

KICK OFF BRIEFING FOR SYDNEY WESTERN CITY PLANNING PANEL

Panel Reference	PPSSWC - 263
DA Number	3142/2022/DA-SL
LGA	Campbelltown
Proposed Development	Construction of a part 2 and part 3 storey seniors living development comprising 31 independent living units and 21 off street parking spaces including the provision of 8 disabled spaces and including communal gardens, landscaping, site services, stormwater infrastructure and associated ancillary site works.
Street Address	Lot 4112 in DP1240452
Applicant	NSW Land and Housing Corporation
Date of DA lodgement	06 September 2022
Number of Submissions	Exhibition and notification commenced 09/09/2022 and will conclude 10/10/2022
Regional Development Criteria	Development that has a capital investment value of more than \$5 million (\$17.6 million)
Assessing Officer	Alexandra Long - Senior Development Officer Airds/Bradbury, Claymore

1. Introduction

Council is in receipt of a development application for the construction of a part 2 and part 3 storey seniors living development comprising 31 independent living units and 21 off street parking spaces including the provision of 8 disabled spaces and including communal gardens, landscaping, site services, stormwater infrastructure and associated ancillary site works.

The subject site is zoned R2 Low Density Residential under the provisions of the Campbelltown Local Environmental Plan 2015 (CLEP 2015). Development for the purposes of “seniors housing” is prohibited. Development consent is sought under the provisions of the Housing SEPP, 2021, and the SEPP prevails to the extent of any inconsistency with CLEP 2015.

In accordance with Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011, the application shall be determined by the Sydney Western City Planning Panel as the development application has a capital investment value of more than \$5 million (\$16.7 million).

2. Site and Locality

The site that is the subject of the proposed seniors living development forms part of the urban renewal area of Airds/Bradbury.

The subject site is an irregular shaped parcel of land and has a total area of 3,503m² being located within the newly constructed Stage 4 component of the Airds redevelopment.



Figure 1 – Subject site

The site will have a south facing frontage of 34.8m to Road No.402, a west facing frontage of 31.6m to Riverside Drive, and an east facing frontage of 33.6m to Road No.403.

Stage 4 subdivision works was approved under application DA 497/2017/DA-SW. A development application for the subdivision of land to create 159 Torrens titled residential lots, 1 lot containing an existing community facility, 7 residue lots, roads and associated civil and landscape works being Stage 4 of the Airds-Bradbury Urban Renewal Project was approved by the Sydney Western City Regional Planning Panel in September 2019. It is noted that the proposed subdivision works have commenced.

The subject site is located approximately 50 metres from the Airds Village Shopping Centre and approximately 3.5km south east of Campbelltown City Centre.

