

SNPP REF: PPSSNH-630
COUNCIL: WILLOUGHBY CITY COUNCIL
DA NO: DAM-2025/9 (Original DA-2023/64)
ADDRESS: 3 ABBOTT ROAD, ARTARMON NSW 2064
PROPOSAL: MODIFICATION OF CONSENT FOR DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF A 3-STOREY RESIDENTIAL FLAT BUILDING CONTAINING 12 AFFORDABLE UNITS (9 X 2 BED, 3 X 3 BED), BASEMENT CARPARKING
RECOMMENDATION: APPROVAL
ATTACHMENTS:

1. SITE DESCRIPTION AND AERIAL PHOTO
2. DEVELOPMENT CONTROLS, STATISTICS, DEVELOPER CONTRIBUTION & REFERRALS
3. SEPP HOUSING 2021 (CHAPTER 2)
4. SEPP HOUSING 2021 (CHAPTER 4) AND APARTMENT DESIGN GUIDE
5. ASSESSMENT UNDER FURTHER SEPPS, WLEP 2012 & WDCP
6. SUBMISSIONS TABLE
7. SECTION 4.15 & 4.55 ASSESSMENT
8. SCHEDULE OF CONDITIONS
9. NOTIFICATION MAP

RESPONSIBLE OFFICER: RITU SHANKAR - TEAM LEADER
AUTHOR: PETER WELLS - CONSULTANT PLANNER
REPORT DATE: 11 JUNE 2025
MEETING DATE: 18 JUNE 2025

1. PURPOSE OF REPORT

The purpose of this report is to seek determination by Sydney North Planning Panel (SNPP) of Modification Application DAM-2025/9 for demolition of existing building and construction of a 3-storey residential flat building containing 12 affordable units (9 x 2 bed, 3 x 3 bed), basement carparking.

The application is required to be referred to the SNPP for determination because it is a s4.55(2) application where the landowner is Council (conflict of interest).

2. OFFICER'S RECOMMENDATION

THAT the Sydney North Planning Panel:

2.1 APPROVE MODIFICATION APPLICATION DAM-2025/9 FOR DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF A 3-STOREY RESIDENTIAL FLAT BUILDING CONTAINING 12 AFFORDABLE UNITS (9 X 2 BED, 3 X 3 BED),

BASEMENT CARPARKING at 3 ABBOTT ROAD, ARTARMON NSW 2064, subject to conditions contained in Attachment 8, for the following reasons:

- (a) The proposal is a social benefit to the community in that it increases affording housing stock in the Willoughby Local Government Area,
- (b) To proposal is acceptable with regards to height, bulk and scale,
- (c) The proposal is compatible with the surrounding natural and built environment,
- (d) The proposal is consistent with the objectives of the R3 Medium Density zone as it will provide for the housing needs of the community within a medium density residential environment, and provide development that is compatible with the scale and character of the surrounding residential development.
- (e) The proposed development is considered to satisfy the general aims and objectives of the Local Environmental Plan as well as the desired future character of the locality.
- (f) The proposal will not have unreasonable impacts on local traffic, streetscape or on the residential amenity of neighbouring properties.
- (g) The proposed development satisfies SEPP (Housing) 2021, achieves the objectives of the development standards contained in the *Willoughby Local Environmental Plan 2012 (WLEP 2012)*, and satisfies the *Willoughby Development Control Plan 2023 (WDCP 2023)*.

3. BACKGROUND

On 29 September 2023 deferred commencement consent was issued for Development Application DA-2023/64:

Demolition of existing buildings and construction of an in-fill affordable housing residential flat building containing 12 units (9 x 2 bedroom units and 3 x 3 bedroom units) with basement car parking, landscaping and associated works.

The deferred commencement was as follows:

“PART A

The parcel of land adjoining the site to the north is deemed a public road. This consent is granted subject to Council resolving to close the parcel of land adjoining the site to the north as a public road and, if so resolved, the separate process being undertaken pursuant to the Roads Act 1993.

The road closure process must be finalised and a fresh deposited plan registered that demonstrates that 3 Abbott Road and the subject parcel to the north having been consolidated.

(Reason-Orderly development of land)

Subject to Council confirming in writing its satisfaction of the items required in Part A, the conditions in Part B will become effective as amended or added to by any conditions emanating from satisfaction of Part A”.

On 28 November 2024 the deferred commencement requirement was satisfactorily addressed and the consent was activated. For clarity, the road closure resulted in a fresh Lot and DP number separate to the primary parcel, which satisfied the primary objective to close

the road. The consolidation of both parcels will occur prior to issue of the Occupation Certificate pursuant to condition 75 of the original consent, which reads:

75. Registration of Plan of Consolidation

Prior to the issue of any Occupation Certificate, all individual allotments involved in the development site shall be consolidated into a single allotment and evidence of the registration of the plan of consolidation to be submitted to Council.

(Reason: Ensure compliance)

On 24 January 2025 the subject Modification Application DAM-2025/9 was lodged and is the subject of this assessment report. On 10 June 2025 the applicant supplemented the Modification Application with additional information on waste collection, ADG and tree replacement, as requested by Council.

A description of the site and surrounding area, including an aerial photograph is contained in **Attachment 1**.

4. DESCRIPTION OF PROPOSAL

The subject Modification Application seeks the following:

- Changes to the approved roof form;
- Changes to the approved basement layout;
- Increase in communal open space level by 195mm;
- Lowering of basement floor level (eastern section) by 225mm from RL 85.795 to RL 85.570;
- Minor reconfiguration of pathways and landscaping;
- Changes to approved finishes and materials (roof changes to lighter colour, sandstone changed to “sandstone-look” blockwork, wall cladding to replace approved paint finish fibre cement but retaining the same colour as approved).
- Condition 1 will change to reflect the updated plans for approval.

The controls and development statistics that apply to the subject land, as well as referrals, are provided in **Attachment 2**.

A SEPP Housing 2021 – Chapter 2 assessment is provided in **Attachment 3**.

A SEPP Housing 2021 – Chapter 4 and ADG assessment is provided in **Attachment 4**.

A SEPP and LEP/DCP assessment is provided in **Attachment 5**.

A public submissions table and the assessing officer’s response is contained in **Attachment 6**.

A s4.15 and s4.55 assessment of the proposal is provided in **Attachment 7**.

A schedule of draft conditions are provided in **Attachment 8**.

A notification map is provided in **Attachment 9**.

5. CONCLUSION

The Modification Application DAM-2025/9 has been assessed in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979*, SEPP Housing 2021, *WLEP 2012*, *WDCP 2023*, and other relevant codes and policies. It is considered that the proposal is acceptable in the particular location, subject to the modified consent conditions included in **Attachment 8**.

ATTACHMENT 1: SITE DESCRIPTION AND SURROUNDS

The subject site is legally known as Lot 1

- 3 Abbott Road, Artarmon (Lot 375 in DP 752067) [site area = 1458.2m²], and
- A 1.117m to 1.2m wide strip of land known as Lot 1 DP 1308485 [site area = 80.5m²].

The site is located on the eastern side of Abbott Road, opposite Artarmon Public School, and opposite Mathews Lane. The eastern boundary of the site has frontage to Hampden Lane. As mentioned earlier, Condition 75 of the original development consent requires the consolidation of the allotments prior to the issue of the Occupation Certificate.

The site area and dimensions of the site are:

Total site area 1538.7m².

Site dimensions 21.232m to Abbott Road, 21.315m to Hampden Lane, with a southern side length of 72.505m and northern side boundary of 71.657m.

The site has a fall of approximately 5.3m with an average approximately gradient of 7.4%.

Surrounding development comprises 3-storey residential flat buildings.

