

HAWKESBURY CITY COUNCIL GENERAL PURPOSE COMMITTEE



Where People Make the Difference!

SUPPLEMENTARY BUSINESS PAPER

DATE OF MEETING: 2 May 1995

LOCATION: Council Chambers

TIME: 9:30am

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GENERAL PURPOSE COMMITTEE

Business

Meeting Date: 2 May 1995

AGENDA

- **APOLOGIES.**
- **CONFIRMATION OF MINUTES.**
- **SECTION 1 - ENVIRONMENT.**
- **SECTION 2 - INFRASTRUCTURE.**
- **SECTION 3 - ORGANISATION AND RESOURCES.**
- **NEXT MEETING.**

GENERAL PURPOSE COMMITTEE



SECTION 1 ENVIRONMENT

GENERAL PURPOSE COMMITTEE - ENVIRONMENT

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ITEM: 166

"IN PRINCIPLE" CONSIDERATION FOR THE RELOCATION OF SEVENTEEN RAAF HOMES TO ERINA PLACE, SOUTH WINDSOR - LOT 14 IN PROPOSED RESUBDIVISION OF LOT 12 DP826816 AND LOT 178 DP221986 MILEHAM STREET, SOUTH WINDSOR

FILE NUMBER: P1833/1120 PT1; SA2/94 & SA6/94/EVD

REPORT:

A letter has been received from Edmonds and Associates P/L being the owner of the subject land, requesting consent to the storage of seventeen ex RAAF dwellings, (similar to those now erected in Raven Place, South Windsor), pending the completion of the seventeen lot subdivision upon which the dwellings will be stored prior to them being permanently located. It has also been requested that footings be allowed to be poured prior to such subdivision being finalised.

As the subdivision to accommodate all the dwellings has not been registered with the Land Titles Office, any application to erect more than one dwelling on the land would require development consent for medium density housing.

This report has been submitted to afford Edmonds and Associates P/L "In Principle" consideration of placing the seventeen dwellings in the proposed location.

It needs to be made clear that the "In Principle" consideration by Council, cannot be relied upon to undertake any transactions by Edmonds and Associates P/L, as it is only to be considered as a guide, when and if a development application is submitted to Council for consideration.

Site Characteristics

The site is located near the corner of Mileham Street and Rifle Range Road, South Windsor on land which has subdivision approval to divide the land into 17 lots of between 450m² and 600m² in area.

The site has been filled to achieve building platform heights of 13.4m AHD. Subsequently, any dwelling erected upon those lots will be elevated at least 2.6m above the finished ground level to achieve the required habitable floor height standard.

The site has a small number of large trees which should be retained as part of any development.

The site is bounded by Mileham Street, Rifle Range Road, Raven Place and the extension of Bradley Road.

Surrounding Development

Dwellings surrounding the proposed location are mostly elevated due to flood height requirements; and consist of a number of relocated houses from the RAAF base now situated in Raven Place and the extension of Bradley Road, most of which have been completed and are occupied, together with typical elevated brick veneer dwellings situated in Mileham Street and Rifle Range Road.

Finishing of Proposed Dwellings

Edmonds and Associates P/L have stated in their letter that it is proposed to finish the relocated dwellings in a similar way to those in Raven Place although, because there are 17 in number, they will endeavour to incorporate some greater variation in design and colour to minimise repetition.

Planning Assessment

Whilst it is understood that it is undesirable to concentrate too many similar type structures in the one location or same street, it is believed that with appropriate treatment of external finishes, roof profiles, colours, siting and landscaping that a pleasing development could be achieved, and one that could provide affordable housing. As an alternative to all 17 lots accommodating the proposed resited dwellings, it may be more acceptable to support a suitable ratio of resited dwellings to conventional construction on the lots. Regardless of the decision reached, it will be a fairly uniform style of development on the lots in relation to height above finished ground due to flooding.

It may be considered that by allowing all 17 lots to accommodate the resited dwellings, a more controlled and presentable development may be achieved, incorporating a theme with suitable paving and landscaping throughout the dwellings.

Conclusion

As the style and method for construction of any dwelling on the proposed lots will need to be of an elevated type, the impact on the area whether it be conventional construction or by the placement of resited dwellings on the lots will be similar.

The main concerns that are raised are:-

- a. Provision of a suitable variation of design and style of the finished dwellings;
- b. The length of time taken to complete the development ie. all dwellings completed and landscaped; and
- c. Visual impact of the development from surrounding streets.

To overcome these concerns the following suggestions are made:-

- a. Prior to any approvals being granted, the applicant must submit detailed architectural drawings, showing how each individual resited dwelling will be renovated to give a variation in external design features, together with orientation on each allotment, finished colour designs and landscaping around the dwellings to reduce the visual impact. Profiles of external upper wall cladding and supporting ground floor brickwork shall vary throughout the development.

An architectural design for a dwelling can only be used twice throughout the development, but where this occurs, external colour finishes must be different to the duplicated design.

- b. All works associated with the development including completion of all subdivision works and all works on the resited dwellings (including landscaping) shall be completed within eight months of the placing of the first building on the subject allotment.

A security deposit of \$5,000 per dwelling shall be lodged with Council prior to the placing of any resited dwelling on the allotment together with a deed of agreement between Council and the applicant, which allows for Council to use the security deposits to remove and dispose of the resited dwellings, and that such dwellings become the property of the Council due to default of the agreement.

The formulation of the deed is to be at the applicant's expense.

- c. That suitable landscaping designs which incorporate the keeping of the existing trees on the site be submitted with any application for the development. Such landscape designs shall also show proposed turfing and paving on each individual proposed allotment.

