

# **SCC Assessment Report**

This report is an application for the Site Compatibility Certificate of Residential Flat Building as an Affordable Rental Housing.

Address: 34 Fullers Road CHATSWOOD NSW 2067

Project: Demolition of existing structures and subsequent construction of 4 double story Residential Flat Buildings, that contain 30 one-bedroom dwellings (50m<sup>2</sup>). 50% of this proposed development will be used as Affordable Rental Housing for 10 years.

Written by

Joanna S Yang

Owner of Property

Mobile Phone: 0433510768

Address: 34 Fullers Road, Chatswood, NSW 2067

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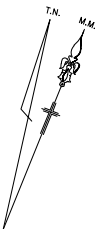
## **Part 1. Site Context**

### **1.1 Description of the site and its locality**

The subject site is 34 Fullers Road, Chatswood, NSW 2067 and has the real property description of Lot 1, DP60481 (Figures 1). The site is located within the Willoughby Local Government Area with R2 Low Density Residential Zone.

The site is located on the southern side of Fullers Road, which is a classified state road. The site has no other boundary to a public road. It is of an irregular configuration with a 30.48 metre frontage; a rear boundary of 30.1 metres; and a total site area of 1759 square metres. There is a 5.4 metre front to rear fall within the site and a 2.4 metre east to west fall along the front boundary. The site also falls east to west by 2.7 metres along the rear boundary.

The existing structure on the site is a residential building structured as one-storey at the front and two-storey at the back. This property is currently being used as a residential house. It was previously used as a bed-and-breakfast (Figure 2). The site has vehicular access from two driveways off Fullers Road which provide access to a single garage as well as to five uncovered parking spaces within and adjacent to the front setback area. The building is setback 9.2 metres from the front boundary and 28.6 metres from the rear boundary. The vegetation in the front setback area comprises of medium sized trees and lawn, and there is a masonry front fence with a height of up to two metres (Figure 3). There is a shed located within the eastern side setback area. The rear yard area includes a concrete slab and lawn.



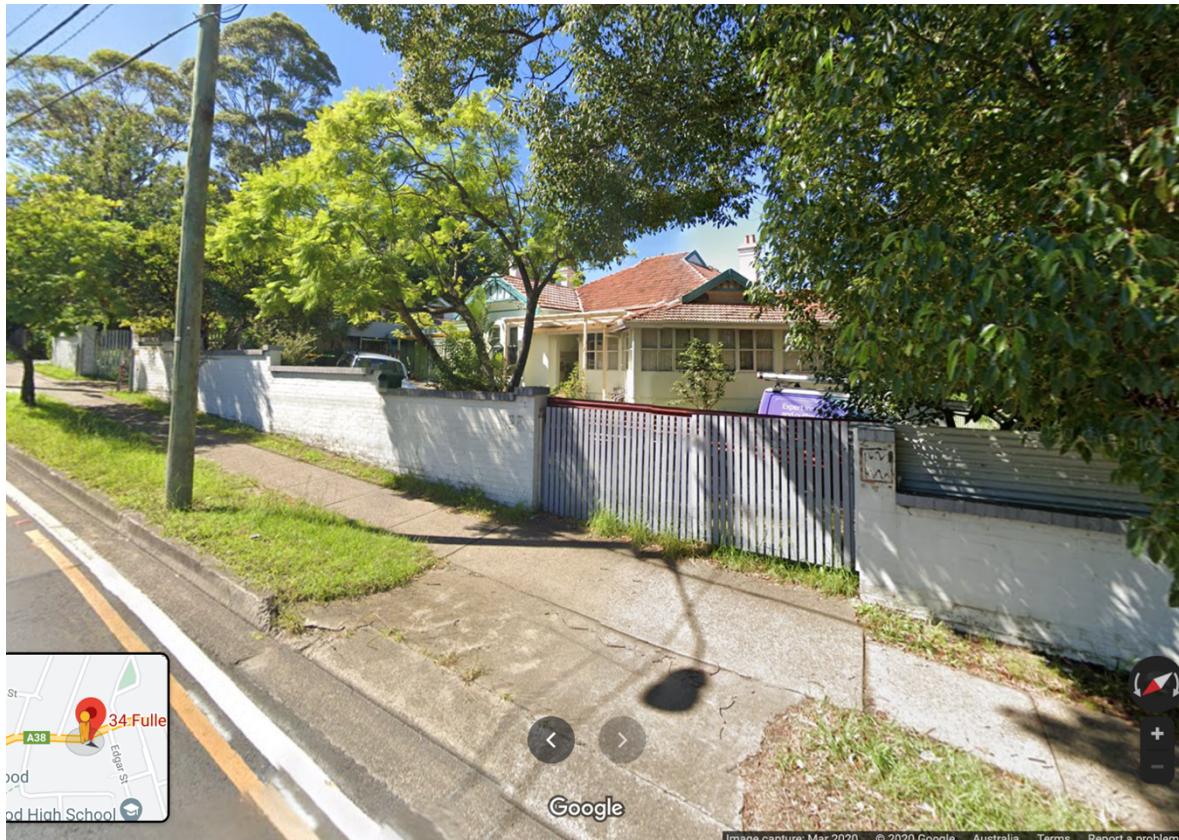


- *Figure 1: Subject site (in yellow) (Source: Six Maps)*



- *Figure 2: Subject site, as viewed from Fullers Road*





*Figure 3: Subject site, as viewed from Fullers Road. Source from Google Maps*

## 1.2 Description of adjacent lands

There are three adjacent lands and Fullers Road surrounding the subject site:

the north side is Fullers Road,  
the east side is single storey dwelling house 32 Fullers Road Chatswood, NSW 2067,  
the west side is a private access road, next to this road is a double storey residential flat building, 40-44 Fullers Road Chatswood, NSW 2067,  
and the rear side is single storey dwelling house 36 Fullers Road Chatswood, NSW 2067.



- *Subject site (in red mark) and surrounding adjacent lands (Source: Google Maps)*

### 32 Fullers Road Chatswood, NSW 2067

As shown above, adjacent to the east of the subject site, at 32 Fullers Road Chatswood, NSW 2067, is a single storey residential dwelling house (Figure 4). This property has vehicular access via a 3-metre-wide driveway off of Fullers Road which continues along the property's west-side boundary. A pedestrian pathway is located off of Fullers Road, leading directly to the house's front-door providing access to the main entrance of the



property. The building is set back by 3.5 metres from the property's western side boundary. The western front boundary setback is 5 metres. Located towards the rear yard area of this property is a two-story secondary dwelling with a 160 square metre floor area known as a 160m<sup>2</sup> double storey Granny Flat. It is understood that there are a number of compliance issues with a CDC that was issued for this secondary dwelling including non-compliance with the required 160 square metre floor area and non-compliance with the required setbacks. In 2014-2015, Willoughby Council had advised that the case will be taken to the Building Professionals Board and that further compliance action will be taken by the Council to ensure that the ground floor of that building will not be inhabited.



- *Figure 4: Adjoining to the east of the subject site, at 32 Fullers Road, as viewed from Fullers Road*

#### 40-44 Fullers Road Chatswood, NSW 2067

Adjoining to the west of the subject site is a 9 metre wide private access road. This road provides access to five dwelling houses located south of the subject site (Figure 5).