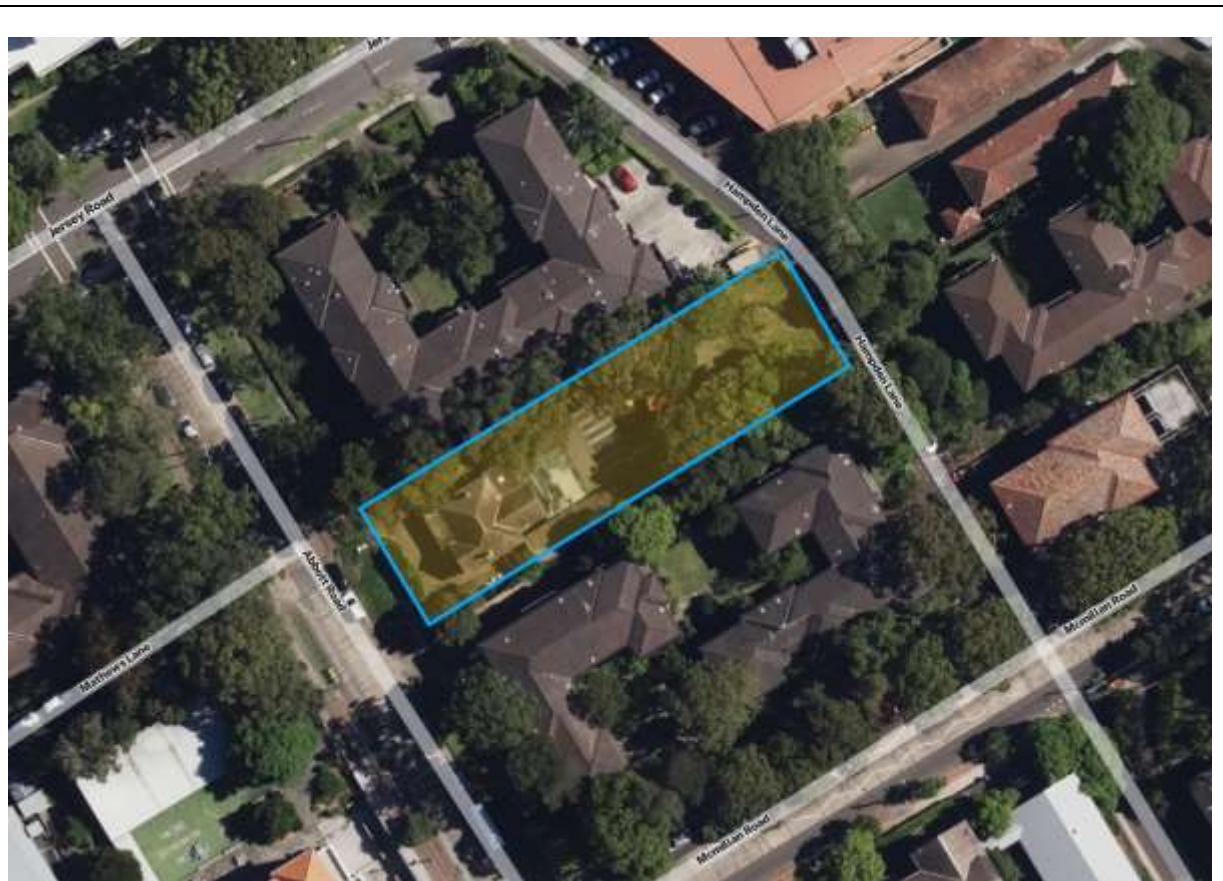


Image 1: An aerial image of the site (source: NSW Government Explorer)



Image 2: The eastern boundary of the site where it joins Hampden Lane, looking from south to north.



Image 3: The eastern boundary of the site where it joins Hampden Lane, looking from north to south.

ATTACHMENT 2: DEVELOPMENT CONTROLS, STATISTICS, DEVELOPER CONTRIBUTION AND REFERRALS

| | |
|--|--|
| WLEP 2012 Zoning: | R3 – Medium Density Residential |
| Site Area (including the adjoining parcel) | 1538.7m ² |
| Permissibility | Residential flat buildings are permitted in the zone. |
| Additional Permitted Use | N/A |
| Conservation area | NO |
| Aboriginal Heritage | NO |
| Heritage Item | NO |
| Vicinity of Heritage Item | NO |
| Natural Heritage Register | NO |
| Bushfire Prone Area | NO |
| Flood related planning control | NO |
| Foreshore Building Line | NO |
| Adjacent to classified road | NO |
| Road/lane widening | NO |
| BASIX SEPP | YES |
| Infrastructure SEPP - Rail | NO |
| Infrastructure SEPP - Road | NO |
| Development near Lane Cove Tunnel | NO |
| Contaminated Land | NO |
| Adjacent / above Metro | NO |
| Land Issues - Exponare | NO |
| Other relevant SEPPS | State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 |
| Relevant DCPs policies and resolutions | WDCP 2023 |

Developer's Contribution Plans

Pursuant to section 2.6 of the Willoughby Local Infrastructure Contributions Plan, public infrastructure carried out by Council for affordable housing does not attract a contribution.

Referrals

Internal referrals

| | |
|-------------------|--|
| Engineering | Stormwater condition 17 revised to reflect modified stormwater plans. |
| Building Services | No Certification/Building objection to the S4,55 Modification subject to the original Certification/Building conditions of consent. |
| Landscaping | The revised landscape plans were reviewed and show the required 48 replacement trees, satisfying the 3:1 replacement requirement. Condition 104A added to the consent. |
| Waste | <p>The DA is a modification of approved DA2023/64 (SNPP). The modification is substantively the same scale regarding waste as the original DA, a 12 unit residential flat building of low-rise apartment size. The DA was approved for waste using under the old DCP generation rates. It is proposed to retain the old DCP generation rates, but seek to improve the Conditions for clarity of the waste collection service approved. The Conditions of that DA related to waste are shown in Appendix 1. There appears to be omission of Conditions for:</p> <ul style="list-style-type: none"> • Waste Collection Policy; • Residential Waste Collection Agreement with Council; • Kerbside Collection Point; • Management of Waste; and • Waste Storage Room Construction. <p>The development must operate in full compliance with Council's Waste Management collection requirements for Council's kerbside residential waste service. This includes collection by Council HRV currently on the following frequencies:</p> <ul style="list-style-type: none"> • Garbage: once per week • Recycling: once per week • Garden organics: once per week • Bulky waste: booked or scheduled service <p>Kerbside collection point</p> <p>An architectural drawing was requested that shows waste can be safely presented to the kerbside:</p> <ul style="list-style-type: none"> • Adjacent to the boundary of the development; • Without encroaching the boundary of any other development; • Without causing any traffic hazards; • Without blocking access to land; and • Bins must be presented to the kerbside single file and spaced 30cm apart to ensure that Council's collection vehicle can access the bins without any need for manual |

| | |
|--|--|
| | <p>handling.</p> <p>A diagram was supplied on 10 June 2025 which is shown in Figure 1. It is satisfactory for bins, but does not show bulky waste. The development could manage bulky waste pile sizes this through a plan of management and utilise space not used for bins.</p> <p>Waste storage area construction and amenities</p> <p>The waste storage area amenities are not clear, such as the following:</p> <ul style="list-style-type: none"> • Floors must be reinforced concrete, smooth, non-slip and at least 75mm thick; • Bin storage area must be supplied with hot and cold water; and • Bin storage area must drain to a Sydney Water approved sewer system. • Ideally, but relate more to the new DCP: <ul style="list-style-type: none"> ○ Doorways should be a minimum of 2.5m wide – added to draft condition. ○ A minimum aisle space of 1.5m required in the bin storage area – not added to draft condition. <p>Based on size using Figure 2, it might be better if the development switched the bins and bulky waste rooms.</p> <p>Education and management for residents</p> <p>The education and management for residents is not clear. A condition is proposed to encourage correct waste disposal and details around communication with residents for waste-related information. See draft condition 116C Management of Waste.</p> |
|--|--|

ATTACHMENT 3: SEPP (HOUSING) 2021

The original development application DA-2023/64 for in-fill affordable housing was made pursuant to Chapter 2, Part 2 – Division 1, Clause 16 of the Housing SEPP. This Division applies to the proposal as *residential flat buildings* are permissible with development consent on the subject site under the Willoughby LEP 2012, and greater than 10% of the gross floor area of the development is to be used for the purposes of affordable housing. The subject site is within an accessible area being within 270m walking distance of Artarmon Railway Station.

The definition of a *social housing provider* includes ‘a local government authority that provides affordable housing’ (SEPP (Housing) 2021, Schedule 10). As such the non-discretionary development standards of the SEPP which apply to social housing providers have been applied to the development.

The relevant matters contained within Part 2, Division 1 of the SEPP are addressed in the table below:

| SEPP (Housing) 2021 – Chapter 2 Affordable Housing Part 2, Division 1 – In-fill affordable housing | |
|--|--|
| Clause 16 Development to which division applies | Assessment/Comment |
| <p>(1) The maximum permissible floor space ratio for the development on the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).</p> <p>(2) The minimum affordable housing component, which must be at least 10%, is calculated as follows—</p> $\text{affordable housing component} = \frac{\text{additional floor space ratio}}{(\text{as a percentage})} \div 2$ <p>(3) Maximum permissible building height for the development on the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).</p> | <p>Residential flat building development is permissible in the R3 Medium Density Residential zone and as such this division applies to the development.</p> <p>The proposal is for 12 x affordable units and as such 100% of GFA will be for the purposes of affordable housing. As more than 15% of the development is affordable housing (the maximum captured by the clause) a 30% (0.3:1) FSR bonus is applied. This means the FSR standard becomes $0.9 + 0.3 = 1.2:1$. The proposed FSR of the modified proposal is 0.88:1 and complies with the FSR standard.</p> <p>An additional building height of up to 30% to the 12m standard applies, such that the height standard becomes 15.6m. The proposed building height of the modified proposal is 12m and complies with the building height standard.</p> |
| Clause 19 - Non-discretionary development standards—the Act, s 4.15 | |
| (1) The object of this section is to identify development standards for particular matters relating to residential development under this | |

| | |
|--|--|
| division that, if complied with, prevent the consent authority from requiring more onerous standards for the matters. | |
| (a) a minimum site area of 450m ² , | No change – The site has an area of 1,538.9m² and complies. |
| (b) a minimum landscaped area that is the lesser of— (i) 35m ² per dwelling, or (ii) 30% of the site area, | The modified development is to provide 35m ² of landscaped area per dwelling – 12 x dwellings require 420m ² of landscaped area to be provided, or 461.7m ² . Complies. The modified development provides a landscaped area of 671m² (43.6%). |
| (c) a deep soil zone on at least 15% of the site area, where— (i) each deep soil zone has minimum dimensions of 3m, and (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site, | The modified development is to provide 15% of the site as deep soil which equates to 230.82m ² with a minimum dimension of 3m, with at least 65% of the deep soil zone located at the rear of the site. Complies. Deep soil area = 328m² with minimum dimension of 3m. The 65% figure is not numerically achieved as more 3m wide deep soil is located at the frontage; but deep soil generally has been distributed consistent with the previously approved scheme and achieves a satisfactory landscaping outcome. |
| (d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter, | The proposal is to achieve 3 hours of solar access to living rooms/private open space in at least 70% of the dwellings between 9am-3pm in midwinter. Complies. The orientation, windows, and private open space areas of the approved dwellings are not altered by the modifications and as such no change is proposed to the approved solar access. The modified development continues to comply as 9/12 units – 75% of dwellings receive at least 3 hours of direct solar access between 9am-3pm in midwinter. |
| (e) the following number of parking spaces for dwellings used for affordable housing— (i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, (iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space, | Complies. No change is proposed to the number of dwellings or parking spaces within the modified development. The development continues to provide 8 x spaces for the approved units. |
| (g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development, | Complies. The modified units continue to meet ADG minimum sizes. |
| Clause 20 Design requirements | |

