing service.

4.4 Contamination

SEPP 55 requires Council to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, Council must be satisfied that the land can and will be remediated before the land is used for that purpose.

SEPP 55 further requires the preparation of a report specifying the findings of a preliminary investigation of the land concerned, carried out in accordance with the contaminated land planning guidelines, to be considered by the consent authority before determining an application for consent to carry out development that would involve a change of use of that land.

A phase 2 contamination assessment for the site in support of this DA is submitted (Refer to Appendix E). The contamination assessment notes that all areas required for the contamination assessment for full suite analysis indicated chemical concentrations below the relevant health Investigation levels. The site has therefore been deemed suitable for its intended use as a hospital.

4.5 Construction Management

The construction of the proposed development will be in accordance with the conditions of consent and will be managed to ensure site safety and the minimisation of adverse environmental impacts.

4.6 Waste Management

It is anticipated that there will be minimal construction waste because:

- Demolition of all building waste will be disposed of to a licensed facility were required involved in this proposal; and
- there will be minimal levels of cut-and-fill for the development.

The waste management plan will be submitted at Construction Certificate stage and will details the construction waste anticipated and how that will be disposed of.

4.7 Social and Economic Impacts

The construction of the proposed development will bring with it a number of important environmental benefits for the local and wider community as outlined below.

- Enable Amelia Housing to continue to meet the needs of local residents. The applicant wishes to create a modern facility that can provide a health care facility that offers choice in the locality, that in turn, will contribute towards enhancing the well-being of residents;
- Promote enhanced neighbourhood safety and security through casual surveillance generated by the presence of a permanent new development and activity within the site; and
- Provide short-term economic benefits through construction expenditure and employment.

4.8 Site Suitability

Having regard to the characteristics of the site and its location in Albury, the proposed development is considered appropriate in that:

- the zoning of the site permits the proposed uses;
- the size and dimensions of the land are appropriate for accommodating the proposal;
- it is located within the growing South Albury and will provide additional residential accommodation to meet that growing population;
- it provides a well-designed built form compatible with the existing bulk, scale and character of the area; and
- it is generally consistent with the site specific objectives and provisions of the Affordable Rental housing SEPP 2009 and the Albury LEP 2010.

4.9 Public Interest

The proposal will facilitate the development of the site by providing additional affordable rental housing that meets the growing needs of the local and wider population. Generally, the proposal provides the following public benefits:

- It is consistent with the objects of the EP&A Act of encouraging the economic and orderly development of land;
- It has been carefully designed to ensure consistency with the applicable Council policies. The scheme demonstrates a high level of compliance with relevant controls. All development standards have been achieved;
- It provides a development with no adverse overshadowing impacts, noise impacts, traffic impacts or visual impacts; and
- Delivers a development that enhances and responds sensitively to its setting through the creation of a multi dwelling housing development that reflects the required scale and significance of the immediate precinct.

5.0 Conclusion

This proposal seeks approval for the construction of a multi dwelling housing development, ancillary community facility and associated site works.

The proposal is generally consistent with the relevant environmental planning instruments, including the Affordable Rental Housing SEPP 2009 and the Albury LEP 2010 and is the product of significant collaborative work between Council, the project team and other key stakeholders.

The proposal will directly contribute to the provision of a well-designed affordable rental housing development in the Albury Local Government Area.

The proposed development has significant planning merit in the following respects:

- the scale, massing and height of the building is appropriate for the site and its context, respecting and enhancing the site in terms of heights, setbacks and the overall positioning; and
- there are no significant adverse impacts on surrounding properties in terms of views, visual and acoustic privacy.

Having regard to the above, and in light of the relevant heads of consideration listed under Section 79C of the *Environmental Planning and Assessment Act, 1979* the proposal is reasonable and appropriate and warrants favourable consideration.



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13 April 2017

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Dear Terri,

RE: DA 10.2017.35189.1 - Response to additional information request at 407 Olive Street South Albury

Thank you for your additional information request received via email dated 29 March 2017, which outlined a series of additional information required to progress the assessment of the DA. The project team has now collated the requested information and a response to each of the issues raised is outlined below.

