

Wollongong Local Planning Panel Assessment Report | 25 September 2019

WLPP No.	Item 3
DA No.	DA-2019/581
Proposal	Residential - demolition of existing building and tree removals. Construction of multi-unit housing comprising of eight (8) townhouses
Property	15-17 Kembla Street, BALGOWNIE NSW 2519 Lot 2 DP 154525, Lot 3 DP 111282
Applicant	10 Star Pty Ltd
Responsible Team	Development Assessment & Certification – City Centre Team (VD)

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel - Advice

The proposal has been referred to Wollongong Local Planning Panel for advice pursuant to clause 2.19(1) (c) of the Environmental Planning and Assessment Act 1979. Pursuant to clause 1 (a) of Wollongong City Councils Draft Submissions Policy, the application for multi-dwelling housing with a construction cost of more than \$1 Million is the subject of more than five submissions by way of objection.

Proposal

The proposal seeks demolition of existing building and construction of multi-dwelling housing comprising of eight townhouses.

Permissibility

The proposal is permissible in the R2 Low Density Residential zone of the Wollongong Local Environmental Plan (WLEP) 2009.

Consultation

The proposal was notified in accordance with Council's Notification Policy and received seven submissions by way of objection, including one petition. These related to a variety of matters, discussed in Section 1.5 of this report. Council's Traffic, Stormwater, Landscape Officers have reviewed the application and provided satisfactory referral comments. Conditions of consent were recommended in each instance.

Main Issues

- Potential amenity impacts to neighbouring properties
- Traffic and parking concerns
- Character of the area

Likely impacts

There are not expected to be adverse environmental impacts on either the natural or built environments or adverse social or economic impacts in the locality.

RECOMMENDATION

It is recommended at the application be approved subject to the conditions contained in **Attachment 5**.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

State Environmental Planning Policies:

- SEPP No. 55 – Remediation of Land
- SEPP (Building Sustainability Index: BASIX) 2004

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 2018

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the demolition of the existing dwelling and structures, and the construction of a multi-dwelling development being eight townhouses.

Each townhouse comprises of a living area at ground level with access to both private open space and parking. On the upper level each unit comprises of two bedrooms and a bathroom. The entrance to Unit 4 and 8 faces Barker Street. Units 1-4 front Kembla Street, the primary street frontage.

The proposed development will use a cladding system incorporating neutral colours to external walls and the roof, which will be finished in colorbond.

Each unit proposes a single garage space. Two visitor spaces are proposed along the Barker Street frontage.

The site has a five metre fall from the north-western to the south eastern corner of the site. The section plan shows the level of excavation required to accommodate the proposed garages. The deep soil zone is positioned along the northern boundary. Access to the site will be from Barker Street with single driveway access servicing all the proposed units.

There is no significant vegetation located on the site.

1.3 BACKGROUND

A pre-lodgement meeting (PL-2018/245) was held on 3 December 2018. The Applicant proposed five units as part of this pre-lodgement meeting with three different design options presented at the meeting for discussion.

The submitted design significantly alters from the designs presented at the pre-lodgement with an additional three units currently proposed to the overall development to form an eight-unit development.

The notes from this meeting are therefore not relevant to this application as they do not relate to the final submitted design.

Customer service actions:

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

1.4 SITE DESCRIPTION

The site is located at 15-17 Kembla Street, Balgownie and the title references are Lot 2 DP 154525 and Lot 3 DP 111282. The site has a total area of 1386.5sqm. The site currently accommodates a dwelling house on each lot which are proposed to be demolished. The site is regular in shape with a fall of five metres from the northwest to the southeast. The locality is characterised by low density residential dwellings and multi-unit development. Commercial activities located to the north within Balgownie town centre.

Property constraints

There are no constraints identified on site that would preclude the proposed development.

1.5 SUBMISSIONS

Details of the proposal were notified between 21 June 2019 to 10 July 2019 in accordance with Appendix 1: Public Notification and Advertising. The application received seven submissions inclusive of a petition containing eleven signatories. The issues raised in the submissions are summarised below:

Table 1: Submissions

Concern	Comment
Overdevelopment of the site	
<ul style="list-style-type: none">The proposed amount of townhouses (8) considered too much for 2 lots.	The proposed multi-dwelling housing development is permissible in the R2 Low Density Residential zone and complies with maximum floor space ratio and height as required under WLEP 2009.
<ul style="list-style-type: none">The townhouses will have much more concentrated footprints which will lead to overcrowding.	The proposal is not considered to be an overdevelopment of the site. The proposal is fully compliant with WLEP 2009. It also complies with Council's Development Control Plan 2009 (WDCP) in relation to height, building setbacks, parking, manoeuvring and landscaping provisions required for such a proposal.
<ul style="list-style-type: none">8 townhouses are considered inconsistent with surrounding approved developments; 6 Barker Street has an approved 4 townhouses, whilst 8 Barker Street contains 3 villas.	
Out of character for the street:	
<ul style="list-style-type: none">There are concerns that approval of this development would set a precedent of the future character of the area, transforming into R3 – Medium Density Residential from its current low density setting.	<p>The proposal provides for replacement of older dwelling stock with medium density townhouse development in close proximity to the Balgownie Village Centre.</p> <p>A contemporary form is proposed and considered acceptable taking into account the relevant planning controls.</p>
<ul style="list-style-type: none">The site is zoned R2 – Low Density Residential. A proposed amount of 8 townhouses is closer to a medium density housing zone (8 dwellings/16 bedrooms on a 1300m2 site).	<p>The development proposes a departure from existing nearby dwelling character as flat roofs and cladding is proposed rather than face brick with pitched roofs.</p> <p>It is considered that construction and material types will vary over time near the Balgownie Village Centre.</p>
<ul style="list-style-type: none">The proposal would look more akin to crammed-in block of units suited for more built up areas rather than townhouses suited for village life.	<p>On balance, the proposal is considered not unreasonable development in relation the desired</p>

Concern	Comment
<ul style="list-style-type: none"> The development application skims over area character statement without adequately addressing it. Inconsistency of the height of the development in relation to other Strata Dwellings (4 Kembla Street & 6 Kembla Street). 	future character outlined in Chapter D1- Character Statements.

Traffic and Parking Concerns

<ul style="list-style-type: none"> Insufficient parking provided for the development, Double garage should be provided for each unit. Development would lead to congestion and traffic chaos. Should be an increase in visitor parking spaces. In the event of vehicles being parked on both sides of the street, this would result in only one narrow lane reserved for vehicular movement. In the event of vehicles being parked on Kembla Street, this would render it particularly difficult to turn right into Baker Street. Development would result in increased parking on Kembla Street and Barker Street. There are no formalised concretes paths existing for pedestrians to walk on which could potentially alleviate safety impacts. Driveway is located too close to the intersection. 	<p>The proposed development will result in increased traffic movements into and out of the site compared to existing. The number of traffic movements is however considered acceptable with respect to the site characteristics and accessway. There are sufficient sight distances for vehicles entering and existing the site.</p> <p>Councils Traffic Engineer has considered the proposed development and provided a conditionally satisfactory response. All required parking is provided for on the site, as discussed at Chapter E3 of WDCP 2009.</p> <p>Council's landscape department have recommended that a condition be imposed requiring the developer be responsible for the construction of a footpath for the entire frontage of the development. This includes both Barker and Kembla Street frontages.</p>
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Amenity impacts to neighbouring properties:

<ul style="list-style-type: none"> Increased density on a small block of land will lead to privacy issues both intrinsically with, and amongst surrounding neighbouring houses. Specific examples of privacy issues include one house that will have 4 side neighbours with closer setbacks, and a Barker Street house fronted with vehicular activity from 8 dwellings 	<p>An increase in density is proposed as this application seeks approval for a townhouse development over 2 lots rather than 2 single dwelling houses. The dwelling to the north of the site will be adjoined by a 6m deep soil zone providing an adequate buffer between the dwelling and the proposed units. This will alleviate potential privacy impacts. The dwelling to the east will be adjoined by the private open space of 4 units. This is separated by a 1.5m landscape strip and fencing.</p>
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Concern	Comment
Noise and disruption during construction <ul style="list-style-type: none"> There are concerns regarding the efforts to mitigate building noise and disruption during the construction phase 	Measures can be undertaken to alleviate noise impacts during construction including the imposition of conditions relating to hours of operation for construction work.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Council's Traffic, Stormwater and Landscape Officers have reviewed the application submission and provided satisfactory referral comments. Conditions of consent were recommended.

1.6.1 EXTERNAL CONSULTATION

None required.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

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

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

A review of Council records does not indicate any previous historic use that would contribute to the contamination of the site. The land has only been used for residential purposes and does not propose a change of use. No concerns are raised in regard to contamination as relates to the intended use of the land and the requirements of clause 7.

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (BUILDING SUSTAINABILITY INDEX: BASIX) 2004

The proposal is BASIX affected development to which this policy applies. In accordance with Schedule 1, Part 1, 2A of the Environmental Planning and Assessment Regulation 2000, a BASIX Certificate has been submitted in support of the application demonstrating that the proposed scheme achieves the BASIX targets.

The BASIX certificate was issued no earlier than 3 months before the date on which the development application was lodged.

2.1.5 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

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 R2 Low Density Residential.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- To provide for the housing needs of the community within a low density residential environment.*
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposal is considered satisfactory with regard to the above objectives as it would provide for additional housing opportunities.

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

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Hospitals; Hostels; Information and education facilities; Jetties; **Multi dwelling housing**; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Veterinary hospitals*

The proposal is categorised as a **Multi dwelling housing** as defined below and is permissible in the zone with development consent.

Clause 1.4 Definitions

Multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Clause 2.6 Subdivision – consent requirements

Subdivision is not sought as part of this application.

Clause 2.7 Demolition requires development consent

Consent for the demolition of the existing structures are sought as part of the subject application.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The proposed building height of 8.1m and does not exceed the 9 metres maximum permitted for the site

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone:	0.5:1	
Site area:	1386.50m ²	
	GFA	557.21m ²
FSR:	0.4:1	

The proposal is compliant.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The existing site is serviced by electricity, water and sewage services.

Clause 7.6 Earthworks

The proposal comprises earthworks to prepare the site and construct the basement. Conditions are recommended in this regard.

Clause 7.14 Minimum site width

The site has a dimension of greater than 18 metres (32.153m- Kembla Street and 36.955m- Barker Street), meeting the requirements of this clause.

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

None applicable.

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

There are no variations proposed, attachment 4 contains a compliance table in relation to Wollongong DCP 2009.

2.4 WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2018

The estimated cost of works is >\$100,000 (\$1,100 000.00) and a levy is applicable under this plan.

2.5 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.

2.6 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?

Conditions of consent will be imposed with regard to demolition.

93 Fire safety and other considerations

Not applicable.

94 Consent authority may require buildings to be upgraded

Not applicable

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

Context and Setting:

The area is characterised by a mix of single storey and two storey dwelling-houses and multi-unit development of traditional and contemporary construction. It is likely other older housing stock in the street will be modernised over time. The contemporary form is acceptable taking into account compliant height, number of storeys, floor space ratio, and required setbacks.

Access, Transport and Traffic:

The development provides for the required number of car parking spaces and manoeuvring. Council's Traffic officer has considered the development with regard to impacts on the wider traffic network, and raised no objections to this proposal.

Public Domain:

The development is considered unlikely to result in impacts on the public domain with regard to the bulk and scale.

Utilities:

The proposal would not be envisaged to place an unreasonable demand on utilities supply.

Heritage:

The site is not located in the visual catchment of any nearby heritage items.

Other land resources:

The proposal would not be envisaged to impact upon valuable land resources.

Water:

The site is presently serviced by Sydney Water, which could be readily extended to meet the requirements of the proposed development. The proposal would not be envisaged to have unreasonable water consumption.

Soils:

The proposal would not be expected to result in negative impact on soils.

Air and Microclimate:

The proposal would not be expected to result in negative impact on air or microclimate.

Flora and Fauna:

Councils Landscape Officer has considered the proposed development and raised no objection subject to conditions. The proposed deep soil zone at the rear of the lot is considered capable of supporting native flora and fauna.

Waste:

A condition will be attached to any consent granted that an appropriate receptacle be in place for any waste generated during the construction.

