



**ATTACHMENTS TO REPORTS –
Item 10.4 – Mittagong Development Control
Plan – Site Specific Provisions for Affordable
Housing Proposal**

ORDINARY COUNCIL MEETING

Wednesday 14 November 2018

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Attachments to Reports

Item

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ATTACHMENTS TO REPORT

Item 10.4

Mittagong Development Control Plan - Site Specific Provisions for Affordable Housing Proposal

Attachment 1

Attachment A - Subject Lands

Attachment 2

Attachment B - Proposed Development Concept

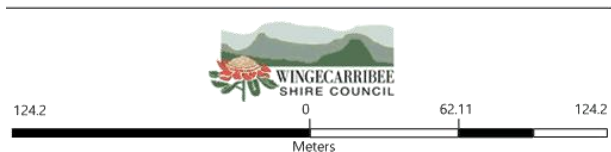
Attachment 3

Attachment C - Preliminary DCP Provisions

10.4 Mittagong Development Control Plan - Site Specific Provisions for Affordable Housing Proposal
 ATTACHMENT 1 Attachment A - Subject Lands



ATTACHMENT 1



Subject Land

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10.4 Mittagong Development Control Plan - Site Specific Provisions
for Affordable Housing Proposal
ATTACHMENT 2 Attachment B - Proposed Development Concept

**ATTACHMENT 2**

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A 33 Holly Street, Bowral NSW 2576
ABN 16 820 474 487

Wingecarribee Shire Council
PO Box 141
Moss Vale NSW 2577
Att: Susan Stannard

Dear Susan,

RE: Confirmation of floor space distribution for potential affordable housing redevelopment options for land bounded by Old Hume Highway, Brewster Street and Rainbow Parade, Mittagong

I refer to the above project that has been previously discussed with you. I understand that it will be presented to the Council's Housing and Demographic Committee on Wednesday 5 September.

As requested, this letter is designed to provide some clarification around the potential distribution of floor space across a development of the site that could include a combination of residential flat buildings, seniors housing and affordable housing. It is our contention that if an appropriate outcome is to be achieved with the desired variety of housing, it is necessary for Council to exhibit a willingness to entertain an overall floor space ratio in excess of what the current local planning controls would allow. They are currently well below what may be considered within the sites capacity and what is necessary to stimulate innovative projects.

Please accept this letter in conjunction with some revised drawings prepared by Coble Stephens Architects for presentation at the Committee.

To recap, I had provided to you on 4 June 2018, the beginning of a DCP Precinct Plan that would guide the development of the site. This included a paragraph on FSR, which identified an overall FSR and allocated portions of that to the various proposed housing types, with a small allocation to community facilities.

It was intended that a proportion of the FSR was contingent upon the provisions of the *State Environmental Planning Policy (Affordable Rental Housing) 2009* that allows for 'bonus' FSR on the basis of providing affordable housing. To be clear, this is understood by the proponent and affordable housing is a key driver for the project from the perspective of social need and community dynamics.

To utilize the FSR bonus provisions of the SEPP, it is necessary to firstly establish a base line FSR. In this case the current base line, contained in the Mittagong DCP, is just 0.6:1. Our request is to lift this base line by 0.5:1 to 1.1:1. Through the provisions of the DCP, the initial uplift from 0.6:1 to 1.1:1 would only be on the basis of an application that contained a mixture of residential and community uses.

Providing a range of Planning and Development services including:

· Planning Proposals · Statement of Environmental Effects · Strategic Planning and Development advice · Advocacy and problem solving
· Land and Environment Court · Local Government specialist

**10.4 Mittagong Development Control Plan - Site Specific Provisions
for Affordable Housing Proposal
ATTACHMENT 2 Attachment B - Proposed Development Concept**



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ABN 16 820 474 487

This is set out in my previous submission to you.

The bonus FSR provisions of the SEPP could then come into force once a minimum 20% of gross floor area was allocated to affordable housing. Refer to Clause 13 of the SEPP. If this threshold is achieved, then these provisions operate on a sliding scale to allow a maximum additional 0.5:1 FSR, if at least 50% of the total FSR is allocated to affordable housing.

If the amount of affordable housing is less than 50% of the total Gross Floor Area of the development, the bonus FSR available is less than the maximum. The following Table sets this out and shows what the total allowance for affordable housing would be if Council increase its base line FSR for this precinct to 1.1:1 and an affordable housing component was included.