| | |
|--|---|
| <p>(1) <i>Development consent must not be granted to development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) under this division unless the consent authority has considered the Low Rise Housing Diversity Design Guide, to the extent to which the guide is not inconsistent with this policy.</i></p> <p>(2) <i>Subsection (1) does not apply to development to which Chapter 4 applies.</i></p> <p>(3) <i>Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with—</i></p> <p>(a) <i>the desirable elements of the character of the local area, or</i></p> <p>(b) <i>for precincts undergoing transition—the desired future character of the precinct.</i></p> | <p>Satisfactory. The modified development is assessed against the provisions of <i>Chapter 4 Design of residential apartment development</i> of the SEPP pursuant to Clause 20(2).</p> <p>The approved development (and the subject modified development) satisfies the desired future character of the locality, notably complying with the 12m height and 0.9:1 FSR development standards, and largely with the setback requirements.</p> <p>The subject modifications (including roof form changes) and other external amendments do not result in a deviation from satisfactory character.</p> <p>No change is proposed to the approved setbacks of the development. The configuration of deep soil landscape areas is altered but appropriate deep soil is achieved to the rear laneway.</p> |
| <p>Clause 21 Must be used for affordable housing for at least 15 years</p> | |
| <p>(1) <i>Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development—</i></p> <p>(a) <i>the development will include the affordable housing component required for the development under section 16, 17 or 18, and</i></p> <p>(b) <i>the affordable housing component will be managed by a registered community housing provider.</i></p> <p>(2) <i>This section does not apply to development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.</i></p> | <p>Condition 110A of the original consent requires that the development will be affordable housing for minimum 15 years from the date of the issue of any Occupation Certificate for the approved development and will be managed by a registered community housing provider. This condition is not sought for change and remains in place.</p> |
| <p>Clause 22 Subdivision permitted with consent</p> | |
| <p><i>Land on which development has been carried out under this division may be subdivided with development consent.</i></p> | <p>No subdivision is proposed. A condition of consent requires the amalgamation of the site.</p> |

ATTACHMENT 4: SEPP (HOUSING) 2021 ASSESSMENT AND APARTMENT DESIGN GUIDE

Clause 149 (previously Clause 6A SEPP 65) provides that the following aspects of an assessment shall be taken from the Apartment Design Guide in lieu of the DCP such that the provisions of the DCP have no effect.

- (a) visual privacy,
- (b) solar and daylight access,
- (c) common circulation and spaces,
- (d) apartment size and layout,
- (e) ceiling heights,
- (f) private open space and balconies,
- (g) natural ventilation,
- (h) storage.

The following table assesses the development application in accordance with these principles. A Design Verification Statement (dated May 2025) prepared by Kennedy Associates Architects is submitted with the modification application.

| Principle | Comment |
|-------------------------------------|---|
| Context and Neighbourhood Character | <p>The Housing SEPP acknowledges that good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>The immediate locality is defined by a range of building typologies, noting the subject site adjoins three storey residential flat buildings to the north-west and south-east, with the Artarmon Public School located opposite Abbott Road to the south-west of the site.</p> <p>The applicant advises that the proposed development has been designed to respond to its context and neighbourhood character. The applicant the proposal:</p> <ul style="list-style-type: none"> • responds to the steep slope of the site, artificially stepping down with the topography • providing appropriate height scale in keeping with the neighbouring properties at 2-4 Jersey Road and 11 McMillan Road. • Mimics the length of the neighbouring apartment building to the north (2-4 Jersey Road) • provides a highly articulated and modelled massing • fits within the permissible height plane • provides affordable units and a range of unit types to cater for the desired demographic • is of a high quality contemporary design which responds to and enhances the streetscapes • provides additional housing in an area with |

| Principle | Comment |
|----------------------|--|
| | <p>excellent proximity to services and transport</p> <p><u>Assessment Planer comments</u> It is agreed that the proposal satisfies SEPP Housing 2021 with regards to Context and Neighbourhood Character.</p> |
| Built Form and Scale | <p>SEPP Housing acknowledges that good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>The applicant says:</p> <ul style="list-style-type: none"> • The proposed development is below the allowable floor space ratio under Willoughby LEP 2011 and, as such, is considered to be of a scale anticipated by the planning controls. • The development is under the 11m height plane allowable under Willoughby LEP. • A key measure of the appropriate bulk and scale of a development is its impacts on neighbours, particularly in terms of solar access and visual privacy. The proposed development complies with the ADG requirement for solar access to neighbouring developments and has minor non compliances with visual privacy that do not result in any negative impacts on neighbours. • Additionally, the proposed development is generally compliant with all ADG provisions for residential amenity such as solar access, cross ventilation, apartment sizes, room sizes, balcony sizes and storage. • The proposed development has been designed to enhance the character of the Abbott Road and Hampden Lane streetscapes by providing facades that are highly articulated and visually engaging. • The streetscape design incorporates: <ul style="list-style-type: none"> (a) a variety of materials and textures including face brick, fibre cement cladding and metal detailing (b) contrasting material colours, including light and dark elements (c) a high level of articulation including, projecting balconies, building indentations and architectural roof elements (d) careful composition of elements and architectural detailing including treatment of windows, balconies, and balustrades <p><u>Assessment Planner comments:</u> The modified proposal maintains the central open foyer element that serves as a visual break in the built</p> |

| Principle | Comment |
|----------------|---|
| | <p>form when viewed from the adjoining properties. The rear landscaped yard contains a communal open space which incorporates an interactive space. The elevation go the communal open space above Hammond Lane has acceptable impacts on surrounding properties. The location of this communal open space is appropriately sympathetic to the existing trees on the site, and its height and location does not create detrimental amenity impacts to adjoining land.</p> <p>The proposal satisfies SEPP Housing 2021 with regards to Built Form and Scale.</p> |
| Density | <p>SEPP Housing acknowledges that good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>The applicant says:</p> <ul style="list-style-type: none"> • The proposed development provides 12 dwellings on a site area of 1538.87m², which represents a dwelling density of approximately 1 dwelling per 128.24m². • The proposed development is below the allowable floor space ratio, generally complies with all amenity provisions of the ADG and does not result in any negative impacts on neighbours. Further, the proposed development complies with all site based provisions of the ADG and or SEPP (Housing), such as communal open space and deep soil areas. • The proposed development provides affordable housing units in a well serviced, convenient location. • The quantum of the proposal is well contained within an acceptable envelope. • The built form uses measures, such as modulation, to reduce the visual bulk. <p><u>Assessment Planner comments:</u> The modified proposal satisfies the considerations for density. The areas of units and private open space are satisfactory, contained within an acceptable quantum (FSR).</p> |
| Sustainability | <p>The ADG says that good design combines positive environmental, social and economic outcomes.</p> |

| Principle | Comment |
|-----------|---|
| | <p>The applicant says:</p> <ul style="list-style-type: none"> • The residential component of the proposed development is subject to the provisions of BASIX and is accompanied by a certificate outlining its compliance with the environmental sustainability measures required including; resource, energy and water efficiency, passive solar design, water capture and thermal performance. The proposed development is exceeding the current requirements and is aiming to meet the NCC 2022 requirements for BASIX. • The proposed development meets or exceeds the sustainability measures of the ADG including cross ventilation, solar access to units and communal open spaces, natural light and ventilation, deep soil areas, low maintenance building materials and low maintenance landscaping. • Additionally, as an affordable housing development, the proposed development caters for the particular portion of the population, providing an attractive, high amenity place and contributing positively to the social sustainability of the area. <p><u>Assessment Planner comments:</u> The modified proposal satisfies the considerations for sustainability.</p> <p>A satisfactory BASIX Certificate accompanies the application.</p> |
| Landscape | <p>The ADG says that good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity.</p> <p>The applicant says:</p> <ul style="list-style-type: none"> • The proposed development has been designed |

| Principle | Comment |
|-----------|--|
| | <p>to incorporate landscape as an integrated element of its overall design.</p> <ul style="list-style-type: none"> The landscape design responds to existing site conditions, in particular it: <ul style="list-style-type: none"> (a) has been designed as a continuous landscape (b) supports a range of plant sizes and types, including ground covers, shrubs and canopy trees (c) has an emphasis on reflecting existing topography (d) protects existing trees (e) provides a balance of active and passive spaces (f) provides deep soil planting in excess of the requirements of the SEPP (Housing) (g) includes screen planting for privacy to and from units and the development (h) incorporates a range of spaces and facilities for social interaction (i) contributes positively to the amenity and living environment of future residents (j) The proposed landscape design enhances the development's overall design in terms of sustainability, useability, amenity and appearance. <p><u>Assessment Planner comments:</u> The modified proposal satisfies the considerations for landscape. Council's Landscape Designer is satisfied the landscape scheme is acceptable subject to conditions.</p> <p>The landscape plan includes the planting of a range of mature trees, shrubs and groundcovers to offset the removal of existing vegetation.</p> |
| Amenity | <p>The ADG says that good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>The applicant says:</p> <ul style="list-style-type: none"> The proposed development has been designed to provide a high level of amenity for future residents. The proposed development generally complies all ADG requirements for amenity for solar access, cross ventilation, apartment size and layout, visual privacy, storage, and private and communal open spaces. In addition to meeting the requirements of the ADG, the proposed development includes a |