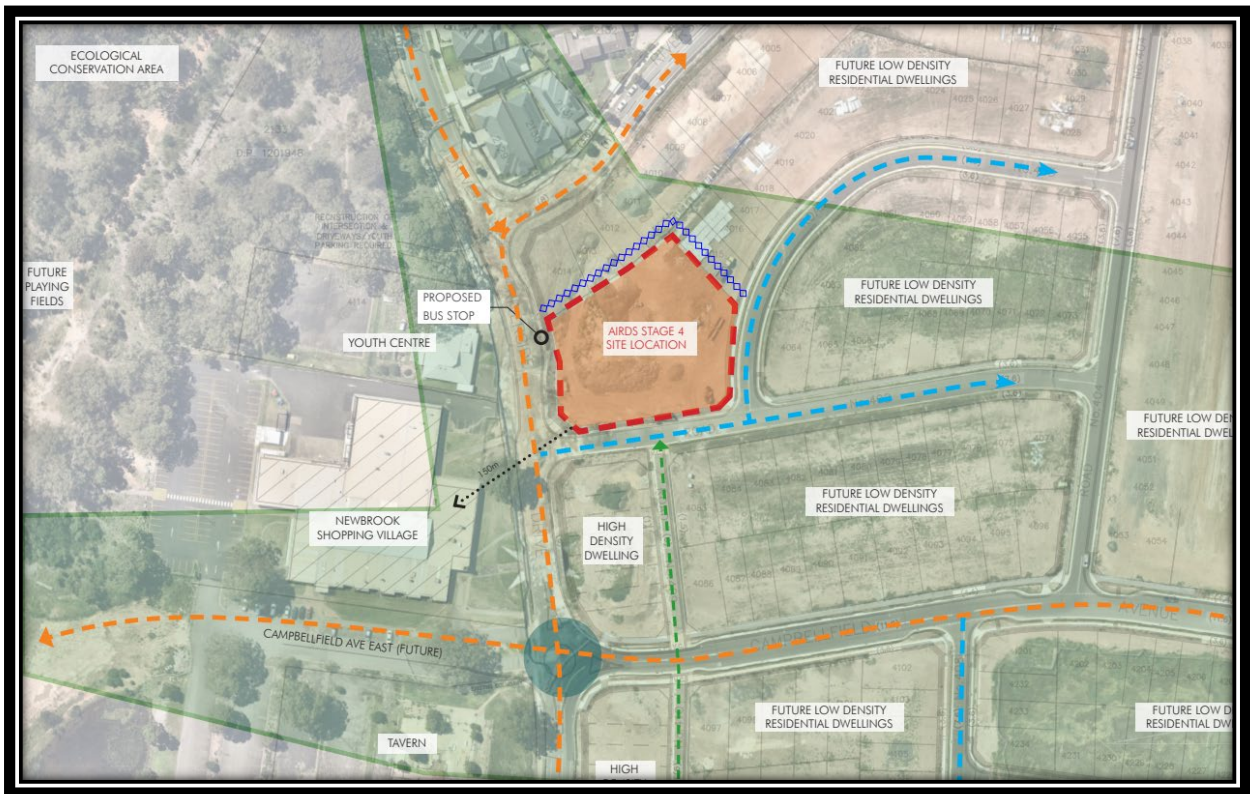


Figure 2 – Site Context

The site comprises of one existing allotment legally described as shown below:

Lot	DP	Details
4112	1240452	



Figure 3 – Lot 4112

It is noted that prior to the Stage 4 subdivision application, the site was a component of the following allotments Lot 73 in DP255809, Lot 13 in DP1252939 and Lots 205 and 206 in DP1043192.

The site falls from RL135m at the south east to RL132m at the north west by approximately 3 metres, representing a gradient of approximately 4 per cent. The topography of the site has influenced the design of the development and planning for access. Stormwater will drain to adjoining streets.

The subject site is surrounded by future residential development and the local neighbourhood retail and community facilities.

The subject site is not listed as an item of Environmental Heritage and is not located within a heritage conservation area.

3. Airds Bradbury Concept Plan

The proposed seniors living development falls within the area of the concept plan.

An excerpt of the concept plan showing the area affected by the proposed development is noted as follows:



Figure 4 - Excerpt from Concept Plan

The Concept Plan specifically envisaged the following proposed development:

“The Concept Plan will provide in the order of 2,095 dwellings upon completion of the project, comprising generally the following:

- Retention of 830 existing dwellings each on a separate Jot with some to be retained for social housing and some to be on-sold to the private market.
- Retention of 53 seniors housing units and the provision of an additional 52 units; and
- 1,160 new dwellings/lots for both social housing and private housing.

These figures are indicative and are subject to change as the development proceeds depending on detailed design considerations, market responses and community demand.”

The Project Report proposes seniors housing units on sites selected by NSW Land and Housing Corporation as suitable for this purpose.

The site is one such selected site. It is noted that seniors housing was envisaged in the Concept Plan.

4. The Proposal

This development application seeks approval for the construction of a part 2 and part 3 storey seniors living development comprising 31 independent living units and 21 off street parking spaces including the provision of 8 disabled spaces and including communal gardens, landscaping, site services, stormwater infrastructure and associated ancillary site works. .



Figure 5 - Artists Impression



Figure 6 - Site Layout

The proposal in more detail comprises the following elements:

Basement Level

- 21 x car parking spaces (including 8 x accessible spaces);
- storage cages;
- fire pump room;
- electrical/comms room;
- fire hydrants;
- Bulky waste room;
- 3 x lift accesses; and
- fire stairs.

Ground Floor

- 11 x 2 bedroom independent living units;
- private open space areas;
- landscaping;
- communal gardens;
- pedestrian pathways and access ramps between buildings;
- lift access;
- fire stairs;
- 4 x pedestrian access points;
- bin storage area;
- mail boxes;
- fire hydrant boosters
- substation; and
- driveway access.

First Floor

- 11 x 2 bedroom independent living units;
- private open space areas;
- lift access; and
- fire stairs.