Based on the site area being considered (approximately 20,000sqm), the rough estimate of floor area available for affordable housing under the maximum FSR scenario would translate to be in the order of 150 affordable housing units. Given Council's stated aim of addressing the critical shortage of affordable housing within the Shire, it is incumbent upon the Committee to give serious consideration to our proposition as well as considering how and where they may better and more comprehensively address this housing challenge.

Proportion of Gross floor Area of the development allocated to Affordable Housing	Potential bonus FSR provided by SEPP	Resultant maximum FSR for development with baseline FSR of 1.1:1
0% -19%	nil	1.1:1
20%	0.2	1.3:1
30%	0.3	1.4:1
40%	0.4	1.5:1
50% or greater	0.5 maximum	1.6:1

Yours faithfully,

Scott Lee
5 September 2018

Providing a range of Planning and Development services including:

· Planning Proposals · Statement of Environmental Effects · Strategic Planning and Development advice · Advocacy and problem solving
· Land and Environment Court · Local Government specialist

10.4 Mittagong Development Control Plan - Site Specific Provisions for Affordable Housing Proposal
 ATTACHMENT 2 Attachment B - Proposed Development Concept



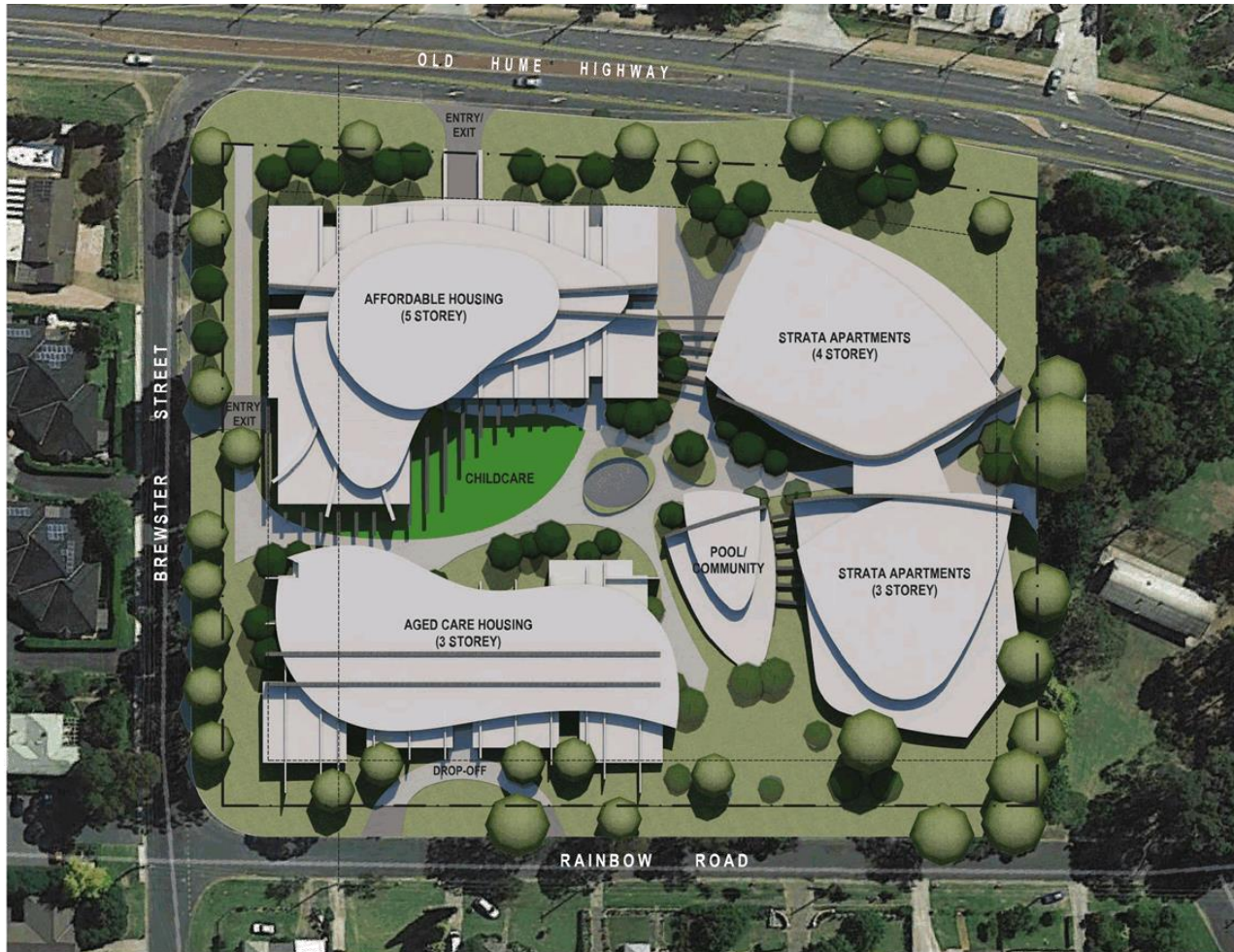
STREET VIEW - ARTIST'S IMPRESSION

PROJECT : PROPOSED RESIDENTIAL DEVELOPMENT at 180-190 OLD HUME HIGHWAY MITTAGONG NSW 2575 Lots 101-109 DP 236894; Lot 11 & Lot 32 DP 9299; Lot 132 DP 1069349; Lots 141-142 DP 513051	CLIENT : The Blissett Group	CSA JOB NO. : 610-18-472	
		SCALES No. IN SET 1 of 01	
