

Wollongong Local Planning Panel Assessment Report | 13 October 2020

WLPP No.	Item 1
DA No.	DA-2019/1130
Proposal	Use and completion of alterations and additions to the existing Thirroul Surf Lifesaving Club.
Property	Thirroul SLSC Cliff Parade, Thirroul
Applicant	Grand Pacific Homes Pty Ltd
Responsible Team	Development Assessment and Certification - City Wide Team (RT)

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel

The proposal has been referred to the Local Planning Panel **for determination** pursuant to part(1)(a) of Schedule 2 Local Planning Panels Direction, as the development proposed is on land managed by Council on behalf of the Crown.

Proposal

The proposal seeks consent for use of and completion of alterations and additions to the existing Thirroul Surf Lifesaving Club.

Permissibility

The subject site is zoned RE1 Public Recreation pursuant to Wollongong Local Environmental Plan (WLEP) 2009. The surf life saving club is defined as a community facility and is permissible with consent in the RE1 zone. Demolition is ancillary works to facilitate the proposal and as such is also permissible.

Consultation

The proposal was exhibited in accordance with the Community Participation Plan 2019 and notified between the 1 November and 21 November 2019. No submissions were received.

Internal

Details of the proposal were referred to Council's Stormwater, Environment, Heritage, Property Management, Infrastructure Strategy & Planning, Recreation, Community Land Management and Building Officers for assessment. Satisfactory referral advice, comments and/or recommended conditions were provided in each instance. Assessment considerations of internal groups as relates to relevant Chapters of the WDCP 2009 are presented at section 2.3.1 of this report.

Main Issues

The main issues resulting from the assessment process are:

- Flooding and Ocean Inundation
- Heritage
- Completed works

RECOMMENDATION

DA-2019/1130 be approved subject to the conditions provided in **Attachment 3**.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

Relevant Acts of Legislation:

- Crown Land Management Act (CLM) 2016

State Environmental Planning Policies:

- SEPP No. 55 – Remediation of Land
- SEPP Coastal Management 2018
- SEPP (Koala Habitat Protection) 2019

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan (WDCP) 2009

Other policies

- Wollongong City-Wide Development Contributions Plan 2019.
- Wollongong Community Participation Plan 2019.
- Coastal Management Act 2016.

1.2 DETAILED DESCRIPTION OF PROPOSAL

The application proposes the following:

- Minor demolition works to facilitate the proposal;
- Alterations and additions to the existing building predominantly relating to the relocation of the existing members gym to the rear portion of the building and reconfiguration of patrol and equipment rooms as well as access and facilities for disabled persons.

1.3 BACKGROUND

The development history of the site identifies a number of applications relating to the surf club facility. The club operates under a licence agreement with Council whereby the structure is maintained by the club.

Most recently unauthorised part demolition works were undertaken by the club to address an aged roof structure. New unauthorised works were also undertaken to provide for a concrete slab.

As a result of these works, the subject application has been lodged with Council for assessment to complete alterations and additions and use of the slab.

Building Certificate 2020/82 was sought to regularise the slab and was issued on 2 September 2020.

Customer service actions:

There are no outstanding customer service requests of relevance to the properties.

1.4 SITE DESCRIPTION

The site is located at Lot 1 The Esplanade title reference Lot 1 DP 964636, 23 Cliff Parade title reference Lots 30 and 31 Section 3 DP 2185 Reserve 89099 and 25 Cliff Parade title reference Lots 32 and 33 Section 3 DP 2185 Reserve 89099.

Situated on the land is a single storey rendered brick community facility known as Thirroul Surf Life Saving Club, separate change rooms building and kiosk.

The overall development site, consisting of the five (5) separate allotments, forms an irregular shaped allotment with an overall site area of approximately 10109m².

The street scene in the immediate vicinity is characterised by low to medium density residential development. Adjoining land to the subject site contains public reserve and associated recreational uses. Thirroul beach foreshore is situated immediately East of the building.

Property constraints

Council records identify the land as being impacted by the following constraints:

- Flooding: Precinct classification under review;
- Coastal hazard – inundation and reduced foundation present;
- SEPP Coastal Management 2018; the Coastal SEPP is further discussed below;
- Foreshore Building Line;
- Acid Sulphate Soils Class 4 and 5; and
- Heritage Items 6171 Thirroul Beach Reserve and 61030 Thirroul baths precinct.



Figure 1: Aerial photograph

1.5 SUBMISSIONS

The proposal was exhibited in accordance with the Community Participation Plan 2019 and notified between the 1 November and 21 November 2019. No submissions were received.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Stormwater Officer

Council's Stormwater Officer has assessed the application submission with regards to stormwater and flooding matters and provided conditionally satisfactory advice.

Environment Officer

Council's Environment Officer has assessed the application submission and provided conditionally satisfactory advice.

Heritage Officer

Council's Heritage Officer has assessed the application submission and provided conditionally satisfactory advice noting that the additional roller door to the western elevation to replace the old entry now demolished, is not expected to have a significant impact.

Conditions are included at **Attachment 3** specifying external colour pallet for the heritage item and the proposed additions, including roofing materials, external painting and exterior details such as windows, rollers doors and finishes are to be finished to match the existing buildings colour scheme.

Property Management Officer

Council's Property Management Officer has assessed the application submission and provided conditionally satisfactory advice.

Infrastructure Strategy & Planning Officer

Council's Infrastructure Strategy & Planning Officer has assessed the application submission and provided conditionally satisfactory advice.

Building Officer

Council's Building Officer has assessed the application submission and provided conditionally satisfactory advice.

Conditions are included at **Attachment 3** specifying fire safety upgrade measures to be taken during construction.

Recreation Officer

Council's Recreation Officer has assessed the application submission and provided conditionally satisfactory advice.

Community Land Management Officer

Council's Community Land Management Officer has assessed the application submission and provided satisfactory advice.

1.6.2 EXTERNAL CONSULTATION

N/A

2 OTHER ACTS OF LEGISLATION

2.1 CROWN LAND MANAGEMENT ACT 2016

Council manages the subject site in behalf of the Crown. Owners consent has been provided by Council's Property Management pursuant to Section 2.23 of the CLM Act 2016 which provides that the Minister is taken to give consent to Council for certain development applications to made over dedicated or reserved Crown land. In particular Section 2.23(2)(g) which enables the erection, repair, maintenance or replacement of a building or other structure on the land permitted under the lease.

Details of the application submission were also referred to Council's Community Land Management Officer with regard Crown Land Management Act 2016. Advice received indicates there are no issues with the proposal with following comments provided:

"The Crown land which the Surf club occupies is within Crown Reserve Number 89099. It is managed by Council as the Council Crown land Manager under the Crown Land Management Act 2016. Under the CLM Act, Council has classified the reserve as community land, with an initial community land category of Park. Council has until 30 June 2021 to adopt a CLM Act compliant Plan of Management over the land. Uses of Crown land are guided by the Crown reserve purpose and any Plan of Management over the land. As there is no Plan of Management over the land yet, is this consistent with the Crown land reserve purpose of Public Recreation? Yes it is.

In Oct/Nov 2019 Council consulted with the community about possible community land categories to apply to 46 Crown Reserves through future Plans of Management and Thirroul Reserve was one of those. The surf club is acknowledged along with the heritage items as existing uses and it is proposed that the categories of park, general community use and area of cultural significance are applied to the Crown reserve when a Plan of Management is developed. I see nothing in this proposal to upgrade the surf club to object to on Plan of Management grounds."

3 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

3.1 SECTION 4.15(1)(A)(1) ANY ENVIRONMENTAL PLANNING INSTRUMENT

3.1.1 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

7 Contamination and remediation to be considered in determining development application

- (1) A consent authority must not consent to the carrying out of any development on land unless:
- (a) it has considered whether the land is contaminated, and
 - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
 - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

A desktop audit of the subject site revealed there is no previous history of land uses that could be considered to present as a contamination risk. No earthworks are proposed, and the proposal does not comprise a change of use. No concerns are raised with regard to contamination as relates to the intended use of the land and the requirements of clause 7.

The site is therefore considered suitable for the proposed development and consistent with the assessment considerations of SEPP 55.

3.1.2 STATE ENVIRONMENTAL PLANNING POLICY COASTAL MANAGEMENT 2018

3 Aim of Policy

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:

- (a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- (b) establishing a framework for land use planning to guide decision-making in the coastal zone, and

- (c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

5 Land to which Policy applies

This Policy applies to land within the coastal zone.

7 Relationship with other environmental planning instruments

- (1) In the event of an inconsistency between this Policy and another environmental planning instrument, whether made before or after the commencement of this Policy, this Policy prevails to the extent of the inconsistency.
- (2) This Policy does not apply to land within the Lease Area within the meaning of State Environmental Planning Policy (Three Ports) 2013.

Part 2 Development controls for coastal management areas

Division 1 Coastal wetlands and littoral rainforests area

10 Development on certain land within coastal wetlands and littoral rainforests area

Comment: The subject site is not identified within the SEPP maps as containing coastal wetlands or littoral rainforest areas. As such, this part does not apply to the subject development.

11 Development on land in proximity to coastal wetlands or littoral rainforest

Comment: The subject site is not identified as being within the proximity area of either the coastal wetland or littoral rainforest area. As such, this part does not apply to the subject development.

Division 2 Coastal vulnerability area

Comment: At the commencement of this Policy, no Coastal Vulnerability Area Map was adopted and therefore no coastal vulnerability area has been identified. As such, this part does not apply to the subject development. See also comments Division 5.

Division 3 Coastal environment area

13 Development on land within the coastal environment area

- (1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:
 - (a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,
 - (b) coastal environmental values and natural coastal processes,
 - (c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,
 - (d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,
 - (e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
 - (f) Aboriginal cultural heritage, practices and places,
 - (g) the use of the surf zone.