Second Floor

- 9 x 2 bedroom independent living units located within the two southern most buildings;
- private open space areas;
- lift access; and
- Fire stairs.

Roof

- plant area;
 - solar panels; and
 - lift overrun and roof access.
-

Communal Amenities

The proposal includes a range of communal amenities located on the ground floor, and include the following:

- Communal and living amenities: landscaped gardens, seating areas, pedestrian pathways, stairs, and ramp access.
- Services infrastructure: bin storage and waste areas, fire hydrant, water and gas meters, sprinkler boost system.

Proposed Unit Mix

Unit Type	Number	Area
2 bedroom	31	77 – 83 m ²

5. Zoning

The site is zoned R2 Low Density Residential under the provisions of Campbelltown Local Environmental Plan 2015.

The objectives of the R2 zone are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To enable development for purposes other than residential only if that development is compatible with the character of the living area and is of a domestic scale.*
- *To minimise overshadowing and ensure a desired level of solar access to all properties.*
- *To facilitate diverse and sustainable means of access and movement.*

It is noted that Seniors housing is prohibited in the R2 zone.

Permissibility for the proposed seniors housing development is sought pursuant to clause 15 of State Environmental Planning Policy (Housing) 2021.

Seniors housing is defined as following:


Seniors housing is residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of –

- (a) a residential care facility, or*
 - (b) a hostel, or*
 - (c) a group of self-contained dwellings, or*
 - (d) a combination of these,*
- but does not include a hospital.*

The proposed seniors living housing is consistent with a group of self-contained dwellings.

6.0 SEPP (Housing) 2021, Division 3 Development Standards

Clause 84 Development Standards General

	Proposed	Compliance
(1) This section applies to development for the purposes of seniors housing involving the erection of a building.	Construction of a part 2 and part 3 storey seniors living development comprising 31 independent living units and 21 basement parking spaces	Applicable
(2) Development consent must not be granted for development to which this section applies unless— (a) the site area of the development is at least 1,000m ² , and	Site Area – 3,503m ²	Complies NB:Not applicable, application made by Land and Housing Corporation
(b) the frontage of the site area of the development is at least 20m measured at the building line, and	South facing frontage of 55.6m West facing frontage of 34.3m to Riverside Drive, East facing frontage of 36.4m plus 33.6m (interface to new road) 	Complies NB:Not applicable, application made by Land and Housing Corporation
(c) for development on land in a residential zone where residential flat buildings are not permitted—the development will not result in a building— (i) with a height of more than 9.5m, or (ii) with more than 2 storeys if the building is adjacent to the boundary of the site area.	(i) Building Height – exceeds 9.5m, max. height 10.5m. (ii) 3 storey form	**Does Not Comply **Does Not Comply Clause 4.6 Variation request accompanies application

(3) The development may result in a building with a height of not more than 11.5m if servicing equipment on the roof of the building— (a) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and	Noted.	To be verified.
(b) is limited to an area of no more than 20% of the surface area of the roof.	Noted.	To be verified.
(4) Subsection (2)(a) and (b) do not apply to development the subject of a development application made by the following— (a) the Land and Housing Corporation, (b) another social housing provider.	Noted.	As noted above.

Clause 86 Development Standards for Seniors Housing – Zones RE2, SP1, SP2, RU5 and R2

(1) Development consent must not be granted for development for the purposes of seniors housing unless the consent authority is satisfied as follows—

(d) for development on land in Zone R2 Low Density Residential—

- (i) the land is owned, or the development is carried out on the land, by the Land and Housing Corporation, or
- (ii) the development is carried out on Lots 28–31, DP 255616, Janpieter Road, Box Hill, or
- (iii) the land is proposed to be used for seniors housing that will be provided by an operator.

Comment

It is noted that the development is to be carried out by LAHC.

Clause 88 Restrictions on occupation of seniors housing

(1) Development permitted under this Part may be carried out for the accommodation of only the following—

- (a) seniors or people who have a disability,
- (b) people who live in the same household with seniors or people who have a disability,
- (c) staff employed to assist in the administration and provision of services to housing provided under this Part.

- (2) Development consent must not be granted under this Part unless the consent authority is satisfied that only the kinds of people referred to in subsection (1) will occupy accommodation to which the development relates.

Comment

Noted. Restriction to be imposed.