DRAWN BY AJC		1 EAST STREET ■ MOSS VALE ■ NSW 2577 PO BOX 2072 ■ BOWRAL ■ NSW 2576 Ph 02 4860 5395 ■ architects@coblestephens.com Andrew Coble Architects Reg. No 6022 ■ Alison Stephens Architects Reg No 6678 © Copyright Coble Stephens Architects.	

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

10.4 Mittagong Development Control Plan - Site Specific Provisions for Affordable Housing Proposal
 ATTACHMENT 2 Attachment B - Proposed Development Concept

Wednesday 14 November 2018



SITE PLAN
 SCALE 1:750.00

LEGEND

NOTES
 ALL DIMENSIONS TO BE CONFIRMED ON-SITE.
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AMENDMENTS

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 PH 02 4860 2200 ■ FAX 02 4860 2495 ■ [csa.com.au](mailto:info@csa.com.au)
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PROJECT :
PROPOSED RESIDENTIAL DEVELOPMENT
 at
 180-190 OLD HUME HIGHWAY
 MITTAGONG NSW 2575
 Lots 101-109 DP 236894; Lot
 11 & Lot 32 DP 9299;
 Lot 132 DP 1069349; Lots 141-
 142 DP 513051

CLIENT :
The Blissett Group

DRAWING :
MASTER PLAN

NOT FOR CONSTRUCTION

CSA JOB NO. : **610-18-47;**

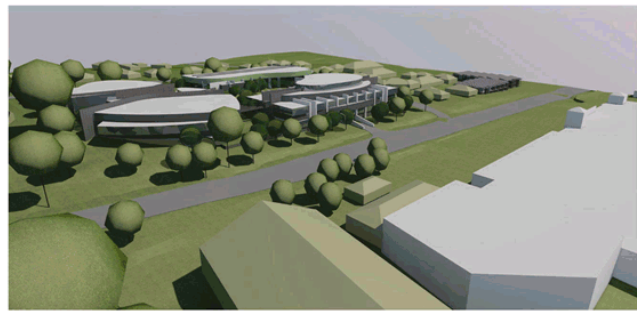
SCALES	as shown	No. IN SET	1 of
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DATE **03.09.18** SHEET NUMBER

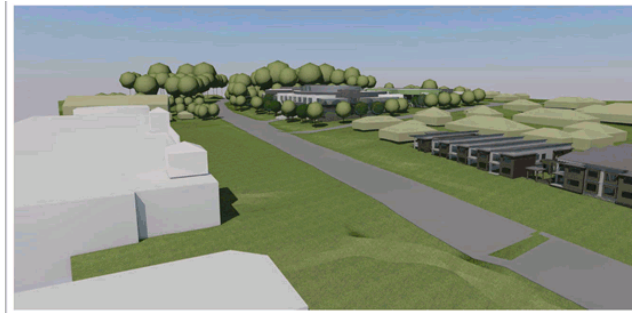
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SCALE (3 A3)
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10.4 Mittagong Development Control Plan - Site Specific Provisions for Affordable Housing Proposal
 ATTACHMENT 2 Attachment B - Proposed Development Concept