To the west of the subject site, at 40-44 Fullers Road Chatswood, NSW 2067, is a double storey residential flat building containing eleven apartments (Figure 6). The building contains six apartments oriented towards the subject site. Three of these apartments are at ground-floor level with garden areas oriented towards the subject site. Additionally, three apartments are located at an upper level, two of which have balconies oriented toward the subject site. This building is set back 6 metres from the property's eastern side boundary. The eastern front boundary setback is 3.4 metres (Figure 7). A driveway is located off of Fullers Road, providing access to the main entrance of this property (Figure 8).



*Figure 5: The private access road provides access to five dwelling houses located south of the subject site, as viewed from Fullers Road. This road locates between the west boundary of the subject site and east boundary of the residential flat building of 40-44 Fullers Road.*



- *Figure 6: Residential flat building at 40-44 Fullers Road, as viewed from the boundary between the rear yard of the subject site and the adjacent private road, which is visible in the foreground.*





*Figure 7: Street view of the residential flat building at 40-44 Fullers Road, as viewed from Fullers Road*





*Figure 8: Driveway entrance of the residential flat building at 40-44 Fullers Road, as viewed from Fullers Road*



### 36 Fullers Road Chatswood, NSW 2067

Adjoining directly to the south of the subject site, at 36 Fullers Road, is a single storey residential dwelling house (Figure 9). . There is a carport located within the northern side setback area of this property (Figure 10). This property has a 2.7 metre fall, with the top (a front yard) being level with the rear of the aforementioned subject site (Figure 11). The 36 Fullers Road property is set back 11 metres from the property's northern side boundary that is also the rear boundary of the subject site. A driveway is located off of the property's private access road and along the property's northern boundary.



Figure 9, 36 Fullers Road, is a single storey residential dwelling house.



- *Figure 10: the driveway and front yard of the single storey residential house of 36 Fullers Road, as viewed from the private access road.*





Figure 11, This property is about 2.7 metres fall from the rear boundary level of the subject site to this property front yard level

### **1.3 Zoning and access to transport, services and facilities**

The locality is characterised as a Low-Density Residential Zone (Zone R2). The site is within close proximity to public transport as well as to many shops and services. Chatswood's train station is 750 metres distance from the subject site (Figure 12). Within 130 metres of the site is a bus stop, with bus services providing access to Chatswood, Chatswood West, Parramatta as well as surrounding suburbs. The Chatswood CBD, within 500 metres of the subject site, includes Chatswood Westfield, the Mandarin Centre and Chatswood Chase. The site is also within close proximity to schools including Chatswood High School and Chatswood Public School.

The suburb of Chatswood where the site is located is an 11-kilometre road distance from Sydney CBD and is serviced by frequently operating bus and train services providing access to the Sydney CBD and, in closer proximity, to the commercial and employment hubs at North Sydney, St Leonards, Chatswood and Macquarie Park. Chatswood is also in close proximity to Macquarie University and to a major health facility, being the Royal North Shore Private Hospital.



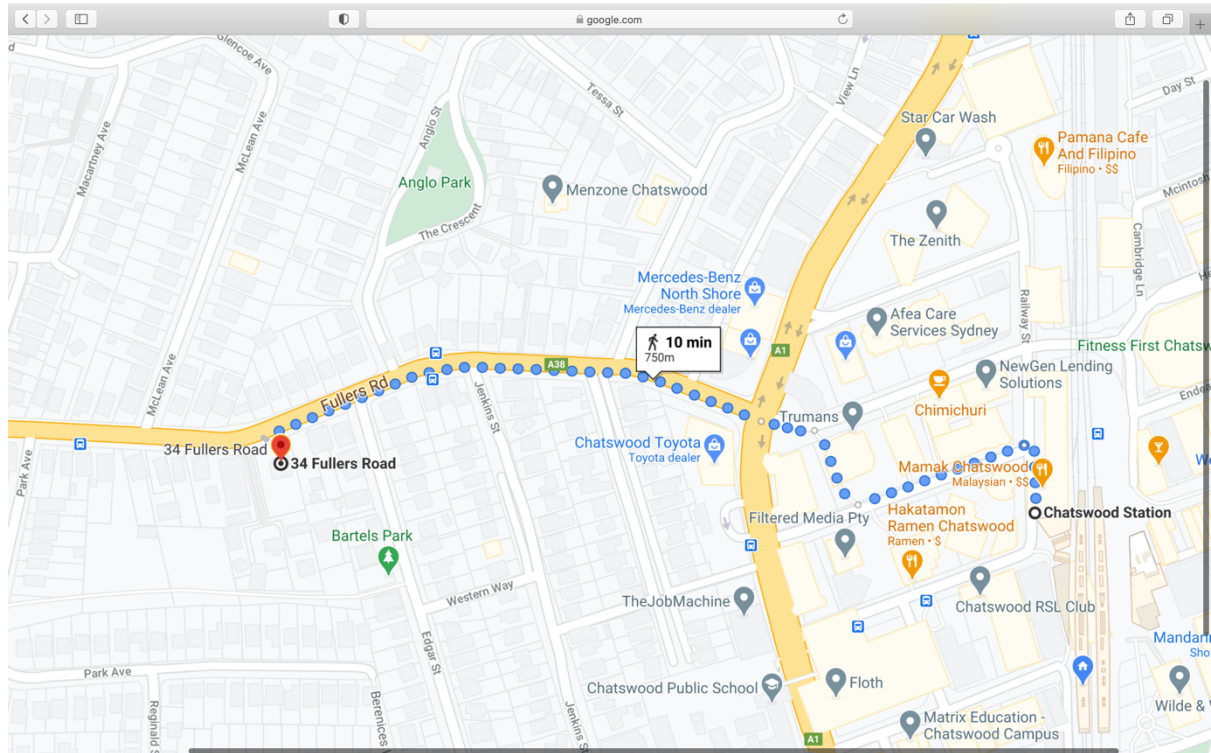


Figure 12: Subject site (in red balloon mark) and distance marked as blue colour dots. Bus stops are also marked in blue colour. (Source: Google Maps)

There is a good quality pedestrian path along Fullers Road leading to Chatswood Train station and shopping centres (Figure 13)



*Figure 13: Pedestrian path along Fullers Road and locate in front of the subject site*

## **1.4 Hazards and natural constrains**

According to the certificate 10.7, there is no hazard and natural constraints on the subject site. According to the maps on Willoughby Council website, there are no hazards or natural constraints among the surrounding lands.

