

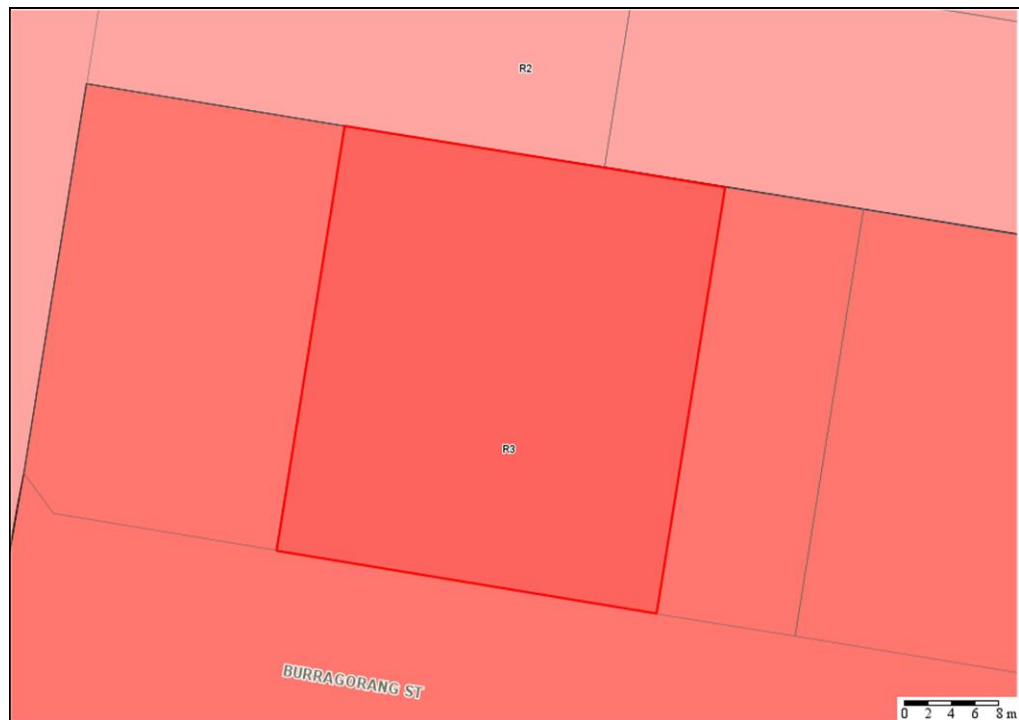
**GR7 – Development Application No. 010.2016.00000590.001 – 23
Burraborang Street, The Oaks**

GR7

**Development Application No. 010.2016.00000590.001 – Demolition of
Structures & Construction of 5 Multi Dwelling Housing – 23
Burraborang Street, The Oaks**

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010.2016.0000590.001



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LOCATION & ZONING MAP N

DEVELOPMENT INFORMATION

Development Application No:	010.2016.00000590.001
Property Details:	23 Burraborang Street THE OAKS
Applicant:	Reggie's Residential Design & Drafting
Owner:	C E & D J Gordon
Proposal Details:	Multi Dwelling Housing and Demolition of Existing Dwelling
Zone:	R3 Medium Density Residential

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EXECUTIVE SUMMARY

- The purpose of this report is to provide an assessment of the proposed Multi Dwelling Housing proposal.
- The application has been 'called up' by Council for determination.
- One (1) submission was received during exhibition.
- Under legislation, a person who makes a relevant planning application or public submission is required to disclose any reportable political donations. The disclosure requirements extends to any person with a financial interest in the application or any associate of the person making a public submission. No disclosure of political donation has been made in association with this application.
- It is recommended that the application be supported for determination under delegation.