Energy:

The proposal would not be expected to have unreasonable energy consumption. A BASIX Certificate has been provided.

Noise and vibration:

A condition will be attached to any consent granted, that nuisance be minimised during any construction, demolition, or works.

Natural hazards:

There are no natural hazards identified on site that would preclude the proposed development.

Technological hazards:

There are no technological hazards identified on site that would preclude the proposed development.

Safety, Security and Crime Prevention:

There are no concerns with regard to safety and security.

Social Impact:

The proposal would not be envisaged to result in negative social impacts.

Economic Impact:

The proposal is not expected to create negative economic impact.

Site Design and Internal Design:

The application does not result in any departures from WLEP 2009 development standards. The proposal is compliant with regard to Chapter WDCP 2009 as outlined throughout this report. Site design, manoeuvring and internal design are considered to be satisfactory.

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 is proposed that all works are to be in compliance with the Building Code of Australia.

Cumulative Impacts:

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

2.8 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 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 subject site is zoned R2 Low Density Residential zone and has been designed having regard to the provisions of WLEP 2009 and WDCP 2009. There are no natural hazards or environmental constraints affecting the land. There is unlikely to be any adverse cumulative impacts as a result of the proposed development, given that the proposal is consistent with the WLEP 2009, and with the controls of WDCP 2009. There are no site constraints that would prevent the proposal.

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

See section 1.5 of this report.

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

The application is not expected to have any 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.

3 CONCLUSION

This application has been assessed as satisfactory having regard to the Heads of Consideration under Section S4.15(1) of the Environmental Planning and Assessment Act 1979, the provisions of Wollongong Local Environmental Plan 2009 and all relevant Council DCPs, Codes and Policies.

The site is zoned R2 Low Density where multi dwelling housing is a permitted land use. The proposed development aligns with the objectives of the zone and the design of the development is appropriate regarding the controls outlined in these instruments.

The proposal not involve variations to WDCP2009. The public advertising process resulted in numerous submissions being received raising concern with the development. The issues raised in the submissions have been considered in the assessment of the application as outlined in Section 1.5 of this report.

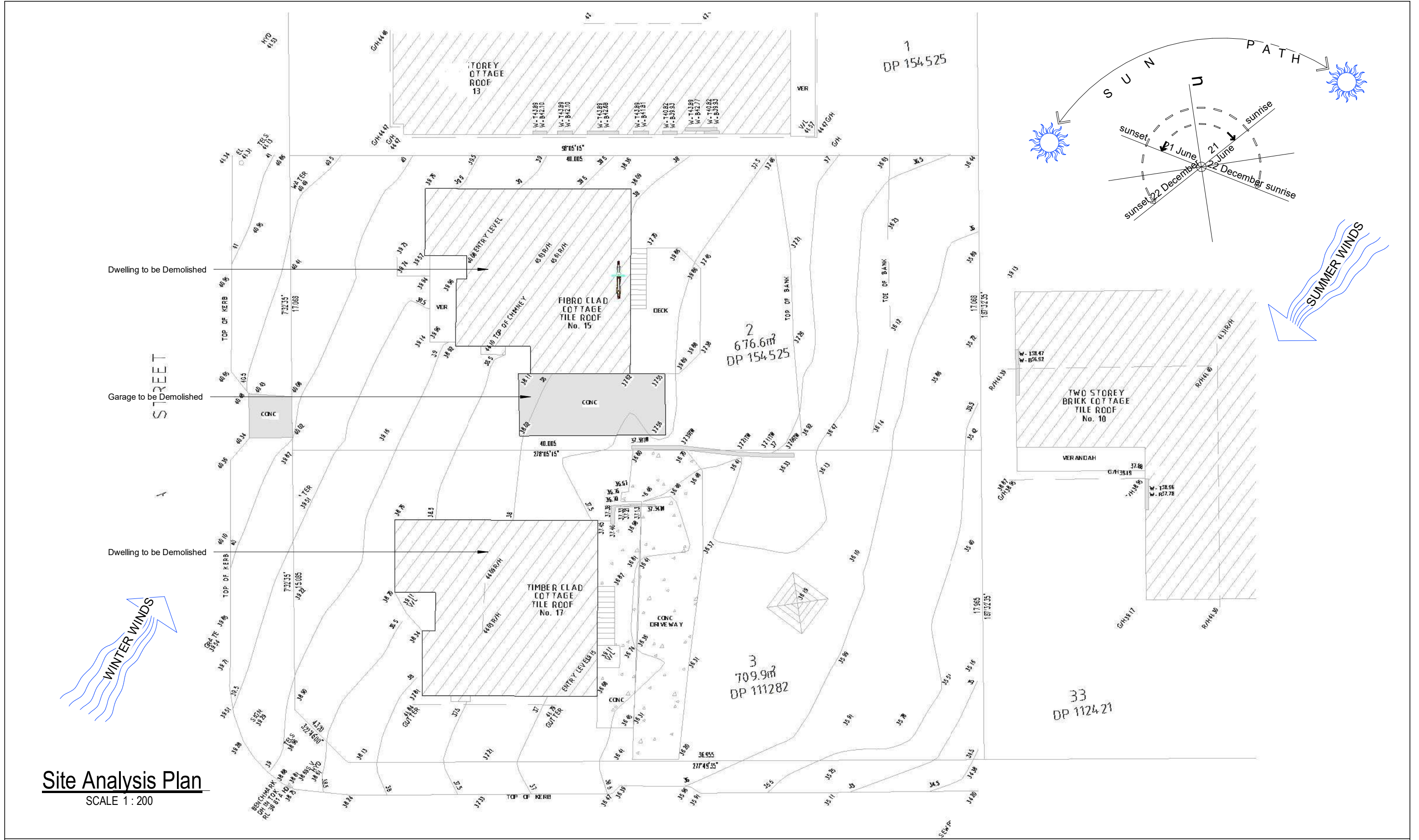
It is considered that the proposed development has otherwise been designed appropriately given the nature and characteristics of the site and is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area.

4 RECOMMENDATION

It is recommended that the development application DA-2019/581 be **approved** subject to the draft conditions found in **Attachment 5**.