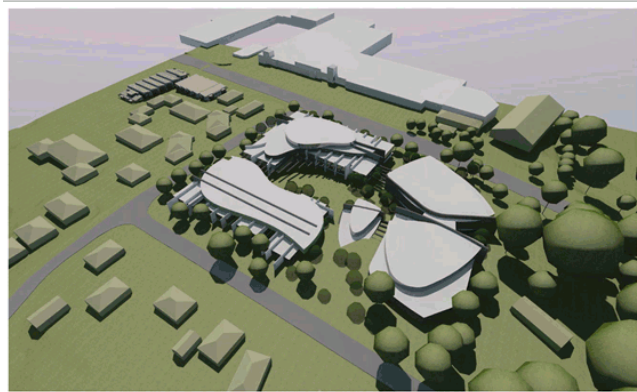
NORTH EAST VIEW



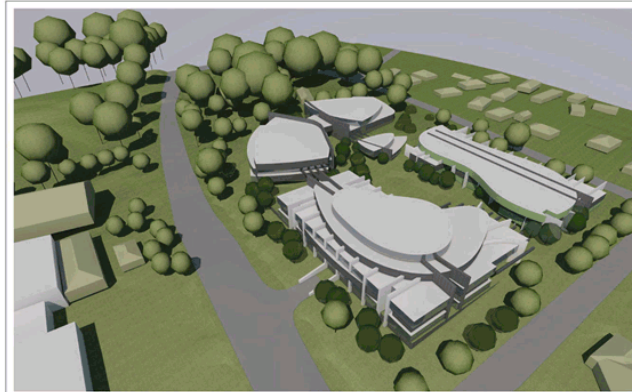
NORTH WEST VIEW



SOUTHERN VIEW - BREWSTER STREET



SOUTH EAST VIEW



AERIAL VIEW

LEGEND

NOTES

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PROJECT :

**PROPOSED RESIDENTIAL
 DEVELOPMENT**
 at
**180-190 OLD HUME HIGHWAY
 MITTAGONG NSW 2575**
 Lots 101-109 DP 236894; Lot
 11 & Lot 32 DP 9299;
 Lot 132 DP 1069349; Lots 141-
 142 DP 513051

CLIENT :

The Blissett Group

DRAWING :

3D VIEWS

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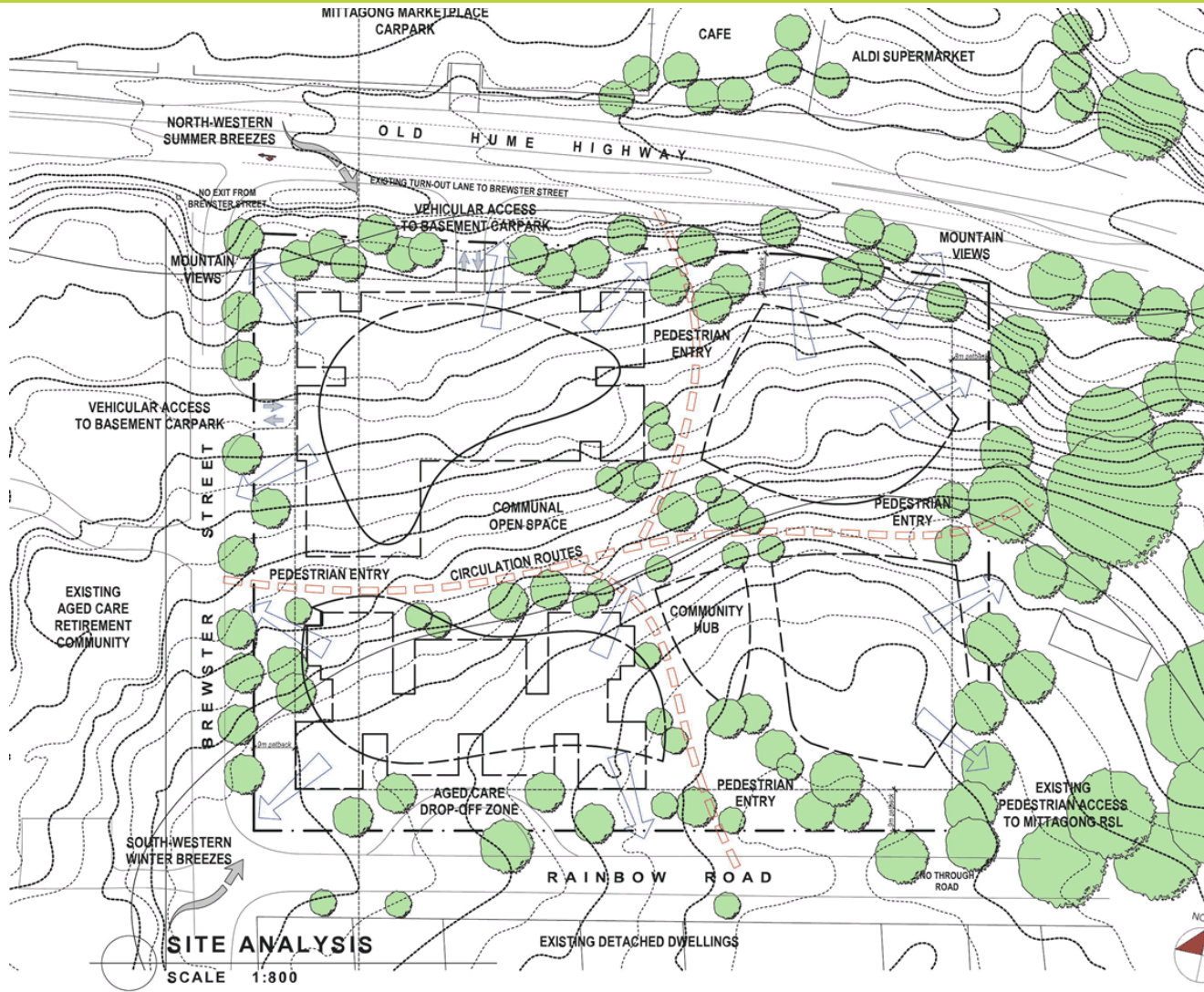
DATE **03.09.18** SHEET NUMBER