Clause 90 Subdivision

- (1) Development consent may be granted for the subdivision of land on which development has been carried out under this Part.
- (2) Development consent must not be granted for the subdivision of a building resulting from development carried out under this Part on land in Zone R2 Low Density Residential or Zone B3 Commercial Core.

Comment

No subdivision proposed.

Clause 93 Location and access to facilities and services—~~independent living units~~

- (1) Development consent must not be granted for development for the purposes of an independent living unit unless the consent authority has considered whether residents will have adequate access to facilities and services—
 - (a) by a transport service that complies with subsection (2), or
 - (b) on-site.
- (2) The transport service must—
 - (a) take the residents to a place that has adequate access to facilities and services, and
 - (b) for development on land within the Greater Sydney region—
 - (i) not be an on-demand booking service for the transport of passengers for a fare, and
 - (ii) be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and
 - (c) for development on land that is not within the Greater Sydney region—be available both to and from the site during daylight hours at least once each weekday.
- (3) For the purposes of subsections (1) and (2), access is adequate if—
 - (a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and
 - (b) the distance is accessible by means of a suitable access pathway, and
 - (c) the gradient along the pathway complies with subsection (4)(c).
- (4) In subsection (3)—
 - (a) a suitable access pathway is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and
 - (b) the distance is to be measured by reference to the length of the pathway, and
 - (c) the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—
 - (i) 1:12 for a maximum length of 15m at a time, or
 - (ii) 1:10 for a maximum length of 5m at a time, or

(iii) 1:8 for a maximum length of 1.5m at a time.

(5) In this section—

facilities and services means—

- (a) shops and other retail and commercial services that residents may reasonably require, and
- (b) community services and recreation facilities, and
- (c) the practice of a general medical practitioner.

Comment

It is noted that Airs Shopping Centre is located approximately 50m south west of the site, across Riverside Drive including provision of local community facilities (open space/services etc).



Figure 7- Access

In addition, the applicant has identified a future bus stop within proximity of the site on Riverside Drive. To enable access to Campbelltown CBD and Macarthur Square.

Division 6 – Design Principles

Under the provisions of Division 6 the following Design Principles are applicable:

	Proposed	Compliance
Clause 99 Neighbourhood Amenity and Streetscape		
Seniors housing should be designed to— (a) recognise the operational, functional and economic requirements of residential care facilities, which typically require a different building shape from other residential accommodation, and	Noted.	Noted.
(b) recognise the desirable elements of— (i) the location's current character, or (ii) for precincts undergoing a transition—the future	Noted.	Airds Urban Renewal Area is undergoing renewal, Stage 4 subdivision works have commenced.

character of the location so new buildings contribute to the quality and identity of the area, and		
(c) complement heritage conservation areas and heritage items in the area, and	Not Applicable	Not Applicable
(d) maintain reasonable neighbourhood amenity and appropriate residential character by— (i) providing building setbacks to reduce bulk and overshadowing, and (ii) using building form and siting that relates to the site's land form, and (iii) adopting building heights at the street frontage that are compatible in scale with adjacent buildings, and (iv) considering, where buildings are located on the boundary, the impact of the boundary walls on neighbours, and	Noted.	A number of concerns were raised with regard to the original proposal and conveyed to the applicant at pre da stage identifying the building form, height and impact upon the northern boundary adjacent to future low density residential allotments. These matters have been addressed providing a better 2 storey interface at the northern boundary, enhanced setbacks to the street frontages, articulation of buildings.
e) set back the front building on the site generally in line with the existing building line, and	New subdivision, setbacks in accordance with minimum requirements.	Setbacks are noted as follows: Riverside Drive – 6m; Axford Avenue – 4.5m to balconies; Castleton Cres – 6m; Northern boundary – 4.5m; Eastern boundary – 3m for two storey element, 10 m for three storey element.
(f) include plants reasonably similar to other plants in the street, and	Landscape details to be submitted with application.	Airds ISDP requires - Package of works to be undertaken in a strategic koala linkage area to assist in the safe movement of koalas from the Georges River Reserve to the Smiths Creek reserve. Koala feed trees recommended.
(g) retain, wherever reasonable, significant trees, and	Not Applicable	Not Applicable
(h) prevent the construction of a building in a riparian zone.	Not Applicable	Not Applicable