| Principle | Comment |
|-----------|---|
| | <p>number of other elements which enhance the residential amenity for future residents. These include:</p> <ul style="list-style-type: none"> (a) all units are greater than the minimum required size (b) all units are dual aspect (c) Communal spaces are provided that exceeds the minimum solar requirements (d) all areas of the development are easily and equitably accessible for users of all age groups and degrees of mobility. (e) high quality contemporary design and well-considered landscape <p><u>Assessment Planner comments:</u> The proposed development does not negatively impact on the amenity of neighbouring properties. The proposed units have a satisfactory level of amenity and satisfy the ADG design criteria. Solar access, ventilation, internal circulation spaces and floor to ceiling heights satisfy the controls. Communal open space facilitates well-being in its function as a space used by individuals or in a communal capacity.</p> |
| Safety | <p>The ADG says that good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.</p> <p>The applicant says:</p> <ul style="list-style-type: none"> • A high level of safety and security is achieved through: <ul style="list-style-type: none"> (a) clearly defined building entries (b) utilization of technological access controls including fences, gates, landscaping, and key / swipe card points (c) legible, continuous wayfinding throughout the development (d) casual surveillance to the public domain and communal areas from living areas of balconies (e) encouraging a sense of ownership through high quality, durable finishes, and contemporary aesthetic design. <p><u>Assessment Planner comments:</u> The proposal achieves a suitable level of safety. The</p> |

| Principle | Comment |
|---|---|
| | <p>units include balconies and outdoor terrace areas, which promote casual surveillance of both the primary street frontage and the rear laneway frontage of the site. The communal open space area adjacent to Hampden Lane provides activation of the laneway and contributes to passive surveillance of this frontage.</p> <p>The upper level windows of the units at the upper levels also provide passive surveillance of the communal circulation areas of the site.</p> <p>All entries to the proposed development will be access controlled with clear sight lines. The applicant advises that the basement will be finished with appropriate lighting, minimising opportunities for concealment.</p> |
| <p>Housing Diversity and Social Interaction</p> | <p>The ADG says that good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p><u>Assessment Planner comments:</u> The proposal addresses housing affordability with the provision of 2 and 3 bedroom units (including adaptable/liveable units) within close proximity to public transport and local services.</p> |
| <p>Aesthetics</p> | <p>The ADG says that good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure.</p> <p>The applicant says elements contributing to the aesthetics of the proposed development including:</p> <ul style="list-style-type: none"> • using a variety of materials and textures including face brick, fibre cement cladding and metal detailing • using a predominately 'light' coloured material palette • providing contrasting material colours, including dark highlight elements • a high level of articulation including, projecting balconies, building indentations and architectural roof elements • careful composition of elements including treatment of windows, balconies, and balustrades • incorporation and emphasis of vertical elements including stacked balconies, and building indentations • incorporation and emphasis of horizontal elements including exposed slab edges, datum line and roof elements • composition of horizontal and vertical elements to break up the building massing and volume and |

| Principle | Comment |
|-----------|---|
| | <p>create a 'human scale'</p> <p><u>Assessment Planner comments:</u> The proposed development has been designed to contribute positively to the Abbott Road and Hampden Lane streetscapes and where visible from the public domain and from within communal areas. The development appears suitably inviting, accessible, and activated on all facades.</p> <p>The proposed changes to materials does not detract but contributes built surrounds.</p> <p>The proposal contributes satisfactorily to the desired future character of the locality envisaged by the planning controls within the Willoughby LEP and DCP.</p> <p>The proposed scheme is considered a suitable design response that site comfortably within it natural and built surrounds.</p> |

The proposal is satisfactory with regards to the SEPP Housing and Apartment Design Guide (ADG).

| Part 3 - Siting the Development | | | | |
|--------------------------------------|--|---|--------------|---|
| 3A Site Analysis | Objective 3A-1 Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and the relationship to the surrounding context | | Complies | Satisfactory in that the proposal satisfactorily illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context. |
| | | | | |
| 3B Orientation | Objective 3B-1 Building types and layouts respond to the street and site while optimizing solar access within the development | | Complies | The proposal satisfies this requirement. |
| | Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid-winter | | Complies | Acceptable. Adjoining properties receive an acceptable amount of solar access for the medium density residential environment. |
| 3C Public Domain Interface | Objective 3C-1 Transition between private and public domain is achieved without compromising safety and security | | Complies | The proposal satisfies CPTED considerations. |
| | Objective 3C-2 Amenity of the public domain is retained and enhanced | | Complies | Assessed and found to be acceptable. |
| 3D Communal and Public Open Space | Objective 3D-1 And adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping | 1.Communal open space has a minimum area equal to 25% of the site | Satisfactory | The communal open space requirements are achieved. |
| | | 2. Developments achieve a minimum of 50% | Satisfactory | Acceptable |

| | | | | |
|---|---|---|---------------------|--------------|
| | | direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9am and 3pm on 21st June (mid- winter) | | |
| | Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting | | Satisfactory | Acceptable |
| | Objective 3D-3 Communal open space is designed to maximise safety | | Satisfactory | Acceptable |
| | Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood | | Satisfactory | Acceptable |
| 3E Deep Soil Zone | Objective 3E-1 Deep soil zone provides areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality | Deep soil zones are to meet the following minimum requirements: 15% x site = 230.81m ² Provided = 409m ² which equates to (greater than 3m width but less than 6m) | Satisfactory | Acceptable |
| 3F Visual Privacy | Objective 3F-1 Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. | Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries remain unchanged. | Satisfactory | Acceptable |
| | Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space. | | Complies | Satisfactory |
| 3G Pedestrian Access and | Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain | | Complies | Satisfactory |

| | | | |
|-----------------------------------|---|-----------------|--|
| Entries | Objective 3G-2 Access, entries and pathways are accessible and easy to identify | Complies | Satisfactory |
| | Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations | Complies | Satisfactory |
| 3H Vehicle Access | Objective 3H-1 Parking and access on the site generally complies with the requirements of AS/NZS 2890.1 and AS2890.6. | Complies | Satisfactory |
| 3J Bicycle and Car Parking | Objective 3J-1 Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. SEPP (Housing) 2021 clause 19 (2) (e): (e) the following number of parking spaces for dwellings used for affordable housing— (i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, (iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space which equates to: 9 x 0.5 spaces = 4.5 spaces 3 x 1 spaces = 3 spaces Total 7.5 spaces rounded to 8 spaces (complies) | Complies | Complies SEPP (Housing) 2021 applies cl 19 (2) (e) prevails 8 spaces satisfactory) |
| 3J Bicycle and Car Parking | Comments: SEPP (Housing) 2021 applies. The proposal complies with the requirements of this SEPP. | | |
| | Objective 3J-2 Parking and facilities are provided for other modes of transport | Complies | Satisfactory |
| | Objective 3J-3 Car park design and access is safe and secure | Complies | Secure basement car park with lift access to all residential levels |
| | Objective 3J-4 Visual and environmental impacts of underground car parking are minimised | Complies | Proposal is |

| | | | | |
|---|--|---|------------------------|--|
| | | | | satisfactory. |
| | Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised | | Complies | Proposal is satisfactory. |
| | Objective 3J-6 Visual and environmental impacts of above ground enclosed parking are minimised | | N/A | Proposal is satisfactory. |
| Part 4 – Designing the Building | | | | |
| 4A Solar and Daylight Access | Objective 4A-1 To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. | 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours of direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. | Complies | 9 of the 12 units (75%) receive minimum 2hrs sunlight to the living areas. |
| | | 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm mid winter. | Does not comply | 16.6% (2 of 12 units - units 01 and 05) receive no sun in mid-winter |
| | Objective 4A-2 Daylight access is maximised where sunlight is limited | | Complies | Proposal is satisfactory. |
| | Objective 4A-3 Design incorporates shading and glare control, particularly for warmer months | | Complies | Proposal is satisfactory. |
| 4B Natural Ventilation | Objective 4B-1 All habitable rooms are naturally ventilated | | Complies | All habitable rooms. |
| | Objective 4B-2 The layout and design of single aspect apartments maximizes natural ventilation | | Complies | Proposal is satisfactory. |
| | Objective 4B-3 The number of apartments with natural cross ventilation is | 1. At least 60% of apartments are naturally cross ventilated. | Complies | All units are cross-ventilated by virtue of the dual aspect. |

| | maximized to create a comfortable indoor environment for residents | | | | | | | | | | | | | |
|--|--|---|-----------------------|--|-----------------------|--------|------------------|-----------|------------------|-----------|------------------|-----------|------------------|-------------------|
| 4C Ceiling Heights | Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access | 3.1m min floor to floor residential | Complies | 3.1m floor to floor 2.7m floor to ceiling | | | | | | | | | | |
| | Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms | | Complies | Proposal is satisfactory. | | | | | | | | | | |
| | Objective 4C-3 Ceiling heights contribute to the flexibility of building use over the life of the building | | Complies | Proposal is satisfactory. | | | | | | | | | | |
| 4D Apartment Size and Layout | Objective 4D-1 The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity | 1. Apartments are required to have the following minimum internal areas: <table><tr><th>Apartment Type</th><th>Minimum Internal Area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> | | Apartment Type | Minimum Internal Area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 70m ² | 3 bedroom | 90m ² | All units comply. |
| | | Apartment Type | Minimum Internal Area | | | | | | | | | | | |
| | Studio | 35m ² | | | | | | | | | | | | |
| 1 bedroom | 50m ² | | | | | | | | | | | | | |
| 2 bedroom | 70m ² | | | | | | | | | | | | | |
| 3 bedroom | 90m ² | | | | | | | | | | | | | |
| The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. | | | | | | | | | | | | | | |
| | | 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms | | | | | | | | | | | | |
| | Objective 4D-2 Environmental performance of the apartment is maximised | 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In the open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window | Complies | All habitable room depths are less than 2.5x the ceiling height Window to kitchen | | | | | | | | | | |

