



## **ATTACHMENTS TO REPORTS**

### **ORDINARY COUNCIL MEETING**

Wednesday 23 September 2020

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## Attachments to Reports

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## ATTACHMENTS TO REPORT

### Item 9.1

**Development Application 19/1042 - Multi Dwelling Housing containing 7 units - 25 Oxley Drive, Bowral**

#### **Attachment 2**

Site Location

#### **Attachment 3**

Zoning

#### **Attachment 4**

Site Plan

#### **Attachment 5**

Elevation plans as presented to Council meeting 26 February 2020 (now superseded)

#### **Attachment 6**

Overshadowing plans as presented to Council meeting 26 February 2020 (now superseded)

#### **Attachment 7**

Objector's consultant's shadow diagrams based on superseded plans

#### **Attachment 8**

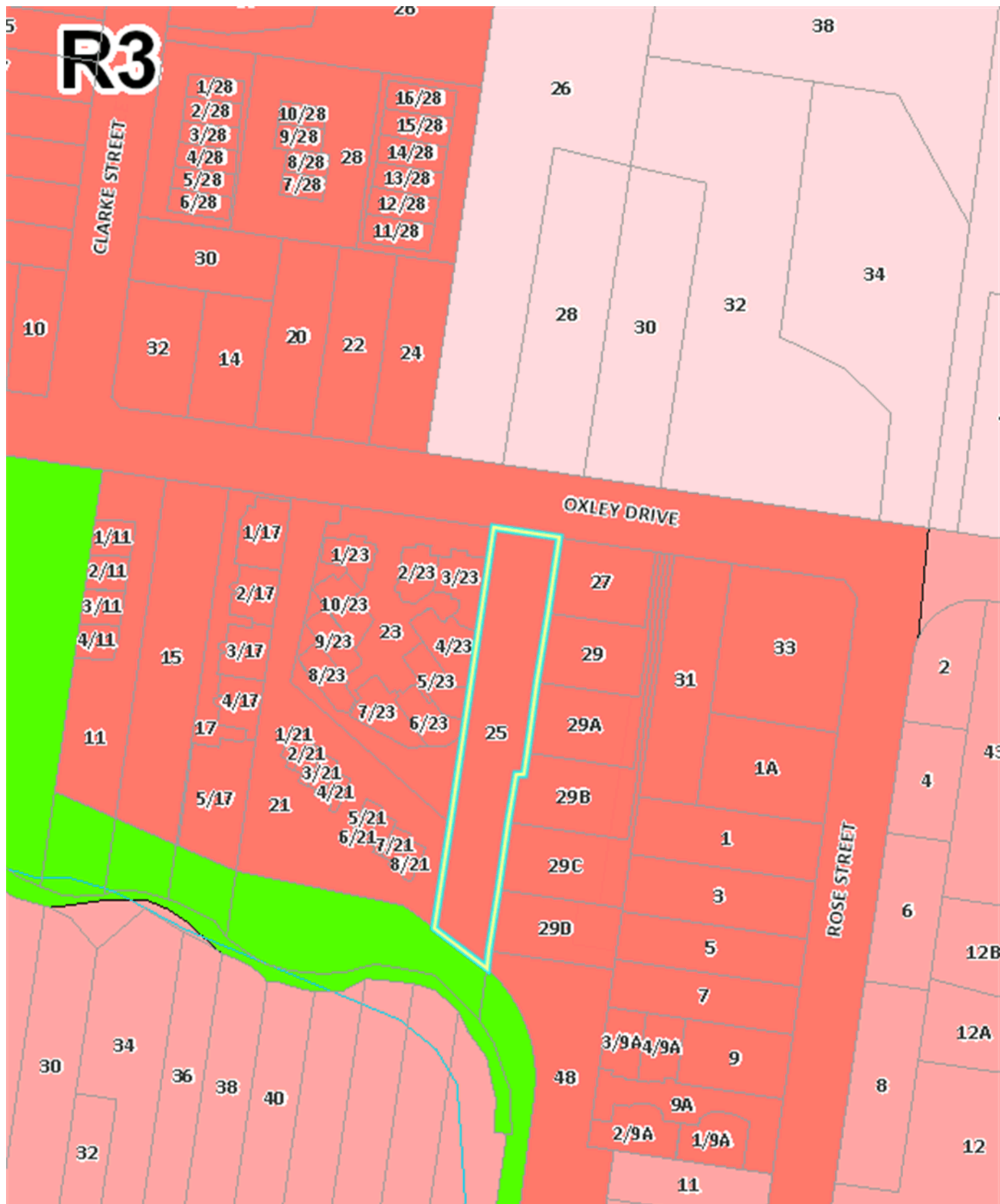
Objector's consultant's plans showing view of development from 29 B Oxley Drive based on superseded plans