1. Density, Bulk and Scale of development.

Response

i. Compliance with the SEPP does not guarantee that there are no impacts arising from the development.

Council has acknowledged the proposed development is compliant with the provisions of the SEPP (Affordable Rental Housing) 2009 that apply to it, however Council staff have requested that further consideration is given to the impacts of the development on the locality in terms of density bulk and scale.

The bulk and scale of the proposal has experienced a series of changes throughout its design progression, to ensure the development considers both the size and dimensions of the site and the scale of surrounding built form. It is also reflective of the comments received at the Pre-DA meeting held.

The proposed development has been carefully sited to ensure the two storey build form, located on the western portion of the site does not adversely impact the adjoining land owners solar access or cause over shadowing. Blocks A, B, C, D and G are all single storey dwellings designed to reduce bulk and ensure amenity of adjoining properties is not compromised.

Block H contains 2 X two storey dwellings which adjoin residential zoned land to the north. Those dwellings have been designed to ensure habitable spaces do not directly overlook adjoining properties (bedrooms proposed on the upper level northern elevation). Additionally, there are no adverse impacts from a solar access perspective on adjoining dwellings.

Block J also proposes a two storey built form and this directly adjoins mixed use lands which allow a range of high density development including apartment buildings, hotels and shop top housing. The bulk and scale of Block J is well below the anticipated controls for the site which have a maximum building height of 25m. This block adjoins development of a similar and larger scale than what is proposed.

It is considered the proposed development provides a well-designed built form that is compatible with the existing bulk, scale and character of the area being a mix of single and double storey dwellings and larger commercial buildings on its western boundary. The proposed development retains the single storey built form on Olive Street with the two storey components setback within the property.

The proposed development presents a high quality residential development and is considered a low scale redevelopment of the site given the proposed GFA does not reach the full FSR allowance for the B4 portion of the site and like developments within the surrounding R1 zone. Further FSR calculations have been provided below.

ii. Quantifiable FSR calculations are to be provided to enable compliance to be confirmed.

The subject site comprises a split zoning with the eastern portion zoned R1 General Residential and the western portion zoned B4 Mixed use. The portion of land zoned R1 does not have an applicable FSR under the Albury LEP.

The B4 portion of the site, to the west off Richs lane has an FSR of 1.5:1 applied under the provision of the Albury LEP 2010. Under the provisions of the SEPP (Affordable Rental Housing) 2009, where at least 20% of the units are used for the purposes of affordable housing, a bonus FSR of 0.5:1 can be applied to the site. The proposed development proposes 100% of the units used for the purposes of affordable housing. Therefore, it benefits from a maximum FSR of 2:1.

The total site area within the B4 portion of the site controlled by the FSR development standard is 2,707m². To apply the applicable FSR calculation to this site area (as calculated above) equates to a permissible developable FSR area of 5,414m² (2,707m² x 2).

The proposed total GFA within the B4 portion of the site totals 1,819m². The proposed GFA within the B4 portion of the site can be expressed as an FSR ratio of 0.67:1. Therefore the proposed gross floor area within the B4 portion of the site is well below the bulk and scale allowable under the controls of the site which in this instance is 2:1.

Amended plans have been provided by Curtin Architects Pty LTD which highlight the portion of the site zoned B4, clearly noting total GFA calculations within the B4 Portion of the site.

In addition, plans have been provided detailing the portion of the site that is zoned R1. Whilst no FSR is applicable to this portion of the site, the GFA proposed to the R1 zone is 0.38:1 which is comparable with surrounding like developments (refer to 398-406 Olive Street, South Albury).

2. Car Parking.

Response

i. Traffic Movements proposed in Traffic and Car parking assessment report

A detailed response to Council's comments on traffic and car parking requirements necessary to service the site have been prepared by GTK Consulting Pty LTD and provided as an addendum to this letter.

ii. Cumulative impact of the proposed car parking provision on sites and limited visitor parking provided will result in a reduction of on street parking.