| | | | | dimension complies. | | | | | | | | | | | | | | | | | | |
|---|---|---|-----------------|---------------------|---------------|-------------------|-----------------|---|----------------------|-----------------|----|----------------------|------------------|----|-----------------------|------------------|------|---------------|--------------|---------------|----------|-------------------|
| | Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs | 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) | Complies | Satisfactory | | | | | | | | | | | | | | | | | | |
| | | 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) | Complies | Satisfactory | | | | | | | | | | | | | | | | | | |
| | | 3. Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none">3.6m for studio and 1 bedroom apartments4m for 2 & 3 bedroom apartments | Complies | Satisfactory | | | | | | | | | | | | | | | | | | |
| | | 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts | N/A | | | | | | | | | | | | | | | | | | | |
| 4E Private Open Space and Balconies | Objective 4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity | 1. All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum Depth</th></tr><tr><td>Studio Apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 Bedroom Apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 Bedroom Apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ Bedroom Apartments</td><td>12m²</td><td>2.4m</td></tr><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum Depth</th></tr></table> | Dwelling Type | Minimum Area | Minimum Depth | Studio Apartments | 4m ² | - | 1 Bedroom Apartments | 8m ² | 2m | 2 Bedroom Apartments | 10m ² | 2m | 3+ Bedroom Apartments | 12m ² | 2.4m | Dwelling Type | Minimum Area | Minimum Depth | Complies | All units comply. |
| | | Dwelling Type | Minimum Area | Minimum Depth | | | | | | | | | | | | | | | | | | |
| | | Studio Apartments | 4m ² | - | | | | | | | | | | | | | | | | | | |
| 1 Bedroom Apartments | 8m ² | 2m | | | | | | | | | | | | | | | | | | | | |
| 2 Bedroom Apartments | 10m ² | 2m | | | | | | | | | | | | | | | | | | | | |
| 3+ Bedroom Apartments | 12m ² | 2.4m | | | | | | | | | | | | | | | | | | | | |
| Dwelling Type | Minimum Area | Minimum Depth | | | | | | | | | | | | | | | | | | | | |
| The minimum balcony depth to be counted as contributing to the balcony area is 1m | Partial compliance | 12.2m2 considered satisfactory on the | | | | | | | | | | | | | | | | | | | | |

| | | | | |
|---|--|---|--|--|
| | | 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m | (units 3 and 4 contain 12.2m ² POS) | basis of ADG compliant communal open space (25.5%) – see Drawing DA-24-A, plot dated 20/11/24 by Kennedy Associates Architects |
| | Objective 4E-2 Primary private open space and balconies are appropriately located to enhance liveability for residents | | Complies | Satisfactory |
| | Objective 4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building | | Complies | Satisfactory |
| | Objective 4E-4 Private open space and balcony design maximises safety | | Complies | Satisfactory |
| 4F Common Circulation and Spaces | Objective 4F-1 Common circulation spaces achieve good amenity and properly service the number of apartments | 1. The maximum number of apartments off a circulation core on a single level is eight | Complies | Satisfactory |
| | | 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40 | N/A | |
| | Objective 4F-2 Common circulation spaces promote safety and provide for social interaction between | | Complies | Satisfactory |
| 4G Storage | Objective 4G-1 Adequate, well designed storage is provided in each apartment | In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: | | Complies |
| | | Dwelling Type | Storage Size Volume | |
| | | Studio apartments | 4m ³ | |
| | | 1 bedroom apartments | 6m ³ | |

| | | | | | | |
|-------------------------------|--|--|------------------|--|--|---|
| | | 2 bedroom apartments | 8m ³ | | | |
| | | 3+ bedroom apartments | 10m ³ | | | |
| | | At least 50% of the required storage is to be located within the apartment | | | Satisfactory Note: Basement storage for units 3, 7, and 11 have been deleted, however sufficient storage is achieved in units. | |
| | Objective 4G-2 Additional storage is conveniently located, accessible and nominated for individual Apartments | | | | Complies | Satisfactory |
| 4H Acoustic Privacy | Objective 4H-1 Noise transfer is minimised through the siting of buildings and building layout | | | | Complies | Satisfactory |
| | Objective 4H-2 Noise impacts are mitigated within apartments through layout and acoustic treatments | | | | Complies | Satisfactory |
| 4J Noise and Pollution | Objective 4J-1 In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings | | | | Complies | Satisfactory |
| | Objective 4J-2 Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission | | | | Complies | Satisfactory |
| 4K Apartment Mix | Objective 4K-1 A range of apartment types and sizes is provided to cater for different household types now and into the future | | | | Complies | 9 x 2-bed and 3 x 3-bed is an acceptable mix. |
| | Objective 4K-2 The apartment mix is distributed to suitable locations within the building | | | | Complies | Satisfied |

| | | | |
|---|---|--|--|
| 4L Ground Floor Apartments | Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located | Complies | There is activated frontage as much as is appropriate. Surveillance is available from the communal open space at Hampden Lane. |
| | Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents | Complies | Satisfied |
| 4M Facades | Objective 4M-1 Building facades provide visual interest along the street while respecting the character of the local area | Complies | The proposal satisfied urban design considerations. |
| | Objective 4M-2 Building functions are expressed by the façade | Complies | Satisfactory. |
| 4N Roof Design | Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street | Complies | The roof has been modified satisfactorily |
| | Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised | N/A No roof top terrace | - |
| | Objective 4N-3 Roof design incorporates sustainability features | Complies | Solar Panels incorporated into roof design |
| 4O Landscape Design | Objective 4O-1 Landscape design is viable and sustainable | Complies | Satisfactory. |
| | Objective 4O-2 Landscape design contributes to the streetscape and amenity | Complies | Satisfactory. |
| 4P Planting on Structures | Objective 4P-1 Appropriate soil profiles are provided | Complies | Satisfactory. |
| | Objective 4P-2 Plant growth is optimised with appropriate selection and maintenance | Complies | Satisfactory. |
| | Objective 4P-3 Planting on structures contributes to the quality and amenity of communal and public open spaces | Complies | Satisfactory. |

| | | | |
|---------------------------------------|---|-----------------|--|
| | | | |
| 4Q Universal Design | Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members (minimum Livable Housing 20% to achieve silver level) | Complies | 50% achieve silver level |
| | Objective 4Q-2 A variety of apartments with adaptable designs are provided | Complies | Satisfactory. |
| | Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs | Complies | Satisfactory. |
| 4R Adaptive Reuse | Objective 4R-1 New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place | Complies | Satisfactory. |
| | Objective 4R-2 Adapted buildings provide residential amenity while not precluding future adaptive reuse | Complies | Satisfactory. |
| 4S Mixed Use | Objective 4S-1 Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement | N/A | N/A |
| | Objective 4S-2 Residential levels of the building are integrated within the development, and safety and amenity is maximized for residents. | N/A | N/A |
| 4T Awnings and signage | Objective 4T-1 Awnings are well located and complement and integrate with the building design | N/A | N/A |
| | Objective 4T-2 Signage responds to the context and desired streetscape character | N/A | N/A |
| 4U Energy Efficiency | Objective 4U-1 Development incorporates passive environmental design | Complies | Satisfactory. |
| | Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer | Complies | BASIX Certificate provided |
| | Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation | Complies | Apartments designed with appropriate depths, ceiling heights and planning to |

| | | | |
|---|--|-----------------|---|
| | | | promote airflow and natural ventilation. |
| 4V Water Management and Conservation | Objective 4V-1 Potable water use is minimised | - | No change |
| | Objective 4V-2 Urban storm-water is treated on site before being discharged to receiving waters | Complies | Council's engineers have assessed the proposal as satisfactory. |
| | Objective 4V-3 Flood management systems are integrated into site design | N/A | N/A |
| 4W Waste Management | Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents | Complies | Sprinkler water tank, Hydrant water tank, and fire pump room located to minimise impacts on the streetscape and surrounding land. |
| | Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling | Complies | Satisfactory. 240L bins for presentation to Hampden Lane. |
| 4X Building Maintenance | Objective 4X-1 Building design detail provides protection from weathering | Complies | Satisfactory. |
| | Objective 4X-2 Systems and access enable ease of maintenance | Complies | Satisfactory. |
| | Objective 4X-3 Material selection reduces on-going maintenance costs | Complies | Satisfactory. |

ATTACHMENT 5: ASSESSMENT UNDER FURTHER SEPPS, WLEP AND WDCP**State Environmental Planning Policy (Resilience and Hazards) 2021**

For the original proposal a Preliminary Site Investigation (PSI) Report (Ref: JC22438A-r2, dated June 2022) was carried out by GeoEnviro Consultancy Pty Ltd and found that “... the risk of gross chemical contamination within the site is generally considered low and the site is suitable for the proposed residential development”. The PSI provided sufficient confirmation that the land is suitable for the purpose for which the development is proposed to be carried out.