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10.4 Mittagong Development Control Plan - Site Specific Provisions for Affordable Housing Proposal
 ATTACHMENT 2 Attachment B - Proposed Development Concept



LEGEND

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PROJECT :
PROPOSED RESIDENTIAL DEVELOPMENT
 at
 180-190 OLD HUME HIGHWAY
 MITTAGONG NSW 2575
 Lots 101-109 DP 236894; Lot
 11 & Lot 32 DP 9299;
 Lot 132 DP 1069349; Lots 141-
 142 DP 513051

CLIENT :
The Blissett Group

DRAWING :
SITE ANALYSIS

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DATE **03.09.18** SHEET NUMBER

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 Print Date: 4/03/2018

10.4 Mittagong Development Control Plan - Site Specific Provisions for Affordable Housing Proposal
 ATTACHMENT 2 Attachment B - Proposed Development Concept



AERIAL VIEW

SITE AREA: 20,480 m² (approx.)

FLOOR AREAS

Name	Home Story	Area
AFFORDABLE	LOWER GROUND	2,652.40
AFFORDABLE	GROUND FLOOR	2,480.20
AFFORDABLE	FIRST FLOOR	3,196.30
AFFORDABLE	SECOND FLOOR	1,965.56
AFFORDABLE	THIRD FLOOR	1,078.28
ASL	FIRST FLOOR	2,101.01
ASL	SECOND FLOOR	2,151.00
ASL	THIRD FLOOR	980.74
ASL	THIRD FLOOR	1,167.24
CHILDCARE	GROUND FLOOR	336.00
COMMUNITY	FIRST FLOOR	431.86
COMMUNITY	SECOND FLOOR	237.71
STRATA	LOWER GROUND	1,651.38
STRATA	GROUND FLOOR	786.87
STRATA	GROUND FLOOR	1,654.62
STRATA	FIRST FLOOR	1,651.38
STRATA	FIRST FLOOR	1,682.92
STRATA	SECOND FLOOR	1,682.92
STRATA	SECOND FLOOR	1,778.25
STRATA	THIRD FLOOR	1,133.74
		30,800.38 m ²