Council staff raised concerns relating to the reduction of on street parking teamed with Albury's limited public transport network and high vehicle ownership rates. The proposed development provides adequate provisions for an affordable housing development that achieves compliance with the relevant car parking controls prescribed under the SEPP (Affordable Rental Housing) 2009.

Based on the dwelling sizes proposed (38 Units), a total of 18 spaces are required. A total 33 spaces have been provided across the development which comprise of 23 garage spaces allocated to dwellings and a further 10 spaces as visitor/staff spaces located within the site. A surplus of 15 spaces have therefore been provided within the development (5 of which will be used for community facility staff and the remaining 5 spaces can be allocated to visitor spaces). This is deemed to be reasonable and more than acceptable considering not all of the end users of the site are anticipated to have access to motor vehicles.

Under the provisions of the SEPP (Affordable Rental Housing) 2009, Part 2, Division 1 Clause 14, details standards that cannot be used to refuse consent if in the case of a DA made by a social housing provider for development on land in an accessible area if the prescribed car parking rates are met. The proposed development achieves full compliance with this control and has an excess of 15 spaces and therefore the consent authority cannot refuse the development application on these grounds.

The reduction in street parking is addressed in the traffic response prepared by GTK Consulting details that no net loss of on-street parking occurs as a result of this DA as there are currently 3 residential lots, i.e. Lots B, D, E and F of DP 354294 which have rightful vehicle access to Olive Street (2 of which have existing driveways).

3. Limited Open Space and Landscape Area Provisions.

Response

i. Development does not provide sufficient ground level open space and landscaping for 38 units.

It is noted, Council is concerned that the required 35m² of landscaping required per dwelling for units 19-38 is achieved through combined ground floor, balcony and communal open space areas within the site.

The minimum prescribed landscape area for 38 dwellings equates to 1,330m². Revised open space plans have been prepared by Curtin Architects Pty Ltd which demonstrate the areas of the proposed communal and private open space areas. The proposed total open space provided to the development equates to 2,200m². The proposed development as mentioned above is well under the allowable developable area for GFA and in addition exceeds the minimum landscape area by 870m².

In addition, each of the units contain landscape areas well in excess of the 35m² prescribed by the ARH SEPP (the majority of the units provide almost double the minimum landscape requirements). Of the 38 units proposed, 10 of those have their landscaped area in split locations, i.e. within the upper level balcony and within the communal open space on site. Given these 10 units are located on the upper levels of the development, the provision of a balcony with an area of 35m² is considered unviable and unrealistic.

Further to this, Clause 14 of the ARH SEPP does not state that the 35m² must be provided *within* the dwelling itself, rather it requires 35m² of landscaped area within the site per dwelling. The total area dedicated to landscaping equates to a surplus of 870m² which more than complies with this control.

It is also not a development standard, rather it is a control that if complied with, Council cannot refuse the DA on. Given full compliance occurs here and the landscaped area is reflective of similar developments in the vicinity, the landscape provision is deemed reasonable and a positive response to the site.

This DA is considered to be of character with the existing developments of similar built form in the surrounding area and provides large areas of landscaping and open space to meet the day to day needs of residents. The landscape proposed at street frontages is fully compliant with the required controls and is also reflective of the landscape present in the street itself.

Of note, the site adjoins Aloysius Park and is within walking distance to surrounding public parks and reserves.

4. Traffic Movements and Road Widths.

Response

i. Narrow internal widths

Revised plans prepared by Curtin Architects Pty Ltd have been submitted as an addendum to this letter. The proposed internal road networks have been designed primarily for one way traffic through the site. Residents will enter the site off Olive street, passing across blocks C, D and E. Two-way traffic is provided to access blocks I and J where traffic can move around the turning head then turning in a northern direction towards Richs Lane.