## **1.5 Provision of Utilities and access to recreation facilities**

**Water, electricity and gas** are connected to the subject site.

**Sewage** of Sydney water locates at the edge of west boundary of the subject site that is connecting to the subject site. (Figure 14)

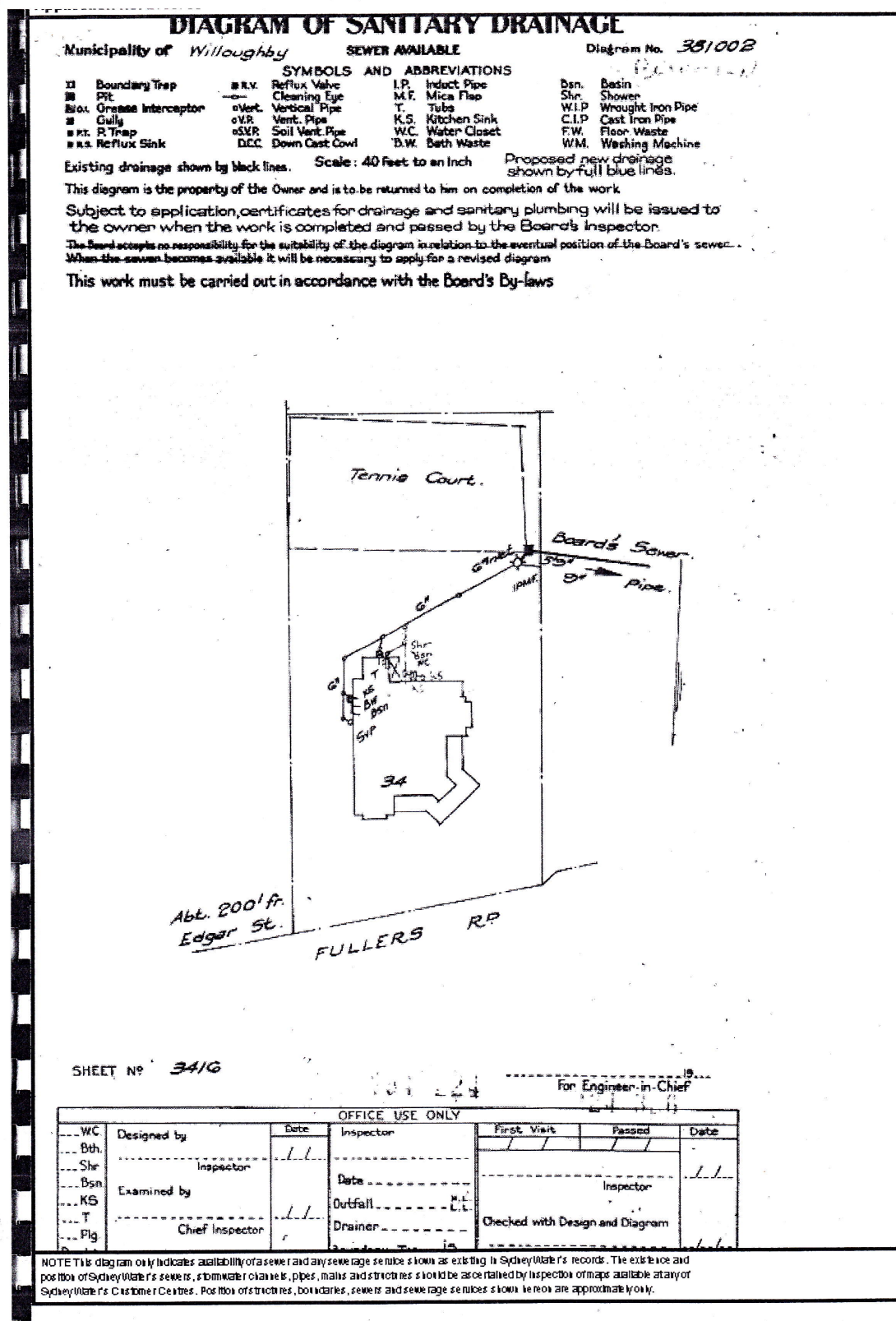


Figure 14: Sewage belong to Sydney Water



There is no **easement** on the subject site. However, there is an easement connection near the west rear boundary corner of the subject site, located on neighbour's land (Figure 15)



*Figure 15: neighbour's easement connection on the western rear boundary corner of the subject site*

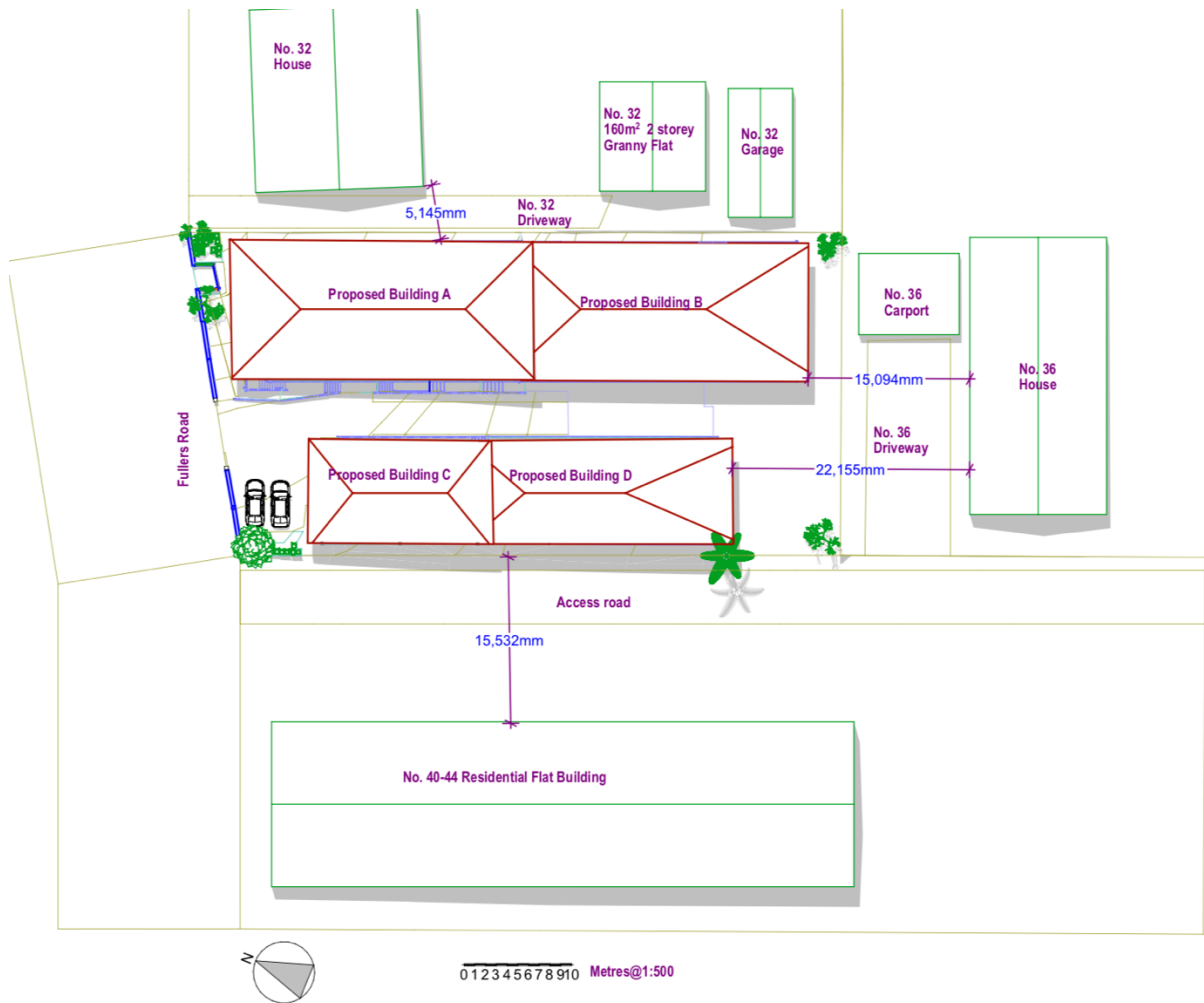
Willoughby Council's easement ends at the neighbour's driveway direct to the south boundary of the subject site (figure 16). Neighbour's permission is required to connect the easement from the Council's easement to the subject site.