Comment: The subject site is located within the overlapping Coastal Environment and Use area, therefore this clause applies to the proposal. The development is not expected to result in adverse impacts on the integrity and resilience of the ecological environment, the coastal environmental values, natural processes, water quality, marine vegetation, habitats or headlands or rock platforms,

public open space and access to that public open space, aboriginal cultural heritage or the use of the surf zone. It is noted that the application was supported by flood information demonstrating that the proposed floor levels are above the expected inundation levels.

(2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:

- (a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or
- (b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
- (c) if that impact cannot be minimised—the development will be managed to mitigate that impact.

Comment: As discussed above, generally, the proposal has been designed and sited to avoid potential impacts to the coastal environment. The floor levels would be above the expected ocean inundation levels at the site. As such, it is considered that the potential impact resulting from the proximity to the coast is able to be managed.

(3) This clause does not apply to land within the Foreshores and Waterways Area within the meaning of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

Comment: The subject site is not located within the Foreshores and Waterways Area.

Division 4 Coastal use area

14 Development on land within the coastal use area

(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:

- (a) has considered whether the proposed development is likely to cause an adverse impact on the following:
 - (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
 - (ii) overshadowing, wind funneling and the loss of views from public places to foreshores,
 - (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,
 - (iv) Aboriginal cultural heritage, practices and places,
 - (v) cultural and built environment heritage, and
- (b) is satisfied that:
 - (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or
 - (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
 - (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and
- (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

Comment: the proposed development would not be likely to cause an adverse impact on access to the foreshore area, any overshadowing of the foreshore area, impacts on the visual amenity of the coast, Aboriginal cultural heritage or cultural or built environmental heritage.

(2) This clause does not apply to land within the Foreshores and Waterways Area within the meaning of Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.

Comment: The subject site is not located within the Foreshores and Waterways Area.

Division 5 General

15 Development in coastal zone generally—development not to increase risk of coastal hazards

Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

Comment: Council is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on the subject land or any other land.

16 Development in coastal zone generally—coastal management programs to be considered

Development consent must not be granted to development on land within the coastal zone unless the consent authority has taken into consideration the relevant provisions of any certified coastal management program that applies to the land.

Comment: On 30 October 2017, Council endorsed the final draft of the Wollongong Coastal Zone Management Plan for resubmission to the NSW Minister for Environment for certification. The draft Plan was certified on 20 December 2017. This Plan identifies that the site is affected by ocean inundation, and the site has been subsequently mapped according and considered as discussed throughout this report. There are no other provisions of the Plan which apply to the subject land.

17 Other development controls not affected

Subject to clause 7, for the avoidance of doubt, nothing in this Part:

- (a) permits the carrying out of development that is prohibited development under another environmental planning instrument, or
- (b) permits the carrying out of development without development consent where another environmental planning instrument provides that the development may be carried out only with development consent.

Comment: noted

18 Hierarchy of development controls if overlapping

If a single parcel of land is identified by this Policy as being within more than one coastal management area and the development controls of those coastal management areas are inconsistent, the development controls of the highest of the following coastal management areas (set out highest to lowest) prevail to the extent of the inconsistency:

- (a) the coastal wetlands and littoral rainforests area,
- (b) the coastal vulnerability area,
- (c) the coastal environment area,
- (d) the coastal use area.

Comment: The subject site is located within the overlapping Coastal and Environment Use areas. There is no inconsistency between the controls as discussed above.

NSW Coastal Management Act 2016 and Wollongong Coastal Zone Management Plan

The NSW Coastal Management Act 2016 came into force on 3 April 2018. Under the Act any existing certified CZMP's continue in force until 2020.

A review of Council's associated CZMP coastal hazard mapping extents identifies that the subject site is impacted by reduced foundation capacity and ocean inundation. No actions are identified beyond monitoring as the site is protected by an existing sea wall.

Minimal adverse impact on the coastal environment is anticipated as a result of the proposed development.

Minimal adverse impacts on the development are expected as a result of coastal processes

The proposal is therefore considered satisfactory with regard to the aims outlined in clause 3 of this policy and the matters outlined for consideration.



Figure 2: Council 2100 Ocean Inundation Map

3.1.3 STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2019

<https://webmap.environment.nsw.gov.au/Htm5Viewer291/index.html?viewer=KoalaSEPP.htm5>

The City of Wollongong is identified within Schedule 1 as land to which this Policy applies. Wollongong is located within the South Coast Koala Management Area.

Part of the subject site is mapped as being within the Site Investigation Area for Koala Plans of Management pursuant to the SEPP Maps. This mapping is provided as a tool for Council in developing Koala Plans of Management and does not apply to the development application process. Council does not have an approved Koala Plan of Management for the land at the time of preparing this report, and as such, no further consideration of this SEPP is required.

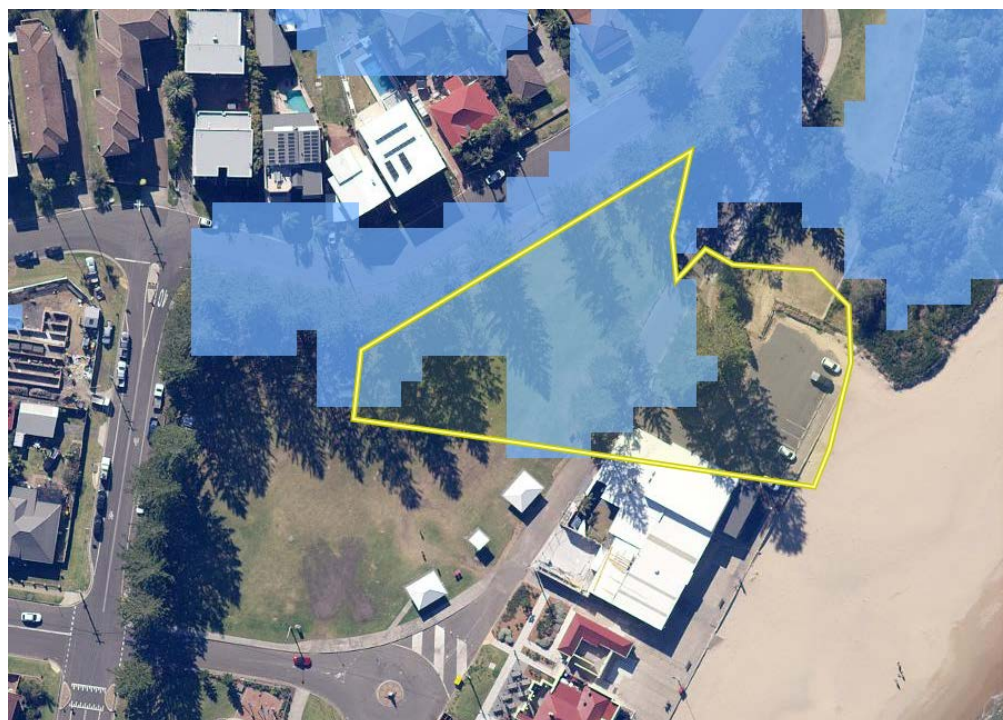


Figure 3: State Environmental Planning Policy (Koala Habitat Protection) 2019 mapping

3.1.4 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Part 1 Preliminary

Clause 1.4 Definitions

Community facility means a building or place:

- (a) owned or controlled by a public authority or non-profit community organisation, and
 - (b) used for the physical, social, cultural or intellectual development or welfare of the community,
- but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

Demolition: In relation to a building means wholly or partly destroy, dismantle or deface the building.

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned **RE1 Public Recreation**.

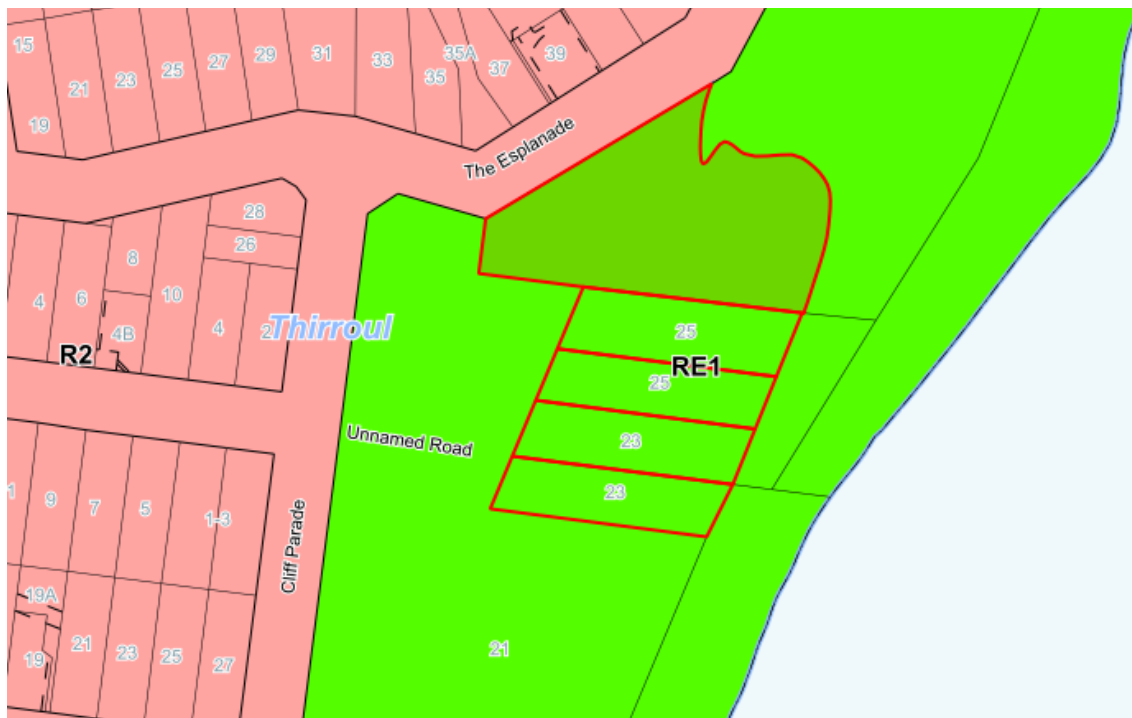


Figure 4: WLEP 2009 zoning map

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To cater for the development of a wide range of uses and facilities within open spaces for the benefit of the community.*

It is considered that the proposed alterations and additions to the existing community facility are generally satisfactory with regards to the above objectives for Zone RE1 Public Recreation.