Traffic can exit the site from Richs Lane or travel past blocks H, F and G to exit via Olive street. All two-way traffic sections meet all the relevant AS 2890.1:2004, AS 2890.2-2002 requirements for internal road layouts and comply with the RMS Guide to Traffic Generating Developments.

ii. Insufficient width to Richs Lane for 2-way access

The notation for site entry off Richs lane has now been removed, Richs lane will only be exit only.

iii. Assessment of the existing traffic volumes in Richs lane

Comments providing rationale to Council's comments to the assessment of the existing traffic volumes in Richs lane have been prepared by GTK Consulting Pty LTD and provided as an addendum.

iv. Details of path of travel for the Garbage Truck

Further details have been detailed on this matter in below section 7. A supplementary traffic plan has been prepared by GTK consulting which further demonstrates compliance for a medium rigid vehicle to manoeuvre throughout the site for waste collection.

5. Increase in Community Housing within a Small Geographic Area.

Response

i. Potential impact upon the character of the area specifically as an area which would have a high proportion of affordable housing.

It is acknowledged in that the South Albury precinct contains a range of community/ affordable housing developments and neighboring properties have raised concerns that the proposed development will lead to a concentration of such housing in a small geographic area and change the character of the area. As noted above, the proposed development's built form has been designed to reflect the character of existing dwellings with the streetscape and the development proposed provides an attractive and active streetscape.

In addition, all dwellings will be designed in accordance with the *Livable Housing Guidelines - Silver Level* as a minimum and this requires the provision of a range of quality materials and finishes to the external facades.

The physical nature of the development will positively enhance the streetscape through its active street frontages and range of landscaping measures proposed to Olive street. The built form has been designed to continue the single storey dwellings to Olive Street with the bulk of the two storey buildings focused within the B4 portion of the site. It is considered the character of the area will not change as a result of the proposed built form.

The objectives of the R1 zone and B4 Zone encourages the provision of affordable housing. This development application complies with the objective of these zones in that the provision of 38 multi dwelling affordable housing units are proposed in a location that is in close proximity to the commercial core and local amenities.

The *Housing Market Snapshot for Murray Murrumbidgee region*¹ notes, of the 26 Local Governments Areas within this region (including Albury) median rents and sales prices have increased, with the proportion of affordable rental housing has declined for both very low and low income households. Albury amongst a few others, saw the highest median rent and sales prices in the region over the long term.

In the LGAs with the largest regional centres, such as Albury and Wagga Wagga, there are also low proportions of affordable rental housing and purchase for the very low and low income households, with a high number of very low and low income earners currently experiencing housing stress.

It is considered the proposed development will provide an opportunity to assist in the shortage of affordable housing within the Albury LGA. This redevelopment provides a form that presents high quality, fits within the existing character of the area and responds to the site attributes and development controls applicable.

6. Impact upon ROW adjacent to Western Boundary.

Response

Revised traffic plans prepared by GTK consulting and revised architectural plans prepared by Curtin Architects Pty Ltd detail the relocation of the turning head in front of block I and J to be wholly contained within the site and not extending over the adjoining ROW and are submitted with this addendum. Furthermore, Council requests details for surface treatment for the ROW which is now detailed on landscape plans prepared by Somewhere Landscape.

7. Waste Storage and Screening.

¹ <http://www.housing.nsw.gov.au/centre-for-affordable-housing/for-planners-of-affordable-housing/housing-snapshots/housing-market-snapshot-murray-murrumbidgee-region>

Response

Council staff have raised concerns with regard to the capacity and adequacy of the proposed number of waste receptacles provided in this Development application. During design progression, detailed advice was received from Andrea Baldwin from Albury Council on waste storage requirements to service this development. Andrea noted that four (4) Rubbish, four (4) Recycle and two (2) Organic bins each of 1100 litre capacity would be sufficient. This advice is reflected on architectural plans submitted at lodgement.

Amended plans have now been provided by Curtin Architects Pty Ltd which detail provisions for a roofed garbage bin enclosure with in floor bucket trap hose cock and roll over bund at entrance located on the southern boundary, next to the waste receptacles storage area. Service Vehicle movements have been addressed in the traffic report prepared by GTK consulting and submitted with DA 10.2017.35189.1. The traffic report details waste collection vehicles will access the site via Olive Street to a bin area at the southwestern corner of the site.