The report requires “validation sampling and laboratory analysis” in the area of all existing dwellings and structures after demolition “to ensure these areas are not affected by contamination”. Condition 33 of the consent reads as follows:

33. Site Investigation

For the purposes of ensuring that the requirements of the Preliminary Site Investigation (PSI) Report (Ref: JC22438A-r2, dated June 2022) by GeoEnviro Consultancy Pty Ltd is satisfied, validation sampling and laboratory analysis in the area of all existing dwellings and structures after demolition is required to be undertaken after demolition of the existing buildings and prior to any further work occurring on the site. **No further work is to be undertaken on the site after demolition of the existing buildings until remediation and validation (if required) is undertaken and the site verified as clear of any contamination.**
(Reason: Compliance)

Assessment of the proposal against relevant parts of the WLEP 2012 is provided below.

| WLEP 2012 controls | Control | Proposal | Comments on compliance |
|----------------------------|--|----------------------------------|--|
| WLEP 2012 zoning | | R3 – Medium Density Residential | The proposal is permissible in the zone. |
| CI 4.3 Height of Buildings | 15.6m * Note that SEPP (Housing) 2021 increases the Building Height standard from 12m to 15.6m via bonus for affordable housing | 12m | Complies |
| CI 4.4 Floor Space Ratio | 1.4:1* * Note that SEPP (Housing) 2021 increases the FSR standard to 1.4:1 via bonus for affordable housing | 0.88:1 | Complies |
| CI 6.1 Acid Sulfate Soils | - | Class 5 | Yes, the subject site is affected by Class 5 acid sulfate soils. The proposal is satisfactory. |
| CI 6.2 Earthworks | - | Excavation for car parking level | Satisfied |
| Clause 6.10 | Minimum 1,100m ² for residential flat buildings | 1,538.9m ² | Complies |

Willoughby Development Control Plan (WDCP)

The following table is an assessment of the proposed modifications in accordance with the relevant numerical planning controls contained in the *Willoughby DCP 2023*.

| | Original Proposal | Modified Proposal | Standard | Compliance |
|---|--|--|---|---|
| Willoughby DCP 2023 | | | | |
| Part B – Residential Development | | | | |
| 4.3 Specific Controls for Residential Flat Buildings | | | | |
| 4.3.1 Site area and lot dimensions | Site area: 1,538m ² | No change | CI 6.10 WLEP 1,100m ² | Yes |
| 4.3.2 Street frontage | Abbott Road frontage: 21.315m | No change | 27m street frontage required | No change proposed to site frontage of approved development |
| 4.3.3 Adaptable housing, access, and mobility | 3 x adaptable dwellings 3 x silver level dwellings | No change | 33% of dwellings to be adaptable (4 dwellings) | No change proposed to approved number of adaptable dwellings (3 x adaptable and 3 x LHA Gold level units) |
| 4.3.7 Urban heat | >15° roof pitch | 5° roof pitch | For roof pitch >15°, a 3 year SRI minimum of 34 is required | Yes Modifications include lighter roof colour to meet urban heat requirement |
| 4.3.8 Waste management | Waste management plan submitted | Enlarged bin room to accommodate future waste generation | Must comply with WDCP technical guide | Yes |
| 4.3.9 Safety by design | Designed in accordance with CPTED principles | No modifications proposed which present safety impacts | Proposal to include safety and security measures to prevent criminal activity | Yes |
| 4.4.1 Site coverage | 497.1m ² – 32.3% | 495.9m ² – 32.2% | Max. 30% site coverage for 3 storey building | No – noting the modifications present a reduction in site coverage compared to that approved |

| | | | | |
|---|--|---|---|--|
| 4.4.2 Building height | 11.8m | 12m | 15.6m (12m without SEPP Housing bonus) | Yes |
| 4.4.3 Floor space ratio | 0.89:1 | 0.88:1 | 1.3:1 (0.9:1 without SEPP Housing bonus) | Yes |
| 4.4.4 Setbacks | Front setback consistent with adjoining properties | No change to side setbacks. Front setback reduced from 7.035m to 6.22m at ground level courtyard only | Consistent with adjoining properties or 7.5m | Satisfactory |
| 4.4.5 Open Space | 634m ² deep soil area | 633.7m ² landscaped area – 41.2% | Minimum 35% soft landscaped area and deep soil zones | Yes |
| Attachment 3 (b) Controls for residential development comprising three or more storeys and four or more dwellings in the R3 and R4 zones | | | | |
| Front setback (Abbott Road) | 7.5m | No change to building front setback (6.4535m to balconies, 9.285m to building) | No change | Satisfactory |
| Side and rear setbacks | - | - | DCP says 3m plus 1.2m per storey however ADG Part 3F prevails | Refer ADG section in this report |
| Deep soil | - | - | - | see reference in this report to SEPP Housing cl 19 |
| Landscaped area | - | - | - | see reference in this report to SEPP Housing cl 19 |
| Children's play area (attached to communal open space) | Children's space provided | Unchanged - minimum 30m ² , 5m dimension | Minimum 30m ² , 5m dimension | Satisfactory |

| | | | | |
|--|--|--|--|-------------------|
| Solar access | | | Minimum 70% of apartments to receive a minimum 2 hours between 9am – 3pm on 21 June | Satisfactory |
| Further controls where ADG prevails | Natural ventilation, apartment size, ceiling heights, private open space and balconies, storage, universal design, bicycle and car parking | | | |
| | Original Proposal | Modified Proposal | Standard | Compliance |
| Part F – Transport and Parking Management | | | | |
| <i>Proposal is *major development pursuant to Part F(5) and located in Artarmon Railway Precinct</i> | | | | |
| Parking (Affordable housing) 2021 | 8 x car spaces provided | No change | Must meet Housing SEPP 2021 | Satisfactory |
| Electric vehicle charging | - | All car spaces must make provision for Level 2: single or 3-phase electric vehicle supply equipment with a power range of 7kW-22kW | Yes - see condition 6 of original consent | Satisfactory |
| Accessible parking | 3 x accessible spaces PLUS 2 x LHA Gold spaces | Unchanged | 1 x resident and 1 x visitor space required | Satisfactory |
| Part G – Vegetation Management | | | | |
| | Landscaping and tree planting proposed | Minor modifications to landscaping | 3:1 replacement requirement | Yes |
| Part I – Stormwater Management | | | | |
| | Stormwater management plans approved under DA2023/64 | Modified stormwater plans submitted | Provide a safe and effective framework for the control, reuse and disposal of stormwater | Yes |
| Part J – Building Sustainability | | | | |
| | BASIX Certificate approved | Updated Certificate submitted | BASIX Certificate required for residential development | Yes |

ATTACHMENT 6 - SUBMISSIONS TABLE

On the basis of this definition Council has received **1 unique submission**. The submissions are dealt with as follows:

| Property | Issues raised | Response |
|----------------------------|----------------|---|
| 4/3-11 McMillan Road | Visual privacy | <p>Privacy concerns from proposed south-facing living room windows of Units 01, 05 and 09, to bedroom windows of unit 2, 4 and 6 at 3-11 McMillan Road. Concerns are also raised about privacy impact from the southern side of the balconies to 3-11 McMillan Road.</p> <p>Condition 10 of the original consent (which the applicant does not seek to change) requires:</p> <p>10. Privacy screens</p> <p>For the purposes of ensuring privacy is enhanced to neighbouring properties; privacy screens 1.8m high must be incorporated to the northern and southern ends of the east and west-facing private balconies. The materials adopted for the screens must be sympathetic to the overall design aesthetic. Details to be provided for approval with the Construction Certificate. (Reason: Residential amenity)</p> <p>The balcony privacy screens shown on the subject modified drawings scale to 1.8m high, and whilst there is no detail as to the arrangement of louvres in the screen, this is for approval with the Construction Certificate.</p> <p>The proposal satisfies Part 3F in numerical terms in that a 6m setback is achieved to the external wall. In conjunction with landscaping, the privacy is considered to be satisfactory to this southern property. The trees provided adjoining this south-facing window (See Tree Planting Plan, Drawing E759_CC_700 Rev B) is "Bs" 'Old Man Banksia with a mature growth height of 15m (pot size 15L). Amongst this planting is also Gynea Lilly (2m mature height).</p> <p>Banksia's typically offer good screening and with the separation is sufficient as regards ADG Part 3F.</p> |

ATTACHMENT 7 - SECTION 4.15 & 4.55 ASSESSMENT, EPAR**7.1 Environmental Planning and Assessment Act 1979 - s4.55(2) EP&A Act - Modifications involving minimal environmental impact**

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

Satisfactory ✓ Unsatisfactory ✗ Not Relevant N/A

| | | |
|-----|---|---|
| (a) | it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and | ✓ |
| | Comments: In a qualitative and quantitative sense the application is substantially the same. | |
| (b) | it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and | ✓ |
| | Comments: There are no conditions affected that were imposed as a requirement of a concurrence to the consent or general terms of an approval by an approval body. | |
| (c) | it has notified the application in accordance with— (i) the regulations, if the regulations so require, or (ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and | ✓ |
| | Comments: The modified application was notified in accordance with Part D and E of Willoughby Community Participation Plan (WCPP) as Category C for 28 days. One (1) submission was received. A Conflict of Interest Management Statement was also prepared in accordance with standard procedures. | |
| (d) | it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be. | ✓ |
| | Comments: A submission was received about privacy, which is discussed in Attachment 6 of this report. | |

7.2 Environmental Planning and Assessment Act 1979 - s4.15 EP&A Act – Evaluation

The application has been assessed under the provisions of S.4.15 (79C) of the Environmental Planning and Assessment Act.