## b) Distance to surrounding lands



## c) Model shows design concept



## 2.2 Proposed design details

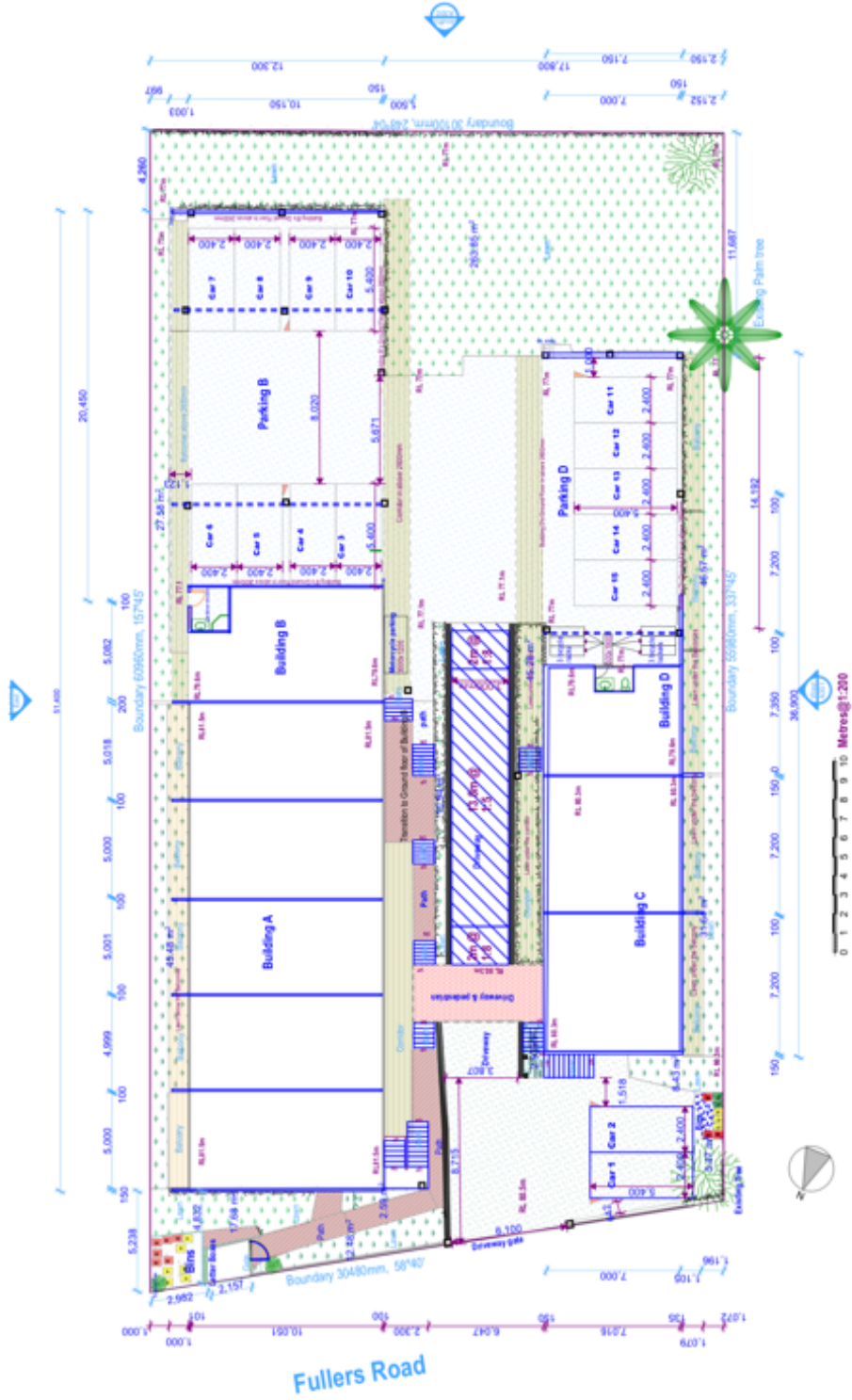
The design details have been prepared based upon drawing details by Joanna S Yang, dated October 2020, project name is Fullers 34, including:

- a) Site Plan
- b) Lower Ground Floor Plan
- c) Ground Floor Plan
- d) First Floor Plan
- e) North & South Elevation
- f) Building AB Elevation
- g) Building C&D Elevation

### a) Site Plan

This project has proposed 4 double storey Residential Flat Buildings that structure with **setbacks and heights** as follows:

- Building A and building B are attached and located on the eastern side of the land. Both Building A&B face the western boundaries of this property. Each building contains 10 one-bedroom dwellings;
- Building C and building D are attached and located in western side of the land. Both Building C&D face the eastern boundary of this property. Building C contains 4 one-bedroom dwellings and Building D contains 6 one-bedroom dwellings;
- Building A is setback 5.3 metres from front boundary (measured at end of front boundary) and set back 2 metres from eastern boundary. Building B is setback 4.26 metres from the rear boundary and set back 2 metres from eastern boundary;
- Building C is setback 7.3 metres from front boundary (measured at the end of front boundary) and setback 2 metres from eastern boundary. Building D is setback 11.68 metres from the rear boundary and set back 2 metres from eastern boundary;
- The height of all buildings is controlled under 8.5 metres as is required by local council. Since there is a steep slope across the project site, the height dimension has applied Varied building height in DCP according to SEPP 65.



SP1 Site Plan 1  
1:200

Drawn by Joanna Yang	Application: Site Compatibility Certificate for Residential Flat Buildings as Affordable Housing	REVISION NO.
Contact Details Mobile: 0433510768, ph. 04118979 Email: JoannaYang98@outlook.com Post Address: PO Box 105, Chatswood, NSW 2057	LOT 1, D.P. 60481 34 Fullers Road, Chatswood NSW 2067 Australia	DRAWING NO. SP1
Plot Date: 23/10/20		

#### **b) Lower Ground Floor Plan**

The lower ground-floor will include thirteen car parking spaces located under Building B (**Parking B**) and Building D (**Parking D**). This lower ground-floor will have pedestrian access path from the front entrance, which provides access to different proposed levels.