ATTACHMENT 2 – SITE LOCATION



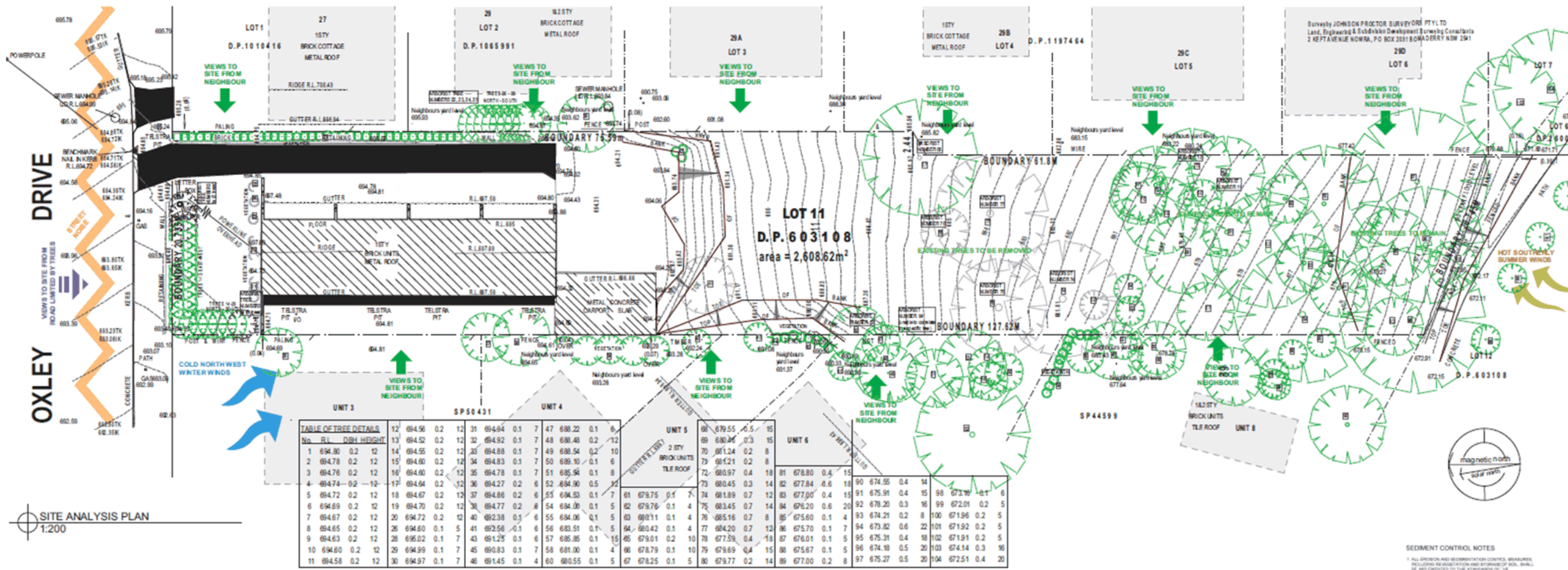


ATTACHMENT 3 – ZONING

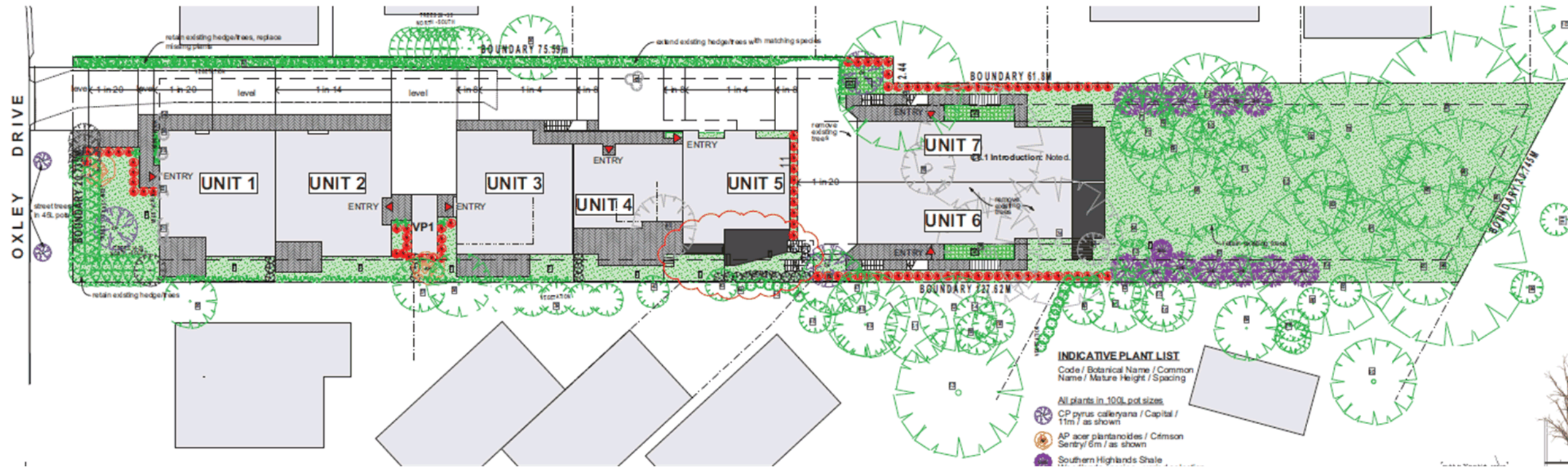




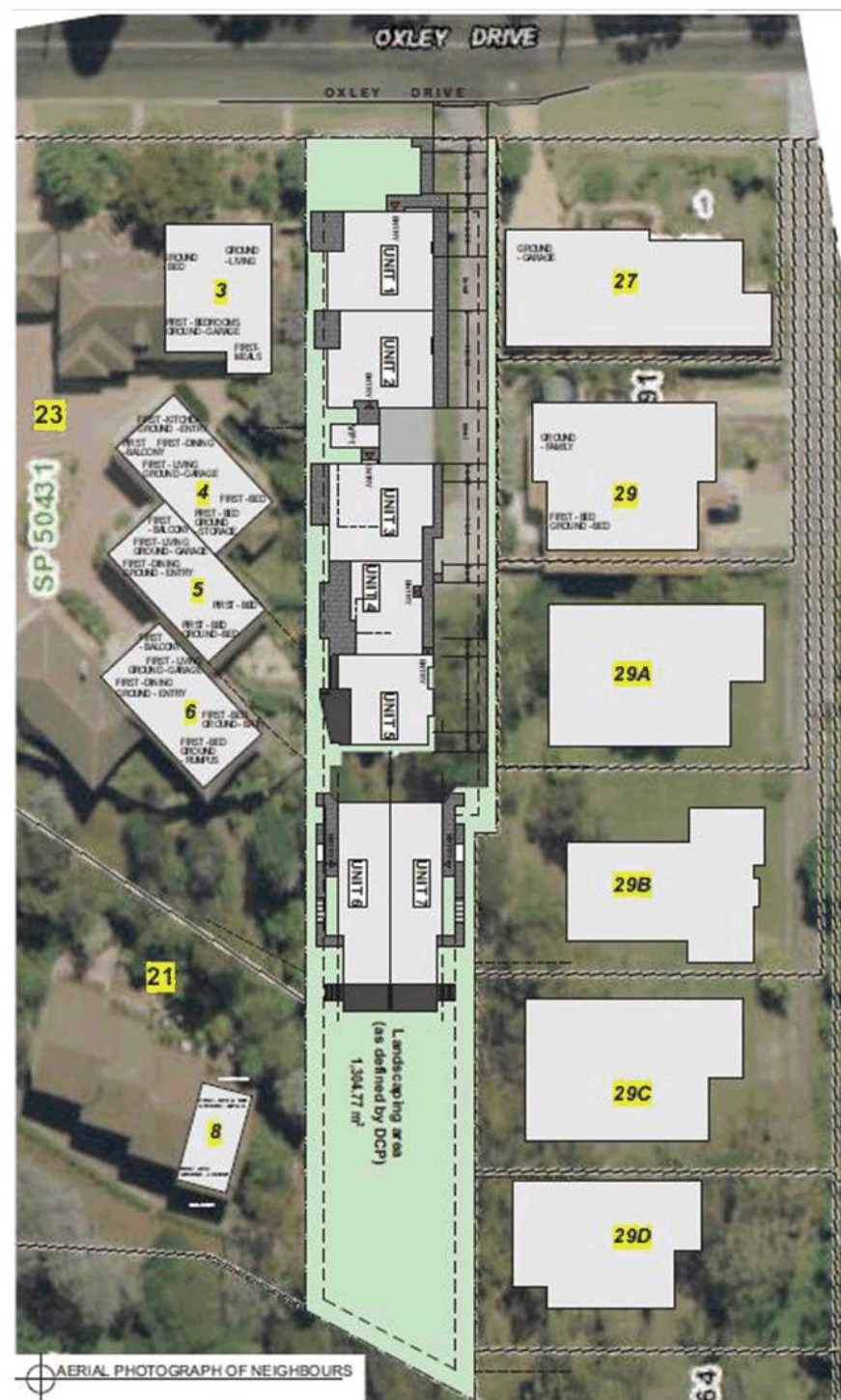
ATTACHMENT 4 – SITE PLAN



Existing Site Plan and location of adjoining residences



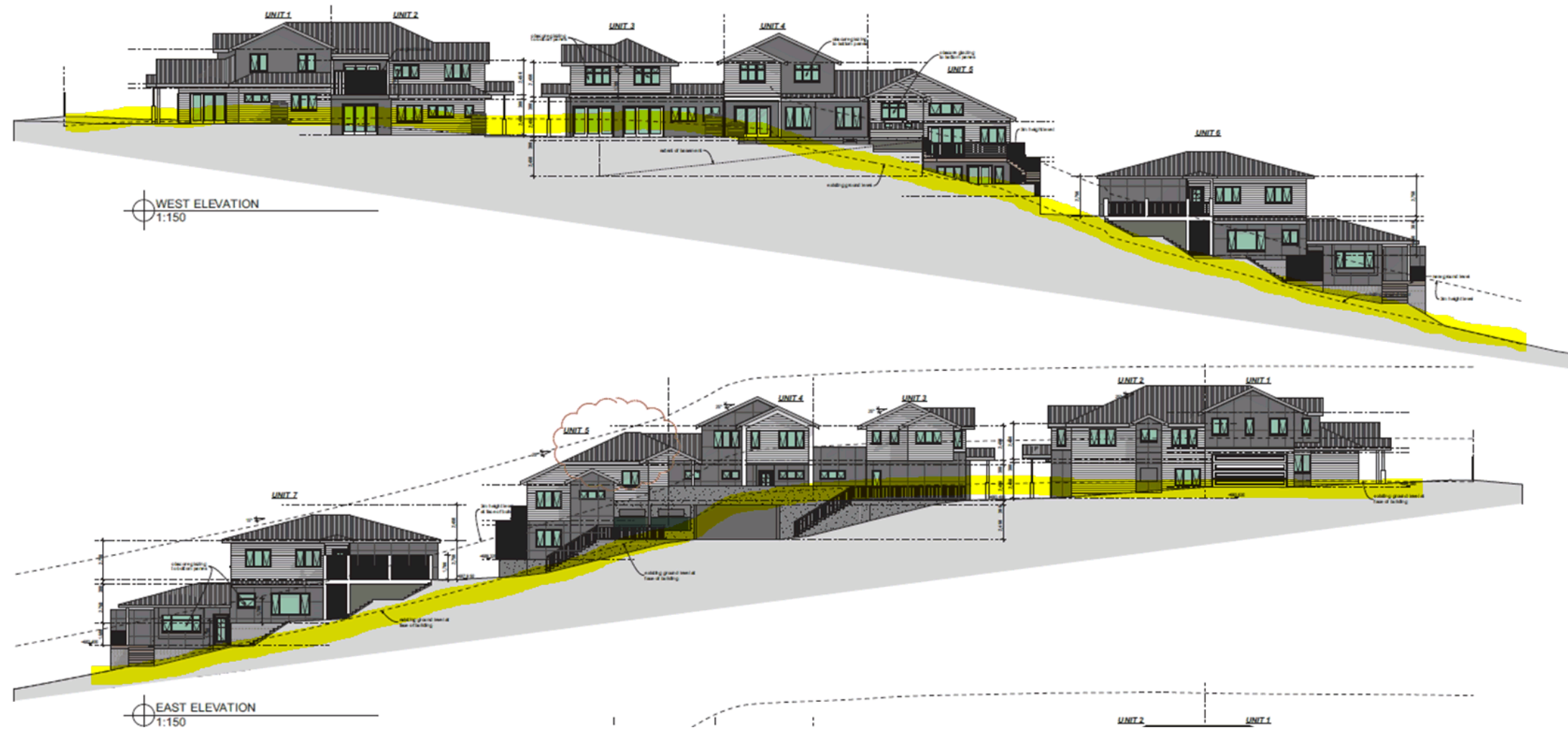
Proposed Site Plan



