



**STATE SIGNIFICANT  
DEVELOPMENT  
APPLICATION  
DESIGN REPORT  
VOL 3 – ADG  
COMPLIANCE SCHEDULE  
LRHDDG PRINCIPLES  
DCP PART G REVIEW**

25 MOSS VALE ROAD, BOMADERRY  
UPDATE JUNE 2025

## **DISCLAIMER**

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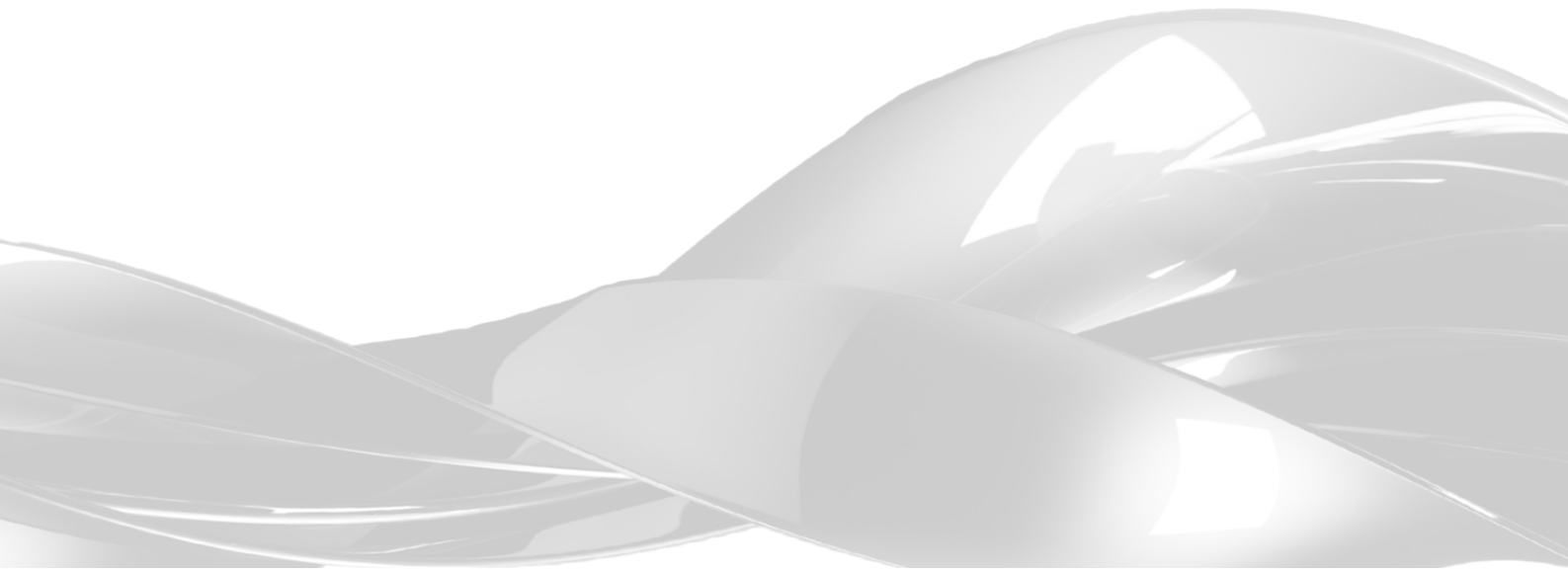
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We acknowledge that there is more than 60,000 years of continuous Aboriginal connection to the land that makes up NSW.

We recognise that, as part of the world's oldest living culture, the Traditional Aboriginal and Torres Strait Islander Owners and Custodians of the Australian continent and adjacent islands share a unique bond to Country — a bond forged through thousands of years of travelling across lands and waterways for ceremony, religion, trading, and seasonal migration.

Aboriginal people maintain a strong belief that if we care for Country, it will care for us. The land areas surrounding this proposed development area is custodially cared for by the Tharawal People.

Country takes in everything within the physical, cultural and spiritual landscape - landforms, water, air, trees, rocks, plants, animals, foods, medicines, minerals, stories and special places. It includes cultural practice, kinship, knowledge, songs, stories and art, as well as spiritual beings and people: past, present and emerging.





# ADG COMPLIANCE

CL	Objective	Response	Complies
Pr6	<p><b>Principle 6: Amenity</b></p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>All rooms have been appropriately dimensioned with minimum widths achieved throughout the building. Living spaces are adjacent to open balconies and/or windows. The orientation of the living spaces face optimises solar access measured against other constraints and opportunities, including the street layout and preferred outlooks. The layouts consider natural cross ventilation. Each unit is designed efficiently with minimal hallway lengths and bedrooms positioned to allow for acoustic and visual privacy from adjoining units. Compliant storage areas are provided within each unit and/or in association with the building parking area. Ease of access is achieved throughout the building for all ages and degrees of mobility.</p>	
<b>3A Site Analysis</b>			
3A-1	<p>Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context</p>	<p>A comprehensive site analysis has been included as part of the master plan included in the submission that describes and establishes the local and immediate context, opportunities, and constraints and how these have led to key design decisions for the project.</p>	
<b>3B Orientation</b>			
3B-1	<p>Building types and layouts respond to the streetscape and site while optimising solar access within the development</p>	<p>Buildings within the development respond to the street and site context. Specifically:</p> <p>Building A: Building is aligned to and built to the boundary of the Village High Street. The residential is aligned to the street, set back on the upper level of the</p>	

predominantly commercial building.

Building F: Building orientates to the primary long frontage to the northwest. Building form is angled in part to form an aligned frontage to the side residential streets. A majority of the apartments have direct solar access for more than 3 hours each day.

Building J: Building is aligned to the street. Apartments orientate to the east and west based on the site orientation to achieve separation and solar access.