The land use table permits the following uses in the zone.

*Aquaculture; Boat sheds; Camping grounds; Caravan parks; Centre-based child care facilities; **Community facilities**; Environmental facilities; Environmental protection works; Extensive agriculture; Helipads; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures*

The proposal is categorised as a community facility as defined above and is permissible in the zone with development consent. Demolition is ancillary work to facilitate the proposal and as such are also permissible.

Clause 2.7 Demolition requires development consent

Demolition of a building or work may be carried out only with development consent. Demolition works on the existing structures on the site are proposed to facilitate the development.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The proposed maximum building height of 4.034m does not exceed the maximum of 9m permitted for the site.

The proposal will not increase the overall maximum height of the building.

Clause 4.4 Floor space ratio

The proposal does not comprise of additional gross floor area.

Part 5 Miscellaneous provisions

Clause 5.10 Heritage conservation

Council records indicate that locally significant heritage items (WLEP2009 Heritage Items 6171 – Thirroul Beach Reserve and 61030 Thirroul baths precinct) are located on the subject site. Therefore, the application was referred to Council's Heritage Officer to assess the proposal's compliance with Part 5.10 of WLEP2009. Advice received indicates there are no issues with the proposal subject to conditions included at **Attachment 3**.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The development is serviced by electricity, water and sewage services.

Clause 7.3 Flood planning area

The land is identified as being flood affected and subject to Ocean inundation. Council's Stormwater Officer has assessed the application submission with regard to flooding and ocean inundation extents and has not raised any objections subject to conditions included at **Attachment 3**.

Clause 7.5 Acid Sulfate Soils

The subject site is identified as being affected by Class 4 and Class 5 acid sulphate soils. However as there is no earthworks proposed it is considered that there is minimal impact. As such no special conditions are required in relation to Acid Sulphate Soils.

Clause 7.7 Foreshore Building Line

The foreshore building line is situated to the seaward side of the site. Submitted plans and Council mapping indicate that the proposed development does not encroach within the area of the site mapped foreshore building line. The proposed development is considered consistent with the objectives of this clause.



Figure 5: WLEP 2009 Foreshore Building Line map

3.2 SECTION 4.15(1)(A)(II) ANY PROPOSED INSTRUMENT

Not applicable.

3.3 SECTION 4.15(1)(A)(III) ANY DEVELOPMENT CONTROL PLAN

3.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

CHAPTER A1 – INTRODUCTION

No variations to Council's Development Control Plan are proposed.

CHAPTER A2: ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Development controls to improve the sustainability of development throughout Wollongong are integrated into the relevant chapters of this DCP.

Generally speaking, the proposal could be considered to be consistent with the principles of Ecologically Sustainable Development.

CHAPTER D1 – CHARACTER STATEMENTS

Thirroul is the focal retail, business and cultural point for residents of the northern suburbs. It has a distinctive cultural identity that is supported by the retail amenity and the convenient clustering of community and educational facilities in or near the village centre. The northern side of Thirroul is the core focal point for retail and community services.

Chapter D1 indicates that Thirroul should retain its village atmosphere. The village centre of Thirroul should retain its strong identity as a low rise village centre because of the relationship between the sea and escarpment. It should remain the social / cultural hub by continuing to feature a combination of unique specialty retail shops, cafes, restaurants and other businesses.

The proposed development is a permissible use in the RE1 zone and reasonably satisfies applicable controls of Wollongong Development Control Plan 2009. The proposal is considered to not detract from the existing character of Thirroul or heritage items and is compatible with the desired future character for the locality.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The proposed development provides for Access and facilities for People with a Disability. The application submission was referred to Council's Building, Property Management, Infrastructure Strategy & Planning, Recreation Officers for comment with satisfactory referral advice, comments and/or conditions provided.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	It is considered that the existing community facility has satisfactory lighting.	Yes
<u>3.2 Natural surveillance and sightlines</u>	The proposed development will improve natural surveillance and sight lines of adjoining reserve, park and the street by providing an active use of the rear room in the building and the provision of windows in the Western elevation to this room.	Yes
<u>3.3 Signage</u>	No signage is proposed with this application and the proposed development will have minimal impact on the existing signage within the vicinity.	Yes
<u>3.4 Building design</u>	It is considered that the development allows for casual surveillance in all directions. It is considered that the proposed development satisfies Council's building design policies and controls for Crime Prevention Through Environmental Design as relates to minimising areas of entrapment.	Yes
<u>3.5 Landscaping</u>	No landscaping or changes to existing landscaping is proposed with this application. The proposal is considered to satisfy the landscaping controls for CPTED in this circumstance as relates to minimising areas of concealment.	Yes
<u>3.6 Public open space and parks.</u>	The proposal is for alterations and additions to an existing community facility being Thirroul SLSC. It is noted that the proposed development will improve natural surveillance and sight lines of adjoining reserve, park and the street by providing an active use of the rear	N/A

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
	room in the building and the provision of windows to this room in the Western elevation.	
<u>3.7 Community facilities & Public Amenities</u>	The proposal is for alterations and additions to the existing community facility. It is considered that the development allows for casual surveillance in all directions. It is considered that the proposed development satisfies Council's building design policies and controls for Crime Prevention Through Environmental Design as relates to minimising areas of entrapment.	Yes
<u>3.8 Bus stops and taxi ranks</u>	The subject site is not adjacent to any major bus stops or taxi ranks.	N/A

CHAPTER E3 CAR PARKING

No changes to the existing car parking or access arrangements are proposed with this application.

CHAPTER E7 – WASTE MANAGEMENT

It is considered that the proposed development satisfies the objectives of this Chapter. Council's waste collection service is to be continued to be utilised.

CHAPTER E9 HOARDINGS POLICY

The subject site will require security fencing for the proposed development. The applicant has submitted details indicating that security fencing is to be erected. Appropriate conditions are included in **Attachment 3** of this report to ensure that security fencing is erected to Council's and Safe Work NSW requirements.

CHAPTER E11 – HERITAGE CONSERVATION

Council records indicate that locally significant heritage items (WLEP2009 Heritage Items 6171 – Thirroul Beach Reserve and 61030 Thirroul baths precinct) are located on the subject site. Therefore, the application was referred to Council's Heritage Officer to assess the proposal's compliance with Chapter 14 of WDCP2009. Advice received indicates there are no issues with the proposal subject to conditions of consent included at **Attachment 3**.

CHAPTER E13 FLOODPLAIN MANAGEMENT

Council's Stormwater Officer has assessed the application in this regard against the submitted flood study and has not raised any issues subject to conditions.

CHAPTER E14 STORMWATER MANAGEMENT

Council's Stormwater Officer has assessed the application in this regard and has not raised any issues with the existing stormwater management system.

CHAPTER E21 DEMOLITION AND ASBESTOS MANAGEMENT

The proposal will require minor demolition works. Appropriate conditions are included in **Attachment 3** of this report to minimise impacts and ensure that demolition is carried out to Council's and Safe Work NSW requirements.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions are included in **Attachment 3** in this regard so as to minimise the impacts of the proposed works on the environment.

3.3.2 WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2019

The estimated cost of works is \$75,000 and a levy is not applicable under this plan as the threshold value is \$100,000.

3.4 SECTION 4.15(1)(A) (IIIA) ANY PLANNING AGREEMENT THAT HAS BEEN ENTERED INTO UNDER SECTION 7.4, OR ANY DRAFT PLANNING AGREEMENT THAT A DEVELOPER HAS OFFERED TO ENTER INTO UNDER SECTION 7.4

There are no planning agreements entered into or any draft agreement offered to enter into under S7.4 which affect the development.

3.5 SECTION 4.15(A)(IV) THE REGULATIONS (TO THE EXTENT THAT THEY PRESCRIBE MATTERS FOR THE PURPOSES OF THIS PARAGRAPH)

92 What additional matters must a consent authority take into consideration in determining a development application?

A condition at **Attachment 3** requires compliance with AS 2601 for minor demolition works.

The site is located within the Coastal Zone as discussed above at 3.1.2.

93 Fire safety and other considerations

Council's BCA Officer has assessed the application submission with regards to Fire Safety upgrades and returned a conditionally satisfactory referral response.

94 Consent authority may require buildings to be upgraded

Council's BCA Officer has assessed the application submission with regards to Fire Safety upgrades and returned a conditionally satisfactory referral response.

3.6 SECTION 4.15(1)(B) THE LIKELY IMPACTS OF DEVELOPMENT

Context and Setting:

It is considered that the proposed development is appropriate given the nature and characteristics of the site and is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area.

Access, Transport and Traffic:

The proposed development does not alter the approved parking. The proposal is unlikely to impact the wider traffic network.

Public Domain:

The development is considered to be consistent with the amenity of the locality, the development is not considered to result in significant impact on the public domain or nearby Heritage items.

Utilities:

The proposal is not envisaged to place an unreasonable demand on utilities supply. Existing utilities can be augmented to service the proposal.

Heritage:

Council records indicate that locally significant heritage items (WLEP2009 Heritage Items 6171 – Thirroul Beach Reserve and 61030 Thirroul baths precinct) are located on the subject site. Details

of the application submission were referred to Council's Heritage Officer for assessment. Advice received indicates there are no issues with the proposal subject to conditions of consent.