REPORT

BACKGROUND

As this proposal has a long history, the following chronology of events is provided:

- 16 August 2016
The proposal was received by council on the 16 of August 2016.
- 31 August 2016
The application was publically advertised from 31 August 2016 until 15 September 2016. One (1) submission was received.
- 28 September 2016
The application was re-advertised from 28 September 2016 until 14 October 2016 due to amended plans being provided. No further submission were received.
- 21 March 2017
On the 21 March 2017 a report was considered by an internal Variation Panel on 21 March 2017 regarding variations in respect of Clauses 3.17.19, 3.17.24 and 3.17.36 of Development Control Plan (DCP) 2016 Volume 4. A proposed 4.5m front setback for the two buildings fronting Burraborang Street was not supported. The non-provision of a vehicle wash bay was also not supported.

Design of the development in respect of garage setbacks was not considered to be a variation of Clause 3.17.24.

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As a result of the internal Variation Panel's deliberations a meeting was held with the proponents with a view to negotiating the submission of amended plans demonstrating an improved design and amended proposal.

- 18 April 2017
Amended plans were provided by the applicant.
- 4 May 2017
Amended plans were considered at an internal Variation Panel Meeting held on 4 May 2017. The proposed change was a 7m front setback for the western building containing Units 1 and 2. This was achieved by relocating a car space from the rear to the front.

A 4.5m front setback for the larger building adjacent to the eastern boundary containing three (3) units was not supported. The non-provision of a vehicle wash bay was also not supported.

At the request of the internal Variation Panel a further meeting was held with the proponents with a view to negotiating the submission of amended plans demonstrating a superior design and greater setback for the larger building adjacent to the eastern boundary containing three (3) units.

- 26 May 2017.
At the meeting held on Friday 26 May 2017, it was suggested that the proponents provide a detailed landscape plan that would demonstrate a softening of the front façade, and to provide an elevation that was not mirror reverse, which also included complementary but different external finishes and colours.
- 27 June 2017
Amended plans were submitted on 20 June 2017. The only significant change was to the building containing units 3-5 (the eastern structure). A setback from the street of 5.85m to the external wall with the front verandah setback 4.5m from the front boundary. As a result of this change the Burraborang Street elevation was altered.

The amended plans above were not supported. The non-provision of a vehicle wash bay was also not supported.

The internal Variation Panel was of the view that the requirements of 3.17.20 were more appropriate to the proposed development than 3.17.19 of the DCP Volume 4. Clause 3.17.20 states:

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'Where there is no dwelling on an adjoining lot the front setback for the dwelling(s) facing the primary road shall be 4.5m for a lot with an area less than 900m² and 6.5m for other residential lots.'

The Applicant has suggested to Council that it was inappropriate to require a car wash bay when a nearby development had not included one. Research had shown that the nearby development was assessed under a previous DCP which did not contain provisions requiring a car wash bay. The internal Variation Panel took this into account in its deliberations.

CONSULTATION

Referral	Outcome
Development Engineer	Conditions in respect of engineering and construction specifications, drainage/stormwater, car parking/access, public roads, erosion and sediment control and inspections are recommended.
Building Surveyor	The proposal is considered to be a Class 1a development. Conditions in respect of a Construction Certificate, Occupation Certificate, access doors to the garages and inspections are recommended.
Water NSW	Referral to Water NSW was required (as the proposal is a Module 3 grouping) to establish that the proposed development could achieve a neutral or beneficial effect on water quality. Advice to the Applicants was that the land appeared to be within the Sydney Drinking Water Catchment and so constituted integrated development. The relevant fee was requested so that the proposal could be referred to Water NSW. As the fee was not paid the matter has not been referred to Water NSW. Also as Council was attempting negotiate amended plans it was inappropriate to refer the matter.

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1.1 DESCRIPTION OF SITE AND SURROUNDING AREA

The Statement of Environmental Effects (SoEE) describes the site as follows:

“The property has an area of 1255m². The allotment is generally rectangular in shape.

Existing on the subject land is a single storey dwelling. There is one of tree located along the western boundary and two trees within the front section of the subject site. These trees will be required to be removed as part of this application to construct the dwellings and driveway.