TOTAL FLOOR AREA (Residential): 30,130.81 m²

FLOOR SPACE RATIO: 1.47:1

TOTAL FLOOR AREA (Community): 669.57 m²

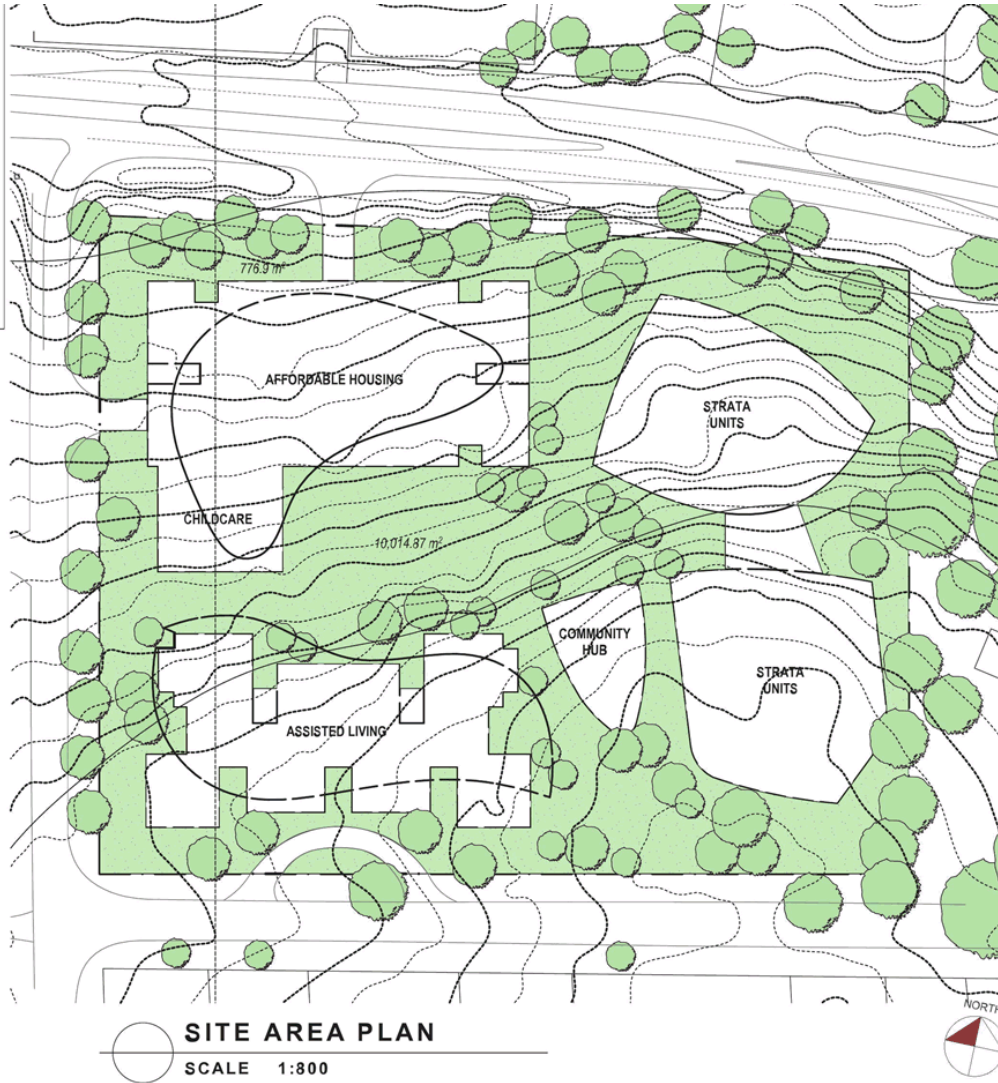
FLOOR SPACE RATIO: 0.03:1

TOTAL LANDSCAPED AREA: 10,014.87 m²

+ 776.90 m²

10,791.77 m²

LANDSCAPE RATIO: 0.526:1 (52.6%)



SITE AREA PLAN

SCALE 1:800

LEGEND

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 Architects Coble Stephens Architects Registration No. 123456789

PROJECT :

PROPOSED RESIDENTIAL DEVELOPMENT

at
 180-190 OLD HUME HIGHWAY
 MITTAGONG NSW 2575
 Lots 101-109 DP 236894; Lot
 11 & Lot 32 DP 9299;
 Lot 132 DP 1069349; Lots 141-
 142 DP 513051

CLIENT :

The Blissett Group

DRAWING :