Building K: Building is oriented and built to the eastern Village High Street boundary. Units orient to the east and west with the long axis of the building, providing an appropriate response to the context and solar access.

Building M: Building orients to the northern lot boundary, as part of creating an open space that contributes to the street frontage between buildings M&N. This orientation allows most apartments to have a northern outlook towards the primary view.

Building N: Building orients to the Moss Vale Road frontage, deliberately angled to the internal residential road to create a protected open space that contributes to the street and the overall development through a communal open space between buildings M&N.

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3B-2 Overshadowing of neighbouring properties is minimised during mid-winter

Overshadowing of neighbouring properties has been minimised through the form of the proposed development and building siting throughout the master plan.

Shadow Diagrams have been provided in the Master Plan Drawings.

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**3C Public Domain Interface**

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3C-1	Transition between private and public domain is achieved without compromising safety and security	Buildings are provided with distinct entries to the street. Where appropriate fencing or walls provide considered definition of private and public space.
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3C2	Amenity of the public domain is retained and enhanced	This development is an integrated master plan. The character of the public domain is being developed as part of this submission and the design is integrated with the intended future character of the area.
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**3D Communal and Public Open Space**

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3D-1	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Communal area is provided within each individual building, including open green space, and in buildings K and N, with shared communal rooms and facilities.
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**Design Criteria**

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Communal open space has a minimum area equal to 25% of the site (see figure 3D.3)	Achieved
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Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)	This criterion is achieved on all buildings
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3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	The site master plan and each individual building provide access to quality open spaces to cater to a diverse resident community.
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3D-3	Communal open space is designed to maximise safety	Communal open spaces have been designed to comply with appropriate safety requirements. Areas are open and accessible and are able to be viewed from surrounding units and common areas to provide passive surveillance.
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3D-4	Public open space, where provided, is responsive to the	This is a new community. Public open space, as defined in the
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existing pattern and uses of the neighbourhood

master plan, has been designed to facilitate use and movement within the village and create a quality urban environment for the future residents.

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**3E Deep Soil Zones**

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3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

The proposal as an overall greatly exceeds the requirements for deep soil. On a building by building basis there is some variation, specifically in regard to Buildings A which is a mixed use buildings fronting to the main street, on a large site primarily used for on grade parking.

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Required % of Site Area 7%

Building A: Deep soil represents X% of apartment floor area

Building F: Complies

Building J: Complies

Building K: Complies

Building M: Complies

Building N: Complies

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Minimum Dimension

Building A: Complies to area noted above

Less than 650m<sup>2</sup> = -

Building F: Complies

650-1500m<sup>2</sup> = 3m

Building J: Provides 5% with a min 6m width and a further xx% with a width between 3m and 6 metres.

Greater than 1500m<sup>2</sup> = 6m

Building K: Complies

Building M: Complies

Building N: Complies

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**3F Visual Privacy**

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3F-1	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy	Adequate separation distances are achieved throughout the proposed development. There is some deviation from the prescribed criteria as noted below.
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**Design Criteria**

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Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:  Buildings up to 12M (4 Storeys)  Habitable Rooms & Balconies – 6m  Non-Habitable Rooms – 3m	Generally the project complies with the following variations:  Building F: The corner of the balcony to the master bedroom of unit 1.05 (2.05 and 3.04 Similar) projects into the 6m setback by approximately 700mm affecting approx. 0.5m <sup>2</sup> of the balcony area.  The east setback to Building J is less than 6 metres as part of the master plan set out of the adjacent Building K which has a increased setback of approximately 12 metres giving a total building separation of approx. 15 metres.
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3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	The units throughout the buildings provide an appropriate response to the context, providing balconies and habitable rooms that orientate to the views (both distant and those created within the site).
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**3G Pedestrian Access and Entries**

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3G-1	Building entries and pedestrian access connects to and addresses the public domain	The address point of all buildings relates to the public domain and, with building entries directly visible from the street.
3G2	Access, entries and pathways are accessible and easy to identify.	Entry points and building lobbies are directly addressing the adjacent street and associated open spaces.
3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	The master plan introduces several new streets and open spaces providing a permeable network through the overall site.

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**3H Vehicle Access**

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3H-1	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	Vehicle access is provided perpendicular to the street in each location and has been considered in the development of the streetscape. Vehicle parking has been designed with consideration of the topography and the efficient and effective provision of parking for the overall development.
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**3J Bicycle and Car Parking**

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3J-1	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas	Car parking has been assessed as part of the traffic study and the parking provided is reflective of that assessment, taking into consideration the Council requirements and the provisions of the Housing SEPP.
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3J-2	Parking and facilities are provided for other modes of transport	Off-street parking is provided for motorcycles and cycles in addition to the provision for cars.
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3J-3	Car park design and access is safe and secure	Parking is provided with secure gated or shuttered entry, with secure lift access to the residential floors. The design has been assessed by a CPTED expert for compliance and best practice.
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3J-4	Visual and environmental impacts of underground car parking are minimised	Car parking has been designed to work with the site topography. This strategy minimises excavation while still retaining the landform screening the parking areas. This also allows a majority of the parking areas to operate with natural ventilation rather than mechanical systems.
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3J-5	Visual and environmental impacts of on-grade car parking are minimised.	<p>On grade parking is provided as part of Buildings A, J, M &amp; N.</p> <p>Building A on grade parking relates to the commercial areas of the development rather than the small amount of residential area.</p> <p>Building J has on grade parking, which is partially screened by the</p>
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sloped topography, and partially by the landscaped area surrounding the car parking.

Building M & N have visitor carparking on grade, which is part of an overall large communal landscaped area with the parking being a small component of the overall area.