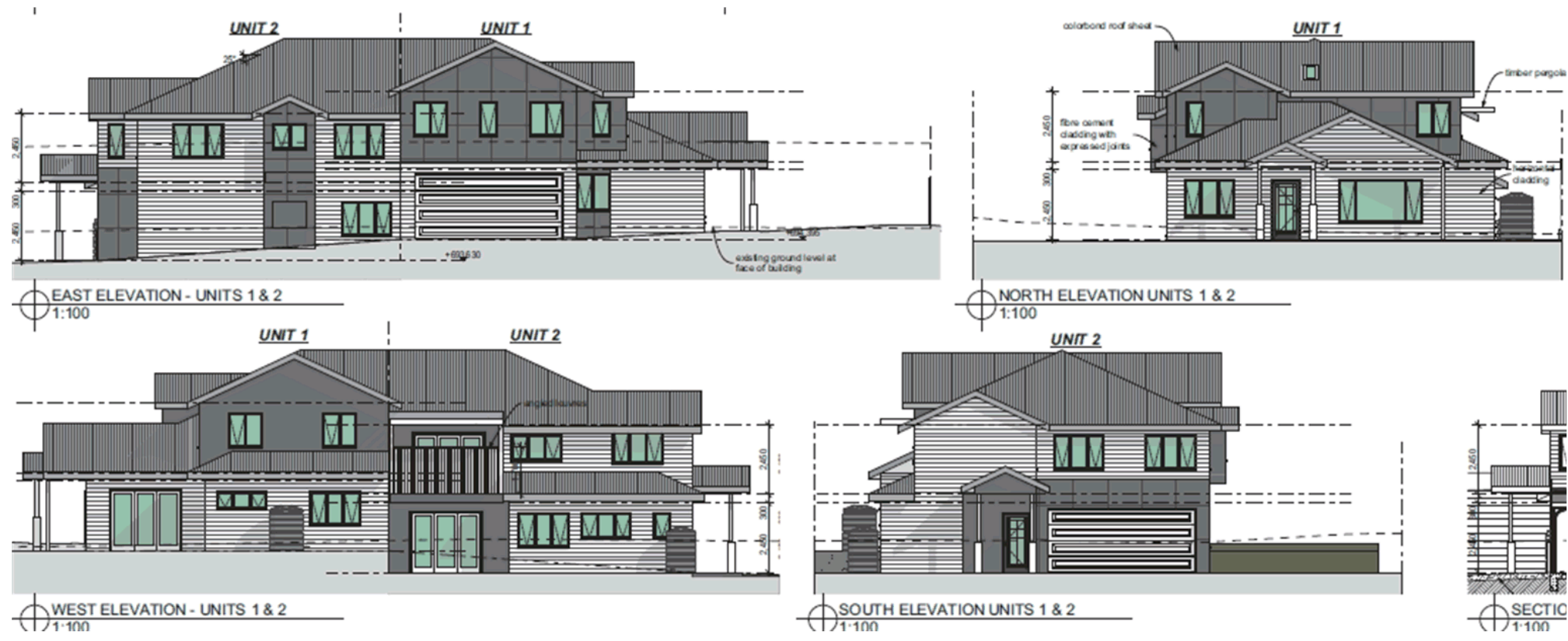
Proposed Site Plan and adjoining development overlaid on aerial photo



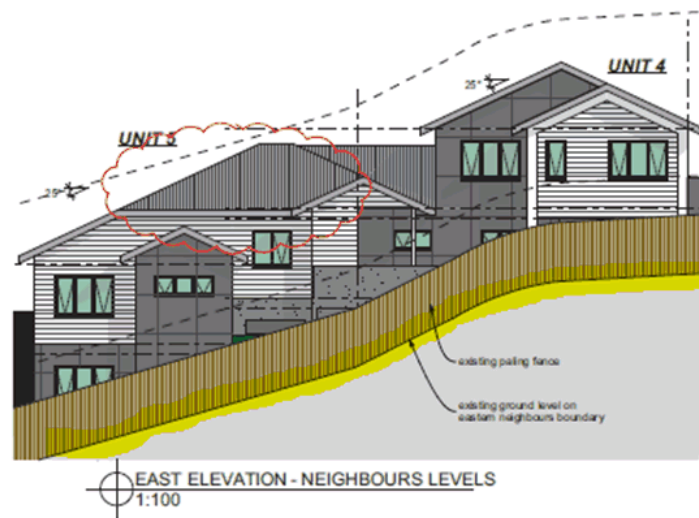
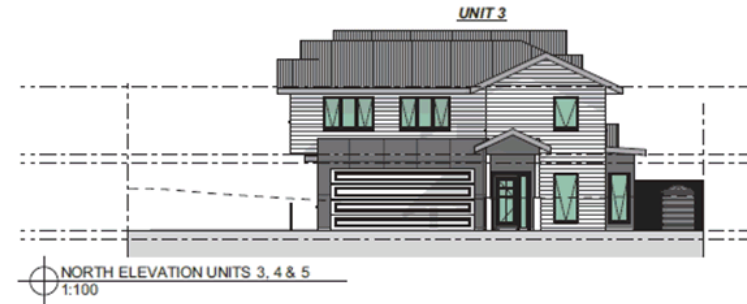
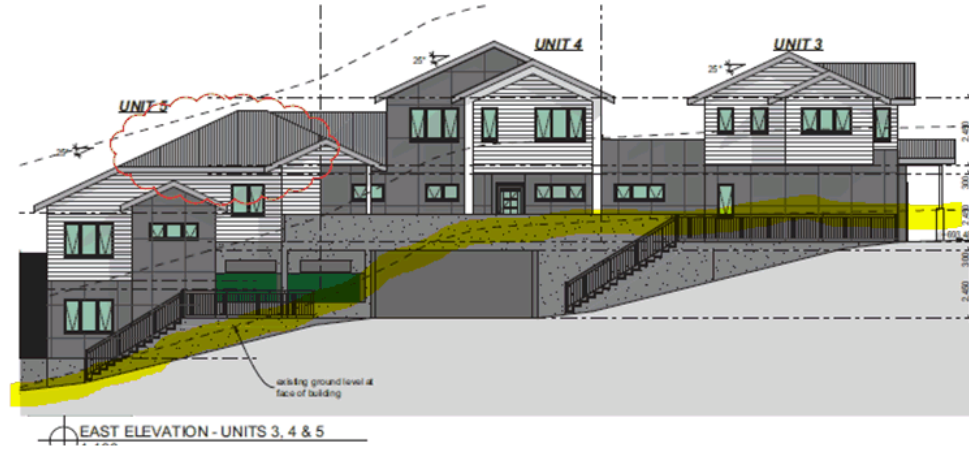
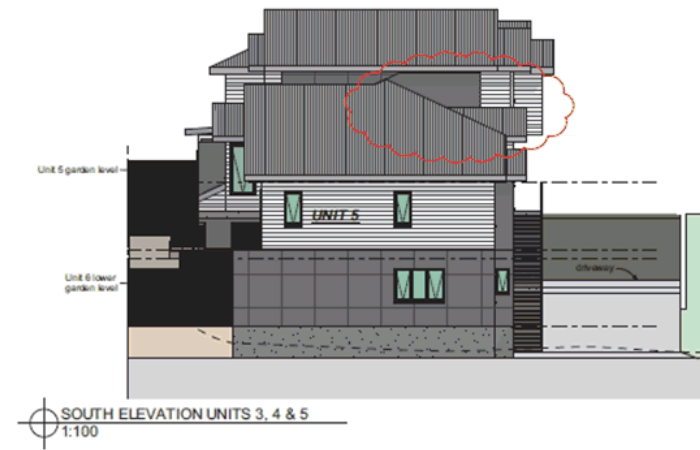
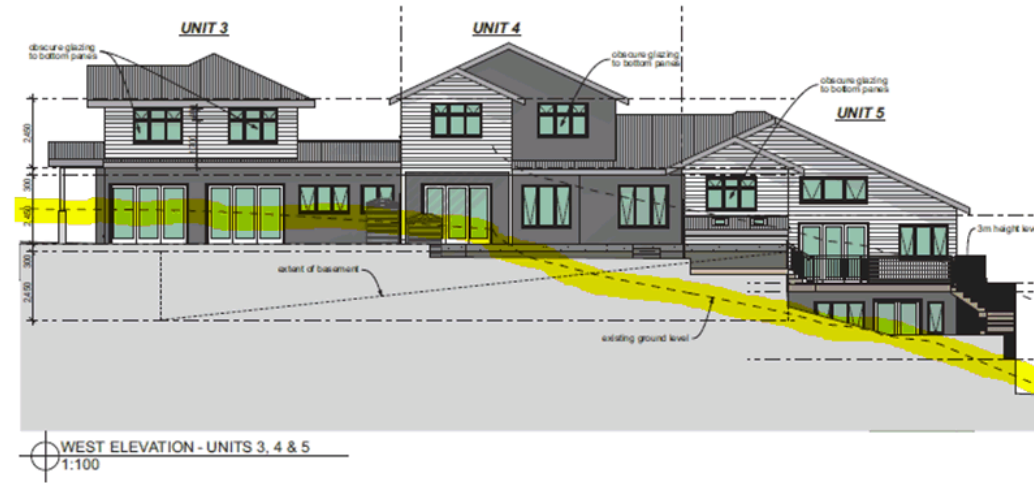
ATTACHMENT 5 – ELEVATIONS



