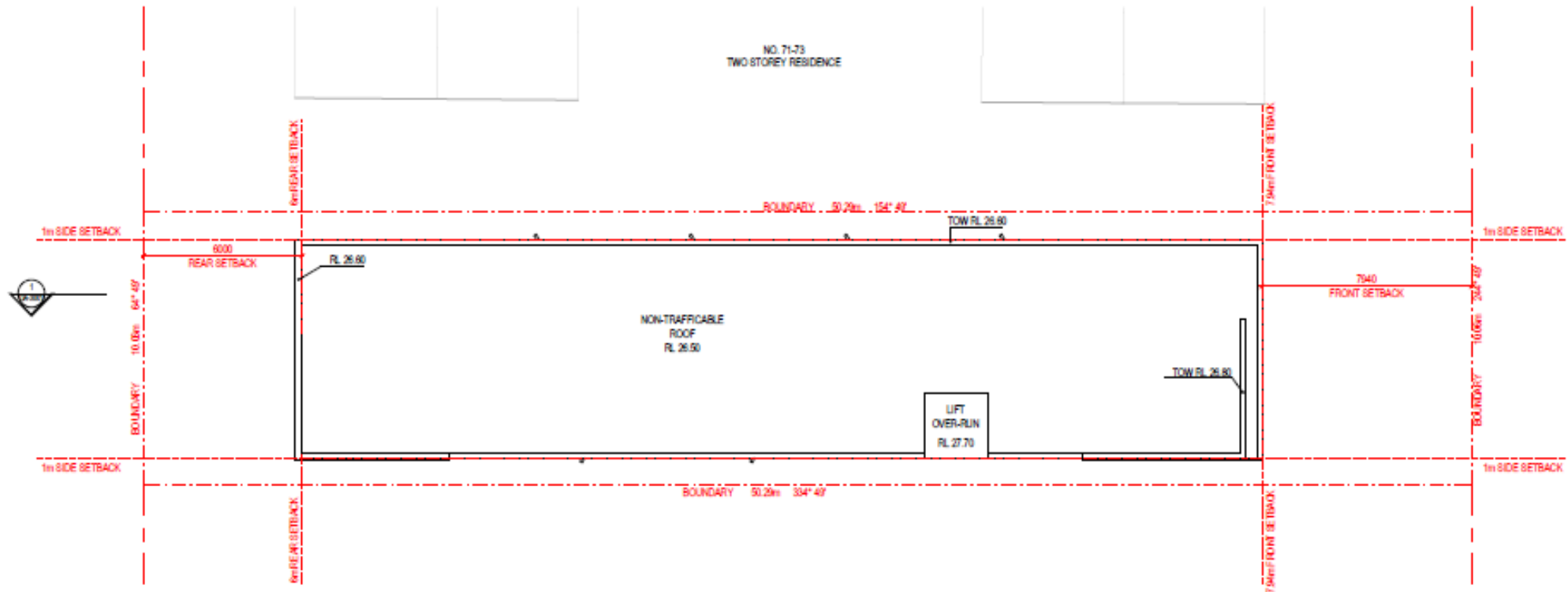


## Example 1

Address: 75 Ninth Ave, Campsie

Status: Under assessment



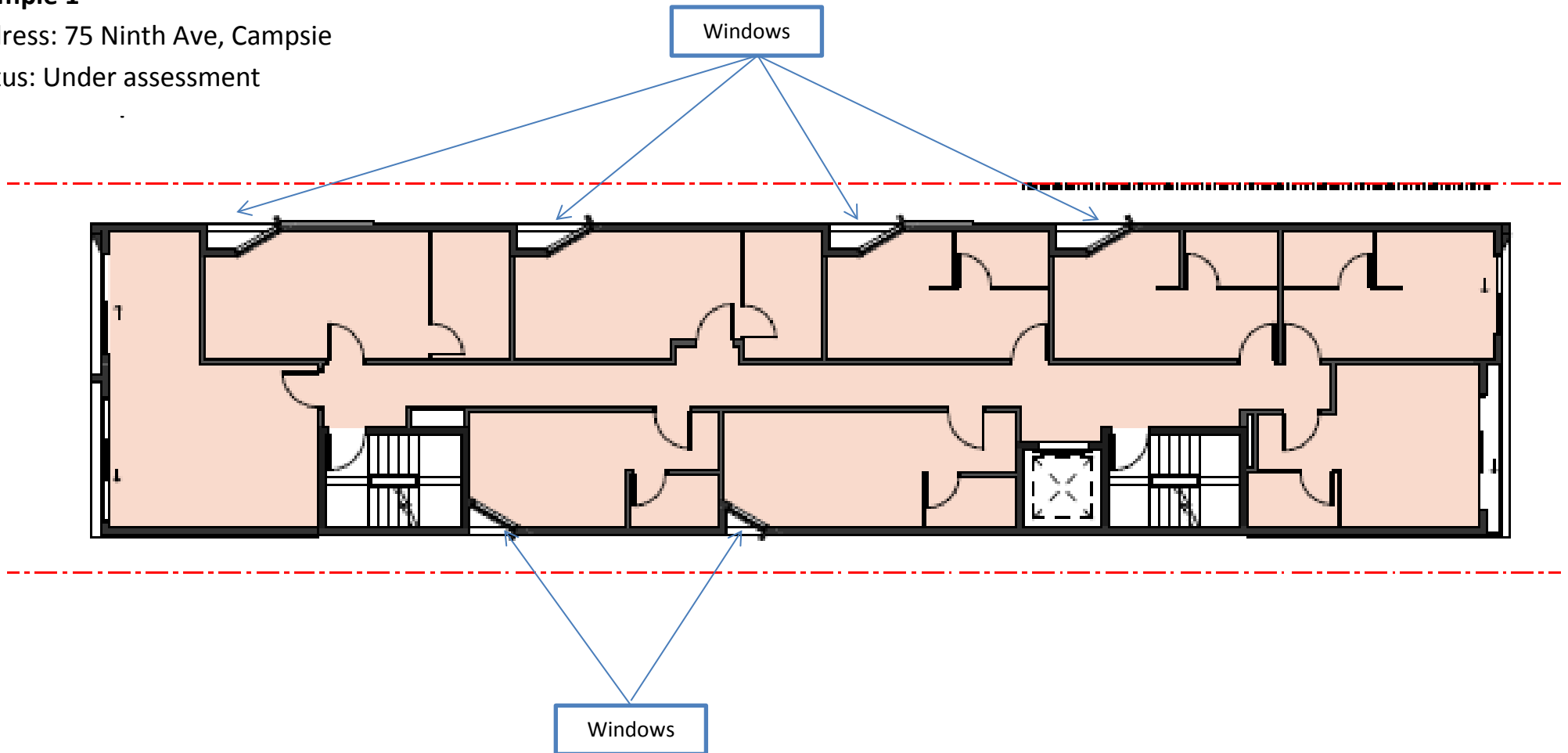
### Comment:

This site plan shows that on a narrow allotment, under the SEPP controls the boarding house dominates the lot with a long narrow building. Little room is left for landscaping, open space etc.