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3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	Not Applicable. There is no above ground parking provided.
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**4A Solar and Daylight Access**

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4A-1	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space	Orientation has been considered in the design of the building forms.
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Design Criteria

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Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid-winter.	This criteria is achieved both collectively and within each building as documented in each building drawing package.
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A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter	Both within each building and as an overall, there are less than 15 % of dwellings that do not receive direct sunlight at mid winter. Only 2 units out of the overall development are affected.
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4A-2	Daylight access is maximised where sunlight is limited	Achieved
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4A-3	Design incorporates shading and glare control, particularly for warmer months	A variety of mitigation measures are used including the ratio of solid and void, awnings, projecting balconies, shrouds, pergolas and sunshades.
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**4B Natural Ventilation**

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4B -1	All habitable rooms are naturally ventilated.	Achieved
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4B-2	The layout and design of single aspect apartments maximises natural ventilation	Achieved, including the use of dual aspects to balconies to promote single orientation breeze capture.
4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents with the criteria:  At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Overall depth of a cross-over or cross- through apartment does not exceed 18m, measured glass line to glass line	The minimum 60 % is achieved on the basis of the overall project. Building K as an individual structure does not achieve the 60% cross ventilation given the apartment format as driven by the brief and intended use of the building requiring a large number of small apartments with shared on floor communal areas.
<b>4C Ceiling Heights</b>		
4C-1	Ceiling height achieves sufficient natural ventilation and daylight access to the following criteria:  Minimum ceiling height for:  Habitable rooms 2.7m  Non-Habitable Rooms - 2.4m	Achieved
4C-2	Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	The apartments with the large living areas (F3.02 & F3.03) have raked ceilings extending up to 3.5m high to reflect the style and proportion of the space. Generally other units achieve 2.7 meters within living areas appropriate to the efficient internal layouts.
4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building	Ceiling heights provide appropriate response given the location and purpose of the development.
<b>4D Apartment Size and Layout</b>		
4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity	Achieved

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## Criteria

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Minimum Internal areas

Studio: 35m<sup>2</sup>

1 Bedroom: 50m<sup>2</sup>

2 Bedroom: 70m<sup>2</sup>

3 Bedroom: 90m<sup>2</sup>

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Apartment sizes are equal to or exceed the minimum areas.

Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms

Achieved. 4 of the apartments in Building A (which are intended as short term apartment use) have a bedroom area that can be separated from the living area, but these have been classified as Studio units related to the borrowed light and ventilation from the living areas.

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4D-2 Environmental performance of the apartment is maximised

The environmental performance of each apartment has been carefully considered to optimise environmental performance.

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## Design Criteria

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Habitable room depths are limited to a maximum of 2.5 x the ceiling height

Achieved

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In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window

The maximum habitable room depth of an open plan layout in any given apartment is less than 8.0 metres.

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4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs.

Achieved

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## Design Criteria

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Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms 9m<sup>2</sup> (excluding wardrobe space)

The minimum area of a master bedroom is 10sqm.

The minimum area of secondary bedrooms within an apartment is 9sqm.

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Bedrooms have a minimum dimension of 3m (excluding wardrobe space)

Bedrooms have a minimum dimension of 3 metres (excluding wardrobe space)

Living rooms or combined living/dining rooms have a minimum width of 3.6m for studio and 1 bedroom apartments or 4m for 2 and 3 bedroom apartments

The units provide living areas in excess of the minimum dimensions

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#### **4E Private Open Space & Balconies**

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4E-1 Apartments provide appropriately sized private open space and balconies to enhance residential amenity

The drawings illustrate appropriately sized private open space and balconies to enhance residential amenity.

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##### Design Criteria

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All apartments are required to have primary

balconies as follows:

Studio 4m2 / -

1 Bed 8m2/2m

2 Bed 10m2/2m

3+ Bed 12m2/2.4m

The minimum balcony depth to be counted as contributing to the balcony area is 1m

All buildings provide balconies meeting or exceeding the balcony requirements with the exception of Building A Unit A3.06 (1 Bed) where the minimum balcony width is not achieved (width 1.2m) however this unit has direct access to a large communal terrace.

For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m<sup>2</sup> and a minimum depth of 3m

Apartments are typically located at an elevated position related to the site topography and car parking under crofts. All apartments are provided with compliant balcony areas.

4E-3 Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building

Balconies have been considered in the design and articulation of the building structures.

4E-4 Private open space and balcony design maximises safety

Balconies contribute to the overlooking of public spaces as par to the passive surveillance within the overall master plan

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**4F Common Spaces**

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4F-1	<p>Common circulation spaces achieve good amenity and properly service the number of apartments</p> <p>The maximum number of apartments off a circulation core is eight</p>	<p>Common circulation spaces provide amenity to the buildings. These are generous in width and are all provided with access to natural light and ventilation</p> <p>Some buildings exceed the maximum units from a core resulting from the number of small apartments driving by the needs of the community housing provider.</p> <p>Building J has nine apartments from the core, arranged in two separate wings with an open gallery circulation space. Similarly Building N has a similar gallery format with the core servicing nine apartments.</p> <p>Building K has 14 units from a shared core. As per the detailed description of the building, this is driven by the particular typology and brief for this building. The building floor is broken up with a large communal area on each floor providing differentiation between the units to the north and units to the south of the building.</p>
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4F2	<p>Common circulation spaces promote safety and provide for social interaction between residents</p>	<p>Common circulation corridors or gallery accessways are appropriately generous in width, providing convenience and the opportunity for residents to meet and chat.</p>
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**4G Storage**

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4G-1	<p>Adequate, well-designed storage is provided in each apartment</p> <p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <p>Studio 4m<sup>3</sup></p> <p>1 Bed 6m<sup>3</sup></p> <p>2 Bed 8m<sup>3</sup></p>	<p>Storage is provided within each apartment appropriate to the requirements</p>
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3 Bed 10m3