SITE AREAS

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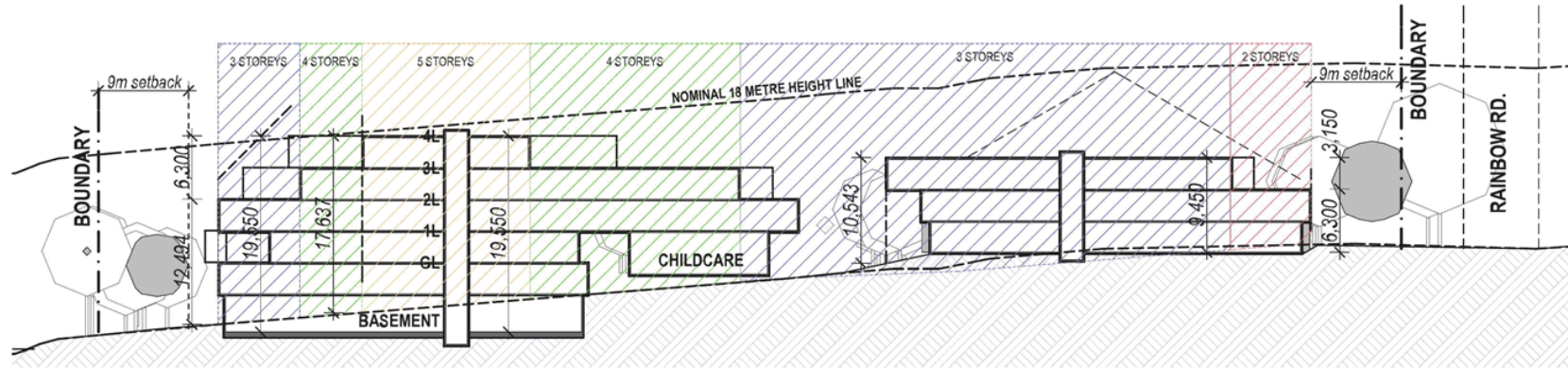
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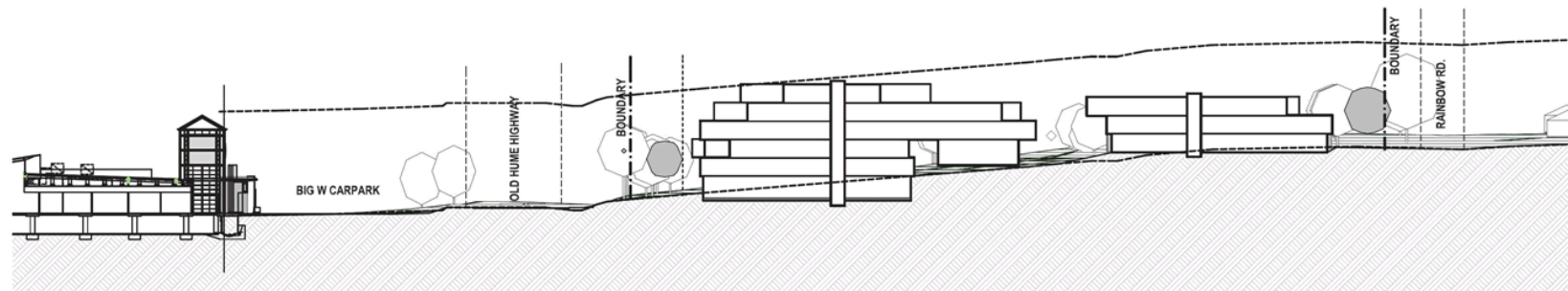
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10.4 Mittagong Development Control Plan - Site Specific Provisions for Affordable Housing Proposal
 ATTACHMENT 2 Attachment B - Proposed Development Concept



CROSS SECTION DETAIL
 SCALE 1:400



CROSS SECTION X-X
 SCALE 1:700

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING 1:200 ON ORIGINAL Print Date: 4/09/2018															

**ATTACHMENT 3**

Section 19 Hume Highway Residential Precinct

C19.1 Location

This Precinct includes the land bounded by Old Hume Highway, Rainbow Rd, Brewster St and Pioneer Park(??) It has immediate proximity to the major shopping precinct of the Shire directly opposite on the northern side of the Old Hume Highway and is adjacent to the Shires largest community and recreation club, the Mittagong RSL.

It comprises the following land parcels....

It has a total site area of approximately 20,480 square metres

The controls applying to this Precinct are intended to assist in the assessment of Development Applications made for this site in respect of a range of housing types, including housing for seniors, affordable housing such as boarding house apartments and medium density housing types such as residential flat buildings.

It should be noted that the site is within the R3 Medium Density zone of the WLEP2010 under which all of the proposed housing types are a form of permissible development.

The WLEP2010 does not prescribe a maximum height of buildings or a maximum floor space ratio for this land.

The purpose of the Precinct Plan guidelines is also to ensure that development proposals seeking to utilise the provisions of this Precinct Plan do so in a manner that is respectful of the opportunities and constraints of the subject land and of the local context.

In particular, the guidelines have been constructed on the assumption that the development of the Precinct will be coordinated in one larger development proposal and not undertaken as a series of smaller individual projects.

**10.4 Mittagong Development Control Plan - Site Specific
Provisions for Affordable Housing Proposal
ATTACHMENT 3 Attachment C - Preliminary DCP Provisions****C19.2 Preferred Development Outcomes**

The Old Hume Highway Residential Precinct has been identified as an opportunity for substantial in fill residential development. Development within the Precinct can make a strong positive contribution to Council's Housing Strategy and Affordable Housing Strategy.