### Example 1

Address: 75 Ninth Ave, Campsie

Status: Under assessment



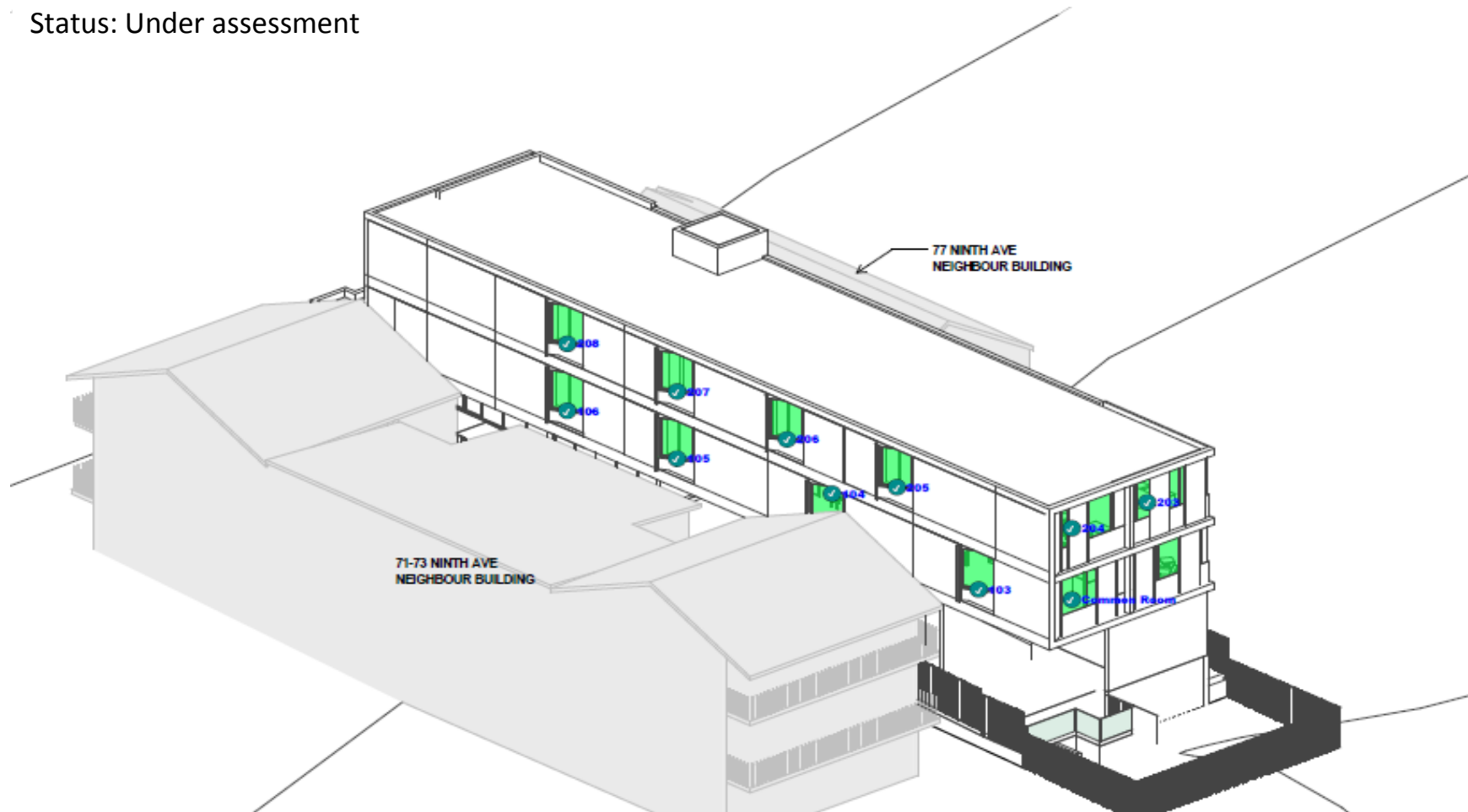
### Comment:

The lack of solar access and ventilation controls for boarding house rooms in the SEPP means the rooms can have very small windows, as this site plan shows. This results in poor sunlight access to residents of boarding houses, and poor cross ventilation. Note there are no windows proposed for bathrooms in this example.