At least 50% of the required storage is to be located within the apartment

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4G-2	Additional storage is conveniently located,  accessible and nominated for individual apartments	As Above
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#### **4H Acoustic Privacy**

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4H-1	Noise transfer is minimised through the siting of buildings and building layout	Apartments are configured appropriately
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4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	Apartments are generally stacked to align noise sources and services to minimise adverse acoustic issues
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#### **4J Noise and Pollution**

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4J-1	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	Buildings are set back from the main road and the building form is used to assist in shielding open spaces from adverse traffic noise from outside the site.
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4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	The buildings are designed using masonry construction providing appropriate mitigation of adverse conditions.
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#### **4K Apartment Mix**

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4K-1	A range of apartment types and sizes is provided to cater for different household types now and into the future	The apartment mix is skewed to smaller units, reflecting the needs of the social and affordable housing waiting lists. The smaller apartments are complemented by the associated housing development which are predominantly 3 bedroom + units.
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4K-2	The apartment mix is distributed to suitable locations within the building	The apartments are typically repeated floors over the levels, simplifying construction and long-term management of the buildings.
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**4L Ground Floor Apartments**

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4L-1	Street frontage activity is maximised where ground floor apartments are located	Habitable rooms are oriented to the street frontage.
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4L-2	Design of ground floor apartments delivers amenity and safety for residents	The design provides appropriate amenity for the ground floor apartments.
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**4M Facades**

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4M-1	Building facades provide visual interest along the street while respecting the character of the local area	The building facades build on a material palette that is reflected throughout the village while each having a unique articulation and expression.
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4M-2	Building functions are expressed by the façade	Achieved
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**4N Roof Design**

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4N-1	Roof treatments are integrated into the building design and positively respond to the street	There are a variety of roof treatment responses relating to position, orientation and overall integrated building expression.
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4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	Roof terraces are used on Buildings A and K reflecting their mixed use and high street positions. The other buildings provide open space at ground level. Where appropriate, sloped metal deck rooves have been used for maintenance and longevity reasons
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4N-3	Roof design incorporates sustainability features	The roof forms contribute to the shading of the buildings in some cases and have the potential for solar collectors to contribute to the sustainable performance of the building.
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**4O Landscape Design**

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4O-1	Landscape design is viable and sustainable	The landscape has been designed reflective of the context and character of the development. It has also been considered for long term management considerations given that SCCH will be responsible for much of the management of these buildings.
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4O-2	Landscape design contributes to the streetscape and amenity	Achieved
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**4P Planting on Structures**

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4P-1	Appropriate soil profiles are provided	Where planting on structures are proposed it is anticipated that this will be achieved through potted solutions appropriate with the management regime.
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4P-2	Plant growth is optimised with appropriate selection and maintenance	This is considered in the landscape design and via the SCCH maintenance procedures.
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4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	Achieved
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**4Q Universal Design**

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4Q-1	Universal design features are included in apartment design to promote flexible housing for all community members	The design of all buildings provide common area circulation compliant with AS1428.1. Adaptable apartments are provided in excess of the minimum requirement.
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4Q-2	A variety of apartments with adaptable designs are provided	A variety of adaptable apartments are provided across the apartment buildings. More than 50% of the apartments achieve LHA Silver classification.
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4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	A variety of apartment layouts are provided.
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**4R Adaptive Reuse**

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4R-1	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	Not Applicable
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4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	Not Applicable
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**4S Mixed Use**

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4S-1	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	The two mixed use buildings containing apartments are both fronting to the Village High Street.
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4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	Achieved
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	Landscaped communal open space should be provided at podium or roof levels	Achieved
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**4T Awnings & Signage**

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4T-1	Awnings are well located and complement and integrate with the building design	Awnings are provided to the Village High Street frontage associated with the retail and commercial activities. Localised entry canopies are provided integrated with the building design to other apartments.
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4T-2	Signage responds to the context and desired streetscape character	Not Applicable
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**4U Energy Efficiency**

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4U-1	Development incorporates passive environmental design	Achieved
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4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	Achieved
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4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	A significant number of apartments incorporate dual aspect cross ventilation.
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**4V Water Management and Conservation**

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4V-1	Potable water use is minimised	Potable water use is minimised using; Water efficient fittings and appliances Collection of rainwater to be reused on site. Drought tolerant, native species are used in landscaped areas
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4V-2	Urban stormwater is treated on site before being discharged to receiving waters	The site is subject to an overall water management strategy as previously approved, including detention and water quality control prior to discharge.
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**4W Waste Management**

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4W-1	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents
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Achieved

4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling
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Provision for differentiated bins is provided.

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**4X Building Maintenance**

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4X-1	Building design detail provides protection from weathering
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The apartment buildings are predominantly Face masonry providing a long lasting, low maintenance finish. Metalwork is typically prefinished in a long lasting powdercoat process.

4X-2	Systems and access enable ease of maintenance
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Achieved

4X-3	Material selection reduces ongoing maintenance costs
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Material considerations have been prioritised given that SCCH will provide ongoing management and maintenance of a majority of these buildings.

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# LOW-RISE HOUSING DIVERSITY DESIGN GUIDE

The Low-Rise Housing Diversity Design Guide established nine key principles to be considered in the design and assessment of a new development including housing to be considered in accordance with approvals referencing the Housing SEPP 2021.