Clause 100 Visual and Acoustic Privacy		
Seniors housing should be designed to consider the visual and acoustic privacy of adjacent neighbours and residents by— (a) using appropriate site planning, including considering the location and design of windows and balconies, the use of screening devices and landscaping, and	Noted.	Capable of Compliance
(b) ensuring acceptable noise levels in bedrooms of new dwellings by locating them away from driveways, parking areas and paths.	Noted.	Capable of Compliance
Clause 101 Solar Access and design for climate		
The design of seniors housing should— (a) for development involving the erection of a new building—provide residents of the building with adequate daylight in a way that does not adversely impact the amount of daylight in neighbouring buildings, and	Noted.	The applicant has considered solar access and cross ventilation in the design of the proposal.
(b) involve site planning, dwelling design and landscaping that reduces energy use and makes the best practicable use of natural ventilation, solar heating and lighting by locating the windows of living and dining areas in a northerly direction.	Noted.	Capable of compliance.
Clause 102 Stormwater		
The design of seniors housing should aim to— (a) control and minimise the disturbance and impacts of stormwater runoff on adjoining properties and receiving waters by, for example, finishing driveway surfaces with semi-pervious material, minimising the width of paths and minimising paved areas, and		Stormwater will be collected via a series of pits and pipes and conveyed to Council infrastructure in Riverside Drive.

(b) include, where practical, on-site stormwater detention or re-use for second quality water uses.	Noted.	Capable of Compliance
Clause 103 Crime Prevention		
Seniors housing should— (a) be designed in accordance with environmental design principles relating to crime prevention, and	Noted.	Capable of Compliance
(b) provide personal property security for residents and visitors, and (c) encourage crime prevention by— (i) site planning that allows observation of the approaches to a dwelling entry from inside each dwelling and general observation of public areas, driveways and streets from a dwelling that adjoins the area, driveway or street, and (ii) providing shared entries, if required, that serve a small number of dwellings and that are able to be locked, and (iii) providing dwellings designed to allow residents to see who approaches their dwellings without the need to open the front door.	Noted.	<p>The safety and security of residents is to be considered in the architectural design of the development.</p> <p>Surveillance is to be provided throughout the site with the use of effective lighting, appropriate fencing, landscaping, clear identification of the entrances, and avoidance of dark spaces.</p>
Clause 104 Accessibility		
Seniors housing should— (a) have obvious and safe pedestrian links from the site that provide access to transport services or local facilities, and	Noted.	An Accessibility report has been provided in support of the application.
(b) provide attractive, yet safe, environments for pedestrians and motorists with convenient access and parking for residents and visitors.	Noted.	Complies

Clause 105 Waste Management

Seniors housing should include waste facilities that maximise recycling by the provision of appropriate facilities.	3 separate waste storage areas have been provided.	Capable of compliance.
---	--	------------------------

Clause 108 –

Non discretionary development standards for independent living units—the Act, s 4.15

(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of independent living units that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.

(2) The following are non-discretionary development standards in relation to development for the purposes of independent living units—

	Proposed	Compliance
a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,	9.5m Building Height Exceeded, max. building height 10.85m.	**Does Not Comply Clause 4.6 Variation Request submitted.
(b) servicing equipment on the roof of a building, which results in the building having a height of more than 9.5m— (i) is fully integrated into the design of the roof or contained and suitably screened from view from public places, and (ii) is limited to an area of no more than 20% of the surface area of the roof, and (iii) does not result in the building having a height of more than 11.5m,	Noted	Capable of compliance.

(c) the density and scale of the buildings when expressed as a floor space ratio is 0.5:1 or less,	The proposed development has a total gross floor area of 2402.5m ² . The applicant has noted a floor space ratio of 0.7:1.	**Does Not Comply Clause 4.6 Variation submitted
(d) for a development application made by a social housing provider—at least 35m ² of landscaped area per dwelling,	The Applicant has noted: 1,085m ² required. 1,825m ² provided.	Complies.
(e) if paragraph (d) does not apply—at least 30% of the site area is landscaped,	Not Applicable	Not Applicable
(f) a deep soil zone on at least 15% of the site area, where each deep soil zone has minimum dimensions of 3m and, if practicable, at least 65% of the deep soil zone is located at the rear of the site,	The Applicant has noted that 29.4% of the site is classified as deep soil zone.	Complies
(g) at least 70% of the dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open spaces,	The applicant has advised Geometry of the design allows for good ability for solar access, whereby 80% of dwellings receive at least 2 hours of direct solar access between 9am and 3pm at mid-winter in living rooms and private open space areas.	Complies
(h) for a dwelling in a single storey building or a dwelling located, wholly or in part, on the ground floor of a multi-storey building— (i) at least 15m ² of private open space per dwelling, and (ii) at least 1 private open space with minimum dimensions of 3m accessible from a living area located on the ground floor,	Not applicable	Not Applicable.