### Example 1

Address: 75 Ninth Ave, Campsie

Status: Under assessment



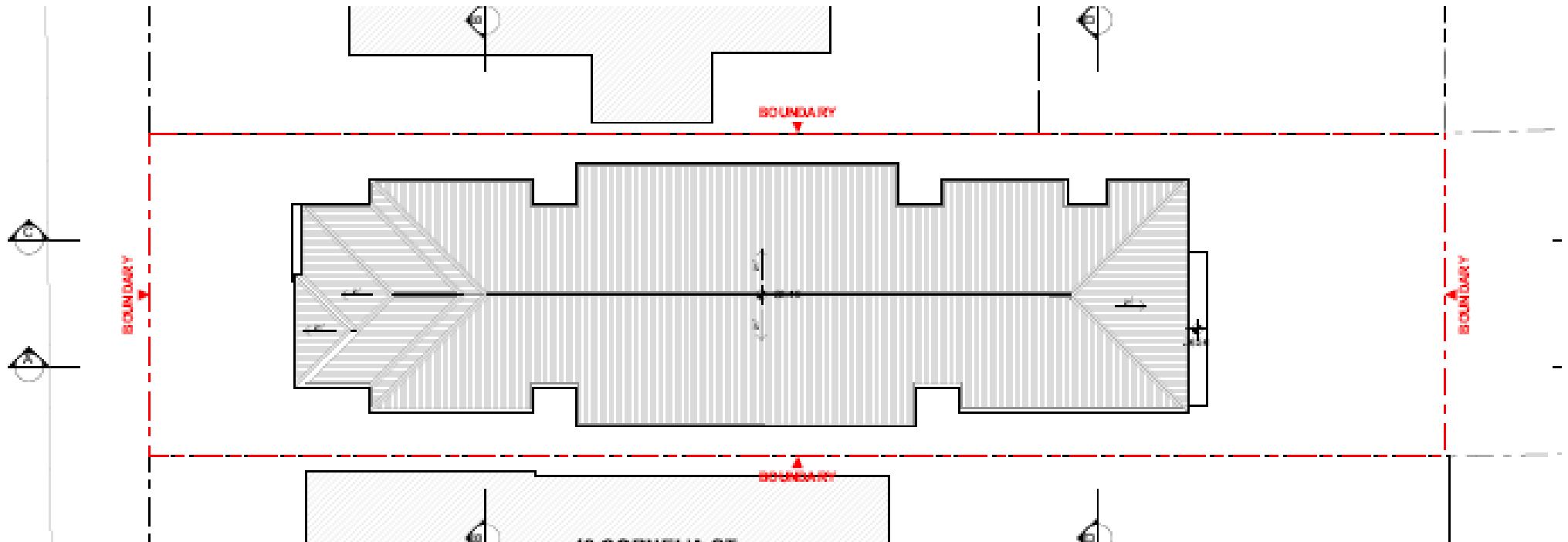
### Comment:

This shows that the lack of privacy controls in the SEPP can result in severe overlooking of adjoining properties and privacy concerns. It also features a large narrow building with limited architectural features such as articulation or breaks in the building.