The subject land is generally level, with a fall from east (RL 101.5) to the west (RL 99.5).

Vehicle access to the property is from Burraborang Street, which is a short distance from the corner of John Street, The Oaks. The subject land adjoins existing residential dwellings and the area is residential in nature. To the east of the land is The Oaks Shopping Centre. The Centre offers a limited range of services and facilities. The Centre is approximately 150m from the subject site or about a 3 minute walk.

The Oaks Primary School is located at the intersection of these streets.”

1.2 DESCRIPTION OF DEVELOPMENT

It is proposed to construct five (5) multi dwelling housing units in two (2) separate buildings with eight (8) on-site parking spaces.

The existing dwelling on the land is proposed to be demolished. Three (3) eucalypt trees including two (2) street trees are to be removed. The street trees are in good condition.

1.3 SECTION 79C ASSESSMENT

This proposal has been assessed under the relevant Legislation and planning controls, please see below for additional information.

1.3.1 PROVISIONS OF RELEVANT ENVIRONMENTAL PLANNING INSTRUMENTS

State Environmental Planning Policy No. 55 - Remediation of Land

The proposal has been reviewed under SEPP55 and no contamination issues have been identified with a site inspection or a review of the property file.

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State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011)

Referral to Water NSW is required but was not undertaken as Council staff were addressing possible amendments to the plans. Importantly, this development application cannot be determined until Water NSW advice is received.

Wollondilly Local Environmental Plan 2011

Characterisation: Multi dwelling housing
Zone of land: R3 Medium Density Residential
Permissibility: Multi dwelling housing is permitted with Council's consent

Zone objectives:

Objective	Comment
R3	
<ul style="list-style-type: none"> To provide for the housing needs of the community within a medium density residential environment. 	Housing would be provided in the proposed medium density multi dwelling housing development.
<ul style="list-style-type: none"> To provide a variety of housing types within a medium density residential environment. 	Housing variety is provided because: There is a mix of dwelling sizes that whilst being three (3) or four (4) bedrooms are more compact than typical single dwellings. Land area per dwelling is approximately 255m ² which is less than a typical single dwelling parcel.
<ul style="list-style-type: none"> To encourage the provision of affordable housing. 	Housing of the type proposed is likely to be more affordable than a typical dwelling house.

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LEP Clauses

Clause	Comment
Part 2 Permitted or prohibited development	
2.7 Demolition requires consent	Development consent is being sought for the demolition of the existing dwelling.
Part 4 Principal development standards	
4.1 Minimum subdivision lot size	Subdivision is not proposed at this stage. The minimum lot size applicable to the land is 975m ² . Site area is 1,255m ² .
4.3 Height of buildings	Maximum building height permitted is 9m. Proposed maximum building height above natural ground level is 8.5m.
Part 5 Miscellaneous provisions	
5.9 Preservation of trees or vegetation	Three (3) eucalypt trees are proposed to be removed.
Part 7 Additional local provisions	
7.1 Essential services	Reticulated water, sewage and electricity are provided to the site.
7.5 Earthworks	<p>Earthworks would be required to carry out construction. Maximum level of fill is proposed to be 1m. Proposed maximum cut is 0.5m. These works:</p> <p>Are unlikely to have any adverse effect on existing drainage patterns and soil stability in the locality.</p> <p>Would not affect future use or redevelopment of the land.</p> <p>Can be conditioned in respect of any proposed fill imported to the site (and this is unlikely to occur).</p> <p>Should have no detrimental effects on the existing and likely amenity of adjoining properties.</p> <p>Are unlikely to disturb relics.</p> <p>Are not in proximity to any watercourse or environmentally sensitive area.</p>

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1.3.2 PROVISIONS OF RELEVANT DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No Draft Environmental Planning Instruments are identified as relevant to this proposal.