(i) for a dwelling in a multi-storey building not located on the ground floor—a balcony accessible from a living area with minimum dimensions of 2m and— (i) an area of at least 10m ² , or (ii) for each dwelling containing 1 bedroom—an area of at least 6m ² ,	The applicant has advised balconies proposed off the living area and bedroom for all apartments.	Minimum dimensions and size to be confirmed.
(j) for a development application made by, or made by a person jointly with, a social housing provider—at least 1 parking space for every 5 dwellings,	21 off street spaces are provided.	Complies

Non Compliances

Non-compliance with the following identified development standards:

- Maximum building height, the building height development standards in Section 84(2)(c)(i) and the non-discretionary development standard in Section 108(2)(a) of the Housing SEPP;
- Setback; The upper level setback development standard in Section 84(2)(c)(iii) of the Housing SEPP; and
- The FSR non-discretionary development standard in Section 108(2)(c) of the Housing SEPP.

Height

Clause 108(2)(a) of SEPP (Housing) 2021, Height is identified as follows :

(a) no building has a height of more than 9.5m, excluding servicing equipment on the roof of a building,

The proposal provides a maximum height of 10.85m.

A clause 4.6 request to vary the height standard has been provided.

Setbacks/Building plane

Clause 84(2)(c) of SEPP (Housing) 2021 is noted as follows:

(iii) if the development results in a building with more than 2 storeys—the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site.

The applicant has noted that the development has two side or rear boundaries to the north west and north east. The non-compliance as identified is as follows:

- A small part of the corner of bedroom to Unit D02 on Level 3 of Building D which is setback approximately 10 m from the north western boundary;
- The corner of the living room Unit D02 on Level 3 of Building D which is setback approximately 6 m from the north eastern western boundary.

Floor Space Ratio

Under the provisions of SEPP (Housing) an FSR of 0.5:1 is applicable, whilst under the provisions of Campbelltown LEP 2015, no maximum floor space ratio has been identified with respect to the subject site and its proposed use.

The proposed development has a total gross floor area of 2,408.8m². This equates to a resultant floor space ratio of 0.69:1 as calculated against the site area of 3,050.7m².

7. Primary Comments

The primary matters when considering the potential impacts on the natural and built environment are noted as follows:

Non Compliances

Non-compliance with the following identified development standards:

- Maximum building height, the building height development standards in Section 84(2)(c)(i) and the non-discretionary development standard in Section 108(2)(a) of the Housing SEPP;
- Setback; The upper level setback development standard in Section 84(2)(c)(iii) of the Housing SEPP; and
- The FSR non-discretionary development standard in Section 108(2)(c) of the Housing SEPP.

It is noted that Clause 4.6 Variation requests have been submitted in support of the non compliances as proposed. The requests will be assessed accordingly.

Parking

The basement car park provides a total of 21 car parking spaces (including 8 x accessible spaces).

Main pedestrian access to the development is provided from Riverside Drive, Axford Avenue and Charleton Crescent.

Lifts are provided in the three storey buildings, providing lift access to all units and connections to the basement. Pedestrian access points are provided to all street frontages.

Heritage

The site does not comprise any items of heritage significance and is not located close to a heritage item or within designated heritage conservation area.

BCA Compliance

The proposed development has been designed to comply with the Building Code of Australia ("BCA"). A BCA Compliance Report prepared by Metro Building Consultancy, dated 22 July 2022 was submitted in support of the application.

Storey	Use	Classification
Level 00 Basement	Carparking	7a
Level 01 Ground	Apartments, hard and soft landscaping	2
Level 2	Apartments	2
Level 3	Apartments	2

The report concluded that Performance Solutions can be developed to the DtS provisions of the BCA to ensure the proposed development can achieve compliance with the relevant Performance Requirements of the BCA

Accessibility

An Accessibility Report was prepared by Vista Access Architects and submitted in support of the proposal. The report assessed the accessibility of the proposal and provides strategies to maximise reasonable provisions of access for people with disabilities.