## Example 2

Address: 45 Cornelia St, Wiley Park

Status: Court approved



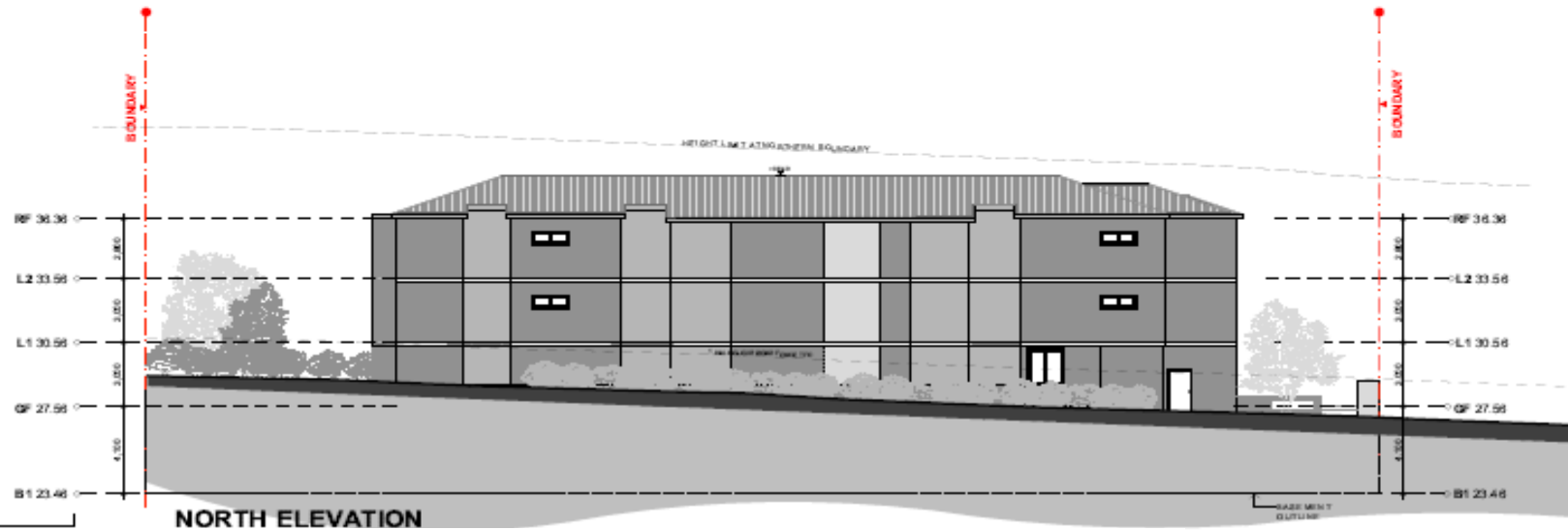
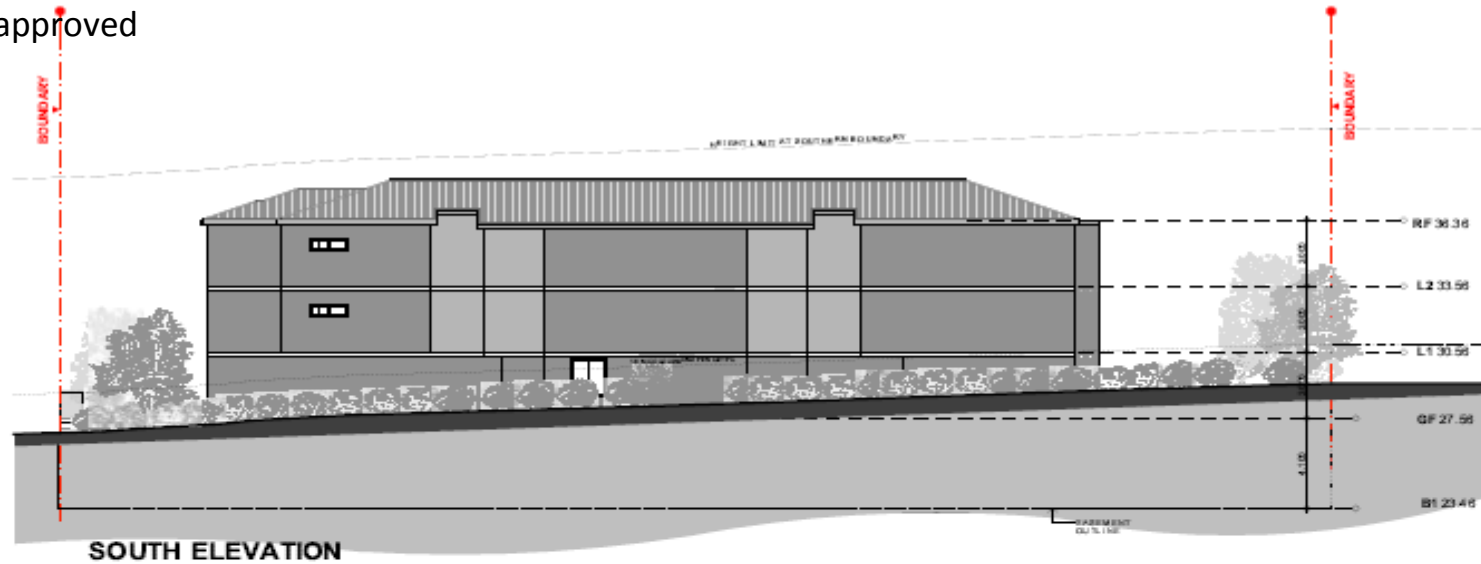
### Comment:

This example also has a long narrow building form and also shows that the resulting built form extends beyond the rear of neighbouring dwellings reducing their privacy and amenity.