Design Principle	Response
<p><b>Principle 1 - Context and neighbourhood character</b></p> <p>Good design responds and contributes to its context. Context includes the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions</p> <p>Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p> <p>Consideration of local context is important for all sites, including established areas and those undergoing or identified for change.</p>	<p>The proposed development is a location with limited relationships to surrounding built form as a result of Moss Vale Road and surrounding vegetated areas. The site is zoned to provide an increased density of activity (greater than that of the surrounding area). As such our focus in on the future character of the area.</p> <p>The design responds to the surrounding natural context with the creek line to the west, and heavily vegetated areas to the south and east. The northern boundary of the site is restricted by the regionally significant Moss Vale Road corridor.</p> <p>The built form responds to the edge conditions of the site, while also proposing a series of urban spaces within the development that provide diversity and legibility to the neighbourhood.</p> <p>The construction typology, and materials are ones that are familiar to the area, providing both contextual relevance and construction deliverability. The architectural forms of simple rectilinear structures with simple, gabled pitched roofs both references a more simplified building expression that can be seen in the established local areas, avoiding the more contemporary stylised, parapeted, flat roofed suburban housing model.</p> <p>The master plan provides an interconnected grid of streets and public spaces. While connection to the main distributor road (Moss Vale Road) is limited to one position by the authority constraints, a number of pedestrian and visual connections are created from the development looking north to maximise permeability within the urban environment.</p>

## Principle 2 - Built form and scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves appropriate built form for a site and the building purpose in regard to building alignments, proportions, building type, articulation and the manipulation of building elements. The space between buildings should be of a scale and character that is defined and appropriate for the purpose.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The master plan and building designs provide an area of increased density, while still reflecting a comfortable scale compared to that of the broader community. The buildings are limited to three storeys, with some buildings making use of the topography to provide additional under-croft parking areas. Most of the single-family housing is two storeys (Precinct D has a third storey in the mansard roof form).

Buildings are generally aligned to provide an urban streetscape, maximising available rear yards. The site constraints (especially bushfire asset protection zones) have guided some larger setbacks on the southern edge of the development.

The roads and public spaces, working with the built form, provide a legible and accessible community, with the users of the buildings benefiting from the public spaces and the spaces being safe and defined by the buildings.

The Class One dwellings are (as guided by the zoning) generally attached in groups, with the building form articulated; and entries established to provide a level of individuality for each home. The homes in each precinct are differentiated, by typology and expression, each responding to the site-specific context and orientation. Homes are positioned to optimise views to the conservation bushland to the south, and the creek to the west - exemplified by the Precinct D homes where the frontage has been used to maximise the number of residents gaining access to the prime westerly views across the parkland and creek towards the escarpment.

The Class 2 apartment buildings, and the boarding house and mixed-use developments, each provide a differentiated response in order to accommodate a diverse community, however, still provide a definition of the public/semi-public realm, and are proposed to be constructed in a similar family of materials and proportion to be a cohesive grouping in the site environment. The buildings provide definition to the public domain, in particular the Village High Street and the Village Park.

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### Principle 3 - Density

Good design achieves a high level of amenity for residents and each dwelling, resulting in a density appropriate to the site and context.

Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The density proposed for this project is greater than that of the surrounding areas, and deliberately so. This site has been zoned to accommodate mixed use development and was a mixed-use business zoning in the previous superseded LEP.

This project is also being led by the local Community Housing Provider, with the aim to optimise the provision of social and affordable housing within a mixed tenure community, where private home ownership is integrated with social and affordable housing at a community level.

The housing mix has been developed to be responsive to the demand of the community and reflect the resident profiles prevalent on the social housing waiting lists. This has driven the mix of smaller units within the project, as these types of units are generally not being developed in this regional location due to the complexity and costs associated with Class Two development. However, Southern Cross Community Housing recognise the need to accommodate smaller households as part of creating a diverse and responsive community.

The Class One housing typologies also recognise that there are limited options for housing in the area outside of the traditional suburban project home model. The densities and typologies proposed provide a genuine alternative for residents who will trade space for the lifestyle and amenity of a smaller, more easily maintained within a diverse community with public space and the amenities of the village and the Village High Street.

The site currently has a super-lot subdivision approval including relevant infrastructure and services. This approved infrastructure is in the process of being delivered on the site and will accommodate the proposed development densities. This includes both services supply (power, water etc) and environmental management (stormwater, flooding etc). The approved roads and intersections as approved will accommodate the proposed density as outlined in this planning proposal.

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## Principle 4 - Sustainability

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes the use of natural cross ventilation and sunlight for the amenity and liveability of residents, as well as passive thermal design for ventilation, heating and cooling. These measures reduce the reliance on technology and operating costs. Additional elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.

The master plan considers sustainability as a core component of the development. The overall project site is more than 8 hectares. Of this over 2 hectares is dedicated to trunk open space including a significant riparian regeneration zone along Bomaderry Creek. The proposed individual developments exceed the statutory open space and deep soil planting requirements. The buildings reflect the objectives of the ADG and provide appropriate solar and cross ventilation.

A significant proportion of this development is proposed to be retained and operated by Southern Cross Community Housing as the area's leading Social and Affordable housing provider. As such the proposed materials, finishes and building systems are all designed for longevity, ease of maintenance, and for efficient lifecycle operation.

The economics of the development are critically important. The housing that will be released for public sale is proposed to cross subsidize the social and affordable housing units. Therefore, we have focussed on delivering efficient layouts built with simple construction technology that can be delivered by the local building industry. This provides sustainability, longevity and surety over the life of the community.

Perhaps the most important unique characteristic for this development is the sustainability of the governance of the project. Not only will SCCH retain and operate several buildings as social and affordable housing, but Building A is proposed as the head office for the CHP, with the customer service centre anchoring the Village High Street. The local SCCH maintenance workshop is also proposed to be housed on site (Building L).

As such SCCH has a unique, long-term commitment to the success of this community. SCCH envisages that through their role as both developer and long-term owner / manager of such a significant proportion of the village provides the opportunity for an exemplary community outcome covering both the physical environment and social infrastructure to support the diverse resident population.