Other land resources:

The proposal is considered to contribute to orderly development of the site and is not envisaged to impact upon valuable land resources.

Water:

The site is presently serviced by Sydney Water. The proposal is not envisaged to have unreasonable water consumption.

Soils:

It is expected that, with the use of appropriate erosion and sedimentation controls during construction, soil impacts will not be unreasonably adverse.

The soil profile is considered to be acceptable for the construction of the proposed development.

Air and Microclimate:

The proposed modification is not expected to result in negative impact on air or microclimate.

Flora and Fauna:

No tree removal is proposed with this application. The proposal is not expected to adversely impact fauna. Council's Environment Officer has reviewed the application submission. Advice received is that the application is considered conditionally satisfactory.

Waste:

Waste management during works can be managed through proper arrangements. A condition is proposed requiring the use of an appropriate receptacle for any waste generated during the construction and compliance with the Site Waste Management and Minimisation Plan provided with the DA.

Energy:

The proposed modification is not expected to have unreasonable energy consumption.

Noise and vibration:

Noise and vibration impacts during demolition, excavation and construction are unavoidable. If the development is approved, conditions are recommended for imposition (see **Attachment 3**) to minimise nuisance during demolition and construction.

Natural hazards:

There are no natural hazards affecting the site that would prevent the proposal.

Council records list the site as being flood affected and subject to ocean inundation. Council's Stormwater Officer has assessed the application submission in this regard and has not raised any objections subject to conditions.

Technological hazards:

There are no technological hazards affecting the site that would prevent the proposal.

The proposal is identified as being affected by class 4 and 5 acid sulphate soils. However as there is no earthworks proposed it is considered that there is minimal impact. As such no special conditions are required in relation to Acid Sulphate Soils.

Safety, Security and Crime Prevention:

This application does not result in greater opportunities for criminal or antisocial behaviour.

Social Impact:

The proposal is not expected to create negative social impacts.

Economic Impact:

The proposal is not expected to create negative economic impacts.

Site Design and Internal Design:

The application does not result in any departures from development standards or variations to Council's development control plans.

Construction:

Conditions of consent are recommended in relation to construction impacts such as hours of work, erosion and sedimentation controls, works in the road reserve, excavation, demolition and use of any crane, hoist, plant or scaffolding.

A condition will be attached to any consent granted that all works are to be in compliance with the Building Code of Australia.

Cumulative Impacts:

Considering the matters outlined in this report, the proposed modification is considered unlikely to result in adverse cumulative impacts.

3.7 SECTION 4.15(1)(C) THE SUITABILITY OF THE SITE FOR DEVELOPMENT

Does the proposal fit in the locality?

The proposal is considered reasonable in relation to mitigation of any impacts on the amenity of the locality and/or adjoining developments as discussed in the body of this report.

Are the site attributes conducive to development?

The existing site constraints do not prevent the proposal as submitted.

3.8 SECTION 4.15(1)(D) ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS

No submissions were received following public exhibition.

3.9 SECTION 4.15(1)(E) THE PUBLIC INTEREST

The proposal is not expected to result in unreasonable impacts on the environment or the amenity of the locality. It is considered appropriate with consideration to the zoning and the character of the area and is therefore considered to be in the public interest.

4 CONCLUSION

The proposed development has been assessed with regard to the relevant prescribed matters for consideration outlined in Section 4.15 of the Environmental Planning & Assessment Act 1979, the provisions of Wollongong Local Environmental Plan 2009 and all relevant Council DCPs, Codes and Policies.

Community facilities are permitted in the RE1 land use zone with development consent pursuant to the WLEP 2009.

The development is consistent with the applicable provisions of the relevant planning instruments including Wollongong LEP 2009.

The development is considered appropriate with regard to the controls outlined in the Wollongong DCP 2009.

All internal referrals are satisfactory and there are no outstanding issues.

The proposal relates to a community facility and reorganisation of spaces within to prioritise for a members gym, disabled access and facilities, patrol and equipment rooms to assist in providing for a more effective and efficient use of the building for the benefit of the public.

It is considered that the proposed development is unlikely to result in adverse impacts on the character or amenity of the surrounding area, environment and adjoining development which includes Heritage Items.

5 RECOMMENDATION

DA-2019/1130 be **Approved** subject to the conditions contained in **Attachment 3**.

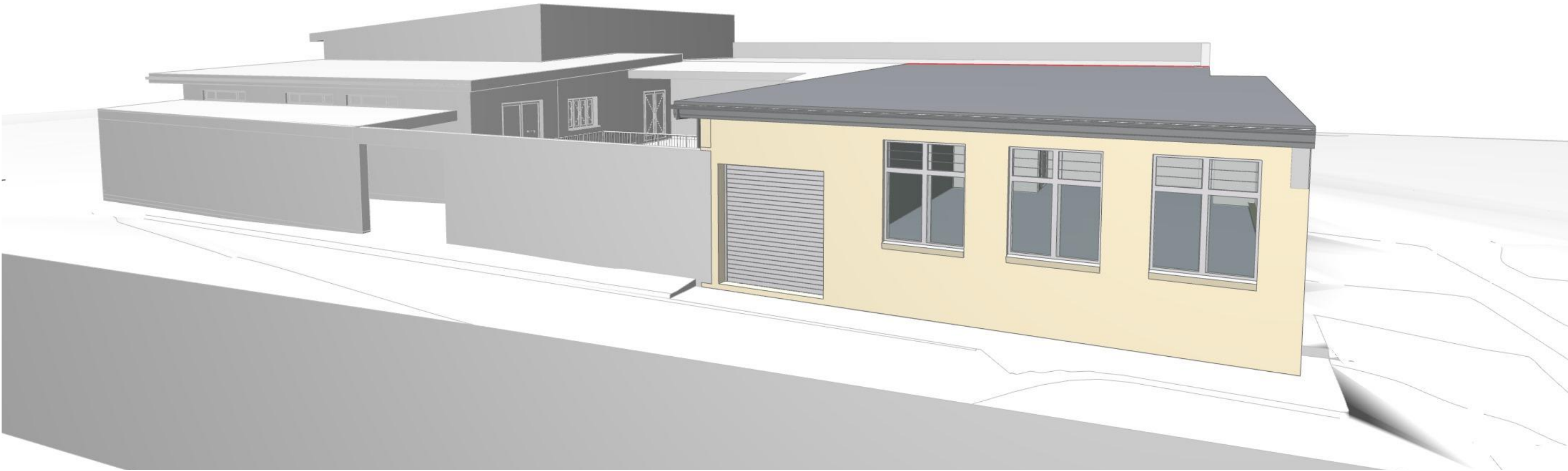
6 ATTACHMENTS

- 1 Plans
- 2 Site Inspection Photos
- 3 Conditions

PROPOSED RENOVATIONS AT THE ESPLANADE
THIRROUL FOR THIRROUL SURF CLUB



A.0001 EASTERN PERSPECTIVE VIEW 1:200



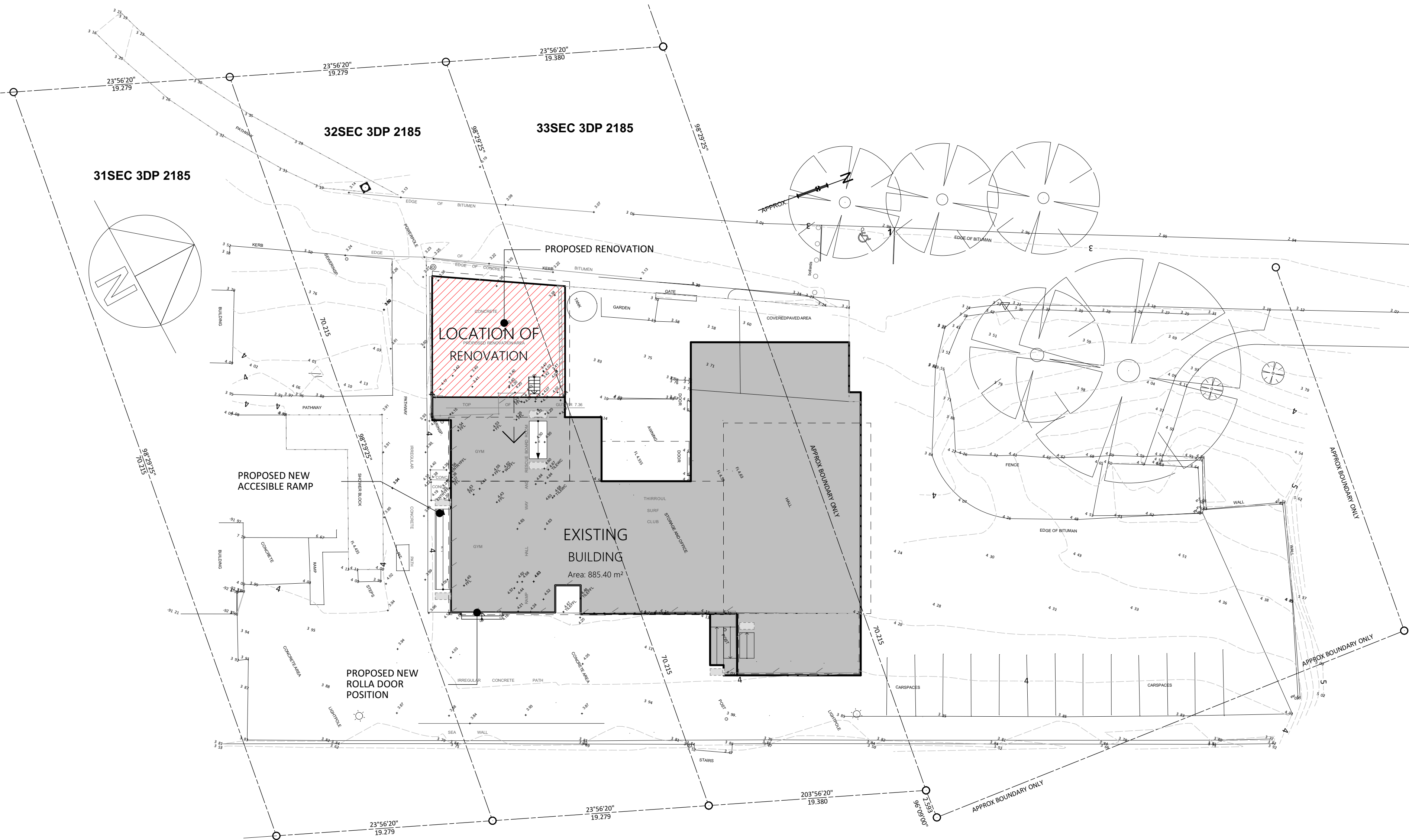
A.0001 WESTERN PERSPECTIVE VIEW 1:200

DRAWING INDEX	
SHEET No:	SHEET Name
A.0001	COVER PAGE
A.1001	SITE PLAN
A.1002	SITE ANALYSIS
A.1201	ORIGINAL FLOOR PLAN
A.1202	DEMOLITION PLAN
A.2001	PLANS
A.3001	ELEVATIONS
A.3101	SECTION