1.3.3 PROVISIONS OF RELEVANT DEVELOPMENT CONTROL PLANS

Volume 1 - General

Relevant Provisions	Comment
1 Objectives - General considerations for all development	<p>To ensure that developments do not unreasonably impact on their surrounds.</p> <p>The current proposed development is considered to not meet this objective as it would unreasonably impact upon the landscape/streetscape of the area because:</p> <ul style="list-style-type: none"> ▪ The majority of dwelling houses in the street are single storey even acknowledging that a couple of dwellings have additions where a minor section of the building is two (2) storeys. The two (2) multi dwelling housing buildings are two (2) storeys. ▪ Site coverage is significantly greater than the majority of dwelling houses although two (2) newer single storey dwellings to the east have greater site coverage than the older ones in the area. ▪ The bulk of the proposed multi dwelling housing unit structures (both buildings) is significantly greater than typical residential development in the area. ▪ Building materials and style are not particularly compatible with existing development in the area although it is acknowledged that there is a significant variety of designs in the street.
2 Controls	<p>Consideration has been given to the relevant controls including road and traffic hazards and land contamination.</p> <p>Surrounding uses should not detrimentally affect amenity.</p>

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Relevant Provisions	Comment
	<p>Suitability of the road network has been considered. The road network can satisfactorily cater for the traffic generated by an extra dwelling.</p> <p>Concurrence from the Subsidence Advisory NSW is not required.</p> <p>Referral to Water NSW is required in order to determine if the proposal would have a neutral or beneficial effect on water quality.</p>
3. Variations to the plan	<p>Variations, initially not applied for, were eventually considered by Council's Panel on three (3) occasions but were not supported.</p> <p>See section earlier in the report titled 'Variation Panel Deliberations'.</p>
4 Community engagement	<p>The application was advertised for 15 days from 31 August 2016 to 15 September 2016.</p> <p>Re-advertising occurred from 28 September 2016 to 14 October 2016</p> <p>One submission was received.</p>
10 Tree removal	<p>Three (3) eucalypt trees are proposed to be removed.</p>
11 Landscaping	<p>A landscape plan has been submitted with the application. Plants listed are not included in Council's recommended species.</p>

Volume 4 - Residential Development

Relevant Provisions	Comment
Part 1 - Preliminary	
1.2 Objectives	
1. Visual Character and Amenity	<p>The proposed development will impact upon the landscape/streetscape of the area because:</p> <ul style="list-style-type: none"> ▪ The majority of dwelling houses in the street are single storey. ▪ A couple of dwellings have additions where a minor section of the building is two (2) storeys.

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Relevant Provisions	Comment
	<ul style="list-style-type: none"> ▪ Site coverage is significantly greater than the majority of dwelling houses although two (2) newer single storey dwellings to the east have greater site coverage than the older ones in the area. ▪ Bulk of the proposed multi dwelling housing unit structures (both buildings) is significantly greater than typical residential development in the area. ▪ The two (2) multi dwelling housing buildings are two (2) storeys. Building materials and style are not particularly compatible with existing development in the area although it is acknowledged that there is a significant variety of designs in the street.
2. Vehicular Access, Car Parking and Traffic	It is acknowledged that the R3 zoning will result in a long term change to the streetscape/townscape of the area. However, the initial developments will set a strong precedent for design character.
3. Encouraging Healthier Lifestyles	Proposed car parking would not be safe and practical for occupants as sliding doors are specified for access from the units to the garages. Council’s Building Surveyor has recommended conditions requiring compliance with the DCP.
4. Crime Prevention Through Environmental Design	<p>Living areas of the five (5) units have access to private open space.</p> <p>Common open space is provided between the street and the building line.</p> <p>Solar access levels are adequate.</p>
5. Privacy	Potential passive surveillance of Burragorang Street is adequate.
6. Water Sensitive Urban Design	Ground floor lounge rooms for four of the proposed dwellings units are separated by a 6m wide driveway with little screen planting that is predominantly 0.5m to 1m high .