The most relevant matters for consideration are assessed under the following headings:

Matters for Consideration Under S.4.15 (79C) EP&A Act
Considered and Satisfactory ✓ and Not Relevant N/A

| | | |
|----------|--|-----|
| (a)(i) | The provisions of any environmental planning instrument (EPI) | |
| | <ul style="list-style-type: none"> State Environmental Planning Policies (SEPP) | ✓ |
| | <ul style="list-style-type: none"> Regional Environmental Plans (REP) | N/A |
| | <ul style="list-style-type: none"> Local Environmental Plans (LEP) | ✓ |
| | Comment: The proposal satisfies the aims and objectives of these EPIs. | |
| (a)(ii) | The provision of any draft environmental planning instrument (EPI) | |
| | <ul style="list-style-type: none"> Draft State Environmental Planning Policies (SEPP) | N/A |
| | <ul style="list-style-type: none"> Draft Regional Environmental Plans (REP) | N/A |
| | <ul style="list-style-type: none"> Draft Local Environmental Plans (LEP) | N/A |
| | Comment: There are no draft SEPPs that apply to the subject land. | |
| (a)(iii) | Any development control plans | |
| | <ul style="list-style-type: none"> Development control plans (DCPs) | ✓ |
| | Comment: The proposal satisfies the aims and objectives of the DCP. | |
| (a)(iv) | Any matters prescribed by the regulations | |
| | <ul style="list-style-type: none"> Clause 92 EP&A Regulation-Demolition | ✓ |
| | <ul style="list-style-type: none"> Clause 93 EP&A Regulation-Fire Safety Considerations | ✓ |
| | <ul style="list-style-type: none"> Clause 94 EP&A Regulation-Fire Upgrade of Existing Buildings | N/A |
| | Comment: The proposal satisfies the aims and objectives of the regulations. | |
| (b) | The likely impacts of the development | |
| | <ul style="list-style-type: none"> Context & setting | ✓ |
| | <ul style="list-style-type: none"> Access, transport & traffic, parking | ✓ |
| | <ul style="list-style-type: none"> Servicing, loading/unloading | ✓ |
| | <ul style="list-style-type: none"> Public domain | ✓ |
| | <ul style="list-style-type: none"> Utilities | ✓ |
| | <ul style="list-style-type: none"> Heritage | ✓ |
| | <ul style="list-style-type: none"> Privacy | ✓ |
| | <ul style="list-style-type: none"> Views | ✓ |
| | <ul style="list-style-type: none"> Solar Access | ✓ |
| | <ul style="list-style-type: none"> Water and draining | ✓ |
| | <ul style="list-style-type: none"> Soils | ✓ |
| | <ul style="list-style-type: none"> Air & microclimate | ✓ |
| | <ul style="list-style-type: none"> Flora & fauna | ✓ |
| | <ul style="list-style-type: none"> Waste | ✓ |
| | <ul style="list-style-type: none"> Energy | ✓ |
| | <ul style="list-style-type: none"> Noise & vibration | ✓ |
| | <ul style="list-style-type: none"> Natural hazards: Overland flowpath | ✓ |
| | <ul style="list-style-type: none"> Safety, security crime prevention | ✓ |
| | <ul style="list-style-type: none"> Social impact in the locality | ✓ |
| | <ul style="list-style-type: none"> Economic impact in the locality | ✓ |
| | <ul style="list-style-type: none"> Site design and internal design | ✓ |
| | <ul style="list-style-type: none"> Construction | ✓ |
| | <ul style="list-style-type: none"> Cumulative impacts | ✓ |

Matters for Consideration Under S.4.15 (79C) EP&A Act
Considered and Satisfactory ✓ and Not Relevant N/A

| | | |
|-----|---|---|
| | Comment: The modified proposal is considered to have acceptable impacts on the surrounding built environment. | |
| (c) | The suitability of the site for the development | |
| | <ul style="list-style-type: none"> Does the proposal fit in the locality? | ✓ |
| | <ul style="list-style-type: none"> Are the site attributes conducive to this development? | ✓ |
| | Comment: The proposal is considered to be sufficiently suitable for the site. | |
| (d) | Any submissions made in accordance with this Act or the regulations | |
| | <ul style="list-style-type: none"> Public submissions | ✓ |
| | <ul style="list-style-type: none"> Submissions from public authorities | ✓ |
| | Comment: Submissions have been considered in the assessment of the proposal. | |
| (e) | The public interest | |
| | <ul style="list-style-type: none"> Federal, State and Local Government interests and Community interests | ✓ |
| | Comment: The proposal is considered to be sufficiently in the public interest. | |

7.3 ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021

CI 100 BASIX

Section 100 deals with the content of modification applications and requires [at 3]:

- (3) If a modification application under the Act, section 4.55(1A) or (2) relates to BASIX development, or BASIX optional development if the development application was accompanied by a BASIX certificate, the application must be accompanied by—
- the BASIX certificate, or
 - a new BASIX certificate if the current BASIX certificate is no longer consistent with the development.

A BASIX Certificate (Ref: 1360123M_04, dated 25 November 2024) accompanies the application and "...is a revision of certificate number 1360123M lodged with the consent authority or certifier on 02 March 2023 with application DA-2023/64".

Section 100 is satisfied as regards BASIX.

ATTACHMENT 8: SCHEDULE OF CONDITIONS

Development Consent DA-2019/247 is modified by DAM-2025/9 as follows:

A. Condition No. 1 is modified to read as follows:**1. Approved Plan/Details**

The development must be in accordance with the following consent plans electronically stamped by Council:

| Type | Plan No. | Revision/ Issue No | Plan Date (as Amended) | Prepared by |
|----------------------------------|---|-----------------------|---------------------------|-------------------------------------|
| Introduction and Project Summary | DA-02 | B | 22.05.2023 | Kennedy Associates Architects |
| Site Plan | DA-05 | C | 04.08.2023 | |
| Level 01 Basement | DA-06 | | 22.05.2023 | |
| Level 00 External Works | DA-07 | | | |
| Level 00 Ground Floor | DA-08 | | | |
| Level 01 Floor | DA-09 | | | |
| Level 02 Floor | DA-10 | D | 04.08.2023 | |
| Roof Plan | DA-11 | | | |
| Elevation Sheet 01 | DA-12 | C | 04.08.2023 | |
| Elevation Sheet 02 | DA-13 | | 22.05.2023 | |
| Section Sheet 01 | DA-14 | | | |
| Section Sheet 02 | DA-15 | A | 14.12.2022 | |
| Section Sheet 03 | DA-16 | | | |
| Adaptable / Livable Housing | DA-31 | | | |
| Stormwater Plans | C000, C100, C101, C115, C200, C300, C310 | A | 29.11.2022 | Xavier Knight |
| Landscape Plans | LP_ 00 to LP_03 inclusive | B | 07.12.2022 | Creative Planning Solutions |

As modified by changes shown in the following plans electronically stamped by Council pertaining to DAM-2025/9:

| Type | Plan No. | Revision/ Issue No | Plan Date (as Amended) | Prepared by |
|-------------------------------------|----------|-----------------------|---------------------------|-------------------------------------|
| Cover page | DA-01 | A | 20.11.2024 | Kennedy Associates Architects |
| Introduction and Project Summary | DA-02 | A | 20.11.2024 | |
| Existing Site Plan + Demolition | DA-04 | A | 20.11.2024 | |

| | | | | |
|-----------------------------|--|---|------------|--------------------------------|
| Site Plan | DA-05 | A | 20.11.2024 | |
| Level 01 Basement | DA-06 | B | 10.06.2025 | |
| Level 00 External Works | DA-07 | A | 20.11.2024 | |
| Level 00 Ground Floor | DA-08 | B | 10.06.2025 | |
| Level 01 Floor | DA-09 | B | 10.06.2025 | |
| Level 02 Floor | DA-10 | B | 10.06.2025 | |
| Roof Plan | DA-11 | A | 20.11.2024 | |
| Elevation Sheet 01 | DA-12 | A | 20.11.2024 | |
| Elevation Sheet 02 | DA-13 | A | 20.11.2024 | |
| Section Sheet 01 | DA-14 | A | 20.11.2024 | |
| Section Sheet 02 | DA-15 | A | 20.11.2024 | |
| Section Sheet 03 | DA-16 | A | 20.11.2024 | |
| Adaptable / Livable Housing | DA-31 | A | 20.11.2024 | |
| Stormwater Plans | C000, C100, C115, C200, C201, C300, C310, C410 | 5 | 18.11.2024 | Xavier Knight |
| | C101 | 7 | | |
| Landscape Plans | E759_CC_000 E759_CC_600 E759_CC_700 | B | 10.06.2025 | Creative Planning Solutions |
| | E759_CC_100 E759_CC_200 E759_CC_300 E759_CC_400 E759_CC_401 E759_CC_500 E759_CC_601 E759_CC_800 E759_CC_801 E759_CC_802 E759_CC_803 E759_CC_804 | A | 21.11.2024 | |

the application form and any other supporting documentation submitted as part of the application, except for:

- (a) any modifications which are “Exempt Development” as defined under s4.1(1) of the *Environmental Planning and Assessment Act 1979*;
- (b) otherwise provided by the conditions of this consent. (Reason: Information and ensure compliance)

B. Condition No. 17 is modified to read as follows:

17. Detailed Stormwater Management Plan (SWMP)

Prior to the issue of the Construction Certificate, submit to the Certifier for approval, detailed stormwater management plans in relation to the on-site stormwater management and disposal system for the development. The construction drawings and specifications shall be prepared by a suitably qualified and experienced civil engineer and in accordance with the concept stormwater management plans, prepared by Xavier Knight, referenced 211101 -Rev A, dated 29/11/2022 Drawings C100, C101 and C115 Drawings C100/5, C101/7, C115/5, C200/5 and C201/5 dated 18/11/2024. All drawings shall comply with Part C.5 of Council's Development Control Plan and Technical Standards, AS/NSZ3500.3 – *Plumbing and Drainage Code* and National Construction Code.