Issue: Date:		Amendments:
D	4th September 2018	PRELIMINARY ISSUE
E	16th November 2018	THIRROUL SURF CLUB
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G	18th September 2019	ISSUE FOR DA
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J	24th June 2020	RFI
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Jim Allman - Registration No. 5155		
Project: RENOVATIONS		
at Lot 1 (DP 964636), LOTS 33,32,31 (SEC 3) DP 2185 THE ESPLANADE THIRROUL		
For THIRROUL SURF CLUB		
Sheet Title: COVER PAGE		
Scales: AS NOTED		Size: A2
Job No: CP11-908	Dwg No: DA-A.0001	Issue: J

Site Notes Stormwater & Sewer

ALL STORMWATER IS TO BE CONNECTED TO THE EXISTING SYSTEM.
ALL SEWER IS TO BE CONNECTED TO THE EXISTING SEWERAGE SYSTEM IN ACCORDANCE WITH SYDNEY WATERS REQUIREMENTS.



Issue:	Date:	Amendments:
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Jim Allman - Registration No. 5155

Project:
RENOVATIONS

at
Lot 1 (DP 964636), LOTS
33,32,31 (SEC 3) DP 2185
THE ESPLANADE
THIRROUL

For
THIRROUL SURF CLUB

Sheet Title:
SITE PLAN

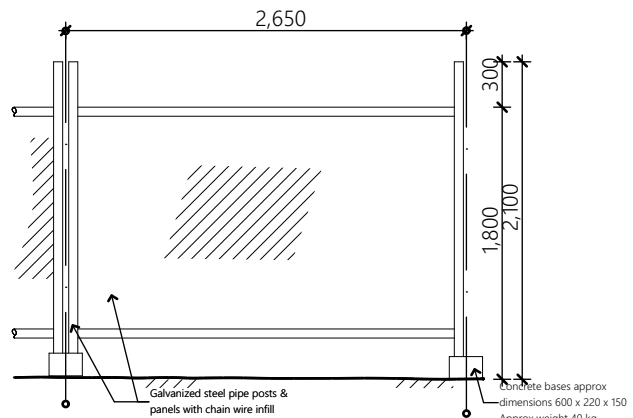
Scales:
AS NOTED

Size:
A2

Job No:
CP11-908

Dwg No:
DA-A.1001

Issue:
J



A.1002 Site Notes Temporary Builders Fence 1:50

Issue:	Date:	Amendments:
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Project: RENOVATIONS

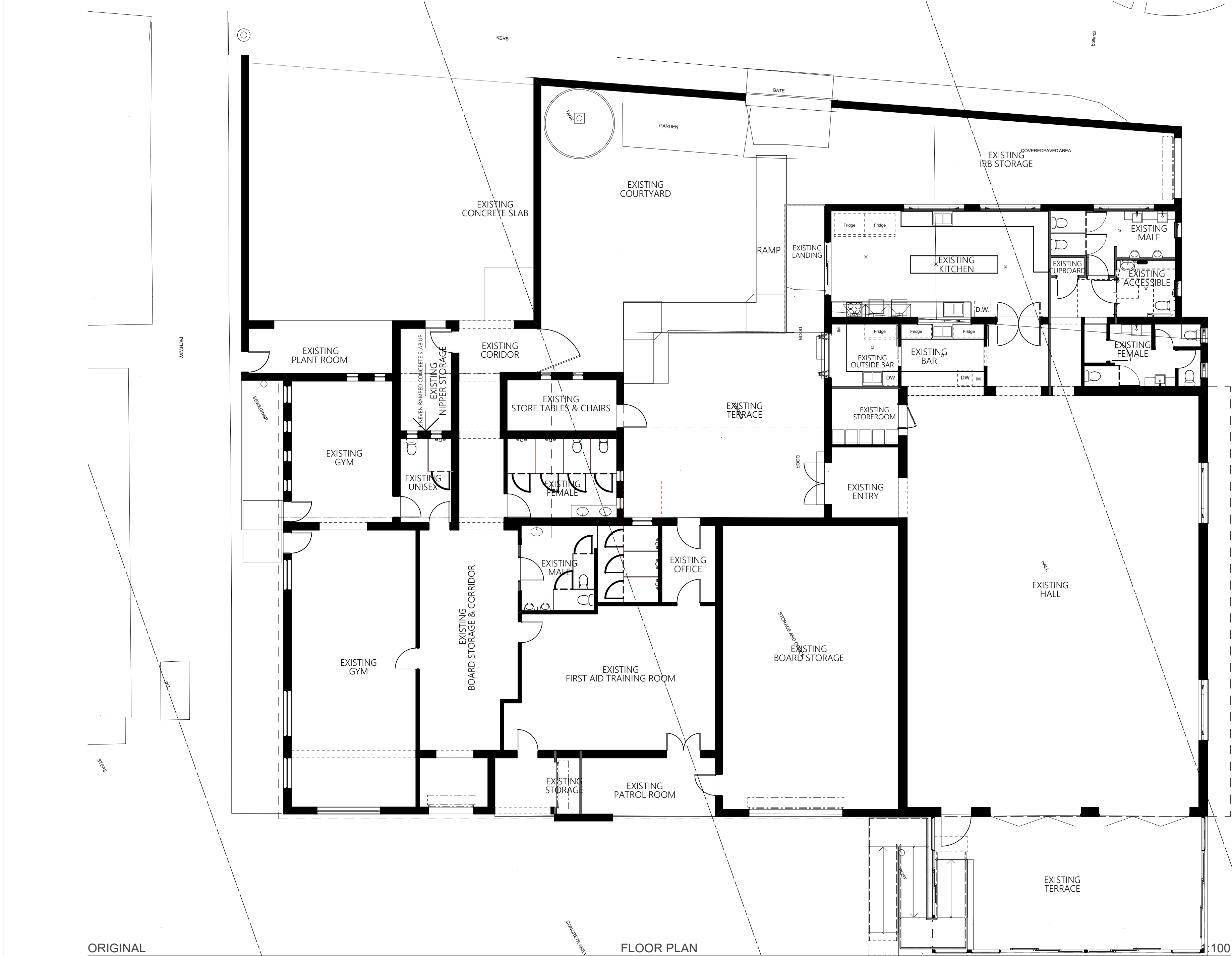
at Lot 1 (DP 964636), LOTS 33,32,31 (SEC 3) DP 2185 THE ESPLANADE THIRROUL

For THIRROUL SURF CLUB

Sheet Title: SITE ANALYSIS

Scales: AS NOTED Size: A2

Job No: CP11-908 Dwg No: DA-A.1002 Issue: J



Issue:		Date:	Amendments:
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Project: RENOVATIONS