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Relevant Provisions	Comment
11. Social Equity 12. Housing Delivery	Upper floors consist mainly of bedrooms and bathrooms with limited potential to overlook private open space areas. Stormwater is proposed to be directed to the street. A 10,000 litre underground tank is proposed so that roof water would be directed to it and overflow would then go to the street. Unit 3 is proposed to be an adaptable dwelling. Multi dwelling housing would provide an alternative housing form in the locality.
PART 2 – General Requirements For All Development	
2.7 Driveways	Driveway and open car park surfaces are not formally specified although the implication is that they would be concrete. A condition can be applied requiring the driveways be concrete if the application was to be approved.
2.10 Special Requirements for Parking areas near dwellings	Sliding doors linking the garages to the dwellings. This is contrary to DCP requirements. Council's Building Surveyor has recommended conditions requiring compliance with the DCP.
2.11 Stormwater	Roof stormwater overflow from an in-ground tank is directed to the street system. Stormwater runoff from the driveway and open car park area is directed to the street system.
PART 3 - Specific Land Use Controls	Comment
3.13 Retaining Walls	Maximum fill proposed is 1m. Cut will be a maximum of 0.5m. Retaining walls up to 900mm in height are proposed to be in front of the dwellings along the eastern and western side boundaries. Retaining walls up to 900mm in height are shown along the entire eastern and western boundaries and the majority of the rear boundary.

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Relevant Provisions	Comment
<p>3.17 Medium Density Development other than Residential Flat Buildings</p>	<p>Density</p> <p>Minimum density is three (3) dwellings and maximum density is five (5) dwellings. Five (5) multi dwelling housing units are proposed.</p> <p>Building Design</p> <p>On the basis of calculations provided on the plans the total proportion of the site covered by all buildings and paving is 66.4% of the site area.</p> <p>Maximum fill proposed is 1m.</p> <p>Cut will be a maximum of 0.5m.</p> <p>Dwellings 1 and 5 front the street and adopt a traditional orientation where living rooms, front door entries, paths to entry and verandas address the street.</p> <p>Site frontage is 33.485m and depth is 37.545m. The building containing Units 1 and 2 is 23.13m long. The building containing Units 3, 4 and 5 is 29.915m long. The driveway between the buildings is straight and runs almost the entire depth of the block (36.5m) with landscaping providing little relief. Roof lines are broken up to some extent but there are long uninteresting elevations adjacent to the eastern and western side boundaries. The elevations facing the street and visible along the driveway from Burragorang Street are more articulated but overall the buildings have a bulky appearance.</p> <p>Front facades of Units 1 and 5 incorporate verandas and roof overhangs.</p> <p>A personal access door is provided at the frontage of all units.</p> <p>There is no stretch of blank wall greater than 5.0m in length on the front facades of the units.</p>

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Relevant Provisions	Comment
	<p>Side and rear façades of the proposed dwellings have no stretch of blank wall greater than 12.0m.</p> <p>Garage doors occupy far less than 50% of the front facades and no garage door is located on the street frontage elevation.</p> <p>There are three (3) garage doors along the western elevation of the building containing Units 3, 4 and 5. These doors may be obliquely visible from Burraborang Street. Landscaping is unlikely to screen them.</p> <p>Units 1 and 5 have views from habitable rooms to Burraborang Street.</p> <p>Front street facades of the two (2) buildings are not exactly mirror reversed but are very similar.</p> <p>Western and eastern facades whilst not exactly repeated are also very similar.</p> <p>Elevations facing the street and visible along the driveway from Burraborang Street are articulated but overall the buildings have a bulky appearance as compared to surrounding development.</p> <p>Setbacks</p> <p>Minimum front setback is 4,5m which is contextually unacceptable. A more appropriate setback from the street would be a minimum of 6,5m, especially as the existing dwellings in the street are predominantly single storey. A 4.5m setback would require a variation.</p> <p>Rear and side setbacks comply with the DCP standards.</p> <p>Garages for Units 2, 3 and 4 are not setback 1m from the front building line.</p> <p>Private Open Space</p>