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## Principle 5 - Landscape

Good design recognises that landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well-designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances a development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.

It optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long-term management.

The proposed development provides an open space network that enhances the character of the site, and provides a high level of amenity for the community.

This includes the dedication of a regionally significant riparian zone along Bomaderry Creek (as part of the approved subdivision) which includes the opportunity for both active recreation and riparian bushland regeneration.

We recognise the reluctance of the local council to take possession and maintenance responsibility for public open space, however as SCCH is proposed to be the long-term owner and operator of the buildings, the design envisages open spaces that are within proposed SCCH controlled land, including the Village Park (in association with the proposed SCCH Head Office). This provides much valued urban open space area for the whole of the community managed by SCCH from the property management facilities that are part of the development master plan.

Opportunities for other open spaces to contribute to the overall open space network have been pursued, including the significant open space as a frontage to Building N (a proposed Social/Affordable Housing building). Street verges provide planting opportunities, as does the dwelling setback zones.

Despite the relatively dense housing typologies, front setbacks and rear yards have been designed to provide both usable open space and areas for planting.

Overall, the Landscape Consultant has assessed that the tree canopy at maturity will contribute an additional 1.8 hectares of tree canopy area solely within the nominally 4.5 hectares of the urban development on this site (excluding the future bowls club site and riparian zone)

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## Principle 6 - Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident wellbeing.

Good amenity combines appropriate room dimensions access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.

The dwellings proposed within this development provide functional layouts that have been designed to provide a high level of amenity within the economic framework of the project, location and reflective of construction realities. Room proportions meet or exceed guided dimensional criteria, and test fits of furnishings demonstrate the ability for each unit or house to provide functional and liveable homes for the residents.

There is consideration within the design proposals for parking, including secondary parking for family homes and even tertiary off-street parking for homes that are likely to have large or extended family groups or mixed occupancy.

Storage areas have been considered, including opportunities for a mix of garage level storage and in-apartment storage for the class 2 buildings. All Class 2 buildings have lift access to all floors, and each building complies with or exceeds the required adaptable apartments. The positioning of garbage storage, clothes lines and water tanks have all been incorporated in the design.

The overall development exceeds the required 50% of homes that comply with Livable Housing Australia Silver, with a number of the non-compliant units only as a result of the existing site topography limiting step free access, rather than the proposed building limitations.

While the existing site has a considerable slope, the proposal achieves circulation throughout all public streets with slopes of less than 1:20 to provide improved amenity for those less abled, the elderly, prams etc supporting and inclusive community.

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## Principle 7 - Safety

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promotes safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points, well-lit and visible areas that are easily maintained and appropriate to the location and purpose.

The proposed development considers the issue of safety within the public and private environment. Streets are open and connected, providing situational awareness, supported by buildings fronting to and overlooking the streets and public spaces for passive surveillance.

The public and semi-public domain provides transitions and options for movement that supports the safe use of the spaces and limits the opportunity for anti-social behaviour. This is supported by the robust proposed building construction (brick facades) that limits malicious damage.

Common areas have been designed to limit secluded areas and provide good visual connections. Building entry points all have the ability for security control.

The new proposed roads within the development are of relatively short lengths, which promotes a slow vehicle speed environment, with on street parking providing further friction to discourage vehicle speeds. The straight alignment of the streets allows good visual distances to identify any risk factors for pedestrians or motorists.

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### **Principle 8 - Housing diversity and social interaction**

Good design achieves a mix of dwelling sizes, providing housing choice for different demographics, lifestyles and household budgets.

Well-designed developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal open space for a broad demographic range and provide opportunities for social interaction.

It allows for dwellings to be adaptable to facilitate people living in a dwelling through different stages of life by accommodating various household types.

The proposed development includes a broad range of housing sizes and typologies, ranging from boarding house studios through to generous penthouse units, and from one-bedroom terraces through to adaptable four/five-bedroom family homes.

Within the proposed mix we have recognised the local demand profile, and the realities of construction costs and delivery complications. There is a significant demand for social and affordable housing units for single person and small family groups. Within the government subsidised housing programs there are also limitations on accommodating such residents in larger properties. There are also numerous properties within the broader Southern Cross portfolio where, due to changing family make up, residents are in homes that are too large and such properties could be best deployed for other bigger families on the waiting list.

As such the apartments proposed are generally one- and two-bedroom units. The apartment developments feature a diverse range of communal spaces, and access to the open space network of the project site.

A variety of communal spaces can be found throughout the development. Building K as an example includes communal open space over four floors, with a resident's lobby lounge opening up to a north facing sheltered courtyard at street level, a communal lounge on the first floor, a shared terrace on the second level, and a large garden and barbeque area on the rooftop. Building N features a large "pocket park" on the street frontage, and a communal pod with meeting and gathering spaces on ground and first floor levels, with a rooftop terrace on the third. These smaller spaces link to the broader walking paths, streets, village park and creek edge open space parkland areas that collectively provide a diverse network of spaces contributing to the community amenity and fostering opportunities for social engagement and interaction.

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A boarding house is proposed to meet the demands for transitional housing and other support programs provided by SCCH to the community.

Building F within the proposal has a mix of two- and three-bedroom apartments, with 12 of the 14 apartments being configured as dual key, whereby a 2 bed becomes a 1 bed plus a separate studio unit, or a 3 bed becomes a 2 bed plus a separate studio unit. This is a new typology to the Bomaderry market, and provides the opportunity for extended families, or to provide additional income to support the purchase of the apartment. Building F also includes two (2) oversized three-bedroom penthouse units with views over Bomaderry creek and to the escarpment as a offering that will likely attract downsizers in the local community.