The preferred development outcome for the Precinct is the provision of a range of housing types that will address the housing needs of a broad cross section of the community, in particular more housing that can be available as affordable rental housing and seniors housing that includes a level of support services rather than independent living.

The provisions of this section of the DCP therefore only apply to Development Applications that seek to provide a range of housing types with the appropriate level of support and community services.

Any future development within this Precinct for the purposes of residential development must firstly address the following objectives, with any

**10.4 Mittagong Development Control Plan - Site Specific
Provisions for Affordable Housing Proposal
ATTACHMENT 3 Attachment C - Preliminary DCP Provisions**



Development Application being supported by a detailed Statement as to how these objectives are fulfilled:

1. ensure a mix of housing types that this is balanced between housing opportunity for all dwelling types and all socio economic sectors
2. seniors housing that is supported by appropriate on site services such as meals, housekeeping and some clinical support rather than independent living in self contained dwellings
3. ensure the resultant scale and character of development is respectful of the lower density residential character of the areas to the south and west of the site
4. ensure any important existing landscape and natural vegetation features of the site and adjoining land, including Council land, are recognised,
5. provide a management plan for the operation of community facilities on the site, including how they may best provide opportunity for the broader community
6. restrict vehicular access points to the site to a minimum and locate them in order to provide safe traffic management outcomes and avoid unnecessary conflict with the lower density residential areas to the south
7. improve pedestrian connectivity between the precinct and the nearby shopping and recreational facilities
8. minimise the potential impacts on the environment and on the amenity of local residents associated with lengthy construction periods

C19.3 Development Concepts

The overriding development concept for this Precinct is to provide for a range of residential types ranging from housing for seniors or those with a disability, affordable housing that may include boarding house apartments or affordable rental apartments and residential flat buildings that can be available to the broader community.

**10.4 Mittagong Development Control Plan - Site Specific
Provisions for Affordable Housing Proposal
ATTACHMENT 3 Attachment C - Preliminary DCP Provisions****C19.4 Specific Development Controls****C19.4.1 - vehicular access (see site plans)**

Limited points of access to avoid potential traffic management issues associated with the Old Hume Highway and to avoid any significant traffic movements being introduced into Rainbow Road.

Development of the site should upgrade the existing point of access onto Old Hume Highway to the satisfaction of the Council and the RMS, to provide ingress/egress to basement parking. In addition, a second ingress/egress point off Brewster St is to be provided.

Vehicular access to the site from Rainbow Rd should be restricted to pick up/drop off for any aged care housing component, with some service vehicles and/or staff parking associated with the community facilities.

C19.4.2 - floor space ratio

Refer to plans (site area – Floor area table)

Overall maximum FSR for development of 1.5:1 (on a site area of approx. 20,000sqm this equates to 30,000sqm of floor area).

The available FSR on the whole of the site is to be distributed in the following way:

Affordable housing – minimum 0.55:1

Residential flat building - maximum 0.55:1

Assisted age care - minimum 0.40:1

An additional 0.1:1 FSR is available for the provision of community facilities on site that demonstrate a community benefit to a broader population than those resident on site.

The above distribution of FSR is based upon a whole of site development scenario. If smaller individual development proposals come forward, each proposal must demonstrate the required floor space distribution and infrastructure to support service provisions to enable assisted senior living to be provided.

The above FSR is also only available on the basis of the affordable housing component of any development accepting the restrictions for affordable rental housing as set out in the State Environmental Planning Policy (Affordable Rental Housing) 2009, Part 2 Division 1 Clause 17 and that any component of seniors housing is assisted/hostel and residential care senior housing

**10.4 Mittagong Development Control Plan - Site Specific
Provisions for Affordable Housing Proposal
ATTACHMENT 3 Attachment C - Preliminary DCP Provisions**



C19.4.3 - building height

Refer to plans (site sections)

Maximum 18 metre height limit, maximum 5 levels above basement parking

Buildings to be stepped with lower heights onto Rainbow Road frontage

C19.4.4 - landscaped area

Refer to plans (site area)

Minimum requirement of 50% to ensure an appropriate balance between the built form and landscaped areas.

Should include at least one larger communal area of open space

C19.4.5 - integration with adjoining open space

Ensure integration with adjoining public recreation at the east end of the site

C19.4.6 - pedestrian connectivity

Improved pedestrian pathways, particularly to access Mittagong Marketplace to the west and Mittagong RSL to the east