(Reason: Ensure compliance)

C. Condition No. 25A is added to read as follows:

25A. Waste Storage Room Construction

A design certificate and detailed plans are to accompany any Construction Certificate application which demonstrates that the waste storage has been designed to be constructed in accordance with the Waste Management Guide and including the following requirements:

- (a) The floor is to be constructed of concrete at least 75mm thick and adequately graded to drain to a Sydney Water approved drainage fitting;
- (b) The floor must be finished so that it is non-slip and has a smooth and even surface covered at all intersections;
- (c) The ceilings and walls must be finished with smooth faced non-absorbent material capable of being cleaned;
- (d) The room is to be provided with artificial light controllable within the room and adequate ventilation;
- (e) The room is to be provided with an adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock.
- (f) Doorways are at least 2,500mm wide.

(Reason: Environmental protection/waste reduction/public health and safety)

D. Condition No. 75A is added to read as follows:

75A. Residential Waste Collection Agreement with Council

Prior to the issue of any Occupation Certificate, the developer is to enter into a formal agreement with Council for the utilisation of Council's Residential Waste Collection Service. By entering into an agreement with Council for waste collection, the development will be required to operate in full compliance with Council's Waste Management collection requirements. The provision of Council's waste collection service will not commence until formalisation of the agreement.

(Reason: legal requirement/compliance)

E. Condition No. 104A added to read as follows:

104A. Tree Planting

Prior to the issue of a Whole Occupation Certificate, at least 48 trees are to be planted in accordance with the following:

- (a) All trees as shown on the Tree Planting Plan Dwg No. E759_CC_700 dated 10/6/2025 prepared by Creative Planning Solutions;
- (b) The proposed *Pyrus calleryana* 'Chanticleer' (Ornamental Pear) near the existing tree T40 located in the South West corner of the site shall be substituted with one of the following evergreen species:
 - i. *Banksia integrifolia* (Coastal Banksia)
 - ii. *Banksia serrata* (Old Man Banksia)
 - iii. *Cupaniopsis anacardioides* (Tuckeroo)
 - iv. *Tristanopsis laurina* (Water Gum)
- (c) The trees shall have a minimum container size of 45 litres and grown to AS 2303:2018 Tree stock for landscape use;
- (d) Be planted, mulched, watered and maintained according to industry best practice.

(Reason: Landscape amenity)

F. Condition Nos. 116A-C inclusive are added to read as follows:

116A. Waste Management Collection Policy

The development must operate in full compliance with Council's Waste Management collection requirements for a kerbside residential waste service.

(Reason: Environmental protection/waste reduction/public health and safety)

116B. Kerbside Collection Point

The nominated kerbside collection point is to be utilised to facilitate the collection of waste and recycling bins and bulky waste from the development. All mobile garbage bins that are left kerbside for collection must be taken back within the property boundary on the same day of service. Bins must be presented adjacent to the boundary of the development and without encroaching the boundary of any other development or causing any traffic hazards or blocking access to land. Bins must be presented single file and at least 30cm apart.

(Reason: Environmental protection/waste reduction/public health and safety)

116C. Management of Waste

Contracts (or agreements) with cleaners, building managers and tenants must clearly outline the waste management and collection system and must clearly identify everyone's role and responsibility. This is to include:

- (a) Responsibility for cleaning and maintaining waste storage bins and containers.
- (b) Responsibility for cleaning and maintaining waste storage room.

- (c) Responsibility for the transfer of bins to the nominated collection point.
- (d) Method of communication to new tenants and residents concerning the developments waste management system.
- (e) Cleaning up and management of bulky waste.
- (f) Responsibility for maintaining any compost bin or worm farm, if applicable.

Where the development incorporates strata title subdivision, the by-laws are to clearly set out the management responsibilities for the developments waste and recycling system.

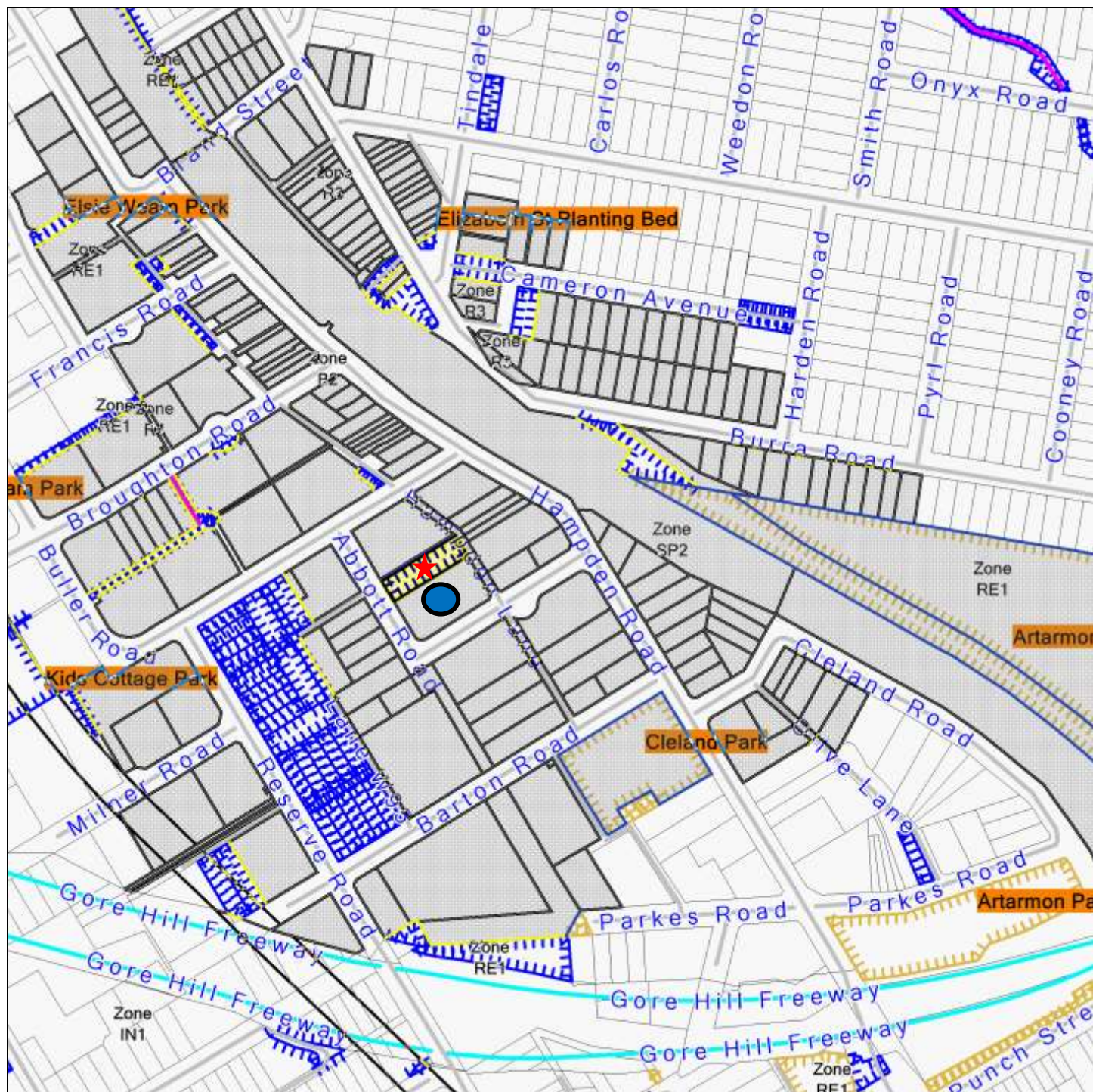
(Reason: Environmental protection/waste reduction/public health and safety)



Record of Neighbour Notifications sent relating to:

DAM: 2025/9

At: 3 Abbott Road, ARTARMON NSW 2064



Caveat

The information represented in this map has been provided in good faith. Detailed records relating to this Development Application are recorded in Council's "Pathway" software application and this data should be seen as Council's official source of information relating to this Development Application.



Record of Neighbour Notifications sent relating to:

DAM: 2025/9
At: 3 Abbott Road, ARTARMON NSW 2064

| | | | |
|--|------|--|------------|
| | Site | | Submission |
|--|------|--|------------|

Created by : VB

Caveat
The information represented in this map has been provided in good faith. Detailed records relating to this Development Application are recorded in Council’s “Pathway” software application and this data should be seen as Council’s official source of information relating to this Development Application.

ATTACHMENT 9: NOTIFICATION MAP



Record of Neighbour Notifications sent relating to:

DAM: 2025/9

At: 3 Abbott Road, ARTARMON NSW 2064

NB* All land parcels depicted over leaf are representations only of lands which are correctly defined by their registered Linen Plans.
Overlying and overlapping Strata and Stratum cannot be correctly depicted on the adjacent two dimensional map and may be represented as stylised shapes.
This is done solely to highlight the existence of such lands and accurate positional details and dimensions should be taken from registered Linen Plans.



Properties notified



Property where DA

Caveat

The information represented in this map has been provided in good faith. Detailed records relating to this Development Application are recorded in Council's "Pathway" software application and this data should be seen as Council's official source of information relating to this Development Application.

Willoughby City Council
31 Victor Street
Chatswood NSW 2067

PO Box 57 Chatswood NSW 2057
www.willoughby.nsw.gov.au

Phone 02 9777 1000 Fax 02 9411 8309
Email email@willoughby.nsw.gov.au
ABN 47 974 826 099