The (Class One) housing provides several layout options, with several floor plans providing opportunities for extended family accommodation or alternative family models. (see Precincts E&H). The zoning restricts housing to either attached or multi-dwelling housing, which is reflected in the design of the proposed units.

Precinct C features multi-dwelling housing configured as a series of duplex units, with each duplex consisting of a three-bedroom unit and a one-bedroom plus study unit. The design of these units can permit a future amalgamation (subject to approval) to reflect changing resident needs and desires.

Precinct D demonstrated a row housing typology that optimises the outlook to the creek and the escarpment, with a three level typology providing a split in the bedroom location which is likely to be attractive to family groups with older children, or families with an elderly parent living with them.

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## Principle 9 - Aesthetics

Good design achieves a built form which exhibits good proportions and a balanced composition of elements, reflecting the internal layout and structure. It uses a variety of materials, colours and textures.

The visual appearance of a well-designed development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The built form of the proposed development is executed with a level of simplicity, utilising simple rectilinear plan forms expressing the functionality of the floorplans, the expression of the Class One housing is enhanced with a pitched roof form, expressing a gabled frontage to the street. This simple roof form provides simplified truss construction and the longevity and water shedding capabilities of the sloped metal deck roof planes.

Similarly, the apartment buildings utilise low pitched roof forms where appropriate, limited in some areas by services, spans and height restrictions.

The palette of materials utilised in the development is deliberately limited, with the use of brickwork as the primary cladding material. This provides a long lasting, low maintenance finish to the streetscape, with tonal variations in the brickwork providing differentiation within the same aesthetic and textual family.

There are regular solid and void ratios within the building facades, with a repetition of window modules throughout the development where possible, capturing cost savings from the repetition, and maintaining common elements to create a cohesive collection of structures. Proportions of window modules has been developed from traditional golden sections, providing a mathematical expression of scale and proportion that is reflective of beauty within nature and the historical built environment.

Facades are enhanced with awnings, shrouds, pergolas and shades where appropriate to respond to the orientation and immediate context, working to provide an interplay of light and shade throughout the day and the year.

The street finishes work to optimise the authority palette, with enhancements such as thresholds and special area paving, planting and public elements in key locations to provide a familiar yet special public domain. Street tree planting species, planting spacing and groupings provide differentiation and/or repetition to the streetscape, supported by

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planting in private lots to enhance the character and permeability of the green environment, and supporting the definition and use of the private domain for the residents.

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## SHOALHAVEN DCP 2014 PART G REVIEW

As a State Significant Development, the Shoalhaven DCP does not apply to this application. However, as requested the schedule below comments on the DCP and notes where this proposal varies from the DCP Part G.

Control	Response
<p>5.1.1 - Minimum Lot Size</p> <p>No specific minimum site area is prescribed; however, the site must be of sufficient size and shape to accommodate the proposed development, including setbacks, landscaping, private open space, and parking.</p>	<p>Noted that there is no minimum lot size.</p>
<p>5.1.2 Density</p> <p>The specific objectives are to:</p> <ul style="list-style-type: none"><li>i. Minimise adverse impacts of higher density development in residential areas.</li><li>ii. Ensure that the bulk and scale of new development is compatible with existing streetscape amenity and the existing or desired future character of the area.</li></ul>	<p>The development has been designed as an urban village with the desired character and scale appropriate to the development vision.</p>
<p>Floor Space Ratio in MU1 Zone 0.7:1</p>	
<p>5.1.3 - Building Height</p> <p>Must comply with the maximum building height specified in the Shoalhaven Local Environmental Plan (LEP) 2014 for the specific zone.</p>	<p>Building heights are not specified on the LEP Maps. A general note for MU1 sites is recorded in the text of the LEP as 11M. All Attached Housing and Multi-Dwelling Housing is less than 11M in height</p>
<p>5.1.3 - Setbacks; Table 4 and Figure 4</p> <p>Front Setback</p> <p>Minimum of 4.5 meters to verandas, awnings, and patios; 5.5 meters to dwellings. First storey must be set back an additional 1 meter from the ground level dwelling setback.</p>	<p>Setbacks informed by the Low-Rise Housing Diversity Code.</p>

5.1.3 – Setbacks; Table 4 and Figure 4

Side Setback

Minimum side setbacks vary depending on the context: for secondary road frontages, a minimum of 2 meters; for boundaries without road frontage, setbacks should ensure adequate separation and privacy.

Setbacks informed by the Low-Rise Housing Diversity Code, noting that in many cases the development has zero lot lines.

5.1.3 – Setbacks; Table 4 and Figure 4

Minimum of 6 meters to the rear boundary to provide sufficient private open space and separation from adjoining properties

Setbacks informed by the Low-Rise Housing Diversity Code.

5.3.3 – Private Open Space; Table 5

Each dwelling should have a minimum of 35 square meters of private open space, with a minimum dimension of 4 meters to ensure usability.

Private open space informed by the Low-Rise Housing Diversity Code.

5.1.5 – Site Coverage

Maximum site coverage of 60% to ensure adequate open space and landscaping opportunities

Site coverage for the Attached Dwellings and the Multi Dwelling Housing does not exceed 60%.

5.1.4 – Landscaping

Minimum of 25% of the site area should be landscaped to enhance the visual amenity and environmental quality of the development.

Landscaped area for the Attached Dwellings and the Multi Dwelling Housing exceeds 25%.

5.2.1 Local Character & Context

The specific objectives are to:

- i. Ensure that development enhances and makes a positive contribution to the character of existing buildings and streetscapes.
- ii. Ensure that development is sensitive to the landscape, built form and environmental conditions of the locality, particularly where there is a distinctive character, view or heritage significance.
- iii. Retain, incorporate and sympathetically treat existing dwellings or buildings that contribute to streetscape character (including

This is a new development area without other existing development in the immediate area. The design solution reflects the desired character and density of an urban village.

items of heritage or conservation significance).