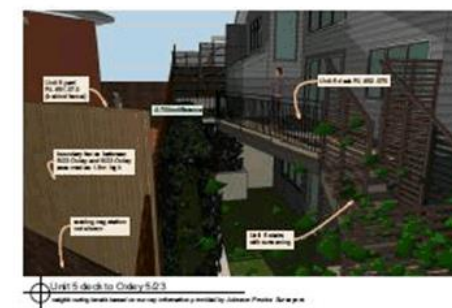
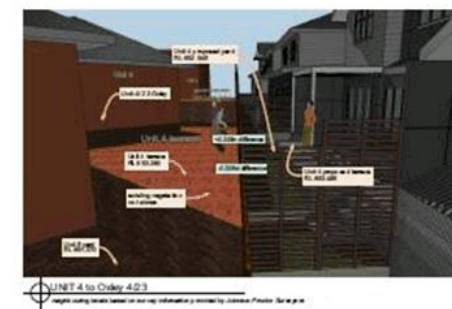
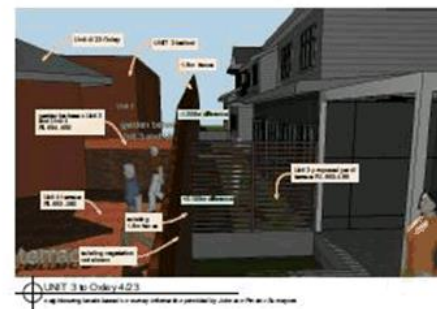
Eastern and western elevations (Yellow highlight shows existing natural ground level)



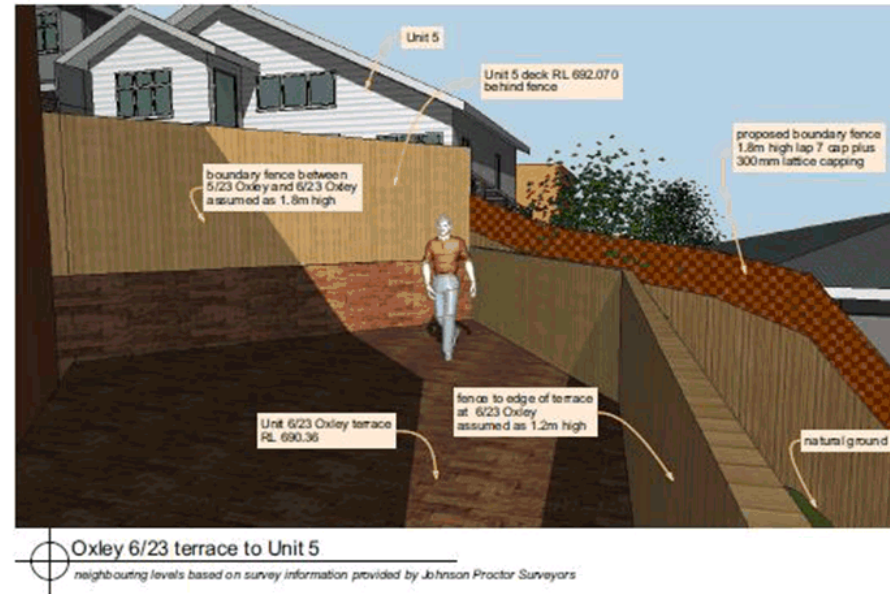
Elevations – Proposed Units 1 and 2



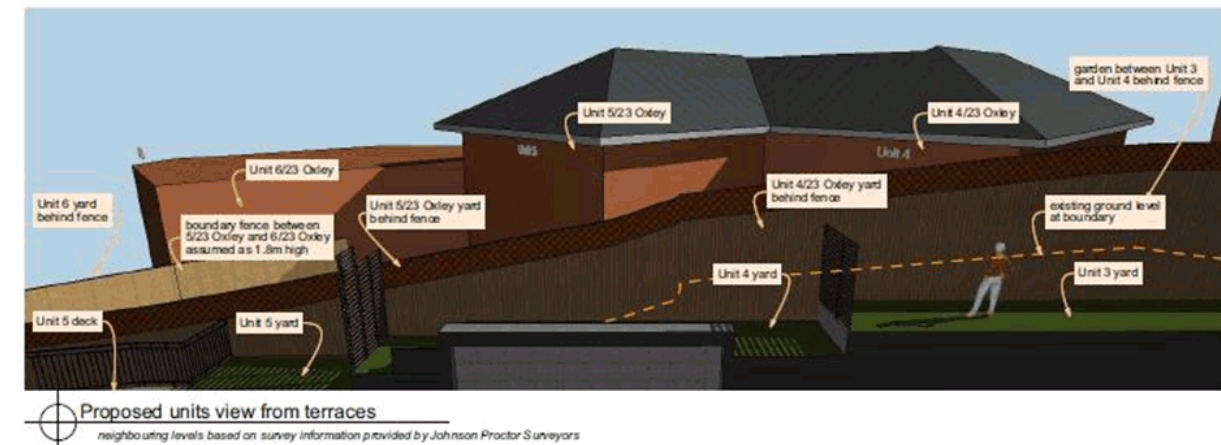
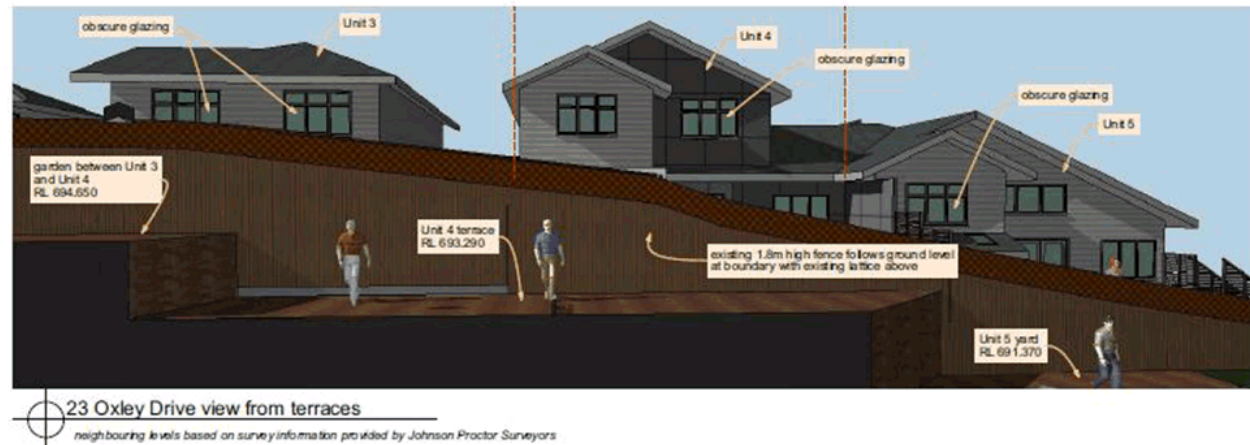
Elevations – Proposed Units 3, 4 and 5 (Yellow highlight shows existing natural ground level)