The report concluded that the proposal achieves spatial requirements to provide access for people with a disability and it is assumed that assessment of the detailed requirements such as assessment of internal fit out, details of stairs, ramps and other features will occur at construction certificate stage.

Stormwater Management

Stormwater will be collected via a series of pits and pipes and conveyed to Council infrastructure in Riverside Drive which has been recently upgraded to meet the needs of the Airds Urban Renewal Project.

Crime Prevention Through Environmental Design

The development has been designed to incorporate the principles of Crime Prevention Through Environmental Design ("CPTED"). The CPTED principles include the following:-

Surveillance

- natural street surveillance is achieved within and around the buildings;
- CCTV monitoring to be installed to the ground floor units and car park entry point;
- driveway will be shared pedestrian and vehicular zone and natural street surveillance applies; and
- there are minimal unobserved areas across the site.

Landscaping

- the landscape design features grassed areas and small areas of feature shrub and native planting adjacent to the entrance to the facility as well as perimeter planting; and
- species are to be selected as appropriate based on height, coverage, bulk and shape.

Lighting

- site external lighting will comply with Australian Standards; and
- external lighting will be provided to building entries and the car parking entry.

Territorial Reinforcement

- entrances and exits to the ground floor of the four buildings are clearly discernible and directly accessible from the basement and/or footpaths;
- clear and legible way-finding signage will be provided;
- landscaping is used to clearly delineate the public and private domains.

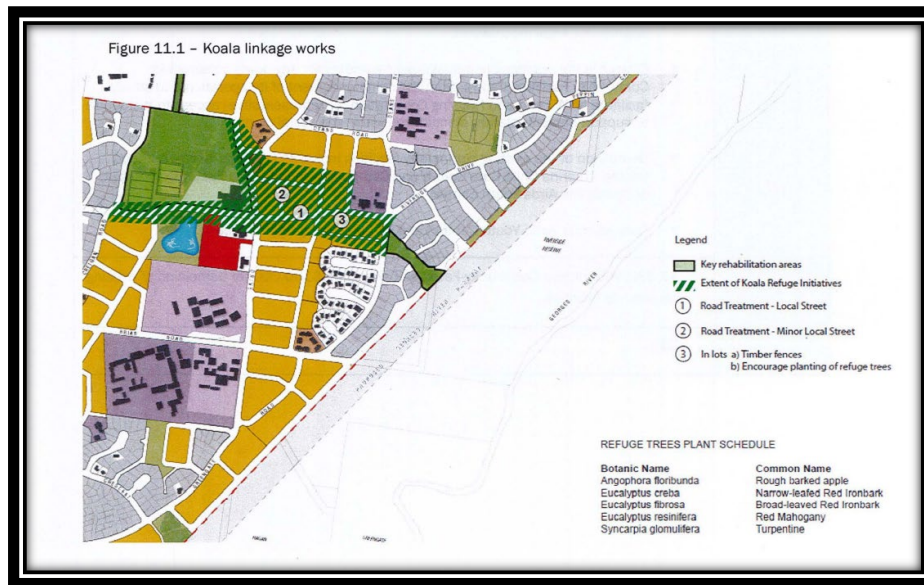
Access Control

- access to the buildings and car parking area in the basement will be controlled.

The safety and security of residents has been considered in the architectural design of the development. Surveillance is provided throughout the site with the use of effective lighting, appropriate fencing, landscaping, clear identification of the entrances, and avoidance of dark spaces. The buildings will be appropriately lit.

Koala Habitat Protection/ Koala Linkage Corridor – Airds ISDP

Airds ISDP identifies a strategic koala linkage corridor to assist in the safe of works movement of koalas from the Georges River Reserve to the Smiths Creek reserve. The subject site falls within the identified corridor.



The landscape plan packages proposes the inclusion of Koala Feed trees to the perimeter of the site to re-establish the koala Corridor within the vicinity of the site. It is anticipated that appropriate conditions will be incorporated within the Notice of Determination.

8. Exhibition/Notification

The proposal has been exhibited/ notified from 09 September 2022 – 10 October 2022.

No submissions have been received to date.

9. Status of application

Council has commenced preliminary assessment of the proposal and is awaiting Specialist Officers comments.