

PART F – SPECIFIC LAND USES AND SPECIFIC SITES

F12 – RESIDENTIAL ACCOMMODATION AT 20-21 BOOREA STREET, LAKEMBA

This chapter applies to development for any residential accommodation purpose including residential care facilities at 20-21 Boorea Street, Lakemba. Part A1.9 Savings Provision of the CDCP 2012 does not apply to this chapter.

This chapter should be read in conjunction with the Part B – General Controls.

F12.1 General Objectives

- O1 To protect the amenity of the adjacent residential properties
- O2 To ensure that that the development does not cause overshadowing to adjoining residential properties
- O3 To ensure that the development does not cause loss of acoustic or visual privacy on adjoining residential properties
- O4 To minimise the bulk of development through high quality design and landscaping

F12.2 Built Form and Solar Access

Controls

- C1 The maximum number of storeys of any building is 5 storeys (not including any basement)
- C2 The building setback to the southern boundary with Lot 26 DP 13586 is 14 metres. The area within the

setback to this boundary may be used for access and egress, vehicle circulation and landscaping etc

- C3 The building setback for the top storey must be a further 6 metres along the southern boundary with Lot 26 DP 13586
- C4 Proposed development must retain a minimum of 3 hours of sunlight between 8.00am and 4.00pm on 21 June for existing primary living areas and to 50% of the principal private open space
- C5 If a neighbouring dwelling currently receives less than 3 hours of sunlight, then the proposed development must not reduce the existing level of solar access to that property

F12.3 Design

Controls

- C1 Fencing on the frontage to Boorea Avenue is at least 50% transparent and does not exceed 1.8m in height
- C2 No fencing is to exceed 1.8m in height around the site
- C3 Lighting provided on the site should not unreasonably affect the amenity of the adjacent residences
- C4 Any noise generated from use of the site should not unreasonably affect the adjacent and nearby residents
- C5 An outdoor roof top terrace is permitted on level 4 within the building setback area. Screening must be used to protect adjoining residential properties from privacy impacts. Landscaping as a secondary

privacy measure must also be incorporated on any outdoor roof top terrace

- C6 Division 2 Design Principles of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 must be addressed by the development

F12.4 Traffic and Parking

Controls

- C1 In addition to the car parking and traffic controls relating to nursing homes and residential care facilities in Part B, employee and resident parking on Boorea Avenue is to be prevented. All parking requirements must be met onsite

F12.5 Landscaping

Controls

- C1 In addition to the landscaping objectives and controls in Part B, a landscape plan by a qualified landscape architect is required
- C2 Visual impacts of the building as viewed from Boorea Avenue and Wangee Road must be minimised through tree selection of an appropriate height and canopy
- C3 The Landscape Plan must consider appropriate plant selection and address Council's Australian White Ibis Management Plan (June, 2018)
- C4 Deep soil landscaping capable of accommodating tall tree canopies must be provided along all setbacks

F12.6 Building Services

Controls

- C1 Integrate systems, services and utility areas (such as plant rooms, hydrants, other fire related equipment, air conditioners and the like) with the design of the whole development. Development must coordinate materials with those of the building and integrate with landscaping
- C2 Facilities should not be visually obtrusive. The location and design of substations must be shown on the plans. Substations should be located underground. Where not possible, substations are to be integrated into the building design and concealed from public view
- C3 Substations must not be located forward of the front building line