## Example 2

Address: 45 Cornelia St, Wiley Park

Status: Court approved



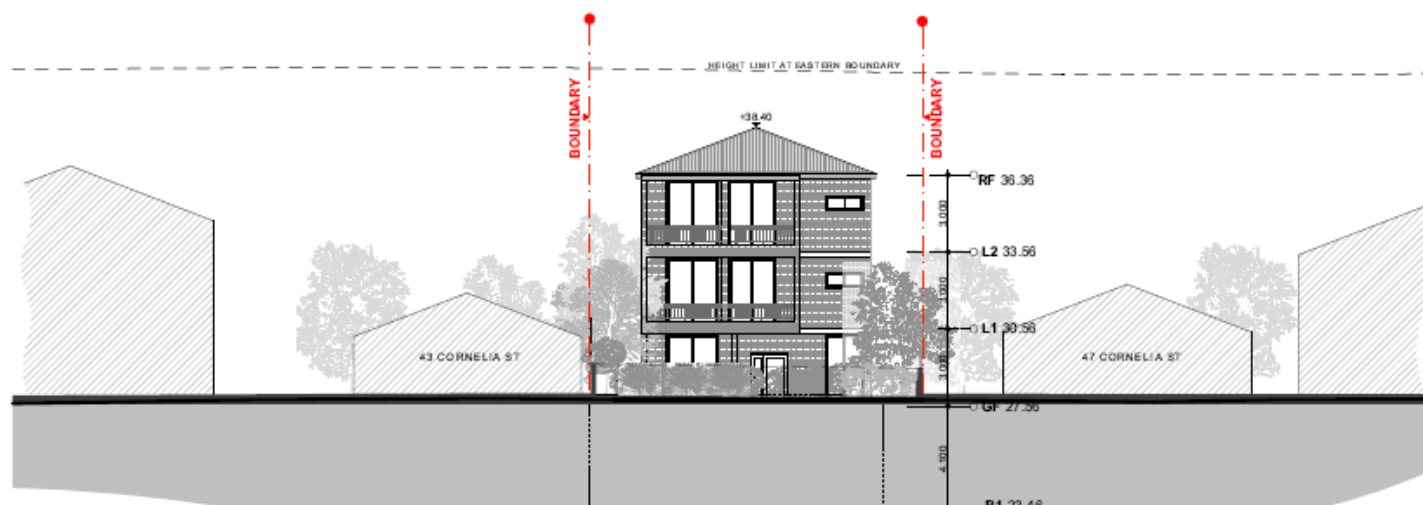
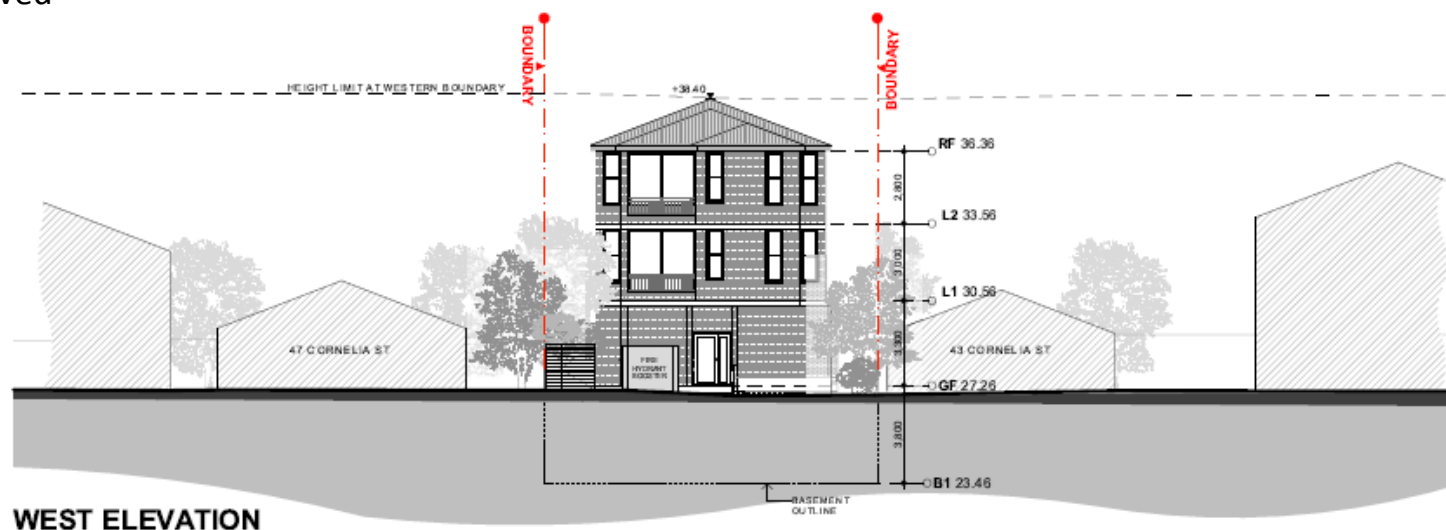
### Comment:

This example also demonstrates very poor solar access to sunlight and cross ventilation due to the very small number and size of windows proposed.