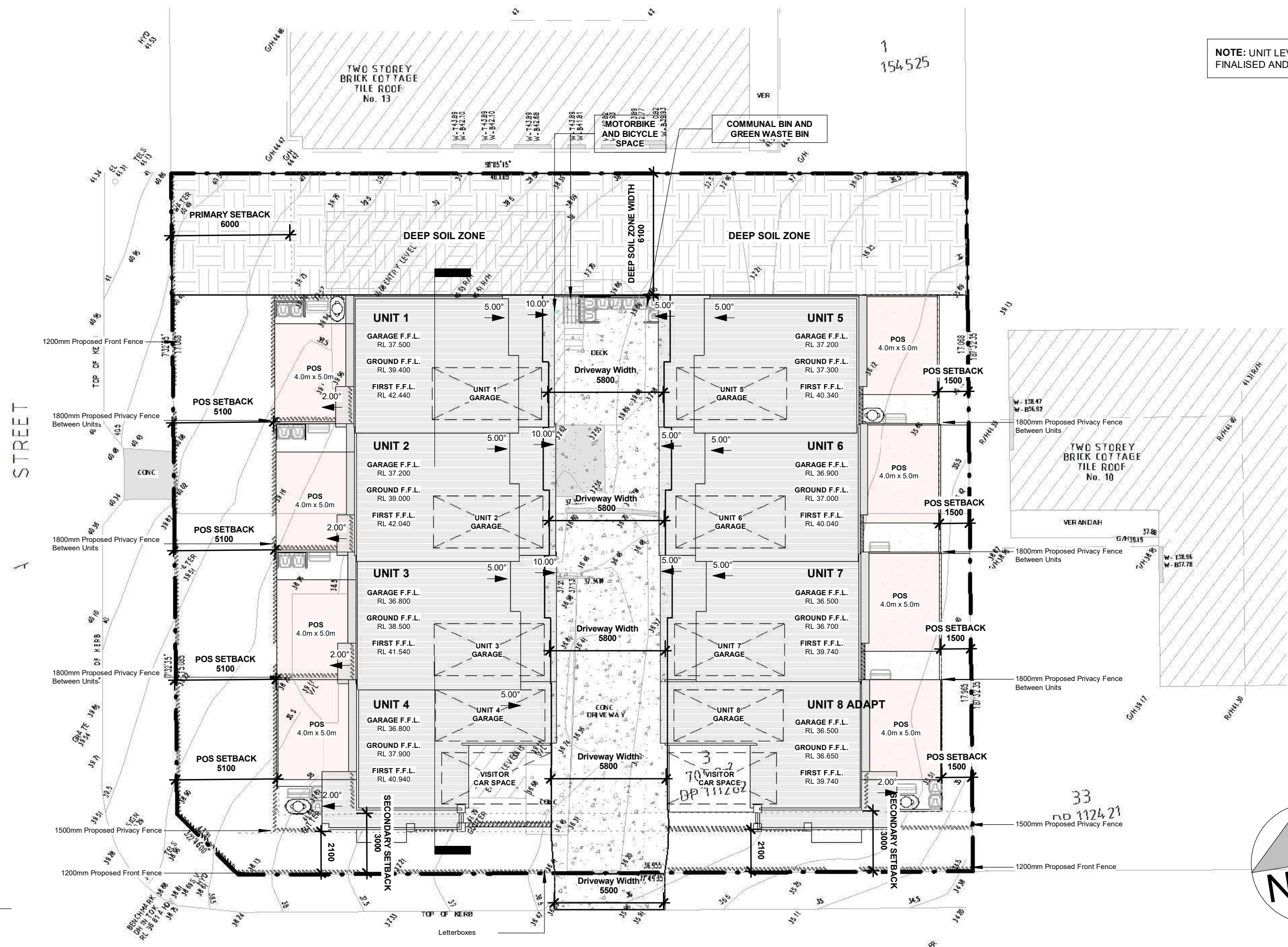
5 ATTACHMENTS

1. Plans
2. Arial photograph
3. Zoning map
4. WDCP 2009 Compliance tables
5. Draft consent



Site Analysis Plan
SCALE 1 : 200

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NOTE: UNIT LEVELS TO BE FINALISED AND CONFIRMED

Site Plan
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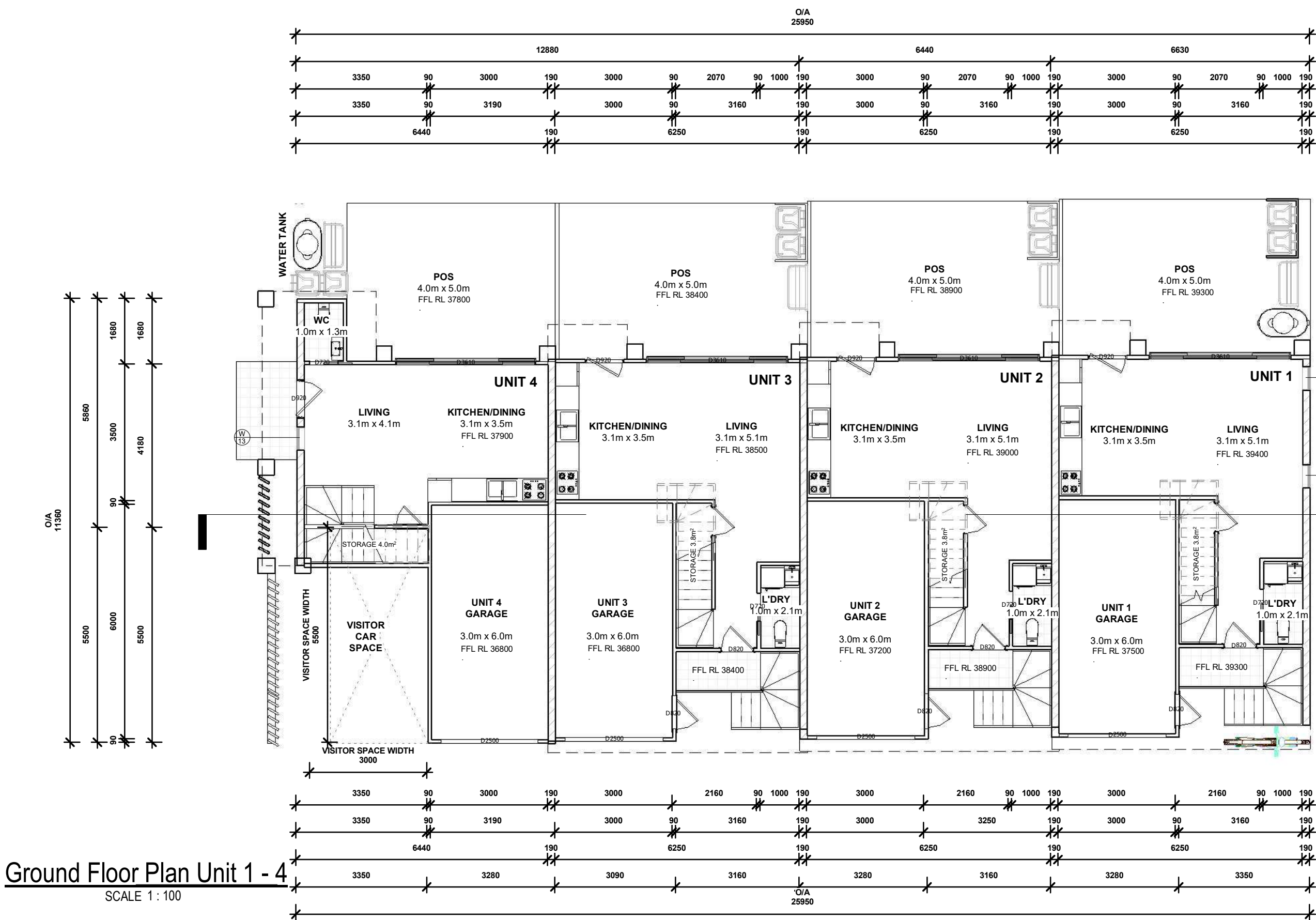
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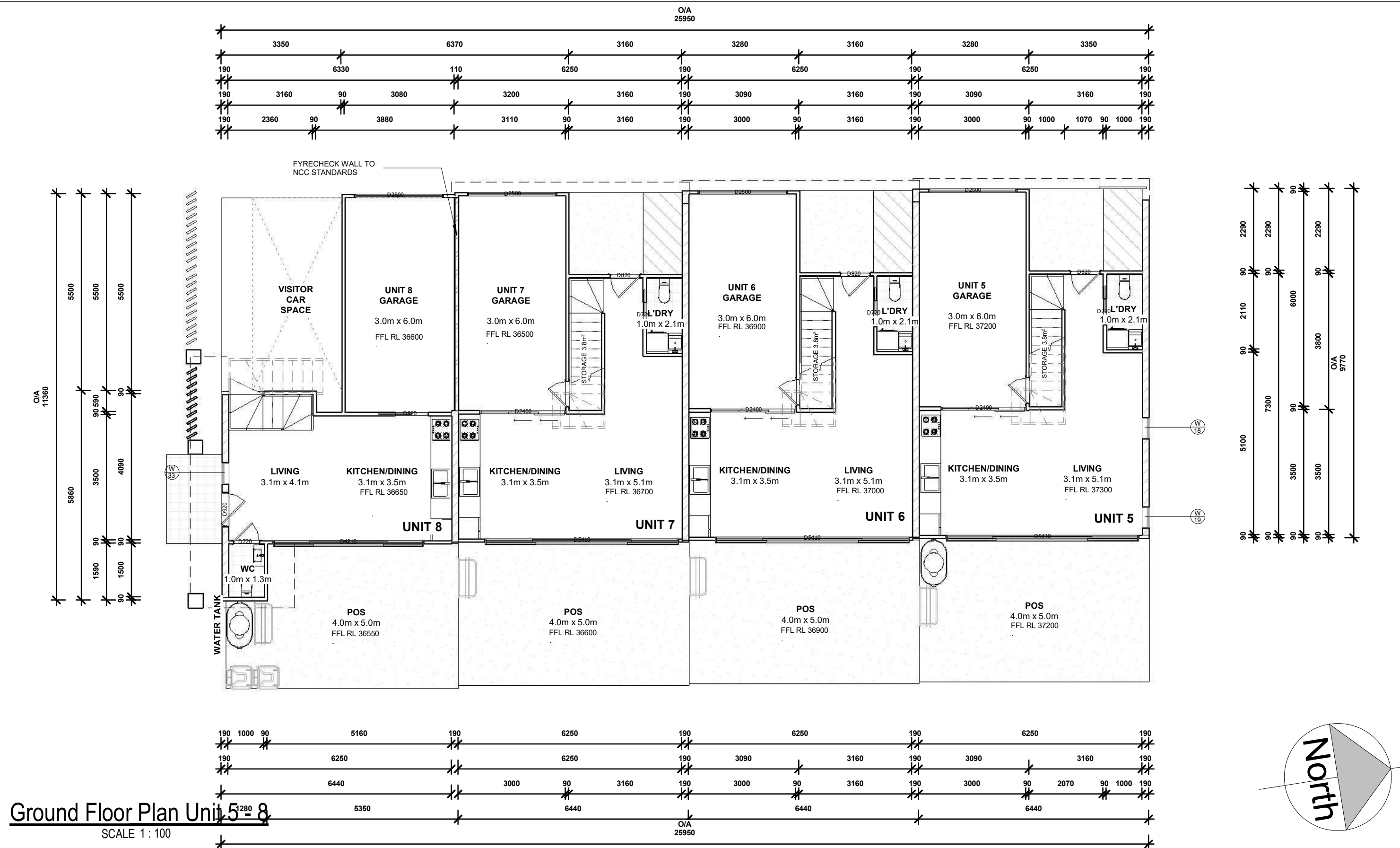
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Drawn By: M.LISICA		Date: 22/08/2019	
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Project:
Proposed Multi Unit Development

Issue: A

Drawn By: M.LISICA

Sheet Name: Ground Floor Plan Unit 5 - 8

DA SUBMISSION

Client & Address:
Mr. G.Issa
15 - 17 Kembla Street, Balgownie
Lot 2 DP154525 & Lot 3
DP111282

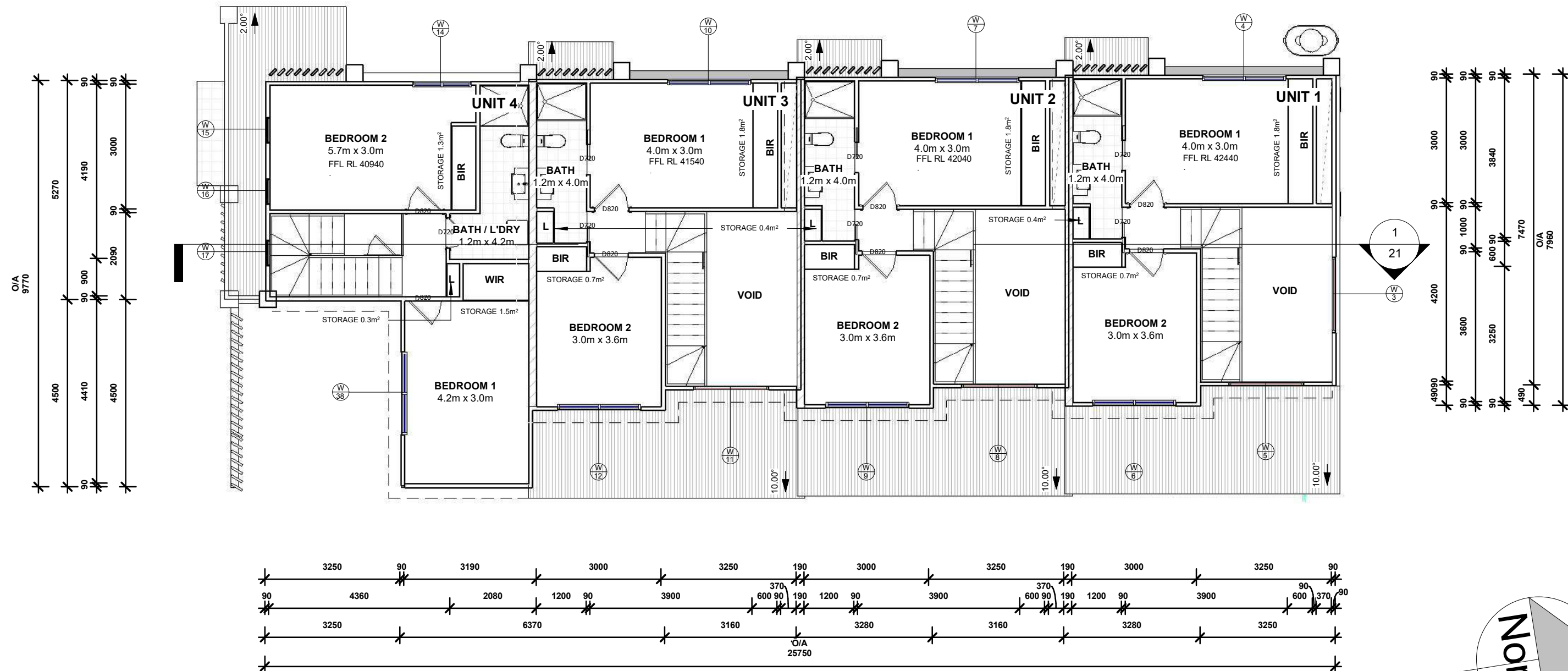
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Issue: A		Project number: 10STAR2018048	
Drawn By: M.LISICA		Date: 22/08/2019	
Sheet Name: First Floor Plan Units 1 - 4		Scale: 1 : 100	
DA SUBMISSION		Sheet: 06	



First Floor Plan Unit 5 - 8

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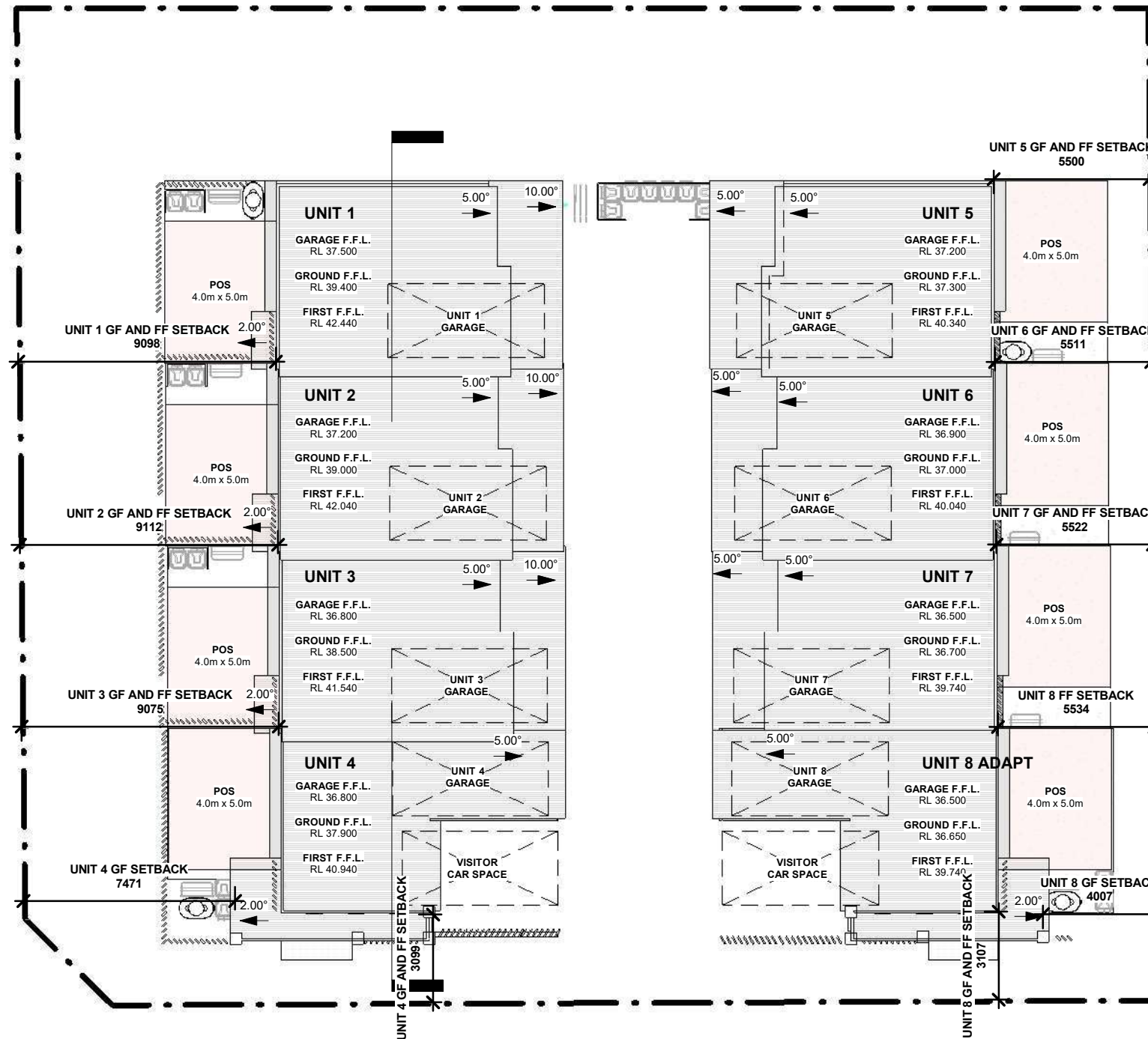
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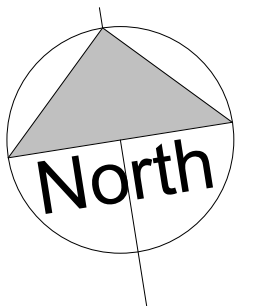
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Issue: A		Project number: 10STAR2018048	
Drawn By: M.LISICA		Date: 22/08/2019	
Sheet Name: First Floor Plan Units 5 - 8		Scale: 1 : 100	
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Roof Plan
SCALE 1 : 200