Vehicles will then travel through the site and exit onto Richs Lane. All internal roads will be designed to accommodate a medium rigid vehicle for waste collection and removal vans. A supplementary traffic plan has been prepared by GTK consulting which further demonstrates compliance for a medium rigid vehicle to manoeuvre throughout the site for Waste collection.

Further details for the proposed screen wall and garbage enclosure are provided on plans prepared by Curtin Architects Pty Ltd and submitted as an addendum to this letter.

8. Pedestrian Movement and Safety.

Response

Council have raised concerns noting no pedestrian paths have been provided throughout the development in order to provide a safe pedestrian movement from the units to communal areas. The proposed internal road widths and road curvatures within the proposed development site effectively achieves a 'traffic calming' environment which benefits other users of the road. It is envisaged traffic would enter and manoeuvre throughout the site at low speeds, therefore this development proposes a shared zone for all pedestrian and car internal traffic movements.

Comments providing rationale on pedestrian movement and safety through the site have been prepared by GTK Consulting Pty LTD and provided as an addendum to this letter.

9. Fencing.

Response

Revised landscape plans prepared by Somewhere Landscape Architects and Architectural plans prepared by Curtin Architects Pty Ltd have been provided detailing the location of the fence and material specifications as requested. Revised plans detailing the southern interface adjacent to the open space area to the south of the site denote the location of the proposed fencing to the neighbouring property boundaries.

10. Clarification of Proposed Development.

Response

The proposed development as detailed in the Application Form and Statement of Environmental Effects is for an Affordable Rental Housing development for 38 units, community centre, demolition and associated

site works. The proposed development has been assessed under SEPP (Affordable Rental Housing) 2009.

11. Earthworks.

Response

Earthwork details have been provided in plans prepared by Curtin Architects Pty Ltd and submitted as an addendum to this letter. The subject site contains a gentle slope towards the south of the site. Minimal fill is proposed across the development to achieve compliance with Council's prescribed Ground floor flood level RL of 153.210 AHD. Fill is proposed to dwellings in blocks B, C, D, G, H, I & J.

The greatest extent of fill proposed to the dwellings is seen in blocks I and J. Blocks I and J require approx. 510mm of fill to achieve a T.O.P RL of 153.010 AHD. All buildings across the development will achieve a T.O.P slab RL of 153.010 AHD (plus flooring allowance) to achieve the prescribed Ground floor level RL of 153.210 AHD required to achieve flood clearance.

Fill is proposed across the site to achieve Council's prescribed Ground floor level RL of 153.210 AHD. As detailed above, the greatest extent of fill is proposed to blocks I and J. Blocks I and J where earthworks are the greatest, as sited with Richs lane on the sites northern boundary and Aloysius Park, being a public park on the southern boundary.

Block H proposes 210mm of fill with no first floor balcony to the rear. Block H proposes a window to the first-floor bedrooms being a non-habitable room, therefore it is considered adjoining properties will not be adversely impacted by overlooking. Blocks G and B propose approx. 160mm – 260mm of fill. Both buildings are single storey in nature with block B being sited lower than the adjoining property on 409 Olive Street, Albury approximately 154.97 AHD (refer to Survey prepared by T.J. Hinchcliffe & Associates submitted with DA 10.2017.35189.1).

The impacts of the proposed earth works is considered minor and will not result in adverse impacts on adjoining neighbours.

Based on the revised architectural plans, landscape plans, traffic comments and rationale for compliance with the SEPP (Affordable Rental Housing) 2009, the development as detailed is deemed to warrant favourable consideration from Council. It is therefore respectfully requested that the DA is progressed to determination by way of approval.

Please do not hesitate to contact Mairead on (02) 9690 0279 or via email on mairead@hawesandswan.com.au should you have any queries.

Yours sincerely



Mairead Hawes

Director