

Subject: Proposal for a new generation boarding house containing 10 boarding rooms, a common room, associated parking and landscaping

A proposal for a new generation boarding house containing 10 boarding rooms and a common room has been submitted to the council which is fully compliant with all development standards of the SEPP ARH 2009 and DCP.

A recent similar application (DA2020/0512) was withdrawn on 11 September 2020 after detailed consultations with the council. The original application was for 12 boarding rooms (as opposed to the 10 now proposed), and the general bulk and scale of the building has been significantly reduced in the new design. We have been in contact with the assessing officer and redesigned in accordance with advice received. The new proposal was also submitted to the Design and Sustainability Advisory Panel (DSAP) and it was discussed in detail with the panel members and council representatives on 17 December 2020. DSAP was very appreciative of the innovative ideas and futuristic modular design and was generally supportive of the application. All suggestions given by the DSAP have been addressed in the new application.

The proposal is consistent with the aims of the SEPP ARH, that being, 'to provide low cost, flexible rental accommodation to a wide range of tenants, particularly singles, retirees, working singles, students and young couples'. We also believe that in current environment, the development activity will be good for the local small businesses and hence it will be appreciated if the determination process can be accelerated.

Given council has previously sought feedback from relevant consultations on the application and throughout the design stage has been providing feedback, we believe the application should now be determined so that we can move into next stage of project.

All relevant documents have been uploaded in the NSW planning portal, including a detailed Statement of Environmental Effect. Should there be any questions on the application, please get in touch with us.

Kind Regards,

Ali & Lachlan

(Applicant and the Designer).