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Relevant Provisions	Comment
	<p>Complying private open space areas are provided for each dwelling.</p> <p>Living areas have access to private open space.</p> <p>Solar Access</p> <p>Solar access to private open space areas would comply with Council’s minimum standards.</p> <p>Parking, Access and Vehicular Safety</p> <p>Five (5) parking spaces of adequate dimensions are provided, one (1) for each dwelling.</p> <p>Three (3) visitor spaces of adequate dimensions are provided. Two (2) are required.</p> <p>Clause 36 of 3.17 Medium Density Development of DCP Volume 4 requires a minimum of one (1) parking bay measuring a minimum of 2.6m by 5.4m to be located on the site and dedicated as a vehicle wash bay.</p> <p>A wash bay is not proposed to be provided. In this regard the SoEE states:</p> <p>‘Vehicle wash bay not provided, as it is considered that this is not environmentally friendly and all vehicles should be washed at an approved carwash.’</p> <p>As it is proposed to provide three (3) visitor spaces when two (2) are required one of these should be utilised for a vehicle wash bay.</p> <p>Garage doors have a minimum width of 2.7m. Unit 3 being a nominated adaptable dwelling has a garage door width of 3.3m.</p> <p>Minimum driveway width is proposed to be 6m.</p> <p>No paved footpath to the shops to the east exists. In this regard the SoEE states:</p>

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Relevant Provisions	Comment
	<p>'Footpath can be provided at front of property, but no footpath connecting to shops.' Council's Development Engineer has not recommended any conditions in respect of the footpath.</p> <p>Landscaping</p> <p>Slightly more than 10% of the site is proposed to be formally landscaped. The majority of the formal landscaped area is between the building line and the street frontage.</p> <p>Provision of an automated water system could be conditioned if the application were to be approved.</p> <p>Privacy</p> <p>Privacy is not considered to be an issue as the two (2) units on the western and northern sides of the land have bedrooms and bathrooms on the upper level. These rooms may have the potential to overlook the yard areas of the dwellings to the west and north but they are not living areas. Also the dwelling to the west is on a corner block so the yard areas are visible from both streets.</p> <p>Telstra infrastructure is situated on the site to the east of the land.</p> <p>Waste Management</p> <p>A bin storage area shown in a location clear of private open space can be provided for each dwelling. The bin storage area for Unit 4 is located well away from the dwelling.</p>

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1.3.4 DRAFT AND/OR PLANNING AGREEMENTS ENTERED OR OFFERED TO ENTER INTO

No Draft or Planning Agreements have been entered or offered into in relation to this proposal.

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1.4 IMPACT OF THE DEVELOPMENT

Head of Consideration	Comment
Natural Environment	The development would cause minimal adverse impact on the natural environment. Two healthy Eucalypt street trees would be removed to allow for construction of the driveway. It would be preferable if these were retained. At the very least they should be replaced with appropriate species for street planting. In this regard the landscape plan does not indicate any street tree planting.
Built Environment	Building bulk, extent of setbacks from the front property boundary and external materials and finishes incorporated in the proposed development are not considered to be compatible with the existing character of the locality. The proposed buildings are unsympathetic to the overall arrangement of the built environment.
Social Impacts	Alternative forms of housing would be offered close to The Oaks commercial area. Approval of the proposed development would set an undesirable precedent in terms of the quality of medium density residential development in the locality.
Economic Impacts	Construction of the proposed development would offer some local shorter term employment opportunities and increase the viability of existing commercial and community facilities.

1.5 SUITABILITY OF THE SITE

It is considered that the current proposed multi housing development is not appropriate for the site due to the unreasonable impact on the surrounding neighbourhood, visual character and amenity because:

- The majority of dwelling houses in the street are single storey even acknowledging that a couple of dwellings have additions where a minor section of the building is two (2) storeys. The two (2) multi dwelling housing buildings are two (2) storeys.
- Site coverage is significantly greater than the majority of dwelling houses although two.
- Newer single storey dwellings to the east have greater site coverage than the older ones in the area.



