

Pacific Planning
Attn: Matthew Daniel

18 June 2025

**Re: Affordable Housing Development
Development Compatibility**

1. Introduction

An affordable housing development is proposed at 149-157 Kingsway and 51-55A Woollooware Rd Woollooware (refer Figure 1 Locality Plan). An Outline Urban Design Report has been prepared by Stanisis Architects for this proposed development. A site compatibility certificate is required under Division 5 of the Housing SEPP for this development. This report based on Division 5 requirements, addresses the preliminary assessment of the compatibility of the services and infrastructure and the compatibility with no adverse impacts on the environment and risks to personal safety related to flooding.

2. Project Description

The site consists of nine single storey houses over a site area of 6227m² (refer Figure 2). It has frontage along the Kingsway (approx. 77m) and Woollooware Road (approx. 98m). Preliminary projections indicate that the development would yield approximately 200 apartments with approximately 20% 1 bedroom, 70% 2 bedroom and 10% 3 bedroom apartments.

The development would be located on two major roads being the Kingsway (six lanes) and Woollooware Rd. Preliminary assessment has identified that both roads are serviced with major infrastructure which would be compatible with the development.

3. Services and Infrastructure

3.1 Sewer

The site is serviced with a 150mm diameter gravity sewer which services 15 lots. The proposed development would add a further 200 apartments.

The capacity of sewer pipes is assessed by Equivalent Persons (EP), with the general rule that 1 dwelling represents 3 EP and an apartment is 2.5 EP. A 150mm diameter sewer typically can serve 600 EP. The estimated requirement for the development and existing houses is 545 EP being 45 EP for existing dwellings upstream of the site (15x2.5) and an extra 500 EP from the proposed development (200x2.5). The sewer infrastructure is adequate and compatible with the proposed development.

3.2 Water

The existing water pipes along the site boundary are a 300mm diameter along Kingsway and 150mm diameter along Woollooware Rd.

Typical guidelines for water pipe requirements are that a 150mm dia pipe can service high density development and a 200 or 250mm dia pipes are required for multiple high density developments. The available 300mm dia water pipe in the Kingsway can service the

proposed development. The water infrastructure is adequate and compatible with the proposed development.

3.3 Electricity

The typical power requirements for an apartment totals 4.5 kVA. For 200 apartments, the total power requirement would be 900 kVA. High voltage feeders have a capacity for 4000 kVA.

There high and low voltage power cables in the Kingsway and low voltage cable along Woollooware Rd.

If any upgrade is required, there is a sub station located in Wills Rd only 500m from the site. The proposed development could fund a high voltage feeder, if required, from the site to the sub station.

The proposed development is compatible with the provision of power infrastructure.

3.4 Gas

The demand of gas in the redevelopment may not be substantial if they are to be designed to minimise carbon emissions.

There is 32 dia 10kPa pipe along the site frontages. If a larger pipe is required, then the development could fund the extension of the 40mm or 100mm 100kPa gas pipes from approximately 250m south along Woollooware Rd.

The proposed development is compatible with the provision of gas infrastructure.

3.5 Telecommunications

There are NBN cables along both frontages of the site. There are Optus cables located 250m south of the site in Woollooware Rd. The site is compatible with the existing telecommunications infrastructure.

4. Environmental

4.1 Flooding Risks

The extent of floodprone land in the area of the proposed development has been mapped in the Council's 2022 Woollooware Bay Floodplain Risk Management Study and Plan. There is no flooding risk on the proposed development site and hence the proposed development is compatible with flood risk. The plot of floodprone land (PMF flood extent) is shown on Figure 3.

4.2 Contamination Risks

The site has been limited to dwelling development since the 1960s and the potential for soil contamination is very limited. Given this limited potential, it is considered that the site is compatible with the proposed development. A site contamination study will be undertaken as part of the next stage of the project.

5. Conclusions

It is concluded that the proposed development is compatible with the site in terms of servicing/infrastructure as well as flooding and contamination risks.

1.5 The study area

The study area is defined by Swan Street, Hughes Street, Kingsway and the Railway Line. It is focused on the Woollooware Station inner core area and how it transitions to the Woollooware Station outer core area.

This area has been selected as it establishes the key interfaces with the subject site. It extends approximately 500m from the Station on the western side of the railway line.

As the railway line forms a barrier, the area to the north of Woollooware Station is not seen as critical to understand the compatibility of the proposal.



LOCALITY PLAN

^ Study area plan





1.6 The site

The site details are:

- The amalgamated site includes 149-155 & 157 Kingsway and 51-55a Woollooware Road, Woollooware (the site) achieving a total site area of approximately 6,227m².
- The site excludes 157a Kingsway - alternative access needs to be provided via an easement along the Railway Line boundary.
- The site is approximately 200m west of Woollooware Station.

SITE PLAN

0 7.5 37.5
Scale 1:1200@A3
^ Site plan

FIGURE 3