at Lot 1 (DP 964636), LOTS 33,32,31 (SEC 3) DP 2185 THE ESPLANADE THIRROUL

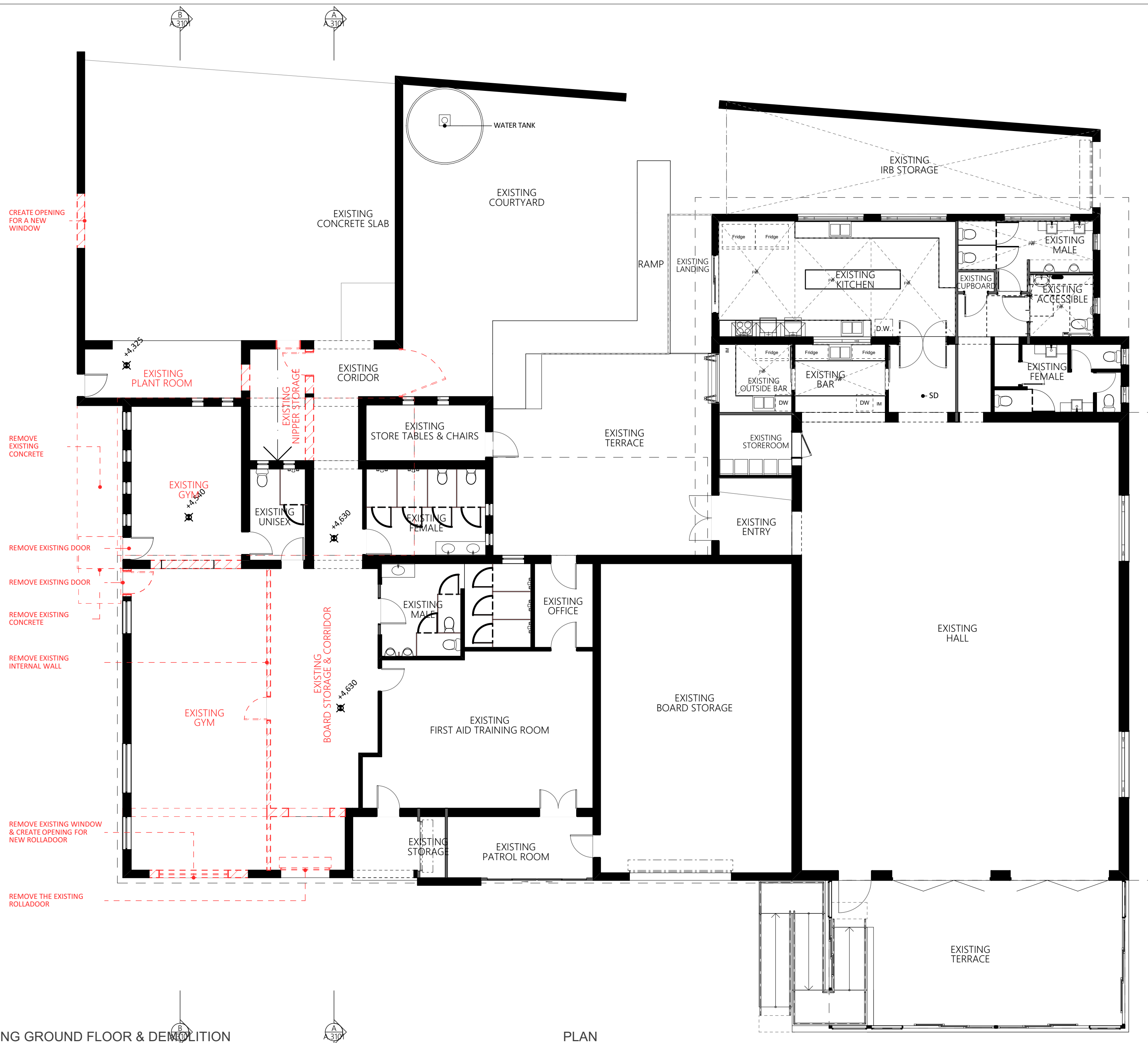
For THIRROUL SURF CLUB

Sheet Title: ORIGINAL FLOOR PLAN

Scales: AS NOTED	Size: A2
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Job No: CP11-908	Dwg No: DA-A.1201	Issue: J
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EXISTING GROUND FLOOR & DEMOLITION

PLAN

1:100

Issue: D Date: 4th September 2018		Amendments: PRELIMINARY ISSUE THIRROUL SURF CLUB REVIEW & APPROVAL E 16th November 2018 F 2nd May 2019 G 18th September 2019 H 19th February 2020 I 17th March 2020 J 24th June 2020	
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Jim Allman - Registration No. 5155			
Project: RENOVATIONS			
at Lot 1 (DP 964636), LOTS 33,32,31 (SEC 3) DP 2185 THE ESPLANADE THIRROUL			
For THIRROUL SURF CLUB			
Sheet Title: DEMOLITION PLAN			
Scales: AS NOTED		Size: A2	
Job No: CP11-908		Issue: J	



CUT A 150MM CLEARANCE
AROUND THE TIMBER POWER
POLE

NEW ROOF WITH EAVE OVER

EXISTING CONCRETE SLAB
INSTALLED TO ENGINEERS
SPEC

RAISED TIMBER FLOOR

1. All new elements shall be of an appropriate material to resist the close proximity of the development to the marine environment.
2. All electrical outlets and distribution boards are to be installed to Australian Standards.
3. Roof framing and sheeting is to be installed to the Australian Standard.