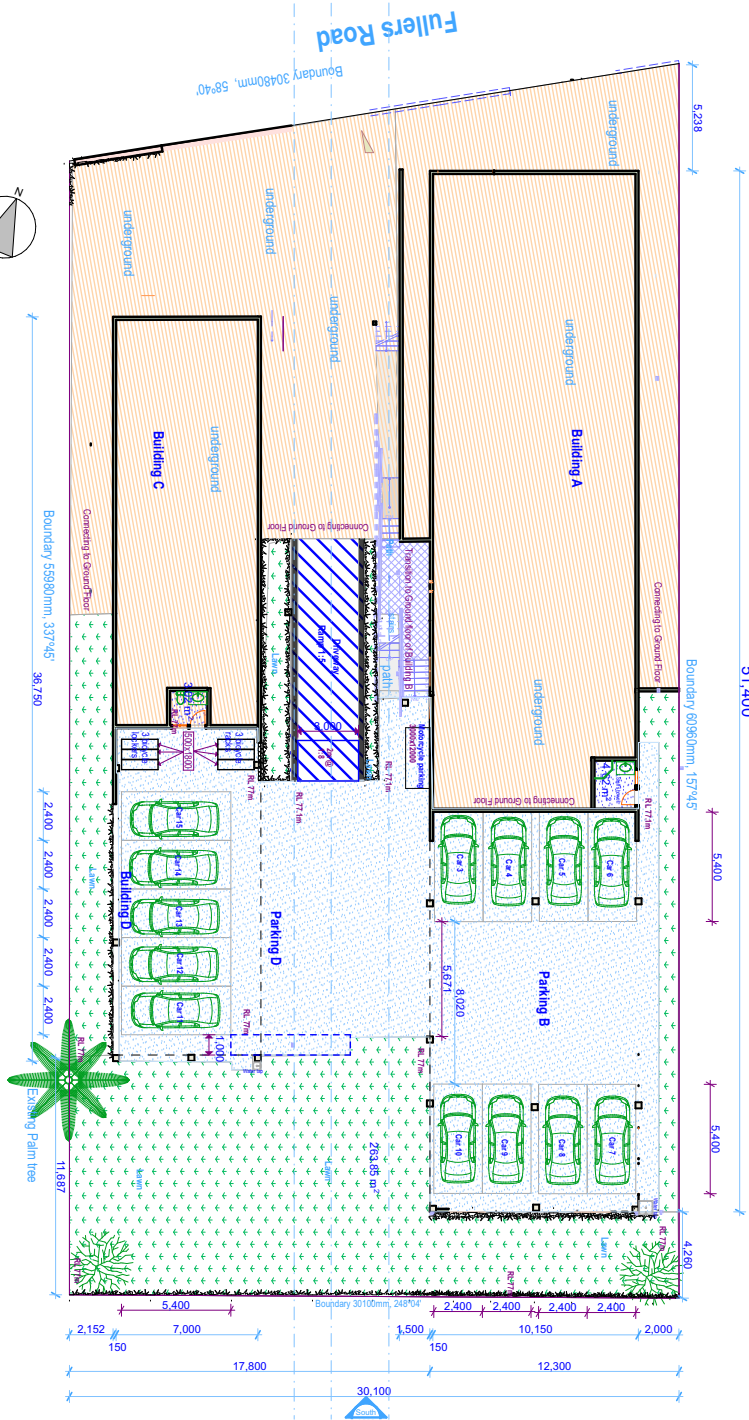
**Vehicular access** to this lower ground-floor is provided by a driveway off of Fullers Road and leads to a one-lane driveway access road which located between building B and building D. The width of this access road is 3m and the aside lawn will be able to widen a vehicle driver's sight range. This access driveway road has a ramp with a main grade of 1:5 (20%) and 2 metre transitions of 1:8 (12.5%) grade on both ends. This ramp provides access to the rear parking area.

The **backyard lawn** is 265.2 square metres.

<p>Drawn by      Joanna Yang</p> <p>Contact Details    Mobile: 04335 10768, ph. 94118979</p> <p>Email: joanna.yang98@outlook.com</p> <p>Post Address: PO Box 165, Chatswood, NSW 2057</p> <p>Plot Date: 23/10/20</p>	<p>Application:    Site Compatibility Certificate for</p> <p>Residential Flat Buildings as Affordable Housing</p> <p>LOT 1, D.P. 60481</p> <p>Site address    34 Fullers Road, Chatswood NSW 2067 Australia</p>	<p>DRAWING TITLE:</p> <p>Detail</p> <p><b>Lower Ground Floor Plan 1</b></p> <p>PROJECT NAME :</p> <p><b>Fullers 34</b></p>	<p>REVISION NO.</p> <p>DRAWING NO.</p> <p><b>LGF1</b></p>
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-1- Lower Ground Floor  
1:200

0 1 2 3 4 5 6 7 8 9 10 Metres@1:200





c) **Ground Floor Plan:**

This ground-floor plan will include: a pedestrian **entrance gate** located at the front of Building A as well as,

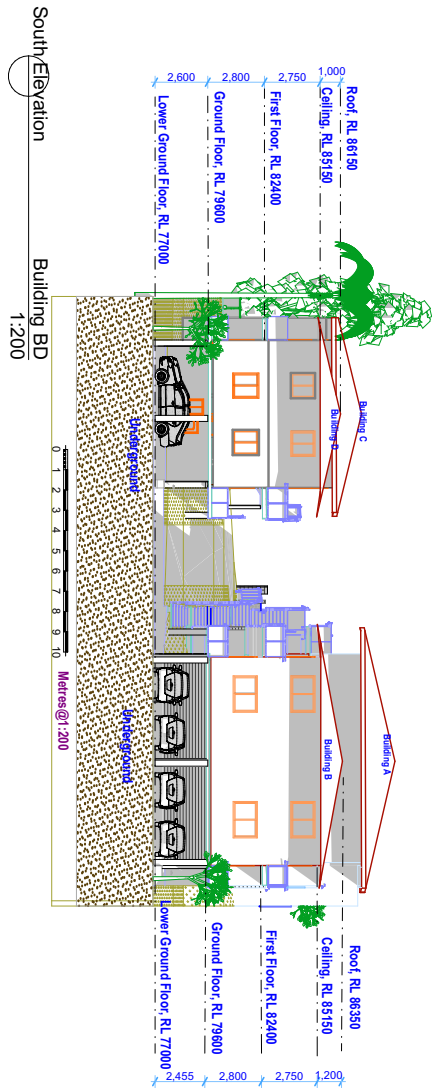
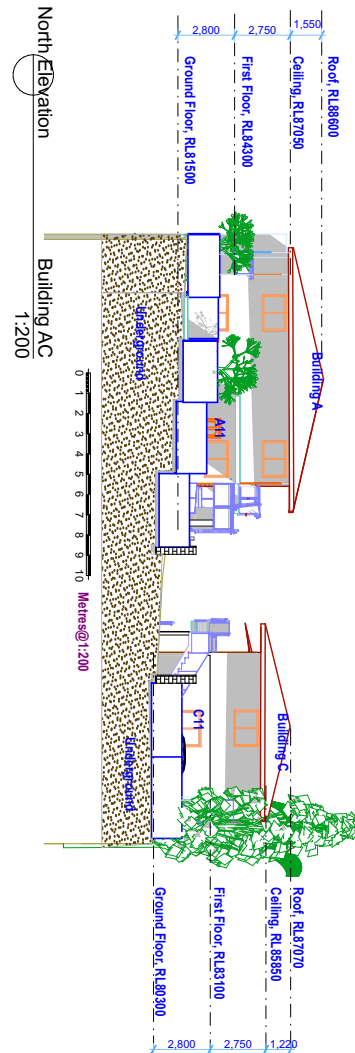
- **Ground Floor plans** of Buildings A, B, C, D and **two parking spaces** (Car 1, Car 2) located at the front of Building C,
- **A Driveway Gate** for vehicular access off of Fullers Road and connected to a one-lane **driveway access** road which is located between building A and C. This is connected to the lower-ground floor by a ramp and driveway.
- **A Pedestrian pathway** with access to the ground floor buildings of B, C and D, as well as the lower-ground floor.



d) **First Floor Plan:** This First Floor Plan include First Floor plan of Building A,B,C and D, are joint to Ground floor by stairs