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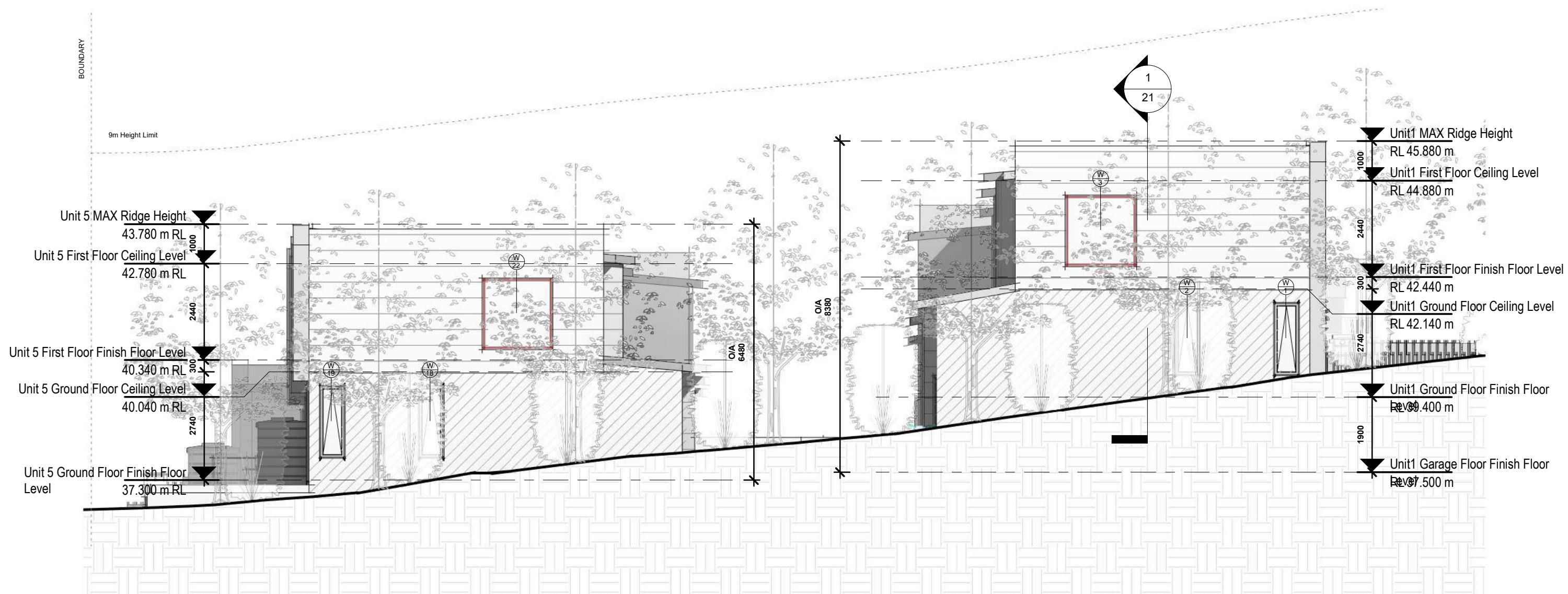
WEBSITE
www.10starliving.com.au

GENERAL NOTES:

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3. ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION (NCC) & AUSTRALIAN STANDARDS
4. ITEMS SPECIFIED TO MATCH EXISTING AS CLOSE AS POSSIBLE, NOT EXACT

Issue:	Issue details:	Date:
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4		
5		
6		

Project: Proposed Multi Unit Development		Client & Address: Mr. G.Issa 15 - 17 Kembla Street, Balgownie Lot 2 DP154525 & Lot 3 DP111282	
Issue: A		Project number: 10STAR2018048	
Drawn By: M.LISICA		Date: 22/08/2019	
Sheet Name: Roof Plan		Sheet: 08	
DA SUBMISSION		Scale: 1 : 200	



North Elevation
SCALE 1 : 100

★ 10STAR ★

PHONE
1300 10 STAR (7827)

EMAIL
info@10starliving.com.au

WEBSITE
www.10starliving.com.au

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Project: Proposed Multi Unit Development		Client & Address: Mr. G.Issa 15 - 17 Kembla Street, Balgownie Lot 2 DP154525 & Lot 3 DP111282	
Issue: A		Project number: 10STAR2018048	
Drawn By: M.LISICA		Date: 22/08/2019	Sheet: 09
Sheet Name: North Elevation		Scale: 1 : 100	
DA SUBMISSION			



South Elevation

SCALE 1 : 100



PHONE
1300 10 STAR (7827)

EMAIL
info@10starliving.com.au

WEBSITE
www.10starliving.com.au

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Issue:	Issue details:	Date:
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Project: Proposed Multi Unit Development	Client & Address: Mr. G.Issa 15 - 17 Kembla Street, Balgownie Lot 2 DP154525 & Lot 3 DP111282		
Issue: A	Project number: 10STAR2018048		
Drawn By: M.LISICA	Date: 22/08/2019		Sheet: 10
Sheet Name: South Elevation	Scale: 1 : 100		
DA SUBMISSION			



East Elevation
SCALE 1 : 100



PHONE
1300 10 STAR (7827)

EMAIL
info@10starliving.com.au

WEBSITE
www.10starliving.com.au

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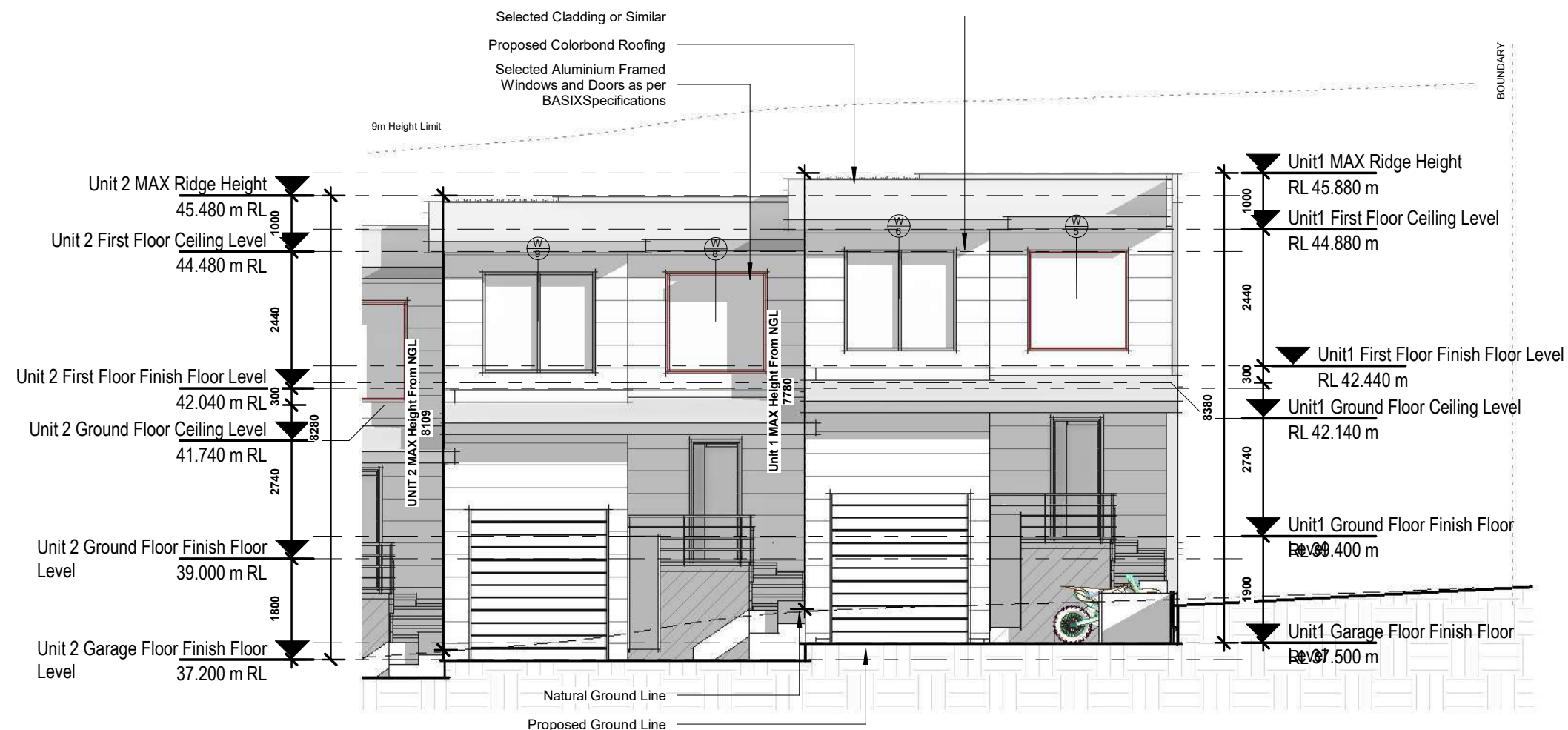
Issue:	Issue details:	Date:
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Project: Proposed Multi Unit Development		Client & Address: Mr. G.Issa 15 - 17 Kembla Street, Balgownie Lot 2 DP154525 & Lot 3 DP111282	
Issue: A		Project number: 10STAR2018048	
Drawn By: M.LISICA		Date: 22/08/2019	
Sheet Name: East Elevation		Scale: 1 : 100	
DA SUBMISSION		Sheet: 11	