LANDING MAX 1:40

TACTILE GROUND SURFACE
INDICATORS

RAISE FLOOR TO MATCH
EXISTING ADJACENT FLOOR
LEVEL AT AHD 4.630

TACTILE GROUND SURFACE
INDICATORS

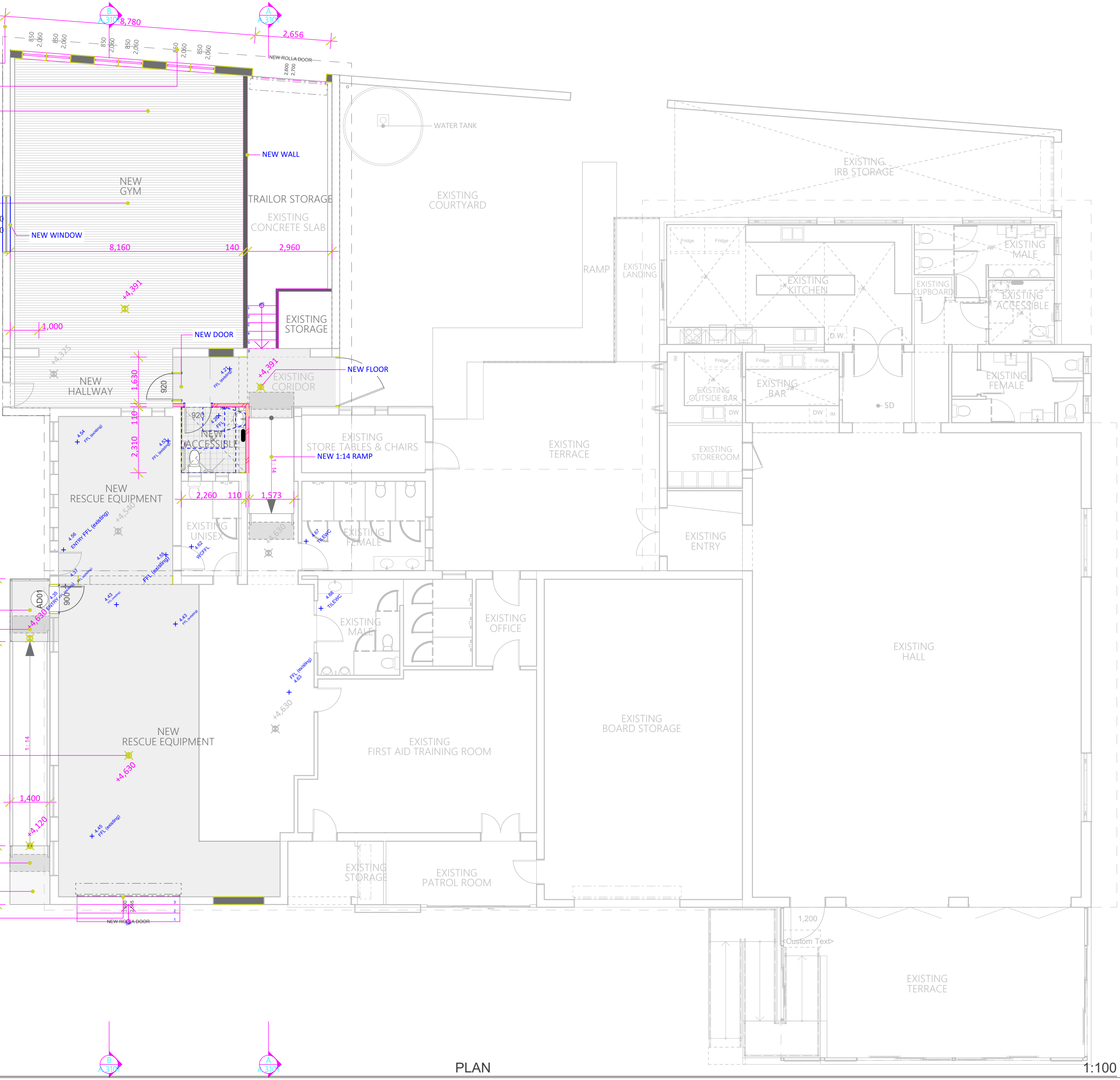
LANDING MAX 1:40

INSTALL A NEW ROLLA
DOOR

FLOOR

PLAN

1:100



Issue/ Date:		Amendments:
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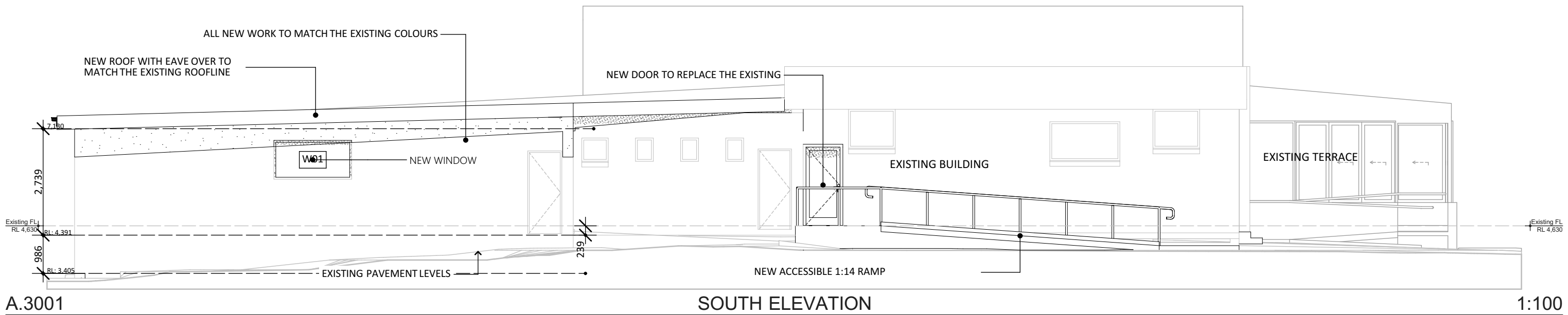
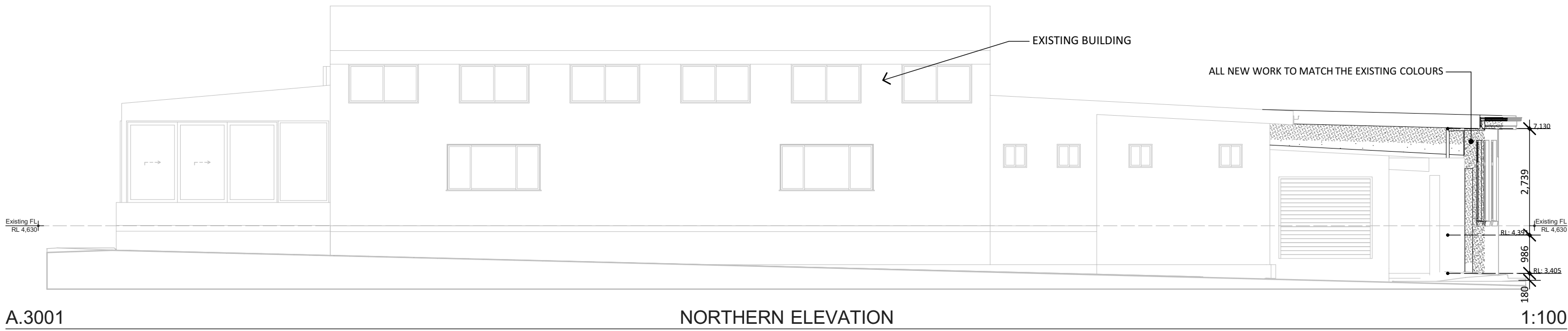
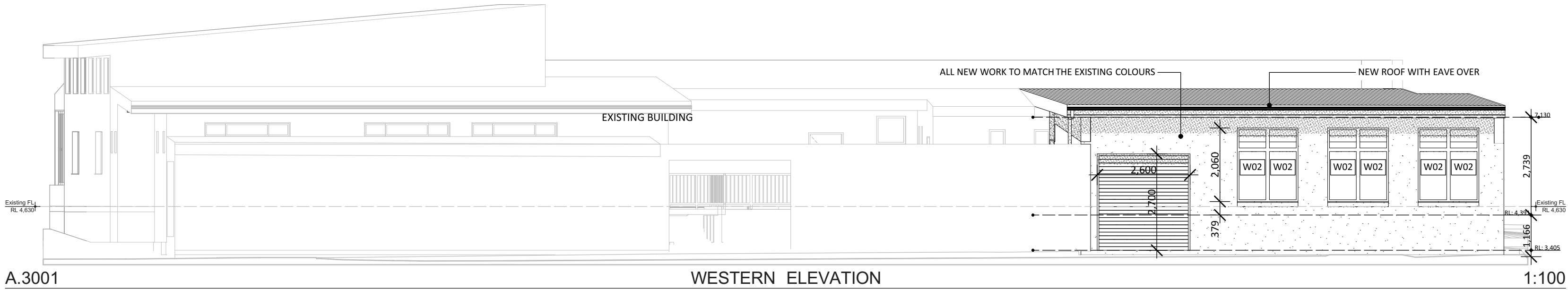
Project: RENOVATIONS

at Lot 1 (DP 964636), LOTS 33,32,31 (SEC 3) DP 2185 THE ESPLANADE THIRROUL

For THIRROUL SURF CLUB

Sheet Title: PLANS

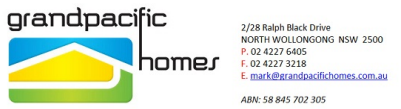
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Job No: CP11-908	Dwg No: DA-A.001
	Issue: J



Issue:	Date:	Amendments:
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Project: RENOVATIONS

at Lot 1 (DP 964636), LOTS 33,32,31 (SEC 3) DP 2185 THE ESPLANADE THIRROUL

For THIRROUL SURF CLUB

Sheet Title: ELEVATIONS

Scales: AS NOTED Size: A2

Job No: CP11-908 Dwg No: DA-A.3001 Issue: J

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ABN: 58 845 702 305

Project: RENOVATIONS

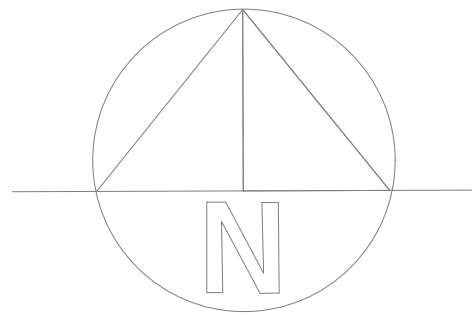
For **THIRROUL SURF CLUB**

Sheet Title:

SECTION

Scales: AS NOTED	Size: A2
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Job No: CP11-908	Dwg No: DA-A.3101	Issue: J
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NOTE:
1. CONTOUR INTERVAL 0.2m MINOR AND 1m MAJOR
2. DATUM SSM 114694 RL 2.573m A.H.D
3. ONLY VISIBLE SERVICES HAVE BEEN SURVEYED
REFER TO DIAL BEFORE YOU DIG
4. BOUNDARY POSITIONS ARE APPROXIMATE ONLY
AND SHOULD BE VERIFIED BY A CADASTRAL SURVEY
5. A TITLE SEARCH HAS NOT BEEN DONE TO DETERMINE
ANY AFFECTING EASEMENTS OR RESTRICTIONS

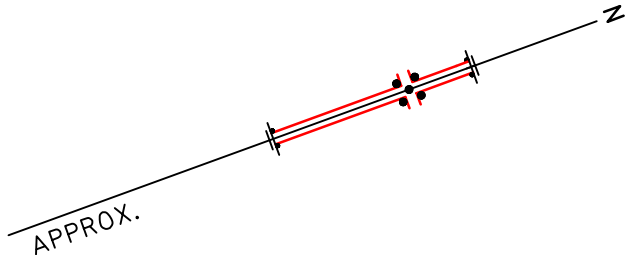
CRAVEN, ELLISTON & HAYES (DAPTO) PTY. LTD.
A. B. N. 81 056 544 604
CONSULTING LAND, ENGINEERING AND MINING SURVEYORS, TOWN PLANNERS
THE LINK 44 BAAN BAAN STREET DAPTO NSW 2530
PHONE 02 42 614366 FAX 02 42 615243

B31 ISO 9001

DETAIL SURVEY
OF LOT 1 DP 964636, LOTS 33,32,31 SEC 3 DP 2185
THE ESPLANADE. THIROULL
For THIROULL SURF CLUB

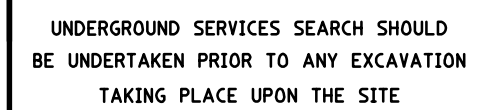
DATE	10/2/2010	AMENDMENTS	SURVEY FILE
SURVEYOR	LC		DWG FILE
DRAWN	MS		
CHECKED			

DRAWING No.
A1-D210012
SCALE 1:250
Sheet 1 of 1 Sheets



NOTES

1. NO INVESTIGATION OF UNDERGROUND SERVICES OR BUILDING FOOTINGS HAS BEEN UNDERTAKEN IN THE PREPARATION OF THIS SURVEY.
2. ORIGIN OF LEVELS SSM3154 R.L.3.544m (AHD) BY SCIMS, DATED 4TH AUGUST 2020.
3. TREE SIZES ARE ESTIMATES ONLY.
4. DATE OF SURVEY 6TH AUGUST 2020.



9.25 ✓
JASON KEYWOOD
REGISTERED SURVEYOR
SURVEYOR ID No.1427

**PARTIAL SITE DETAIL
THIRROUL SURF CLUB
THIRROUL**

LAND SURVEYORS info@surveying.com.au

Wollongong (HQ)	(02) 4284 9922	Peter'sham	(02) 9572 9044
Engadine	(02) 9548 1338	Kingsford	(02) 9663 1832

NOTES:

DRAWN BY:	J.K./C.K.
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	DATE
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DRAWING No.

DRAWING No.

	DATE:
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DRAWING No.

	DATE:
--	-------

DRAWING No.

	DATE:
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Date: 28 November 2019

Description: Area proposed for new gym and existing concrete slab subject of Building Certificate application BC-2020/82.



Date: 28 November 2019

Description: Site of proposed new gym.



Date: 28 November 2019

Description: Site of proposed new gym.



Date: 28 November 2019

Description: Site of proposed new gym.



Date: 28 November 2019

Description: Site of proposed new gym.



Date: 2 September 2020

Description: Southern elevation of



Date: 28 November 2019

Description: Southern elevation of building, position of new equipment room.



Date: 28 November 2019

Description: Window proposed to be replaced with roller door and roller door to be removed an opening enclosed in Eastern elevation.



Date: 28 November 2019

Description: Window proposed to be replaced with roller door and roller door to be removed an opening enclosed in Eastern elevation.



Date: 2 September 2020

Description: Eastern elevation of the surf club. Site of proposed alterations to New Rescue Equipment room to the left of photo.



Date: 2 September 2020

Description: Eastern and Northern elevations of the surf club building.



Date: 2 September 2020

Description: Thirroul beach kiosk situated to the South of the surf club building.



Attachment 3: Conditions

Approved Plans and Specifications

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on Job No CP11-908 Drawing DA-A.0001-J, DA-A.1001-J, DA-A.1202-J, DA-A.2001-J, DA-A.3001-J and DA-A.3101-J dated 24 June 2020 prepared by Grand Pacific Homes and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

General Matters

2 Works by Suitably Qualified, Licenced and Quality Contractors

The applicant is to ensure compliance to appropriate Australian Standards and ensure that the construction shall be carried out in a proper workmanlike manner and undertaken by suitably qualified, licensed and quality contractors.

3 Building Work - Compliance with the Building Code of Australia

All building work must be carried out in compliance with the provisions of the Building Code of Australia.

4 Construction Certificate

A Construction Certificate must be obtained from Council or a Registered Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Clauses 139-147 of the Environmental Planning and Assessment Regulation 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The Certifier must cause notice of its determination to be given to the consent authority, and to the council, by forwarding to it, within two (2) days after the date of the determination, the plans and documentation referred to in clause 142 (2) of the Environmental Planning and Assessment Regulation 2000.