RECOMMENDATION:

1. Edmonds and Associates P/L be advised that favourable consideration "in principle" is granted for the relocation of 17 (seventeen) resited dwellings onto the subject lot for storage prior to final construction on the proposed subdivided lots.
2. The favourable consideration granted to Edmonds and Associates P/L shall not be taken as approval of the proposed development and shall only be used as a guide as to what Council may require if an approval was granted for the development. In this respect Edmonds and Associates P/L are to be notified that any information contained within this report shall not be relied upon to secure an approval from Council and any purchases they may undertake in relation to their proposal will be at their own risk until development and building approval is granted by Council.
3. Development Consent from Council will be required prior to any resited dwelling being located on the subject site.

4. Prior to any approvals being granted, the applicant must submit detailed architectural drawings, showing how each individual resited dwelling will be renovated to give a variation in external design features, together with orientation on each allotment, finished colour designs and landscaping around the dwellings to reduce the visual impact. Profiles of external upper wall cladding and supporting ground floor brickwork shall vary throughout the development. An architectural design for the dwelling can only be used twice throughout the development, but where this occurs, external colour finishes must be different to the duplicated design.
5. All works associated with the development including completion of all subdivision works and all works on the resited dwellings (including landscaping) shall be completed within eight months of the placing of the first building on the subject allotment. A security deposit of \$5,000 per dwelling shall be lodged with Council prior to the placing of any resited dwelling on the allotment together with a deed of agreement between Council and the applicant, which allows for Council to use the security deposits to remove and dispose of the resited dwellings, and that such dwellings become the property of the Council due to default of the agreement. The formulation of the deed is to be at the applicant's expense.
6. Suitable landscaping designs which incorporate the keeping of the existing trees on the site be submitted with any application for the development. Such landscape designs shall also show proposed turfing and paving on each individual proposed allotment.

ATTACHMENTS:

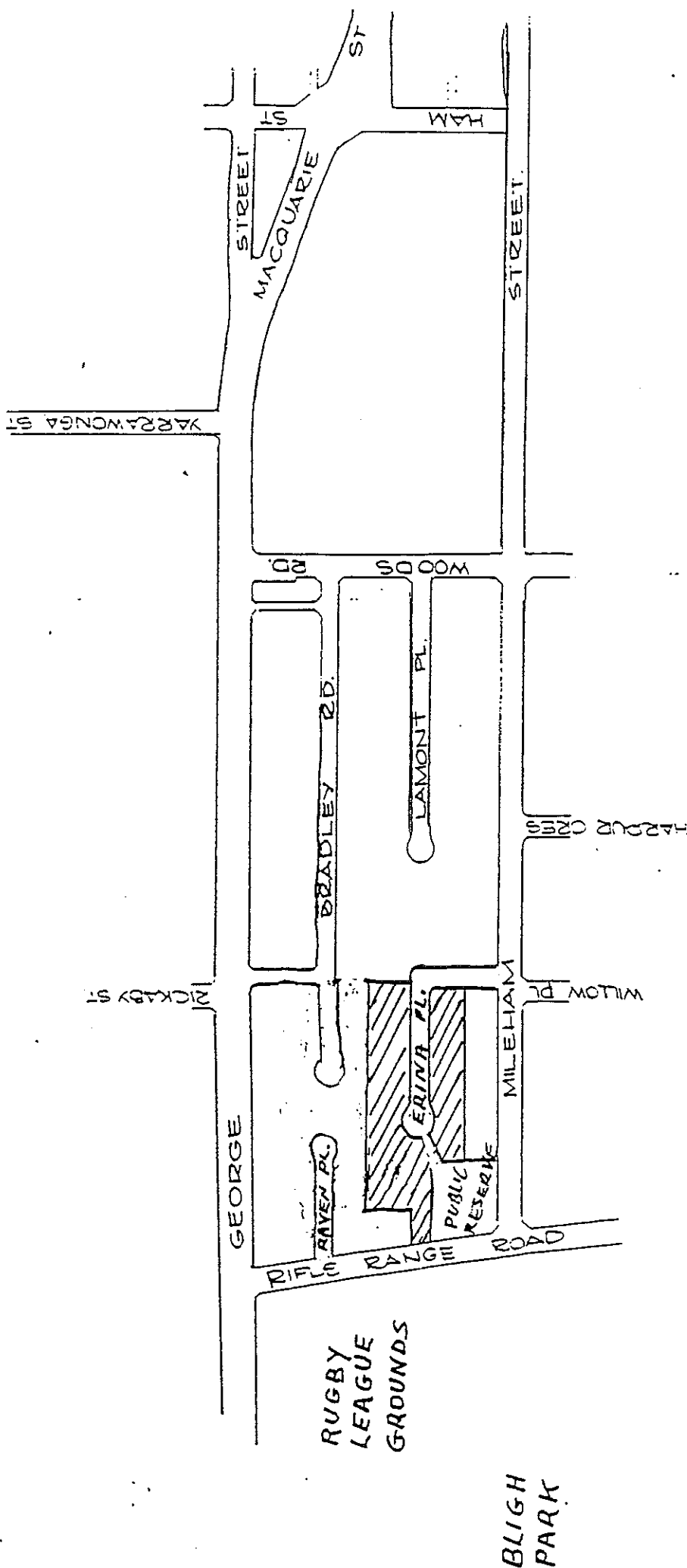
AT-1 Locality Map - The Hermitage Estate

FN:EN502LBX.V15

**** END OF ITEM 166 ****

The **Hermitage Estate**

South Windsor



LOCALITY SKETCH (SCALE 1:5000)

**HAWKESBURY CITY COUNCIL
GENERAL PURPOSE COMMITTEE**

END OF BUSINESS PAPER