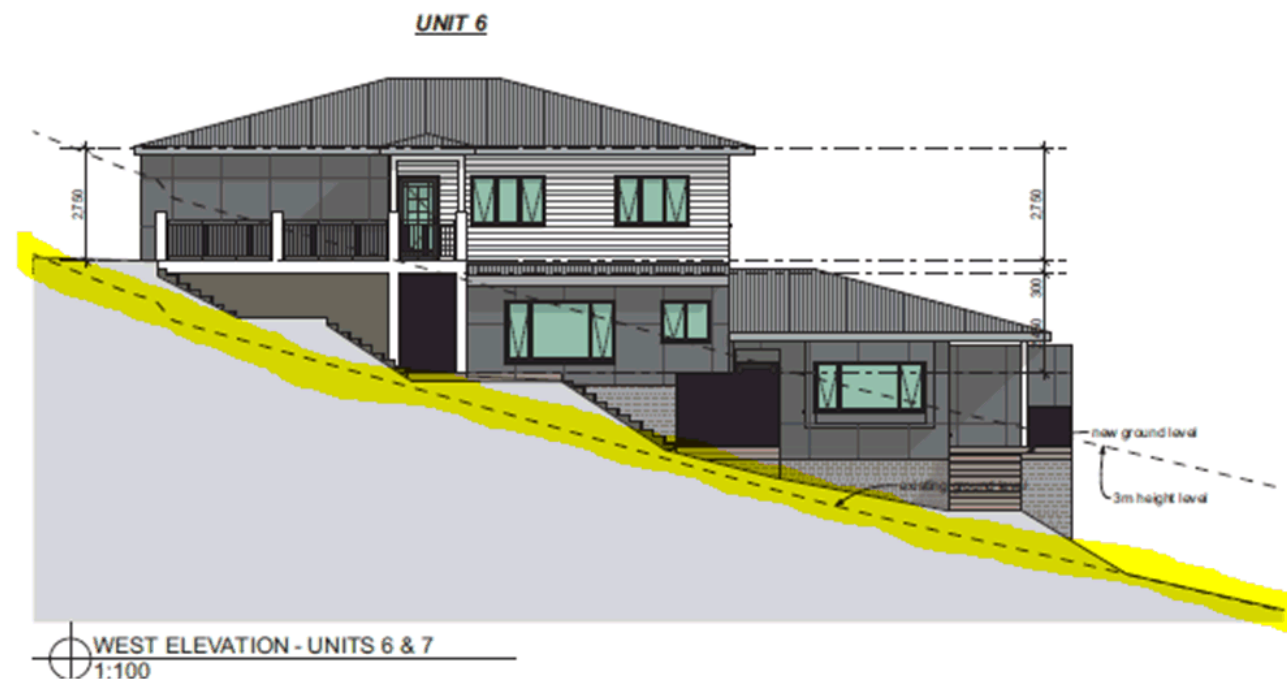
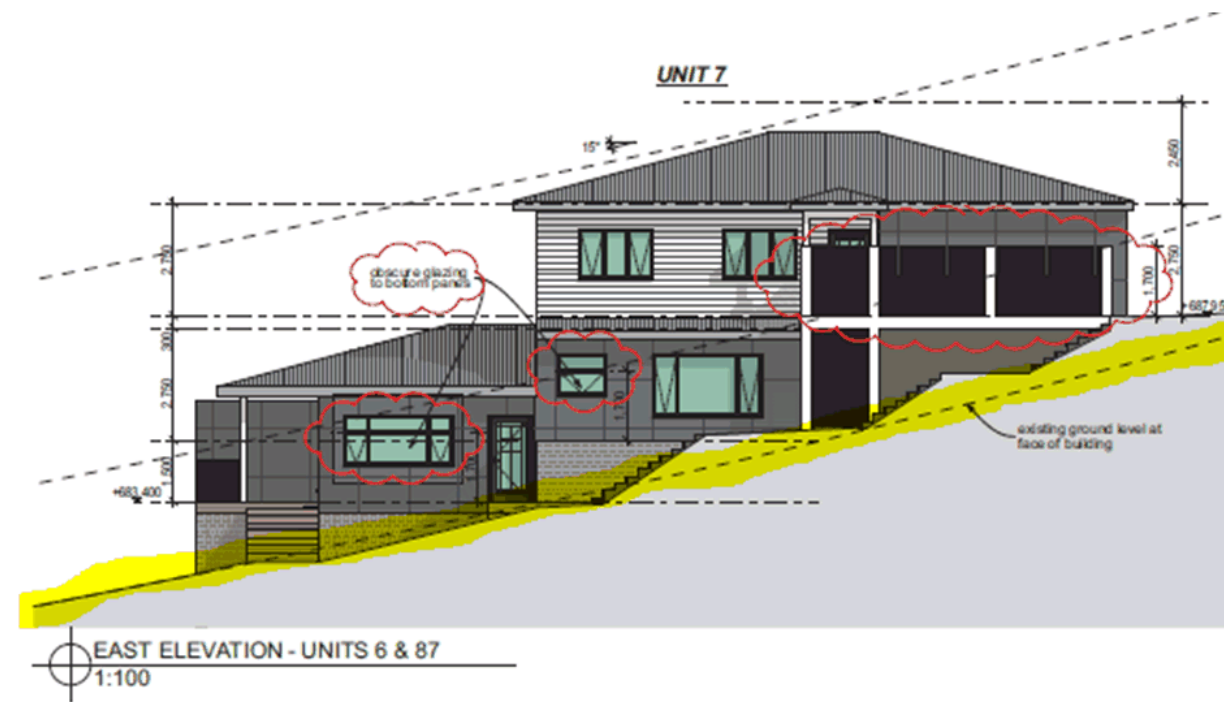
Perspectives – Proposed Units 3, 4 and 5 and adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas



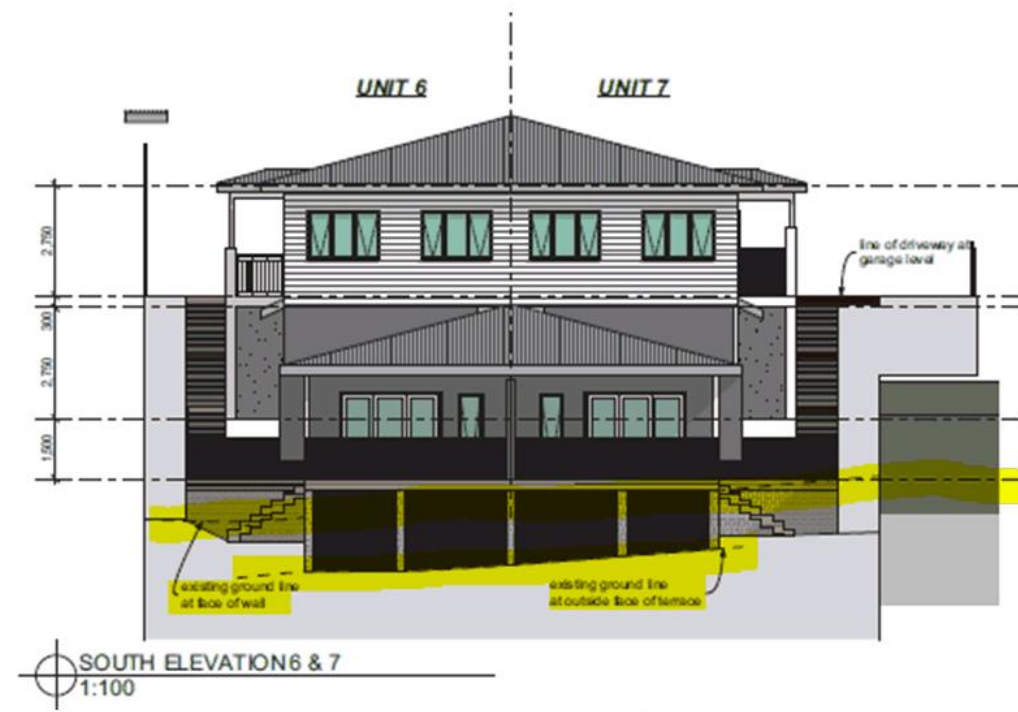
**Perspectives – Proposed Unit 5 and adjoining western unit 6/23 private open space area**



**Proposed views between proposed Units 3, 4 and 5 / 25 Oxley Drive and existing Units 4, 5 and 6 /23 Oxley Drive**



Elevations – Proposed Units 6 and 7 (Yellow highlight shows existing natural ground level)



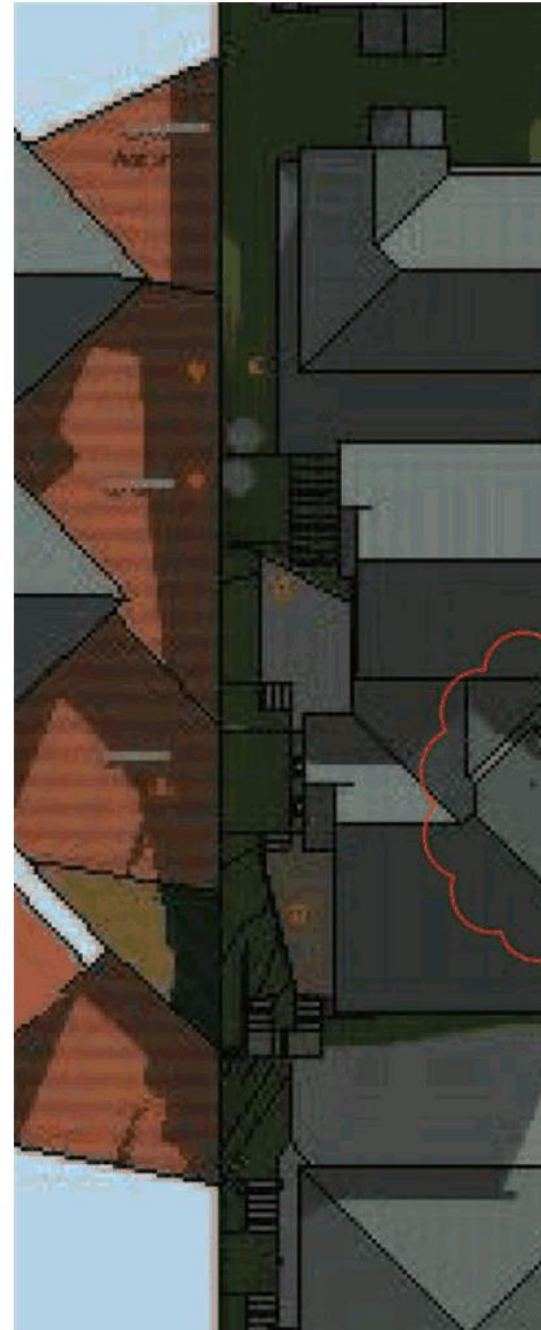
North western Perspective 6 & 7  
BOUNDARY FENCING NOT SHOWN FOR ILLUSTRATION PURPOSES



South Eastern Perspective 6 & 7  
BOUNDARY FENCING NOT SHOWN FOR ILLUSTRATION PURPOSES

Elevations – Proposed Units 6 and 7

ATTACHMENT 6 – 21 June OVERSHADOWING



10am 21 June – Overshadowing of adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas





10:30am 21 June – Overshadowing of adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Proposed development does not overshadow adjoining eastern properties



11am 21 June – Adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas not overshadowed.

Proposed development does not overshadow adjoining eastern properties. Overshadowing largely contained within subject property.



11:30am 21 June – Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

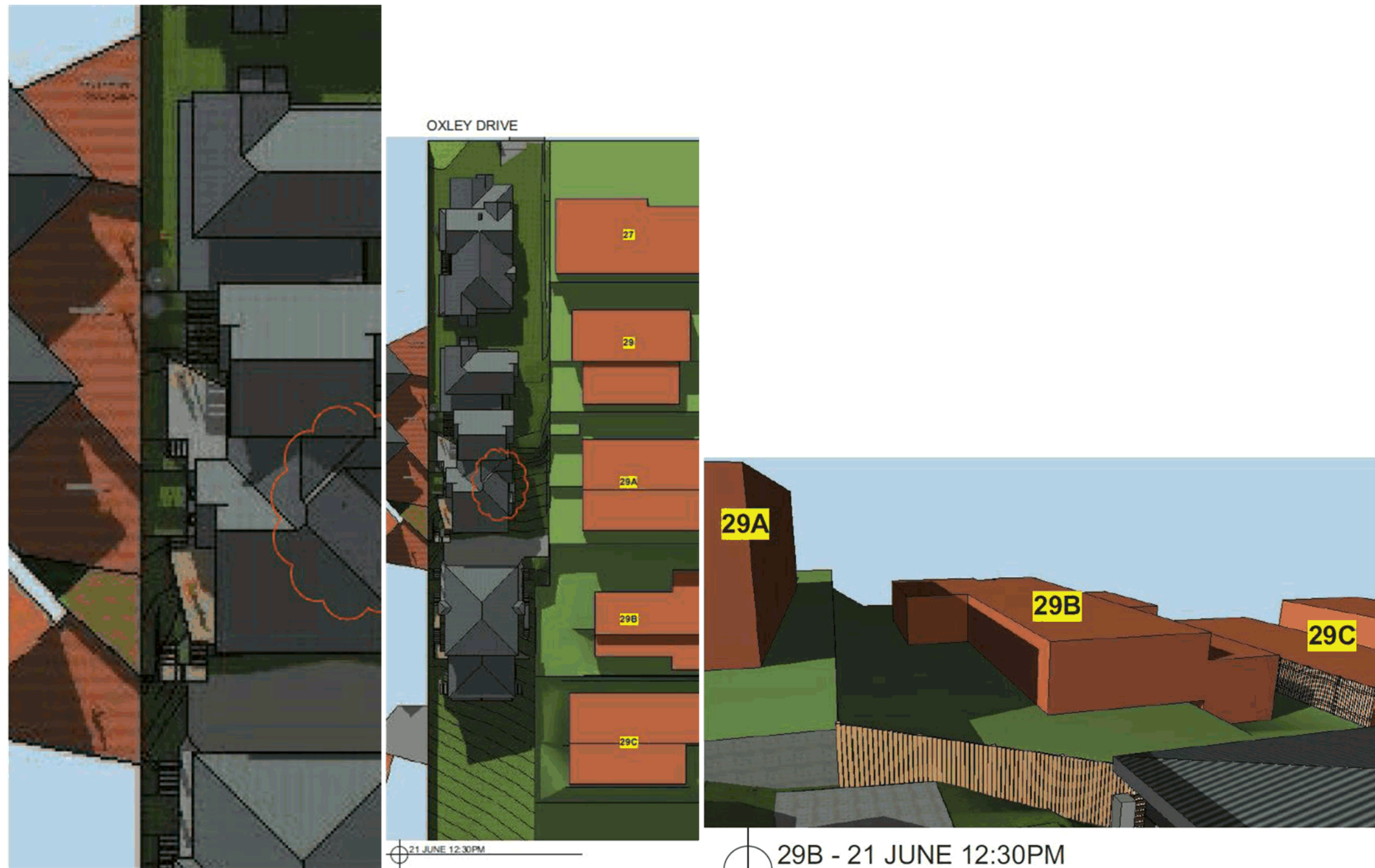
Proposed development does not overshadow adjoining eastern properties. Overshadowing largely contained within subject property.