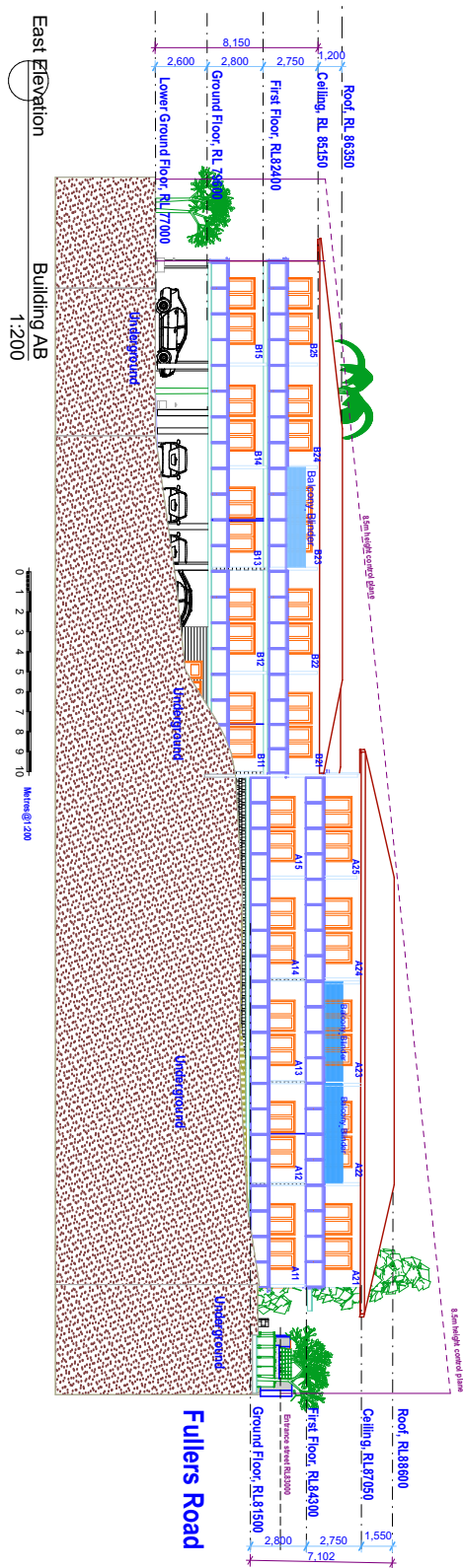
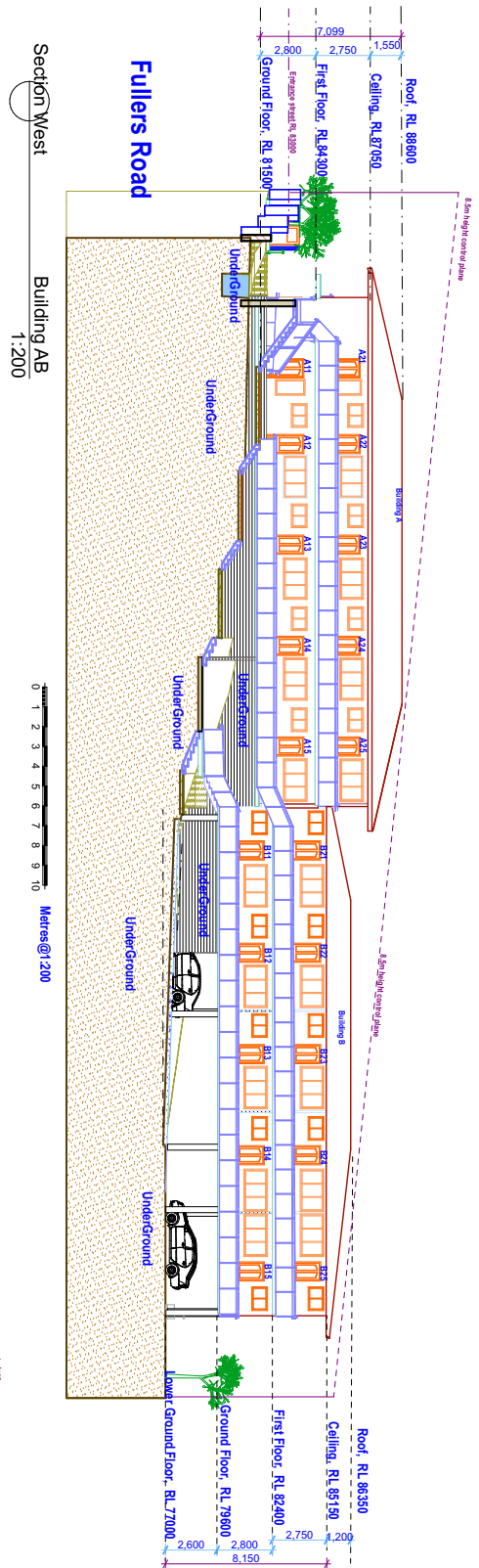