West Elevation
SCALE 1 : 100

<div>★ 10STAR ★</div> <div>PHONE 1300 10 STAR (7827)</div> <div>EMAIL info@10starliving.com.au</div> <div>WEBSITE www.10starliving.com.au</div>	<div>GENERAL NOTES:</div> <div>1. ALL DIMENSIONS ARE IN MILLIMETERS</div> <div>2. ALL DIMENSIONS ARE TO BE CHECKED ON SITE</div> <div>3. ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION (NCC) & AUSTRALIAN STANDARDS</div> <div>4. ITEMS SPECIFIED TO MATCH EXISTING AS CLOSE AS POSSIBLE, NOT EXACT</div>	<table><tr><th>Issue:</th><th>Issue details:</th><th>Date:</th></tr><tr><td>1</td><td></td><td></td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	Issue:	Issue details:	Date:	1			2			3			4			5			6						<table><tr><td><div>Project:</div><div>Proposed Multi Unit Development</div></td><td colspan="2"><div>Client & Address:</div><div>Mr. G.Issa</div><div>15 - 17 Kembla Street, Balgownie</div><div>Lot 2 DP154525 & Lot 3</div><div>DP111282</div></td></tr><tr><td><div>Issue:</div><div>A</div></td><td colspan="2"></td></tr><tr><td><div>Drawn By:</div><div>M.LISICA</div></td><td><div>Project number:</div><div>10STAR2018048</div></td><td></td></tr><tr><td><div>Sheet Name:</div><div>West Elevation</div></td><td><div>Date:</div><div>22/08/2019</div></td><td rowspan="2"><div>Sheet:</div><div>12</div></td></tr><tr><td><div>DA SUBMISSION</div></td><td><div>Scale:</div><div>1 : 100</div></td></tr></table>		<div>Project:</div> <div>Proposed Multi Unit Development</div>	<div>Client & Address:</div> <div>Mr. G.Issa</div> <div>15 - 17 Kembla Street, Balgownie</div> <div>Lot 2 DP154525 & Lot 3</div> <div>DP111282</div>		<div>Issue:</div> <div>A</div>			<div>Drawn By:</div> <div>M.LISICA</div>	<div>Project number:</div> <div>10STAR2018048</div>		<div>Sheet Name:</div> <div>West Elevation</div>	<div>Date:</div> <div>22/08/2019</div>	<div>Sheet:</div> <div>12</div>	<div>DA SUBMISSION</div>	<div>Scale:</div> <div>1 : 100</div>
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East Elevation Unit 1 and 2

SCALE 1 : 100



PHONE
1300 10 STAR (7827)

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Project: Proposed Multi Unit Development		Client & Address: Mr. G.Issa 15 - 17 Kembla Street, Balgownie Lot 2 DP154525 & Lot 3 DP111282	
Issue: A		Project number: 10STAR2018048	
Drawn By: M.LISICA		Date: 22/08/2019	
Sheet Name: East Elevations Unit 1 and 2		Scale: 1 : 100	
DA SUBMISSION		Sheet: 13	

6.2

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

48.5 MJ/m²

www.nathers.gov.au

Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

3, 15 - 17 Kembla Street
Balgownie NSW 2519

www.nathers.gov.au

3FERUOM3PB

Marko Lisica

VIC/BDAY/16/1728

30 May 2019

https://www.nathers.gov.au/QRCodeLanding?PublicId=3FERUOM3PB

5.8

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

53.3 MJ/m²

www.nathers.gov.au

Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

4, 15 - 17 Kembla Street
Balgownie NSW 2519

www.nathers.gov.au

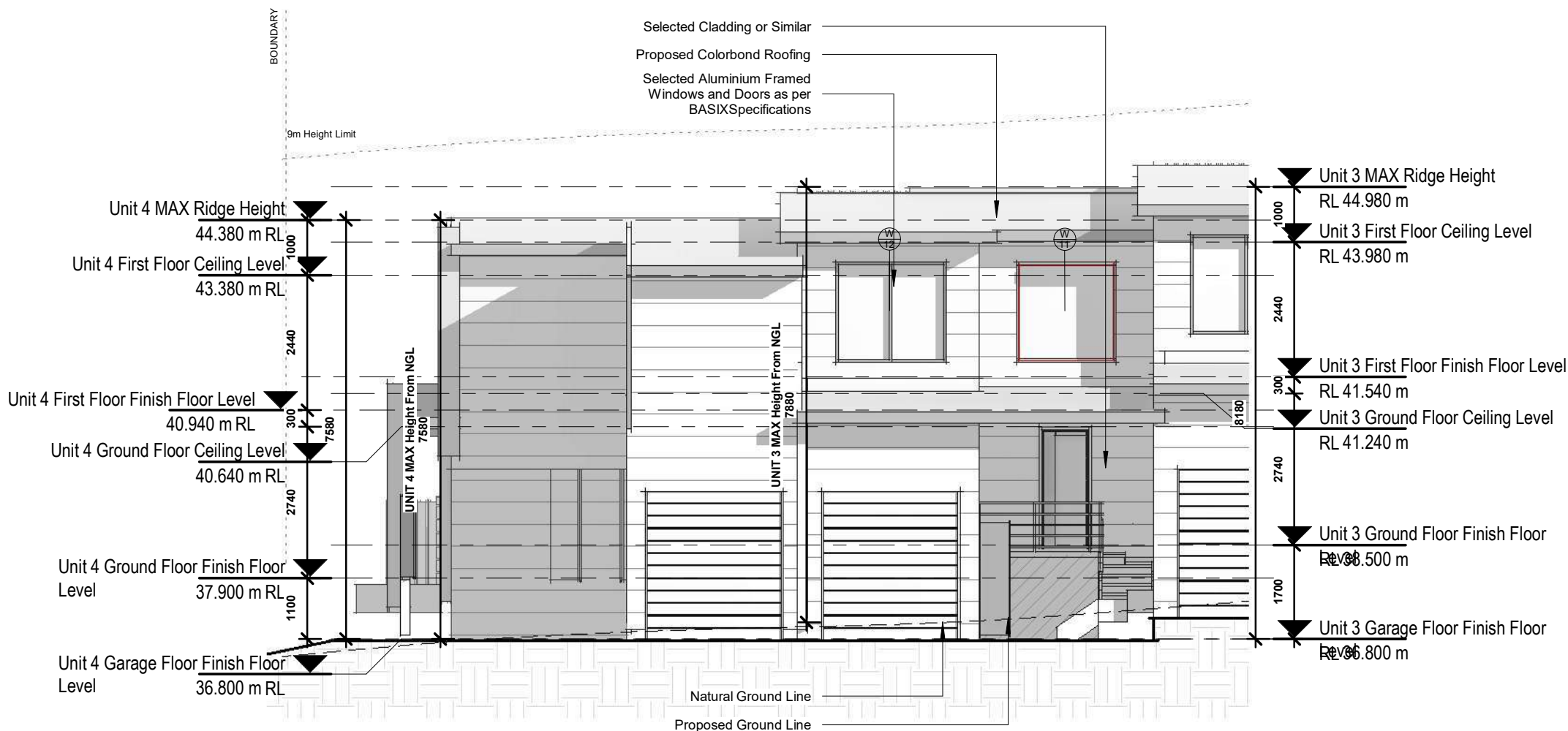
2UKCU3F80N

Marko Lisica

VIC/BDAY/16/1728

30 May 2019

https://www.nathers.gov.au/QRCodeLanding?PublicId=2UKCU3F80N



East Elevation Unit 3 and 4

SCALE 1 : 100

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WEBSITE
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Issue:	Issue details:	Date:
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Project:
Proposed Multi Unit Development

Issue:
A

Drawn By:
M.LISICA

Sheet Name:
East Elevations Unit 3 and 4

DA SUBMISSION

Client & Address:
Mr. G.Issa
15 - 17 Kembla Street, Balgownie
Lot 2 DP154525 & Lot 3
DP111282

Project number:
10STAR2018048

Date:
22/08/2019

Scale:
1 : 100

Sheet:
14

5.4

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

59.6 MJ/m²

www.nathers.gov.au

Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

5, 15 - 17 Kembla Street
Balgownie NSW 2519

www.nathers.gov.au

https://www.n5.com.au/Q
RCcode/landing/PublicId=9L6AN87RMC

Certificate Number: 9L6AN87RMC
Assessor Name: Marko Lisica
Accreditation number: VIC/BDAY/16/1728
Certificate date: 30 May 2019
Dwelling address: 5, 15 - 17 Kembla Street, Balgownie NSW 2519
www.nathers.gov.au

5.7

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

54.8 MJ/m²

www.nathers.gov.au

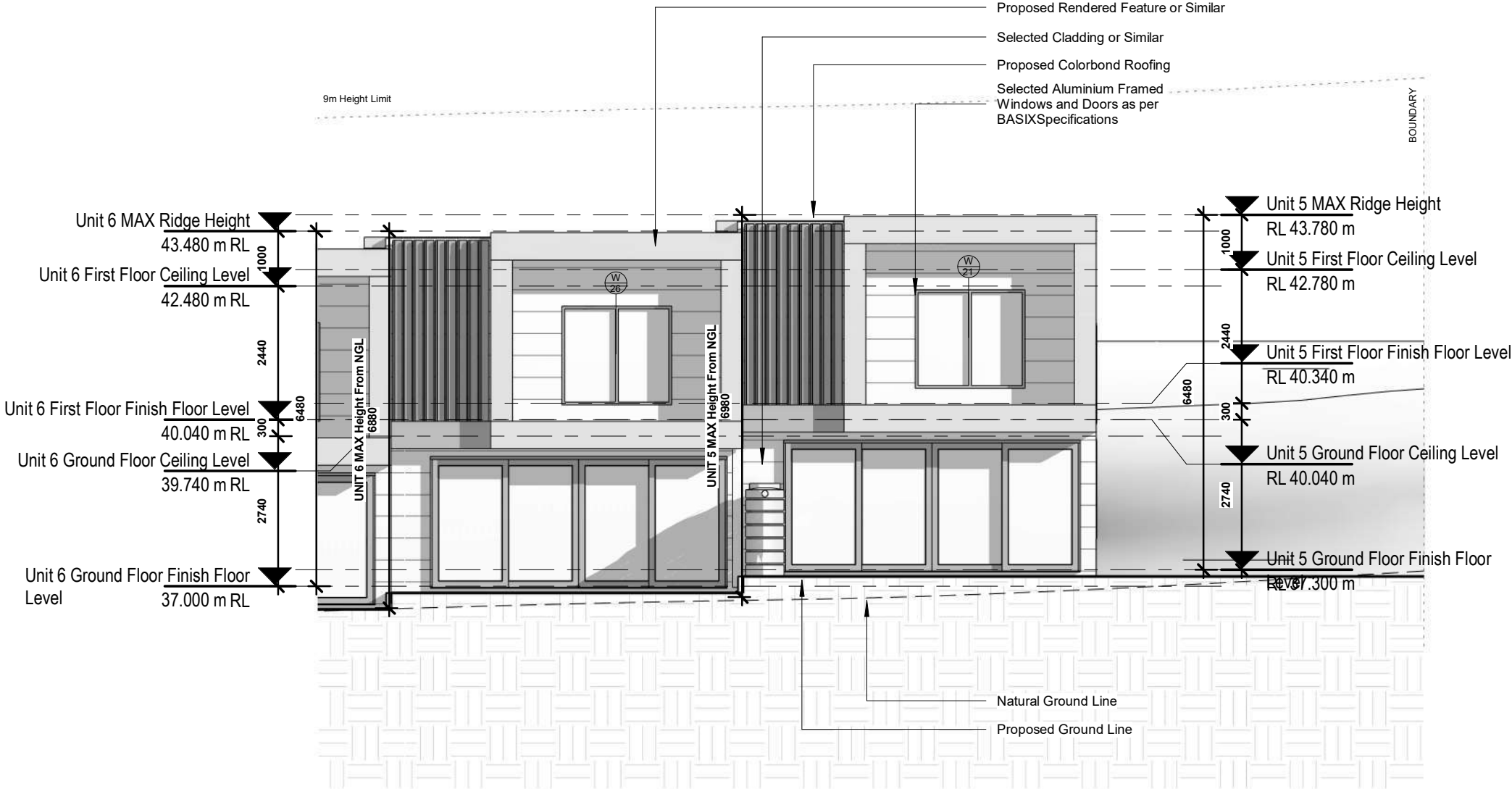
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Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

6, 15 - 17 Kembla Street
Balgownie NSW 2519

www.nathers.gov.au

https://www.n5.com.au/Q
RCcode/landing/PublicId=TJPS3GD68Q

Certificate Number: TJPS3GD68Q
Assessor Name: Marko Lisica
Accreditation number: VIC/BDAY/16/1728
Certificate date: 30 May 2019
Dwelling address: 6, 15 - 17 Kembla Street, Balgownie NSW 2519
www.nathers.gov.au



East Elevation Unit 5 and 6

SCALE 1 : 100

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PHONE
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EMAIL
info@10starliving.com.au

WEBSITE
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Issue:	Issue details:	Date:
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Project:
Proposed Multi Unit Development