12 midday 21 June - Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Proposed development does not overshadow adjoining eastern properties. Overshadowing largely contained within subject property.

Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive does not affect solar access to western facing living room window of 29B Oxley Drive.



12:30pm 21 June - Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive does not affect solar access to western facing living room window of 29B Oxley Drive.



1:00pm 21 June - Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive and proposed development does not affect solar access to western facing living room window of 29B Oxley Drive.



1:30pm 21 June - Proposed development does not overshadow adjoining western units 3/23, 4/23, 5/23 and 6/23 private open space areas

Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive and proposed development does not affect solar access to western facing living room window of 29B Oxley Drive.



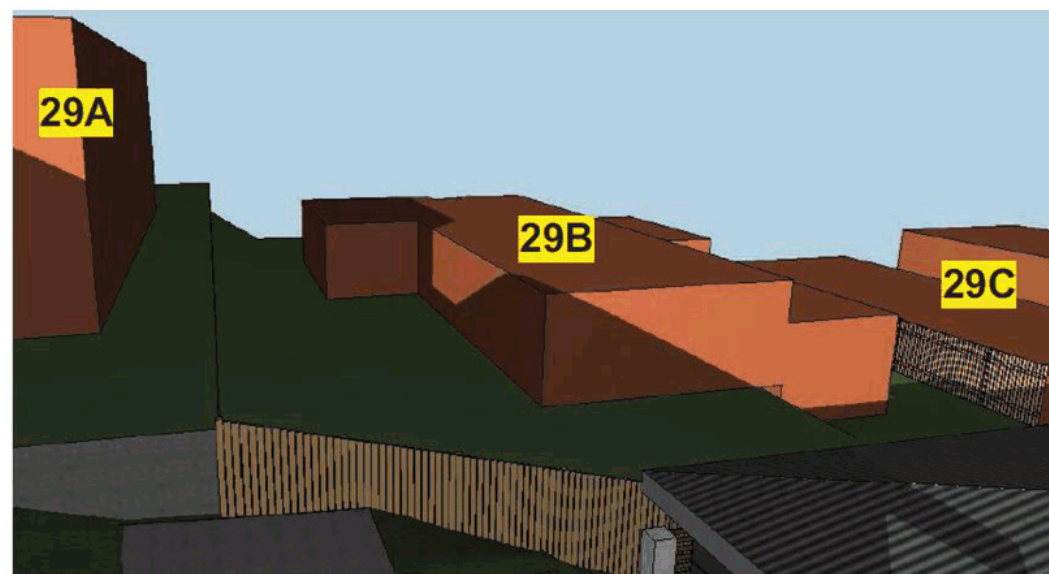
2:00 pm 21 June - Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive and proposed development does not affect solar access to western facing living room window of 29B Oxley Drive.





29B - 21 JUNE 2:30PM

2:30 pm 21 June - Shadow impact upon 29B Oxley Drive cast from 29 A Oxley Drive and proposed development does not affect solar access to western facing living room window of 29B Oxley Drive.

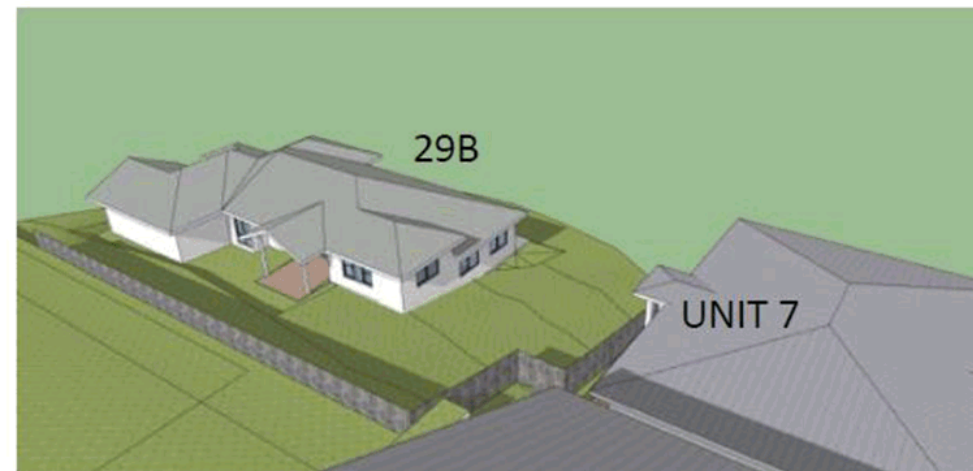


29B - 21 JUNE 3PM

3:00 pm 21 June - Shadow impact upon 29B Oxley Drive cast from proposed development shades approximately half of the western facing living room window of 29B Oxley Drive.

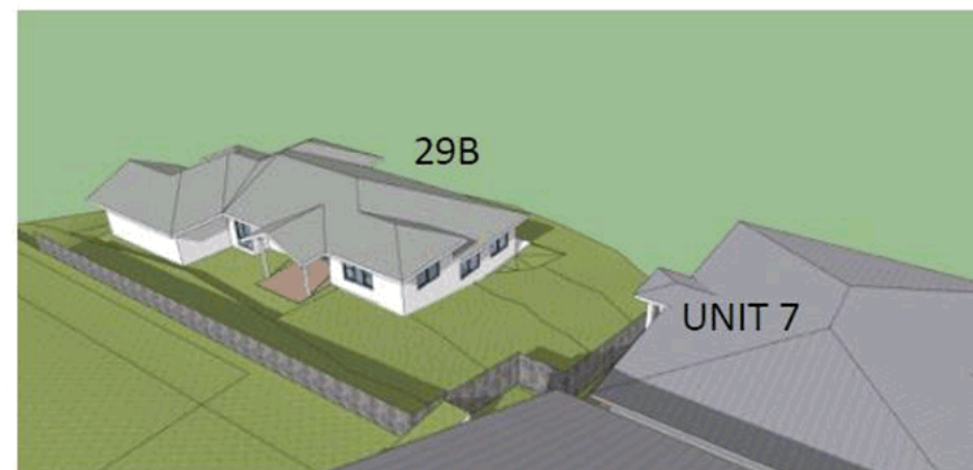
ATTACHMENT 7 – Objector's Consultant's June 21 shadow diagrams based on superseded plans

Note: The Objector's Consultant's June 21 shadow diagrams submitted 7 February 2020 (below) are based upon superseded plans, and are not based upon the amended plans submitted by the applicant dated 3 February 2020 as placed on Council's DA Tracker 4 February 2020, which reduce overshadowing impacts upon adjoining eastern properties by the replacement of the previously proposed eastern elevation gable roof of Unit 5 with a hipped roof.