- iv. iv. Encourage the sharing of views, while not restricting the reasonable development potential of a site.
  - v. v. Minimise the impact on adjoining or adjacent properties by considering the cumulative impacts of development (including cluster or grouped development).
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#### 5.2.2 Orientation & Siting

The specific objectives are to:

- i. Encourage the concurrent planning of the subdivision layout and the dwelling siting and design.
  - ii. ii. Allow flexibility in the siting of dwellings.
  - iii. iii. Ensure that design and site placement of dwellings is compatible with and enhances the existing and future streetscape.
  - iv. iv. Locate dwellings to ensure minimal loss of amenity (e.g. privacy, views, overshadowing, solar access or the like) to adjoining development.
  - v. v. Achieve a site layout that provides a pleasant, attractive, manageable and resource efficient living environment.
- 

This is a new development area without other existing development in the immediate area. The design solution reflects the desired character and density of an urban village.

#### 5.2.3 Vehicle & Pedestrian Access

The specific objectives are to:

- i. Allow service vehicles access where necessary.
  - ii. Encourage driveway design that minimises visual impact on the public domain, stormwater runoff and retains established trees and vegetation.
  - iii. Encourage an approach to access design that considers the site and its elements holistically (e.g. landscaping).
  - iv. Provide adequate and safe vehicular and pedestrian access from the street to the site, all dwellings and parking spaces.
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Objectives are considered and accommodated.

5.3.1 – Building Separation and Visual/Acoustic Privacy

Achieved.

Windows, balconies, and terraces should be located and designed to minimize overlooking of adjoining properties. Screening or offsetting windows may be required

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Section 5.3.1 – Building Separation and Visual/Acoustic Privacy

Adjacencies have been considered.

Internal layouts should separate noisy areas (e.g., living rooms) from quiet areas (e.g., bedrooms) within dwellings and between adjoining dwellings.

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Section 5.3.2 – Solar and Daylight Access

Complies as per separate solar study.

Design should ensure that at least 70% of dwellings receive a minimum of 3 hours of direct sunlight to living areas and private open space between 9 am and 3 pm on the winter solstice (June 21).

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5.3.3 Private Open Space

Private Open Space governed by the Low Rise Housing Diversity Code.

The specific objectives are to:

- i. Ensure that the private open space provided for a dwelling is useable and meets user requirements for privacy, safety, access, active and passive outdoor recreational activities and landscaping.
  - ii. Locate private open space to take account of outlook, natural features of the site, solar access and neighbouring buildings or public domain.
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5.3.4 Storage & Laundry Facilities

All units are provided with laundry facilities in the unit, either as a separate room area or as part of the kitchen area.

The specific objectives are to:

- i. Improve the functionality of dwellings by ensuring adequate storage areas are provided. External foldable clotheslines are provided for each unit.
  - ii. Ensure that the location of storage areas does not impact on amenity, accessibility or the functionality of other spaces associated with the dwelling.
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- iii. Ensure laundry and clothes drying facilities are integrated into the development, can be conveniently reached, require minimal maintenance and do not detrimentally impact the streetscape.
  - iv. Ensure internal storage of an appropriate size is provided to each dwelling
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#### 5.3.5 Car & Bicycle Parking

The specific objectives are to:

- i. Provide convenient, accessible and safe parking to meet the needs of residents and visitors.

Minimum of 1 car space per dwelling for developments up to 2 bedrooms; 2 car spaces per dwelling for 3 or more bedrooms. Visitor parking may also be required depending on the scale of the development.

For multi-dwelling housing - Secure undercover bicycle parking/ storage shall be provided at a rate of 1 bicycle per dwelling.

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Carparking compliant with the DCP is provided for all areas except for Area G, where one garage is provided for each 3-bedroom dwelling. The resident has the ability to utilise the courtyard area of the dwelling as an additional off-street parking space if they require.

#### 5.4.1 Building Form, Design & Materials

The specific objectives are to:

- i. Ensure the provision of low maintenance development that will retain an attractive appearance.
  - ii. ii. Ensure that new development enhances and makes a positive contribution to the character of existing buildings and streetscapes and reinforces the built form and environmental conditions of the locality.
  - iii. iii. Ensure that in rural/environmental areas or areas of scenic value, buildings complement the existing landscape value rather than detracting from it, particularly where visible from public vantage points.
  - iv. iv. Ensure mailboxes are designed to be conveniently reached and require minimal maintenance.
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The area is a new greenfield site with no existing contextual buildings. Form, design and materials are in accordance with the future envisioned character for the area.

#### 5.4.2 Fences & Walls

The specific objectives are to:

- i. To ensure boundary fencing is of a high quality, promotes safety and surveillance and does not detract from the streetscape or public domain.

Simple timber paling fences are proposed behind the building line, between units. Front yards are defined by planting as per the landscape plans.

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#### 5.4.3 – Universal Design

A proportion of dwellings may be required to be designed to be adaptable for people with disabilities or the elderly, depending on the scale of the development.

This has been accommodated within the plan.

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#### 5.5.1 Water Management & Conservation

The specific objectives are to:

- i. Ensure the protection of public health, surrounding land and the natural environment including soils, groundwater and surface waters.
- ii. Encourage harvesting of rainwater and the incorporation of pervious areas

All units are provided with a water tank for collection and use of rainwater for appropriate functions.

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#### 5.5.2 Servicing

The specific objectives are to:

- i. Ensure residential areas are provided with essential services in a timely, cost effective and efficient manner.

Services provided as part of the overall development proposal.

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#### 5.5.3 – Waste Management

Provision for the storage and collection of waste and recycling bins should be made, with easy access for residents and collection services

Waste management provision has accommodated as per separate waste management plan

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