## e) North and South Elevation



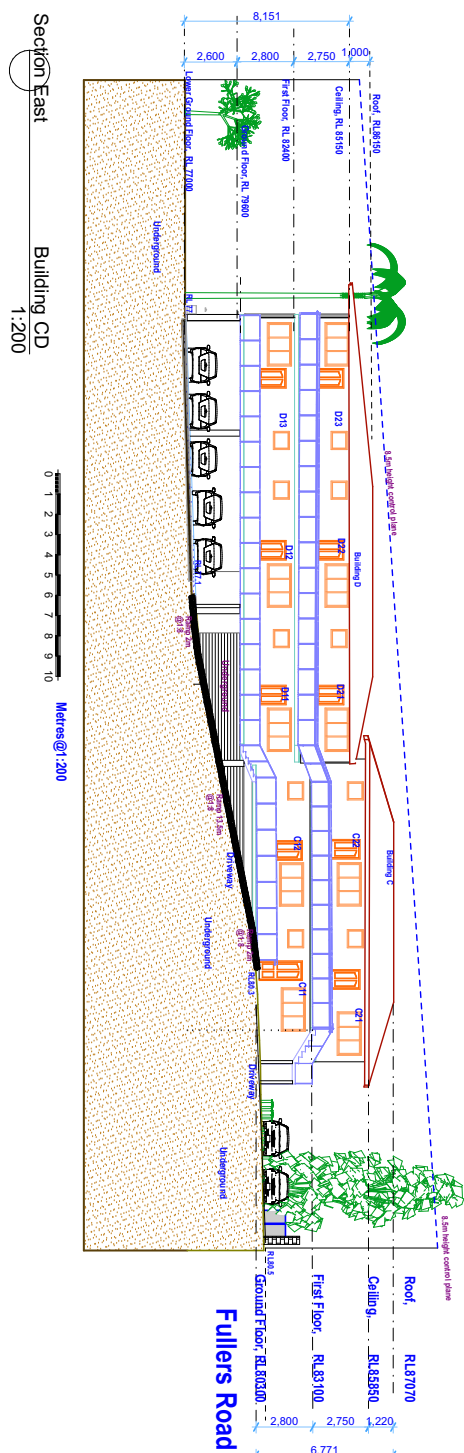
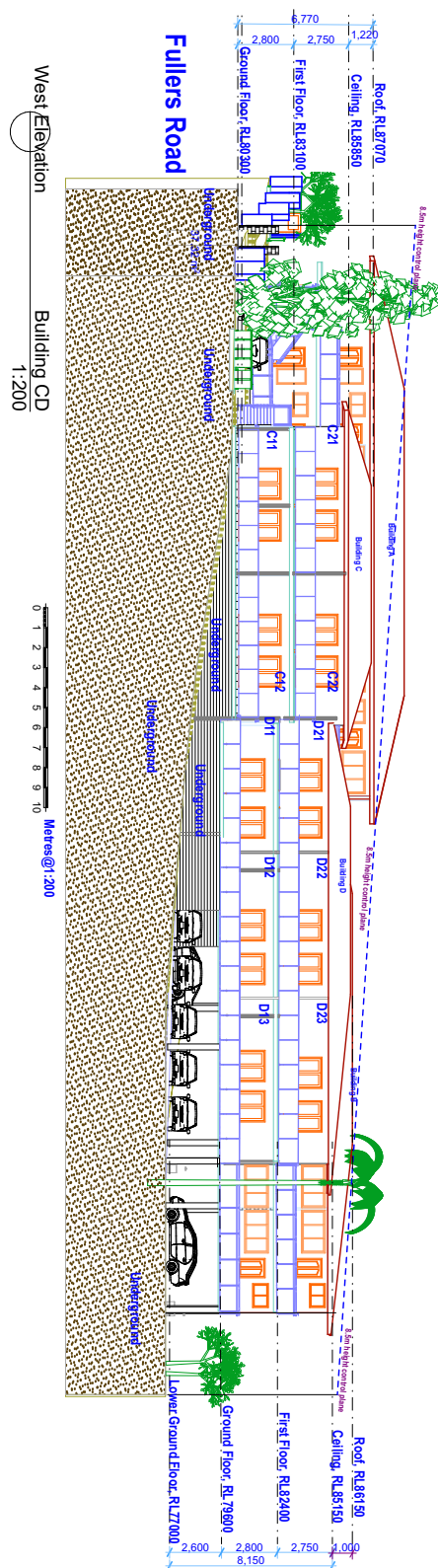
<p>Drawn by: Joanna Yang</p> <p>Contact Details: Mobile: 0433510786, ph. 94118979 Email: joanna.yang8@outlook.com Post Address: PO Box 165, Chatswood, NSW 2057</p> <p>Plot Date: 23/10/20</p>	<p>Application: Site Compatibility Certificate for Residential Flat Buildings as Affordable Housing</p> <p>LOT 1, D.P. 60481</p> <p>Site address: 34 Fullers Road, Chatswood NSW 2067 Australia</p>	<p>DRAWING TITLE:</p> <p><b>Elevation North&amp;South</b></p> <p>PROJECT NAME:</p> <p><b>Fullers 34</b></p>	<p>REVISION NO.</p> <p>DRAWING NO.</p> <p><b>E-NS</b></p>
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f) Elevation of Building A&B



<p>Drawn by Joanna Yang</p> <p>Contact Details Mobile: 0433510768, ph. 94118979 Email: joannayang98@outlook.com Post Address: PO Box 165, Chatswood, NSW 2057</p> <p>Pbl Date: 23/10/20</p>	<p>Application: Site Compatibility Certificate for Residential Flat Buildings as Affordable Housing</p> <p>LOT 1, D.P. 60481 34 Fullers Road, Chatswood NSW 2067 Australia</p>	<p>DRAWING TITLE:</p> <p>Details <b>East&amp;West Elevations of Building AB</b></p> <p>PROJECT NAME: <b>Fullers 34</b></p>	<p>REVISION NO.</p> <p>DRAWING NO. <b>E-AB</b></p>
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g) Elevation of Building C&D



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 Pld Date: 23/10/20

**Application:** Site Compatibility Certificate for  
Residential Flat Buildings as Affordable Housing

**LOT 1, D.P. 60481**

**Site address**     **34 Fullers Road, Chatswood NSW 2067 Australia**

DRAWING TITLE :  
**East&West Elevation of Building CD**  
 Details

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PROJECT NAME :  
**Fullers 34**

REVISION NO.

DRAWING NO.

**E-CD**



## 2.3 . Effects to Surrounding lands

In relation to **privacy**, the proposal will have no significant impacts based on the following:

- Adjoining the western boundary is a private road that is 9 metres wide to the fence and 15.5m to the building, making privacy not an issue along this boundary.



- The property at 36 Fullers road, adjoining to the south, has a carport adjacent to its northern boundary. As such, this area is not sensitive to privacy impacts and no privacy issues that would arise.



- The property adjoining to the east, at 32 Fullers Road, is on about 1-metre higher level than proposed site. Also, there is a 3-metre-wide driveway along its western side boundary. The proposal maintains a 2-metre setback at its eastern side boundary. There is, therefore, a 5-metre separation between the proposed Building A&B and the dwelling house at 32 Fullers Road. Furthermore, 2 balconies, located on the first floor of building A&B and directed to the western attic window on the front house of 32 Fullers Road, will be installed with blind screens to avoid any impacts on privacy.



### Part 3. Assessment

#### 3.1 consistency with regional and local strategies

The proposal will provide a significant number of affordable dwellings for the locality, especially for low-income young families who are employed near Chatswood.

In recent years, Chatswood has clearly developed into a large CBD of the north shore area. The suburb is located nearby Sydney's major employment centres of Macquarie Park and the heart of the CBD. From Chatswood, the northern beaches are readily accessible, being also an employment centre in itself. Affordable rental houses become very demanding for low income families, especially young families who have employment around Chatswood.

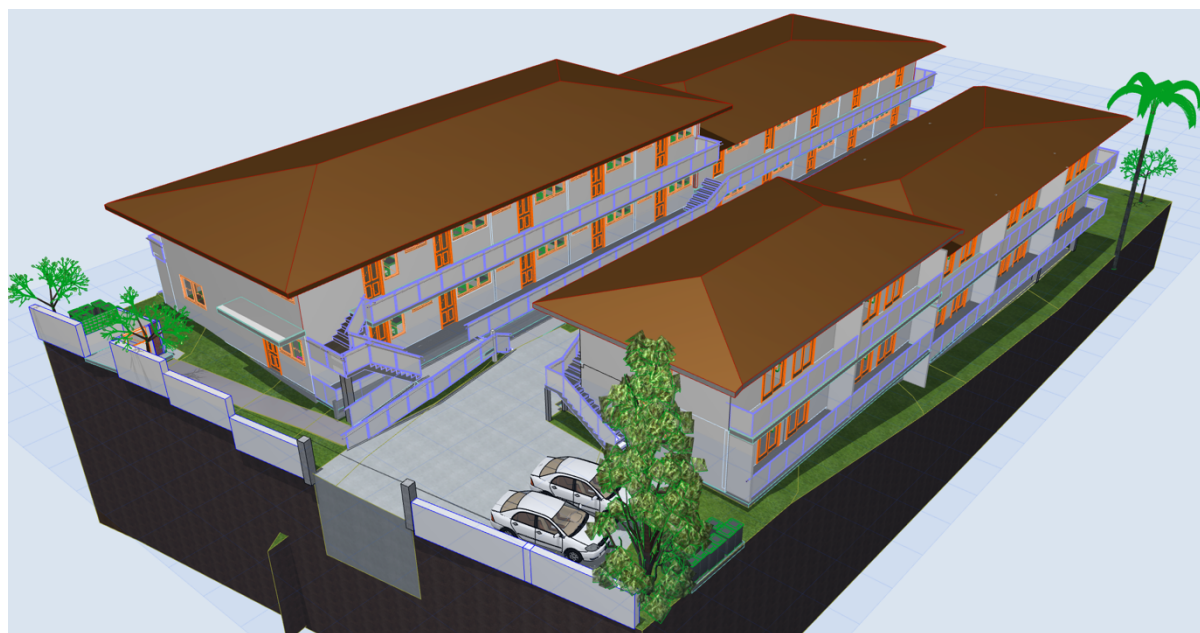
Overall, Chatswood has a bustling atmosphere, with excellent transport services and an extensive range of education facilities. While the only downside may be traffic congestion, this proposed development will be within walking distance to Chatswood interchange. Future residence can use public transport which can reduce such traffic pressure.