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- Building materials and style are not particularly compatible with existing development in the area although it is acknowledged that there is a significant variety of designs in the street.
- Bulk of the proposed multi dwelling housing unit structures (both buildings) is significantly greater than typical residential development in the area.
- Within the proposed development privacy is a concern because ground floor lounge rooms for four of the proposed dwellings units are separated by a 6m wide driveway with little screen planting that is predominantly 0.5m to 1m high.

The site would be considered suitable for a multi housing development provided that:

- Greater consideration was given to design so as to minimise impacts on the surrounding neighbourhood so that the transition to medium density development was achieved through good quality design incorporating the following principles:
- Reducing building bulk utilising greater articulation of the external façade such as varying setbacks along all elevations incorporating features such as balconies, verandahs and patios and utilising a variety of compatible building materials.
- Giving consideration to varying setbacks of one and two story buildings components to reduce visual bulk and scale.
- Adopting a minimum front setback from Burraborang of 6.5 metres minimum for both buildings.
- Provision of appropriate landscaping to provide visual relief of the front elevations.
- Achieving the relevant objectives and complying with the pertinent controls for medium density development as prescribed in DCP 2016.

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1.6 SUBMISSIONS

A total of one (1) submission was received for this proposal.

Submitter Comment	Assessor Comment
<p>The proposal has poor architectural design due to limited use of the northerly aspect, the building height not reflecting the existing development in the neighbourhood and the use of white colour on the exterior that would create glare.</p>	<p>Northerly Aspect</p> <p>Longer elevations of the proposed units are oriented east-west. This results in the narrower southern elevations of the two (2) buildings facing the street and the garage doors being located on the western and eastern elevations.</p> <p>It is agreed that an altered design could take more advantage of the northerly aspect.</p> <p>Solar access to private open space areas would comply with Council’s minimum standards.</p> <p>Building Height</p> <p>Concern in respect of the proposed building height relates to impacts on northerly outlooks and the scale of the proposed structures as compared to existing development.</p> <p>It is agreed that the proposed development will impact upon the landscape/streetscape of the area because:</p> <p>The majority of dwelling houses in the street are single storey. A couple of dwellings have additions where a minor section of the building is two (2) storeys</p> <p>Maximum building height permitted is 9m. Proposed maximum building height above natural ground level is 8.5m.</p> <p>It is acknowledged that the R3 zoning is likely to result in a long term change to the streetscape/townscape of the area. Building</p>



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Submitter Comment	Assessor Comment
<p>The type of air-conditioner and their placement should be such to ensure minimal noise impact. As such the authors of the submission would like to be informed of the planned placement and type of air-conditioners to be used.</p> <p>Inadequate car parking facilities.</p>	<p>height in itself is not considered to be an issue that warrants refusal of the application. Building bulk however is a concern.</p> <p>Colour and Glare.</p> <p>It is proposed that the external walls of the two (2) buildings would be painted Dulux 'Lexicon' which is a predominantly white colour. Unacceptable glare is likely to result.</p> <p>Council's DCP does not include provisions relating to colour. If the application was to be approved a condition could be applied requiring the applicant to submit details of an external colour scheme that would not have an unacceptable impact on amenity by creating unreasonable glare.</p> <p>It is acknowledged that in the future the buildings could be repainted without the need to obtain consent.</p> <p>The BASIX Certificate submitted with the application states that air conditioning is to be provided to each unit as follows:</p> <p>'1-phase air conditioning EER 3.0 - 3.5 (zoned)'. Placement of the air conditioning units would be dealt with at the Construction Certificate stage.</p> <p>It is noted that the authors' of the submission live on the other side of Burragorang Street to the east of the property that is directly opposite of the proposed development site.</p> <p>It is espoused that:</p> <p>"The percentage of households with 2 cars or more in the Wollondilly Shire is 68%</p>