## Example 2

Address: 45 Cornelia St, Wiley Park

Status: Court approved



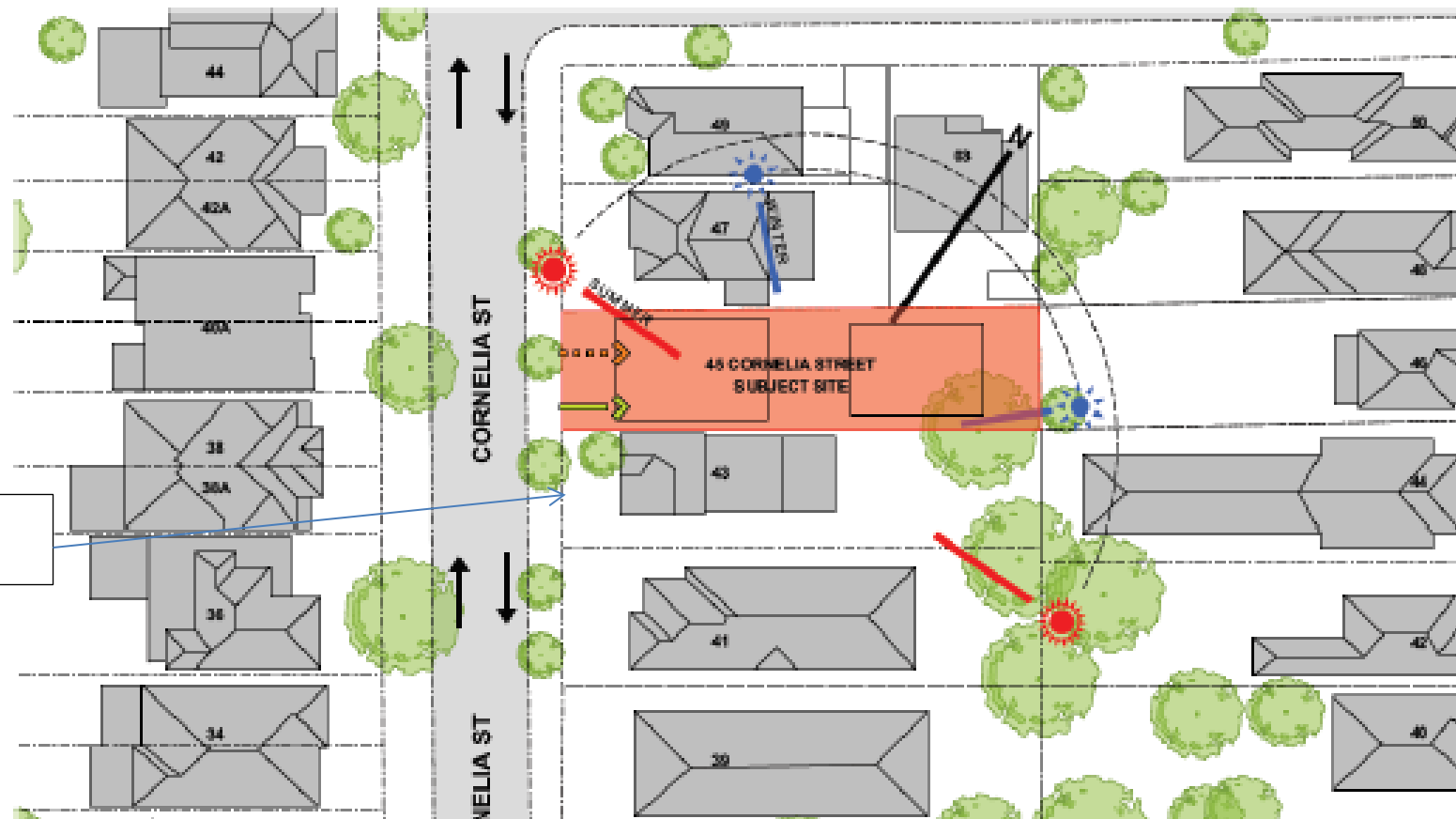
## Comment:

The lack of side setback controls under the SEPP means that the proposed development is built very close to surrounding houses, creating an adverse impact on their outlook, privacy and solar access.

## Example 2

Address: 45 Cornelia St, Wiley Park

Status: Court approved



### Comment:

This example shows how the boarding house has caused the adjoining single dwelling to be isolated from future development. It is now surrounded by higher density development.

Status: Court approved