### 3.2 Assessment of the proposal under AHSEPP and local Council's control:

The proposal is to demolish existing structures and to construct 4 Residential Flat Buildings (Figure 18). These Residential Flat Buildings have 30 one-bedroom (50sqm) dwellings which would provide 50% of this development as affordable rental housing for 10 years.

This affordable housing component will be managed by a registered Community Housing Provider (CHP).



*Figure 18: Model of proposed 4 residential flat buildings on the subject site*

#### **Floor area**

These 4 residential flat buildings will have a gross floor area of 1508.1 square metres.

Under the *Willoughby Local Environmental Plan 2012* (WLEP 2012), the site is zoned R2 Low Density Residential. The maximum floor space ratio is 40%.

According to The State Environmental Planning Policy (Affordable Rental Housing) 2009 (AHSEPP): Division 1

“... (2) The maximum floor space ratio for the development to which this clause applies is the existing maximum floor space ratio for any form of residential accommodation permitted on the land on which the development is to occur, plus—

- (a) if the existing maximum floor space ratio is 2.5:1 or less—
- (i) 0.5:1—if the percentage of the gross floor area of the development that is used for affordable housing is 50 per cent or higher, .....

50% of this development on the subject site will provide affordable housing, therefore the maximum floor space ratio can be 90% of the site area (40% of the existing maximum floor

space ratio plus 50% of bonus). The total site area is 1759m<sup>2</sup>. 90% of 1759m<sup>2</sup> is 1583.1 m<sup>2</sup>. The total proposed development gross floor area is 1508.1m<sup>2</sup> (50m<sup>2</sup> x 30 dwellings +3.68m<sup>2</sup> toilet+4.33m<sup>2</sup> gardener shower room), which is 75m<sup>2</sup> less than the permissible gross floor area of 1583.1m<sup>2</sup>. Therefore, this proposed development's gross floor area complies AHSEPP D1.2a.

This proposed development also complies following accessibility requirements in AHSEPP and Willoughby council:

<b>Affordable housing management:</b>  The affordable rental housing component is to be secured for a minimum of 10 years and managed by a registered Community Housing Provider (CHP). (AHSEPP)	Proposal complies.
<b>Accessibility requirements.</b> <b>(a) Sydney Region</b> <ul style="list-style-type: none"> <li>• Within 800m walking distance of a railway station or a Sydney Ferries wharf;</li> <li>• Within 400m walking distance of a light rail station;</li> </ul> (AHSEPP)	Proposal complies.  The site has high accessibility, being less 750 metres from Chatswood Station, which is a major transport hub. Chatswood Station services the North Shore Line and the Carlingford Line, providing direct train links to the City, Hornsby and Macquarie Park. There are also bus stops within 200 metres of the site providing services to Parramatta, Chatswood, Chatswood West and surrounding suburbs.
<b>Site Area:</b> minimum of 450m <sup>2</sup> (AHSEPP)	Proposal complies. Subject site area is 1759m <sup>2</sup>
<b>Minimum dwelling size:</b> 50m <sup>2</sup> for a 1 bedroom dwelling (AHSEPP)	Proposal complies. Each dwelling has been designed with a minimum floor area of 50 m <sup>2</sup>
<b>Setback</b> Controls relating to dwelling houses outlined in section D.1.7.2 of WDCP	Proposal complies. Front setbacks are 5.24m and 7.33m (neighbours' average setback is 4.2m). Rear setbacks are 4.26m and 11.68m. Side setback is 2m.
<b>Street view</b>	Proposal complies. The proposed development has been designed to have a similar appearance to that of other dwelling houses on Fullers Road, including in terms of its size and scale.
WDCP, <u>Part D.2.4.3 - Controls</u> 2. A frontage of 27 metres is required at the front alignment of the Building for development along Fullers Road	Proposal complies. Subject site has frontage of 30.48m
<b>Heights</b> By reference to the WLEP2012 Height of Buildings Map and Clause 4.3, the site is subject to a maximum height of 8.5 metres	Proposal complies.  All proposed buildings' height is under 8.5m
<b>Parking requirements – private schemes:</b> (AHSEPP) Clause 24.2a	Proposal complies. Proposed 15 car parking spaces for the proposed 30 dwellings use. And also 3 bicycles lockers, 3

0.5 car spaces per 1-bedroom dwelling	bicycle racks and one motorcycle parking are available
<b>Landscape size</b> (AHSEPP) 30% of the site area	Proposal complies. The 30% of subject site area is 527.7m <sup>2</sup> . Proposed landscape total area is 538.6 m <sup>2</sup> .
<b>Deep soil zones:</b> (AHSEPP) <ul style="list-style-type: none"> <li>• Minimum of 15% of the site area</li> <li>• Minimum dimensions of 3 metres</li> <li>• At least two-thirds of the deep soil zone is to be located at the rear of the site</li> </ul>	Proposal complies. Proposed lawn area, located at the backyard of site area 263.85m <sup>2</sup> , is 15% of the total site area of 1759m <sup>2</sup> . Minimum dimension is 4.26m.
<b>Solar access:</b> (AHSEPP) Living rooms and open spaces of 70% of the dwellings require a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter.	Proposal complies. Shadow Diagram report shows proposed development provides all proposed dwellings and surrounding adjacent buildings' a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter. Shadow Diagram and analysis are provided with this application
<b>Design controls</b> (AHSEPP):  SEPP 65 - Design Quality of Residential Flat Development.	Proposal complies.  Details are shown in the plans provided in next part of this report
<b>Letter Boxes</b>	30 letter boxes will be located next to front pedestrian entrance gate
<b>Waste management</b>	Regarding the local Council's weekly waste collection: Building A and B have 20 dwellings and use 6 red lid large bins and 6 Yellow lid bins that will be located near front pedestrian entrance  Building C and D have 10 dwellings and use 3 red lid large bins and 3 Yellow lid bins, in addition to 2 Green lid bins for the whole subject site use. A total of 8 bins will be located near the west-front fence

### Demolition and earthworks:

All existing structures on the site will be demolished.

The proposal involves the removal of several trees that will be outlined in an arborist report. There will be minor levelling work and western and rear boundary fence installing work.

### 3.3. Additional documents

- a) Written confirmation of the payable SCC Application Fee from the Department
- b) Traffic Impact assessment report has been provided with this application