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Submitter Comment	Assessor Comment
<p>Council should replace the two (2) street trees proposed to be removed.</p>	<p>compared to Greater Sydney of 44%. (Council website, 2011 Census). These statistics suggest 4 of the 5 units will have two vehicles. The allocated single garage per unit and 3 'visitor' car spaces is inadequate. As a result of this inadequate design there will be an increase of cars parked on the street. This will not only reduce our ability to use roadside parking in front of our residence but also impact on relatives and friends when visiting.” Proposed car parking for the development complies with DCP provisions. The plans indicate that it is proposed to remove two (2) eucalypt street trees to allow for a driveway crossing. It is agreed that the trees should be replaced by the developer and located on the eastern side of the new driveway. This matter could be conditioned if the application was to be approved.</p>

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1.7 THE PUBLIC INTEREST

It is considered that the development would have a detrimental impact to the public interest as it would set an undesirable precedence in respect of the quality of design of medium density development in the locality because building bulk, extent of setbacks from the front property boundary and external materials and finishes incorporated in the proposed development are not considered to be compatible with the existing character of the locality. The proposed buildings are unsympathetic to the overall arrangement of the built environment

Consideration of access for people with a disability and the Disability (Access to Premises - Buildings) Standards 2010 (applies to all applications lodged on or after 11 May 2011.)

One of the five units of the multi dwelling housing development would be provided as an adaptable dwelling in accordance with AS4299 Adaptable Housing.

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FINANCIAL IMPLICATIONS

It is noted that the development will give rise to an increase in demand for public services and facilities if it were assessed under Council’s Contributions Plan. As discussed in the report, having regard to the modest increase in the number and the small size of, proposed dwellings, the provision of transport and facilities on site and the pedestrian path constructed as a condition of consent to the development, it is considered that the development will not have significant financial implications.

The developer contributions payable are:

Open Space, Shire,	\$161 x 3.3 =	\$531
Open Space, Precinct,	\$1499 x 3.3 =	\$4947
Library/Community, Shire	\$759 x 3.3 =	\$2505
Library/Community, Precinct,	\$83 x 3.3 =	\$274
Transport & Traffic, Roads/Intersection,	\$4693 x 3.3 =	\$15,487
Traffic & Traffic, Cycleway,	\$113 x 3.3 =	\$373
Bushfire Protection,	\$19 x 3.3 =	\$63
Companion Animal,		\$0
Stormwater Drainage,		\$0
Plan Admin,	\$366 x 3.3 =	\$1208
Total		\$25,388

ATTACHMENTS INCLUDED IN A SEPARATE BOOKLET

1. Site Plan (Issue E)
2. Elevations, units 1 to 2 (Issue C)
3. Upper Floor Plan, units 1 to 2 (Issue C)
4. Elevations, units 3 to 5 (Issue E)
5. Upper Floor Plan, units 3 to 5 (Issue E)
6. Landscape Plan (Issue C)
7. Lower Floor Plan, units 1 to 2 (Issue C)
8. Lower Floor Plan, units 3 to 5 (Issue E)

RECOMMENDATION

That the application be supported for determination under delegation following action by the applicant to the satisfaction of the Director Planning as follows:

1. Concurrence from Water NSW shall be required as either a deferred commencement or prior to the approval of this application.
2. Plans shall be amended to provide a vehicle wash bay in accordance with Water NSW’s specifications.

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3. The plans are to be amended to provide a design which does not impact upon the bulk and scale of the streetscape as outlined in this report.
4. A landscaping plan is to be provided which includes formalised landscaping on the streetscape to provide visual relief.
5. The setbacks of both buildings result in a setback greater than 6.5 metres to assist in reducing bulk and scale on the street front.
6. One of the units is required to provide complete disability access to the entire unit in accordance with AS4299 Adaptable Housing.