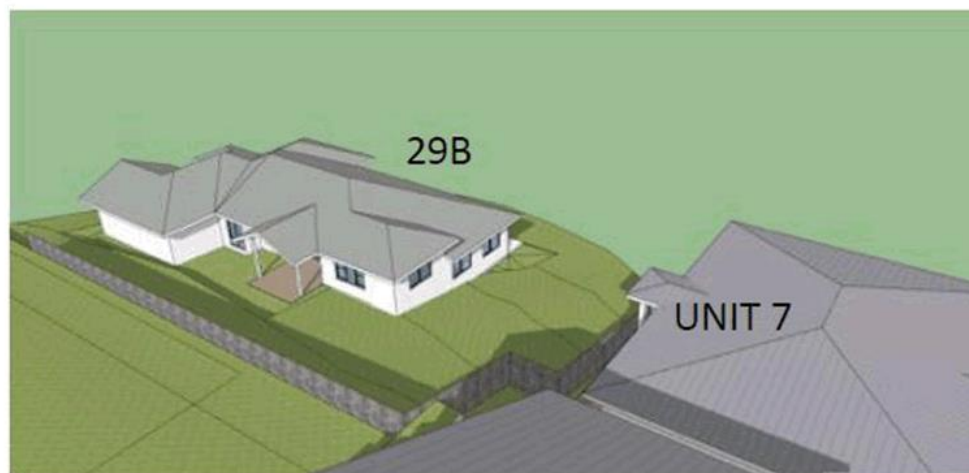
SHADOW 3D VIEW

JUNE 21  
12.00PM



SHADOW 3D VIEW

JUNE 21  
12.30PM



SHADOW 3D VIEW

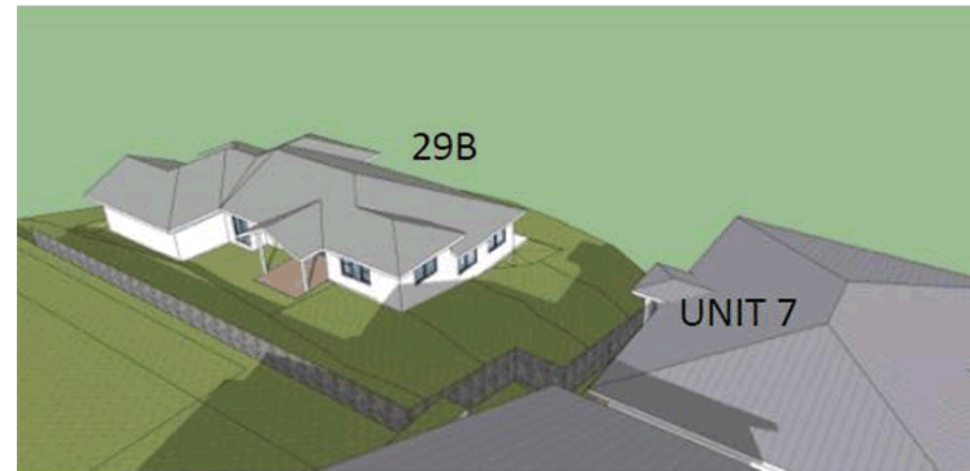
JUNE 21  
01.00PM



SHADOW 3D VIEW

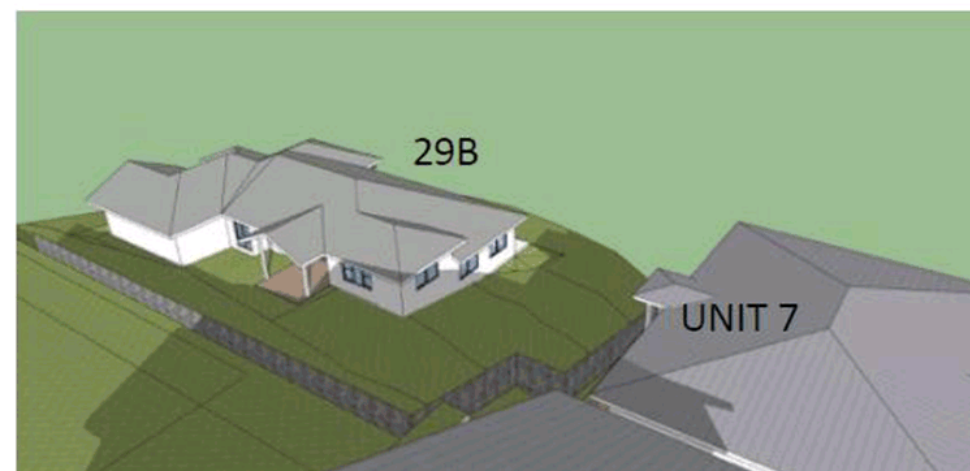
JUNE 21  
01.30PM

Council comment: These 1:00pm and 1:30pm shadow diagrams submitted by the objector's consultant show overshadowing impacts from the previously proposed eastern elevation gable roof of Unit 5, which was deleted and replaced with a hipped roof in amended plans submitted by the applicant dated 3 February 2020. Shadow diagrams in Attachment 6 show the reduced shadow impacts with the inclusion of a hipped roof for Unit 5.



SHADOW 3D VIEW

JUNE 21  
02.00PM



SHADOW 3D VIEW

JUNE 21  
02.30PM

**Council comment:** These 2:00pm and 2:30pm shadow diagrams submitted by the objector's consultant show overshadowing impacts from the previously proposed eastern elevation gable roof of Unit 5, which was deleted and replaced with a hipped roof in amended plans submitted by the applicant dated 3 February 2020. Shadow diagrams in Attachment 6 show the reduced shadow impacts with the inclusion of a hipped roof for Unit 5.



SHADOW 3D VIEW

JUNE 21  
03.00PM

Council comment: This 3:00pm shadow diagram submitted by the objector's consultant show overshadowing impacts from the previously proposed eastern elevation gable roof of Unit 5, which was deleted and replaced with a hipped roof in amended plans submitted by the applicant dated 3 February 2020. Shadow diagrams in Attachment 6 show the reduced shadow impacts with the inclusion of a hipped roof for Unit 5.

## ATTACHMENT 8 – Objector's Consultant's plans showing view of development to and from 29 B Oxley Drive



VIEW 1 TO 29B FROM WINDOW OF UNIT 7



VIEW FROM BEDROOM TOWARD UNIT 7

Council comment: The two upper eastern facing windows of Unit 7 are a study and bedroom windows. The lower window is a bedroom window. These eastern facing bedroom and study windows will overlook 29B Oxley Drive, however as bedrooms are not living areas, obscure glazing to bedroom areas is not required. For the upper eastern facing study area, fixed obscure glazing in any part of the window less than 1.7 metres above the floor will be required by a condition of consent. The lower level bedroom window will be screened. The entry walkway contains a 1.7 metre high screen to its east, to prevent overlooking into 29B Oxley Drive, which is not shown in the objector's consultant's above view plan.



VIEW FROM TERRACE TOWARD UNIT 7

Council comment: The entry walkway contains a 1.7 metre high screen to its east, to prevent overlooking into 29B Oxley Drive, which is not shown in the objector's consultant's above view plan.



VIEW FROM TERRACE TOWARD UNIT 5



VIEW 1 TO 29B FROM WINDOW OF UNIT 5

**Council comment::** The three upper eastern facing windows of Unit 5 are a bedroom, ensuite and kitchen windows, which will overlook the adjoining eastern properties, however as bedrooms are not living areas, obscure glazing to bedroom and ensuite areas is not required. For the upper eastern facing kitchen area of Unit 5, fixed obscure glazing in any part of the window less than 1.7 metres above the floor will be required by a condition of consent. The lower window of Unit 5 is a rumpus room window, which due to its elevations this window should also have fixed obscure glazing in any part of the window less than 1.7 metres above the floor. This can be addressed by a condition of consent. The roof of proposed Unit 5 has been reduced from a gable end to a hipped roof, which is not shown in the objector's consultant's above view plan. The upper eastern facing windows of Unit 4 are bedrooms and ensuite windows, which will overlook the adjoining eastern properties, however as bedrooms and ensuites are not living areas, obscure glazing to bedrooms and ensuite areas is not required. Fixed screening to the east of the elevated entry path to Units 4 and 5 to ensure the privacy of eastern / south eastern properties is required by a condition of consent.

**Note:** The shadow shown above as submitted by the objector's consultant show overshadowing impacts from the previously proposed eastern elevation gable roof of Unit 5, which was deleted and replaced with a hipped roof in amended plans submitted by the applicant dated 3 February 2020