5 Disability Discrimination Act 1992

This consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992.

It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS1428.1 (2009) – Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.

6 Occupation Certificate

An Occupation Certificate must be issued by the Principal Certifier prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifier must be satisfied that the requirements of section 6.9 of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.

Prior to the Issue of the Construction Certificate

7 Heritage – Colours

The external colour pallet for the heritage item and the proposed additions, including roofing materials, external painting and exterior details such as windows, rollers doors and finishes are to be finished to match the existing buildings colour scheme, unless a separate colour pallet is provided to Council's Heritage Officer for endorsement.

These details shall be reflected on the Construction Certificate plans and supporting documentation for the endorsement of the Principal Certifier prior to the issue of the Construction Certificate.

8 **Council Endorsement of Works and Materials**

The applicant shall ensure that the works undertaken and materials used are to Council's satisfaction and to coastal environment conditions. Details of works to be undertaken and materials to be used are to be provided to Council's Building Facilities Team for endorsement prior to the issue of the Construction Certificate.

9 **Building Code of Australia – Fire Safety Upgrade**

The following information will be required to be detailed on the plans or supporting documentation to the accredited certifier, prior to the issue of the Construction Certificate. This condition relates to fire safety upgrade considerations under Clause 94 of the Environmental Planning & Assessment Regulation 2000 and relates to the whole building. The upgrade work shall be carried out in accordance with the National Construction Code Series (BCA) Volume 1.

- Portable fire extinguishers in accordance with Part E1.6 of the National Construction Code Series Volume 1 (BCA) and Australian Standard AS2444.
- Exit signage in accordance with Part E4 of the National Construction Code Series Volume 1 (BCA) and Australian Standard AS2293.1.
- Emergency Lighting in accordance with Part E4 of the National Construction Code Series Volume 1 (BCA) and Australian Standard AS2293.1.

The above fire safety measures must be installed throughout the whole building to a standard of performance not less than that specified in this condition and included on the fire safety schedule.

10 **Present Plans to Sydney Water**

Approved plans must be submitted online using Sydney Water Tap, available through www.sydneywater.com.au to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

The Principal Certifier must ensure that Sydney Water has issued an approval receipt prior to the issue of a Construction Certificate.

Visit www.sydneywater.com.au or telephone 13 20 92 for further information.

11 **Flood Level Requirements**

The following requirements shall be reflected on the Construction Certificate plans, prior to the release of the Construction Certificate:

- a Habitable floor levels must be constructed at a minimum of RL 4.37 metres AHD.
- b Any portion of the building or structure below RL 4.37 metres AHD should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009.
- c The proposed additions shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the 1 in 100 year flood level plus freeboard being RL 4.37 metres AHD.

Prior to the Commencement of Works

12 **Appointment of Principal Certifier**

Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:

- a Appoint a Principal Certifier (PC) and notify Council in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed; and
- b notify Council in writing of their intention to commence work (at least two days notice is required).

The Principal Certifier must determine when inspections and compliance certificates are required.

13 **Sign – Supervisor Contact Details**

Before commencement of any work, a sign must be erected in a prominent, visible position:

- a stating that unauthorised entry to the work site is not permitted;
- b showing the name, address and telephone number of the Principal Certifier for the work; and
- c showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

This sign shall be maintained while the work is being carried out and removed upon the completion of the construction works.

14 **Structural Engineer's Details**

Structural engineer's details for all structurally designed building works such as reinforced concrete footings, reinforced concrete slabs and structural steelwork must be submitted to the Principal Certifier, prior to the commencement of any works on the site.

15 **Hoardings /Security Fence**

The site must be enclosed with a suitable hoarding (type A or B) or security fence of a type in accordance with the requirements of SafeWork NSW and the Work Health and Safety Act 2011 as well as relevant codes of practice to the satisfaction of the Principal Certifier.

16 **Demolition Works**

The demolition works associated with this development shall be carried out in accordance with Australian Standard AS2601 (2001): The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of the SafeWork NSW.

No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Any unforeseen hazardous and/or intractable wastes shall be disposed of to the satisfaction of the Principal Certifier. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

17 **Demolition Notification to Surrounding Residents**

Demolition must not commence unless at least two (2) days written notice has been given to adjoining residents of the date on which demolition works will commence.

18 **Consultation with SafeWork NSW – Prior to Asbestos Removal**

A licensed asbestos removalist must give written notice to SafeWork NSW at least five (5) days before any licensed asbestos removal work is commenced.

19 **Temporary Sediment Fences**

Temporary sediment fences (eg haybales or geotextile fabric) must be installed on the site, prior to the commencement of any excavation, demolition or construction works in accordance with Council's guidelines. Upon completion of the development, sediment fencing is to remain until the site is grassed or alternatively, a two (2) metre strip of turf is provided along the perimeter of the site, particularly lower boundary areas.

20 **All-weather Access**

An all-weather stabilised access point must be provided to the site to prevent sediment leaving the site as a result of vehicular movement. Vehicular movement should be limited to this single accessway.

21 **Works in Road Reserve - Minor Works**

Approval, under Section 138 of the Roads Act must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing or any proposed interruption to pedestrian and/or vehicular traffic within the road reserve caused by the construction of this development.

The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council’s website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the roads act. It is advised that all applications are submitted and fees paid, five (5) days prior to the works within the road reserve are intended to commence. The Applicant is responsible for the restoration of all Council assets within the road reserve which are impacted by the works/occupation. Restoration must be in accordance with the following requirements:

- a All restorations are at the cost of the Applicant and must be undertaken in accordance with Council’s standard document, “Specification for work within Council’s Road reserve”.
- b Any existing damage within the immediate work area or caused as a result of the work/occupation, must also be restored with the final works.

During Demolition, Excavation or Construction

22 Survey Report for Floor Levels

A Survey Report must be submitted to the Principal Certifier verifying that each floor level accords with the floor levels as per the approved plans under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective level of the building (if the building involves more than one level). All levels shall relate to Australian Height Datum.

23 Piping of Stormwater to Existing Stormwater Drainage System

Stormwater for the land must be piped to Council’s existing stormwater drainage system.

24 No Adverse Run-off Impacts on Adjoining Properties

The design and construction of the development shall ensure there are no adverse effects to adjoining properties, as a result of flood or stormwater run-off. Attention must be paid to ensure adequate protection for buildings against the ingress of surface run-off.

Allowance must be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off must not adversely affect any other property.

25 Restricted Hours of Construction Work

The developer must not carry out any work, other than emergency procedures, to control dust or sediment laden runoff outside the normal working hours, namely, 7.00 am to 5.00 pm, Monday to Saturday, without the prior written consent of the Principal Certifier and Council. No work is permitted on public holidays or Sundays.

Any request to vary these hours shall be submitted to the **Council** in writing detailing:

- a the variation in hours required (length of duration);
- b the reason for that variation (scope of works);
- c the type of work and machinery to be used;
- d method of neighbour notification;
- e supervisor contact number;
- f any proposed measures required to mitigate the impacts of the works.

The construction works noise shall comply with the Australian Standard AS 2436-2010 “Guide to Noise and Vibration Control on Construction, Demolition and Maintenance Sites” and any other requirements as specified by Council or the NSW Environment Protection Authority.

Note: The developer is advised that other legislation may control the activities for which Council has granted consent, including but not limited to, the Protection of the Environment Operations Act 1997.

26 Provision of Waste Receptacle

The developer must provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.

Prior to the Issue of the Occupation Certificate

- 27 **Egress**
Exit doors serving the southern part of the building (subject part relating to this development consent), including doors in path of travel to an exit, must comply with Part D2.19, D2.20 and D2.21 of the National Construction Code Series Volume 1 (BCA).
- 28 **Exit Signage**
Prior to the issue of an Occupation Certificate, install Exit Signage throughout the whole building in accordance with Part E4 of the National Construction Code Series Volume 1 (BCA) and Australian Standard AS2293.1.
- 29 **Emergency Lighting**
Prior to the issue of an Occupation Certificate, install Emergency Lighting throughout the whole building in accordance with Part E4 of the National Construction Code Series Volume 1 (BCA) and Australian Standard AS2293.1.
- 30 **Portable Fire Extinguisher**
Prior to the issue of an Occupation Certificate, install portable fire extinguishers throughout the whole building in accordance with Part E1.6 of the National Construction Code Series Volume 1 (BCA) and Australian Standard AS2444.
- 31 **Fire Safety Certificate**
A Fire Safety Certificate must be issued for the building prior to the issue of an Occupation Certificate. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:
- a Must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and
 - b must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.
- 32 **Access Certification**
Prior to the occupation of the building, the Principal Certifier must ensure that a certificate from an “accredited access consultant” has been issued certifying that the building complies with the requirements of AS 1428.1.
- 33 **Structural Soundness Certification**
The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate and commencement of use. This report is required to verify that the additions can withstand the forces of floodwater, debris and buoyancy up to and including the 1 in 100 year flood level plus freeboard, Probable Maximum Flood (PMF) or Probable Maximum Flood (PMF) plus freeboard being RL 4.37 metres AHD.

Operational Phases of the Development/Use of the Site

- 34 **Ongoing Maintenance**
Thirroul SLSC shall be responsible for the new alterations and additions including structural and all ongoing maintenance, repairs and replacement and is to respond to directions from Council Officers on any maintenance, repairs or replacement.
- 35 **Storage of Materials/Equipment – Trailer Storage**
The trailer storage area must not be utilised for the storage of materials/equipment susceptible to flood damage when inundated above the 1 in 100 year flood level minus 0.3m being RL 3.57m AHD.
- 36 **Loading/Unloading Operations/Activities**
All loading/unloading operations are to take place at all times wholly within the confines of the site or within the road reserve under an approved traffic control plan.