Issue:
A

Drawn By:
M.LISICA

Sheet Name:
East Elevations Unit 5 and 6

DA SUBMISSION

Client & Address:
Mr. G.Issa
15 - 17 Kembla Street, Balgownie
Lot 2 DP154525 & Lot 3
DP111282

Project number:
10STAR2018048

Date:
22/08/2019

Scale:
1 : 100

Sheet:
15

5.8

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

54.4 MJ/m²

www.nathers.gov.au

Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

7, 15 - 17 Kembla Street
Balgownie NSW 2519

www.nathers.gov.au

9SEU439FX2
Marko Lisica
VIC/BDAY/16/1728
30 May 2019

https://www.f5.com.au/Q
RCodeLanding?PublicId=9SEU439FX2

5.6

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

56.8 MJ/m²

www.nathers.gov.au

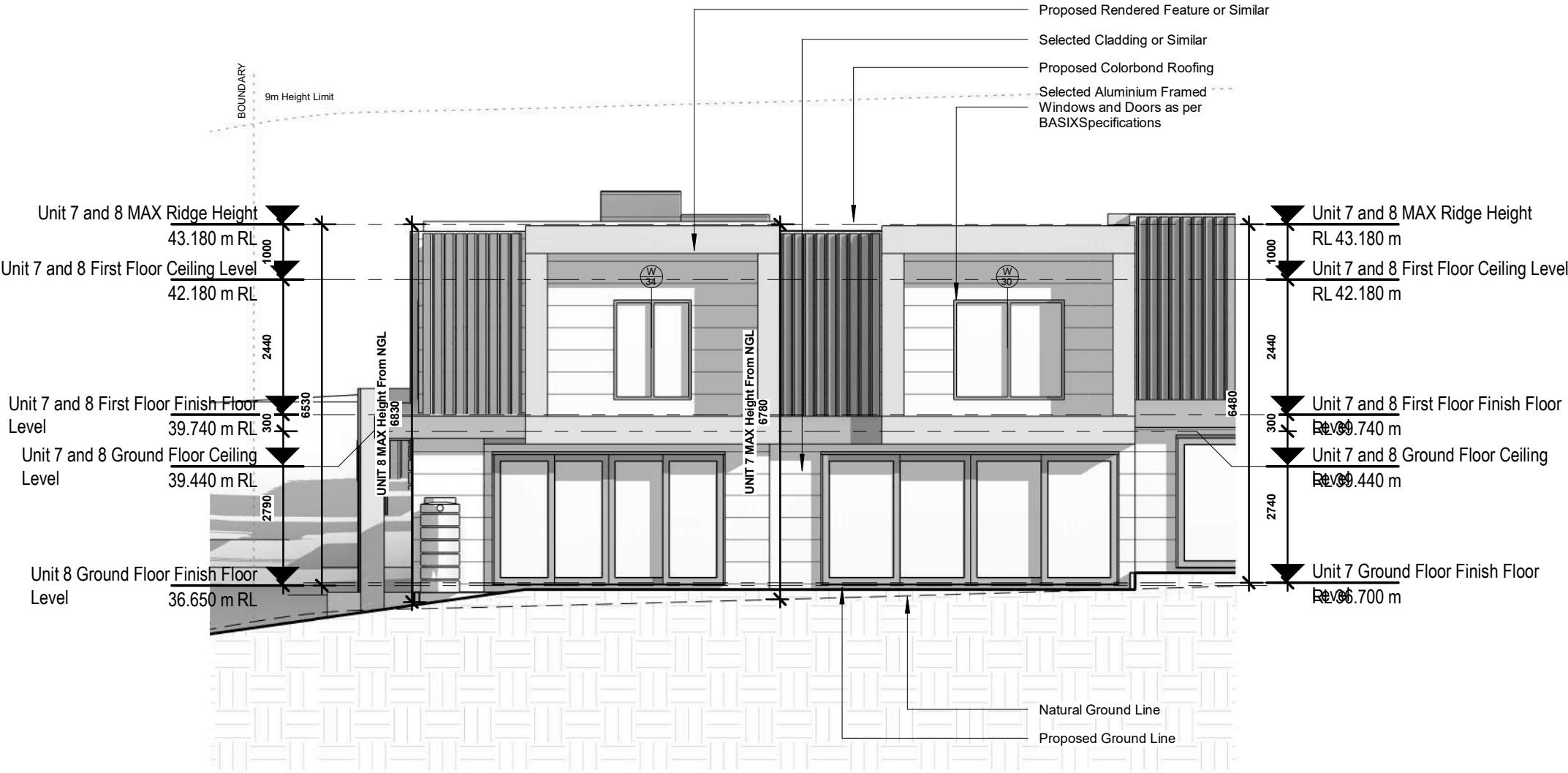
Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

8, 15 - 17 Kembla Street
Balgownie NSW 2519

www.nathers.gov.au

LBGYSSIDEW
Marko Lisica
VIC/BDAY/16/1728
30 May 2019

https://www.f5.com.au/Q
RCodeLanding?PublicId=LBGYSSIDEW



East Elevation Unit 7 and 8

SCALE 1 : 100

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WEBSITE
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Issue:	Issue details:	Date:
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Project:
Proposed Multi Unit Development

Issue:
A

Drawn By:
M.LISICA

Sheet Name:
East Elevations Unit 7 and 8

DA SUBMISSION

Client & Address:
Mr. G.Issa
15 - 17 Kembla Street, Balgownie
Lot 2 DP154525 & Lot 3
DP111282

Project number:
10STAR2018048

Date:
22/08/2019

Scale:
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16

5.3

NATIONWIDE HOUSE

ENERGY RATING SCHEME

61.2 MJ/m²

www.nathers.gov.au

Certificate Number:

Assessor Name:

Accreditation number:

Certificate date:

Dwelling address:

1, 15 - 17 Kembla Street

Balgownie NSW 2519

www.nathers.gov.au

MHNT5MMUWX

Marko Lisica

VIC/BDAY/16/1728

30 May 2019

https://www.nathers.gov.au/QRcode/Landing?PublicId=MHNT5MMUWX

6.2

NATIONWIDE HOUSE

ENERGY RATING SCHEME

49 MJ/m²

www.nathers.gov.au

Certificate Number:

Assessor Name:

Accreditation number:

Certificate date:

Dwelling address:

2, 15 - 17 Kembla Street

Balgownie NSW 2519

www.nathers.gov.au

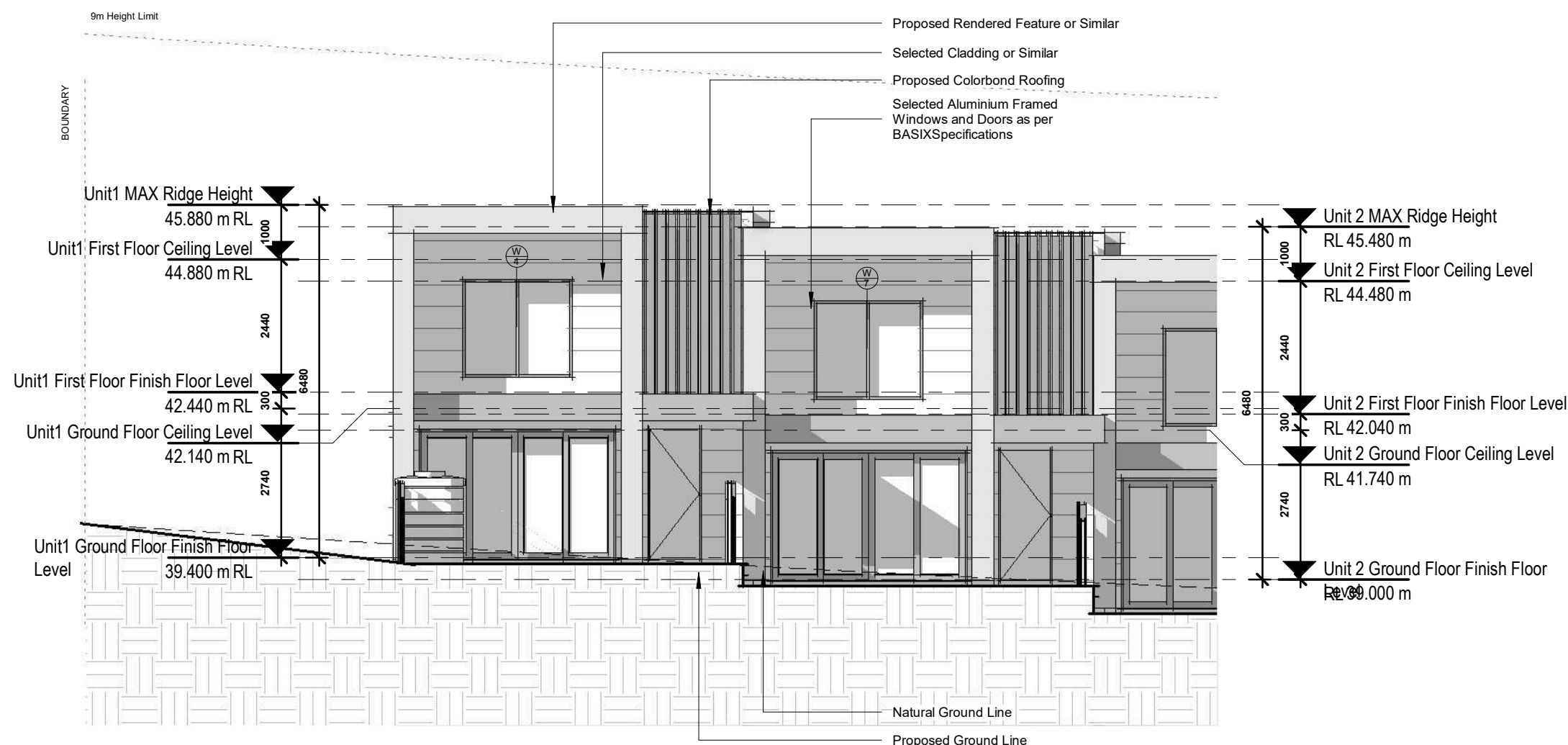
NJHHVQA7BR

Marko Lisica

VIC/BDAY/16/1728

30 May 2019

https://www.nathers.gov.au/QRcode/Landing?PublicId=NJHHVQA7BR



West Elevation Unit 1 and 2

SCALE 1 : 100

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Issue:	Issue details:	Date:
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Project:

Proposed Multi Unit Development

Issue:

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Drawn By:

M.LISICA

Sheet Name:

West Elevations Unit 1 and 2

DA SUBMISSION

Client & Address:

Mr. G.Issa

15 - 17 Kembla Street, Balgownie

Lot 2 DP154525 & Lot 3

DP111282

Project number:

10STAR2018048

Date:

22/08/2019

Scale:

1 : 100

Sheet:

17

6.2

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

48.5 MJ/m²

www.nathers.gov.au

Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

3, 15 - 17 Kembla Street
Balgownie NSW 2519

www.nathers.gov.au

3FERUOM3PB

Marko Lisica

VIC/BDAY/16/1728

30 May 2019

https://www.f5.com.au/QRCCodeLanding?PublicId=3FERUOM3PB

5.8

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

53.3 MJ/m²

www.nathers.gov.au

Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

4, 15 - 17 Kembla Street
Balgownie NSW 2519

www.nathers.gov.au

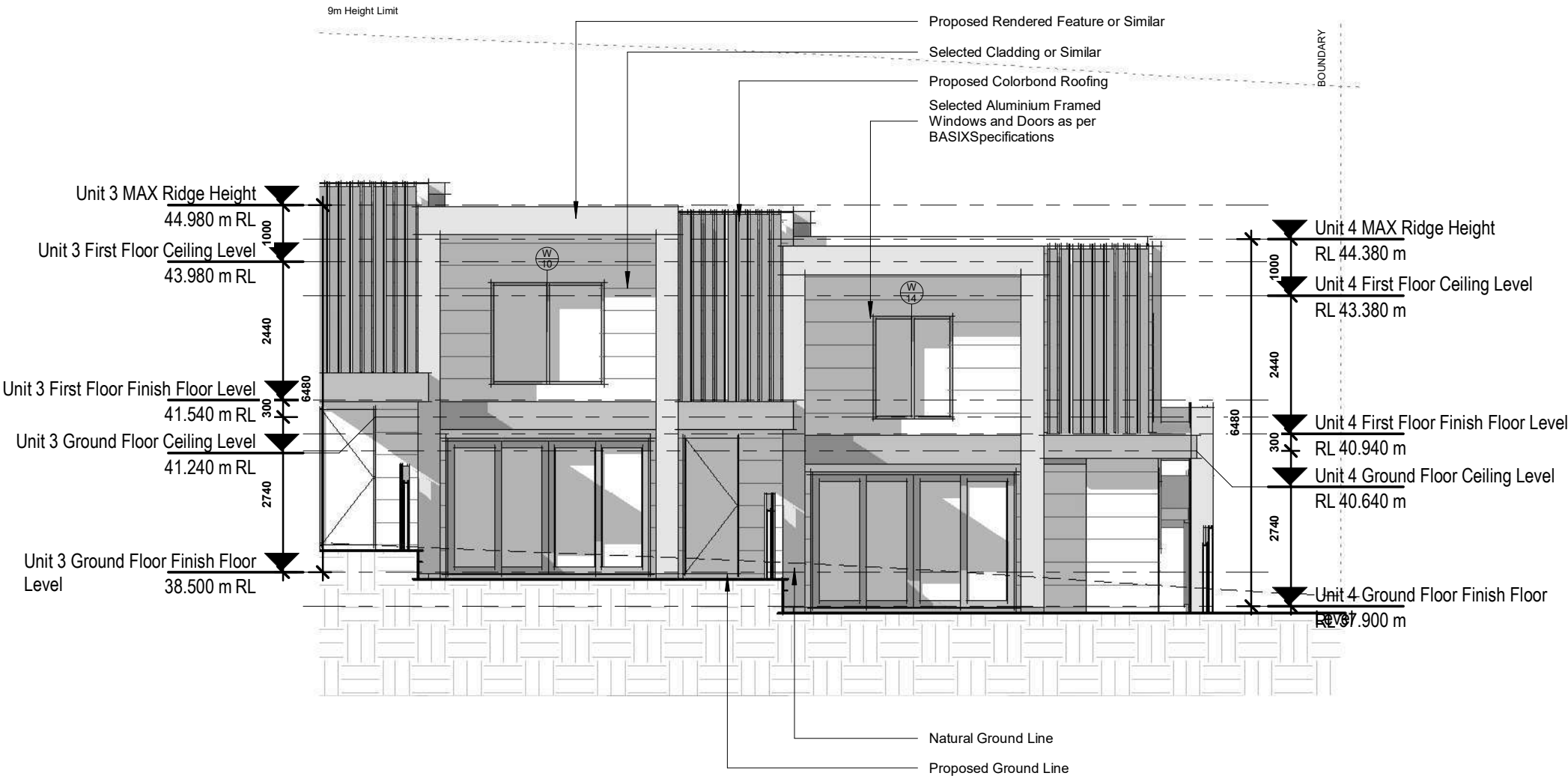
2UKCU3F80N

Marko Lisica

VIC/BDAY/16/1728

30 May 2019

https://www.f5.com.au/QRCCodeLanding?PublicId=2UKCU3F80N



West Elevation Unit 3 and 4

SCALE 1 : 100

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Project:
Proposed Multi Unit Development

Issue:
A

Drawn By:
M.LISICA

Sheet Name:
West Elevations Unit 3 and 4

DA SUBMISSION

Client & Address:
Mr. G.Issa
15 - 17 Kembla Street, Balgownie
Lot 2 DP154525 & Lot 3
DP111282

Project number:
10STAR2018048

Date:
22/08/2019

Scale:
1 : 100

Sheet:
18

5.4

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

59.6 MJ/m²

www.nathers.gov.au

Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

5, 15 - 17 Kembla Street
Balgownie NSW 2519

www.nathers.gov.au

9L6AN87RMC

Marko Lisica

VIC/BDAY/16/1728

30 May 2019

https://www.f5.com.au/QRCODE/landing?PublicId=9L6AN87RMC

5.7

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

54.8 MJ/m²

www.nathers.gov.au

Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

6, 15 - 17 Kembla Street
Balgownie NSW 2519

www.nathers.gov.au

TJPS3GD68Q

Marko Lisica

VIC/BDAY/16/1728

30 May 2019

https://www.f5.com.au/QRCODE/landing?PublicId=TJPS3GD68Q



West Elevation Unit 5 and 6

SCALE 1 : 100

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<div>Project:</div> <div>Proposed Multi Unit Development</div>		<div>Client & Address:</div> <div>Mr. G.Issa</div> <div>15 - 17 Kembla Street, Balgownie</div> <div>Lot 2 DP154525 & Lot 3</div> <div>DP111282</div>																																													
<div>Issue:</div> <div>A</div>		<div>Project number:</div> <div>10STAR2018048</div>																																													
<div>Drawn By:</div> <div>M.LISICA</div>		<div>Date:</div> <div>22/08/2019</div>	<div>Sheet:</div> <div>19</div>																																												
<div>Sheet Name:</div> <div>West Elevations Unit 5 and 6</div>		<div>Scale:</div> <div>1 : 100</div>																																													
<div>DA SUBMISSION</div>																																															

5.8

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

54.4 MJ/m²

www.nathers.gov.au

Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

9SEU439FX2

Marko Lisica

VIC/BDAY/16/1728

30 May 2019

7, 15 - 17 Kembla Street
Balgownie NSW 2519

www.nathers.gov.au

<https://www.f5.com.au/QRCodes/Landing?PublicId=9SEU439FX2>

5.6

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

56.8 MJ/m²

www.nathers.gov.au

Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

LBGYSSIDEW

Marko Lisica

VIC/BDAY/16/1728

30 May 2019

8, 15 - 17 Kembla Street
Balgownie NSW 2519

www.nathers.gov.au

<https://www.f5.com.au/QRCodes/Landing?PublicId=LBGYSSIDEW>

West Elevation Unit 7 and 8

SCALE 1 : 100

★

10STAR

★

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GENERAL NOTES:

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4. ITEMS SPECIFIED TO MATCH EXISTING AS CLOSE AS POSSIBLE, NOT EXACT

Issue:	Issue details:	Date:
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Project:

Proposed Multi Unit Development

Issue:

A

Drawn By:

M.LISICA

Sheet Name:

West Elevations Unit 7 and 8

DA SUBMISSION

Client & Address:

Mr. G.Issa

15 - 17 Kembla Street, Balgownie

Lot 2 DP154525 & Lot 3

DP111282

Project number:

10STAR2018048

Date:

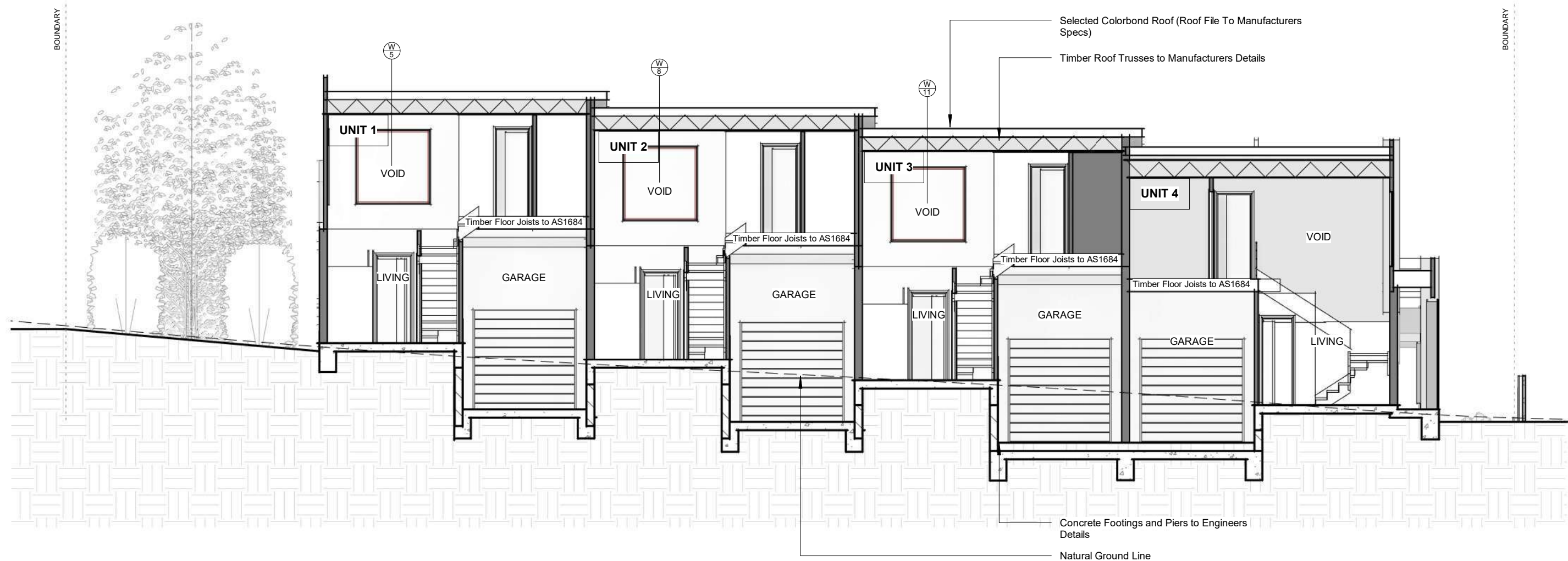
22/08/2019

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20



Section AA
SCALE 1 : 100



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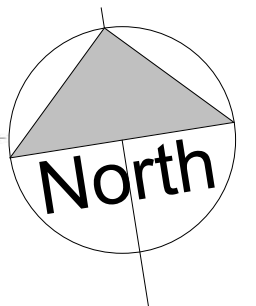
Issue:	Issue details:	Date:
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Project: Proposed Multi Unit Development		Client & Address: Mr. G.Issa 15 - 17 Kembla Street, Balgownie Lot 2 DP154525 & Lot 3 DP111282	
Issue: A		Project number: 10STAR2018048	
Drawn By: M.LISICA		Date: 22/08/2019	Sheet: 21
Sheet Name: Section AA		Scale: 1 : 100	
DA SUBMISSION			

A STREET

Concept Landscape and Site Coverage Plan

SCALE 1:200



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Issue: A		Project number: 10STAR2018048	
Drawn By: M.LISICA		Date: 22/08/2019	
Sheet Name: Concept Landscape and Site Coverage Plan		Scale: 1:200	
DA SUBMISSION		22	



Shadow Diagram 9am

SCALE 1 : 500



Shadow Diagram 10am

SCALE 1 : 500



Shadow Diagram 11am

SCALE 1 : 500



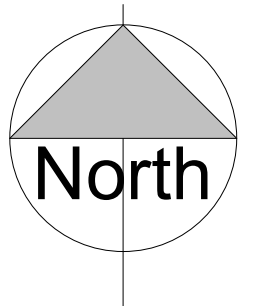
Shadow Diagram 12pm

SCALE 1 : 500



Shadow Diagram 1pm

SCALE 1 : 500



NOTE:

At least 50% of the private open areas of adjoining residential properties have received at least 3 hours of sunlight on the 21st June during the following hours of 9am-3pm

Areas achieving at least 50% of sunlight to private open areas:

9am: Unit 5, 6, 7, 8

10am: Unit 1, 5, 6, 7, 8

11am: Unit 1, 2, 3, 4, 5, 6, 7, 8

12pm: Unit 1, 2, 3, 4, 5, 6, 7, 8

1pm: Unit 1, 2, 3, 4, 5

2pm: Unit 1, 2, 3, 4

3pm: Unit 1, 2, 3, 4



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Project: Proposed Multi Unit Development		Client & Address: Mr. G.Issa 15 - 17 Kembla Street, Balgownie Lot 2 DP154525 & Lot 3 DP111282	
Issue: A		Project number: 10STAR2018048	
Drawn By: M.LISICA		Date: 22/08/2019	
Sheet Name: Shadow Diagrams - 01		Scale: 1 : 500	
DA SUBMISSION		24	



Shadow Diagram 2pm

SCALE 1 : 500



Shadow Diagram 3pm

SCALE 1 : 500

NOTE:

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Areas achieving at least 50% of sunlight to private open areas:

9am: Unit 5, 6, 7, 8

10am: Unit 1, 5, 6, 7, 8

11am: Unit 1, 2, 3, 4, 5, 6, 7, 8

12pm: Unit 1, 2, 3, 4, 5, 6, 7, 8

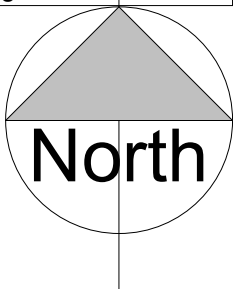
1pm: Unit 1, 2, 3, 4, 5

2pm: Unit 1, 2, 3, 4

3pm: Unit 1, 2, 3, 4

Window Schedule			
Mark	Height	Width	Model

1	1800	600	Aluminium Awning Window
2	1800	600	Aluminium Awning Window
3	1810	1810	Aluminium Fixed Window
4	1800	2000	Aluminium Sliding Window
5	1810	1810	Aluminium Fixed Window
6	1800	2000	Aluminium Sliding Window
7	1800	2000	Aluminium Sliding Window
8	1810	1810	Aluminium Fixed Window
9	1800	2000	Aluminium Sliding Window
10	1800	2000	Aluminium Sliding Window
11	1810	1810	Aluminium Fixed Window
12	1800	2000	Aluminium Sliding Window
13	2100	600	Aluminium Awning Window
14	1800	1400	Aluminium Sliding Window
15	1800	600	Aluminium Awning Window
16	1800	600	Aluminium Awning Window
17	1800	600	Aluminium Awning Window
18	1800	600	Aluminium Awning Window
19	1800	600	Aluminium Awning Window
21	1800	2000	Aluminium Sliding Window
22	1810	1810	Aluminium Fixed Window
23	1810	1810	Aluminium Fixed Window
24	1800	2000	Aluminium Sliding Window
26	1800	2000	Aluminium Sliding Window
27	1810	1810	Aluminium Fixed Window
28	1800	2000	Aluminium Sliding Window
30	1800	2000	Aluminium Sliding Window
31	1810	1810	Aluminium Fixed Window
32	1800	2000	Aluminium Sliding Window
33	2100	600	Aluminium Awning Window
34	1800	1400	Aluminium Sliding Window
35	1800	600	Aluminium Awning Window
36	1800	600	Aluminium Awning Window
37	1800	600	Aluminium Awning Window
38	1800	2000	Aluminium Sliding Window
39	1800	2000	Aluminium Sliding Window



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Issue: A		Project number: 10STAR2018048	
Drawn By: M.LISICA		Date: 22/08/2019	
Sheet Name: Shadow Diagrams - 02		Scale: 1 : 500	
DA SUBMISSION		Sheet: 25	



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Issue:		A	
Drawn By:		M.LISICA	
Sheet Name:		Corner of Kembla and Barker Street Perspectives	
DA SUBMISSION		Date: 22/08/2019	Sheet: 27
		Scale:	

LANDSCAPE SCREENING IN FRONT
OF PRIVATE OPEN SPACE AREA TO
ADD ADDITIONAL SCREENING TO
PRIVATE OPEN SPACE AREAS

1500mm HIGH PRIVACY SCREEN TIMBER
FENCING OR SIMILAR TO PRIVATE OPEN
SPACE AREA

1200mm HIGH TIMBER FENCE OR
SIMILAR TO BOUNDARY

LANDSCAPE SCREENING BEHIND
BOUNDARY FENCE TO ADD
ADDITIONAL SCREENING TO PRIVATE
OPEN SPACE AREAS



Barker Street Perspective
SCALE



Lower Barker Street Perspective
SCALE



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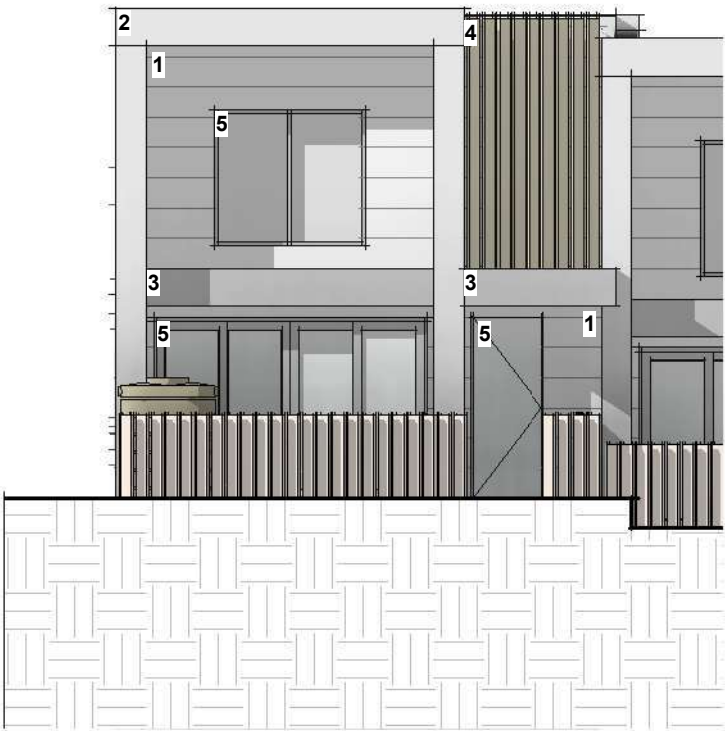
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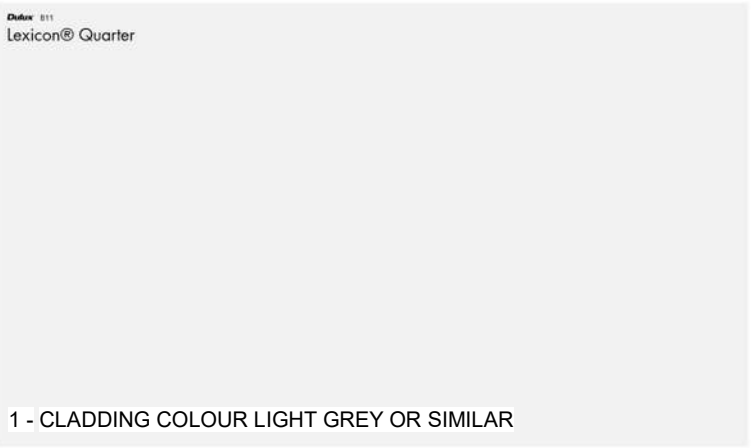
Project: Proposed Multi Unit Development		Client & Address: Mr. G.Issa 15 - 17 Kembla Street, Balgownie Lot 2 DP154525 & Lot 3 DP111282	
Issue: A		Project number: 10STAR2018048	
Drawn By: M.LISICA		Date: 22/08/2019	
Sheet Name: Barker Street Perspective		Scale:	
DA SUBMISSION		Sheet: 28	



Typical Unit Facade
SCALE 1 : 100



4 - TIMBER FEATURE OF SIMILAR



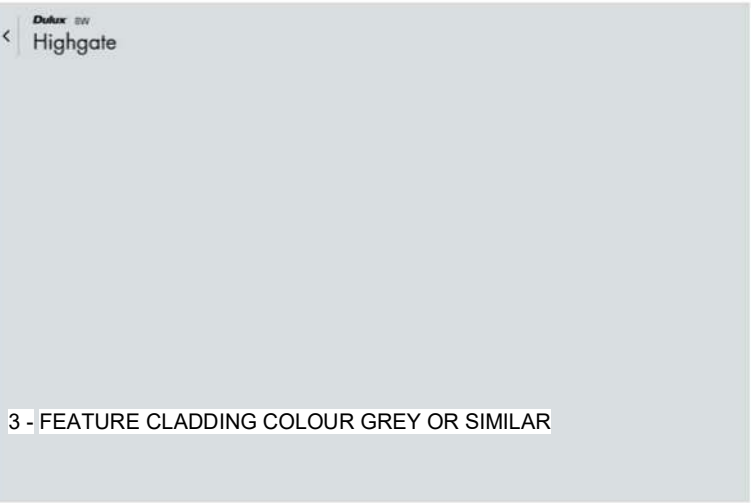
1 - CLADDING COLOUR LIGHT GREY OR SIMILAR



5 - SILVER COLOUR WINIDOWS AND
DOORS OR SIMILAR



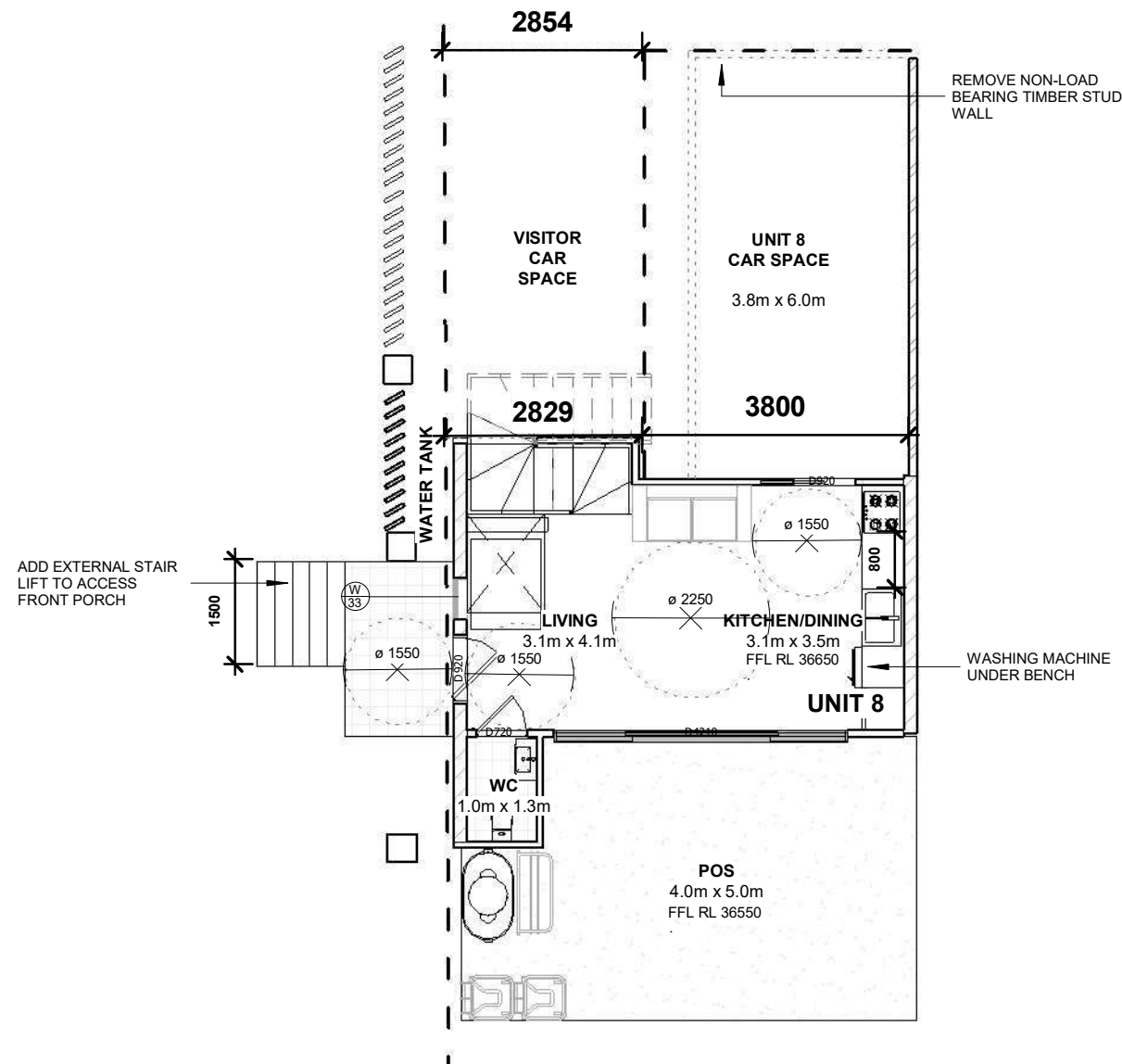
2 - FEATURE CLADDING COLOUR LIGHT GREY OR SIMILAR



3 - FEATURE CLADDING COLOUR GREY OR SIMILAR

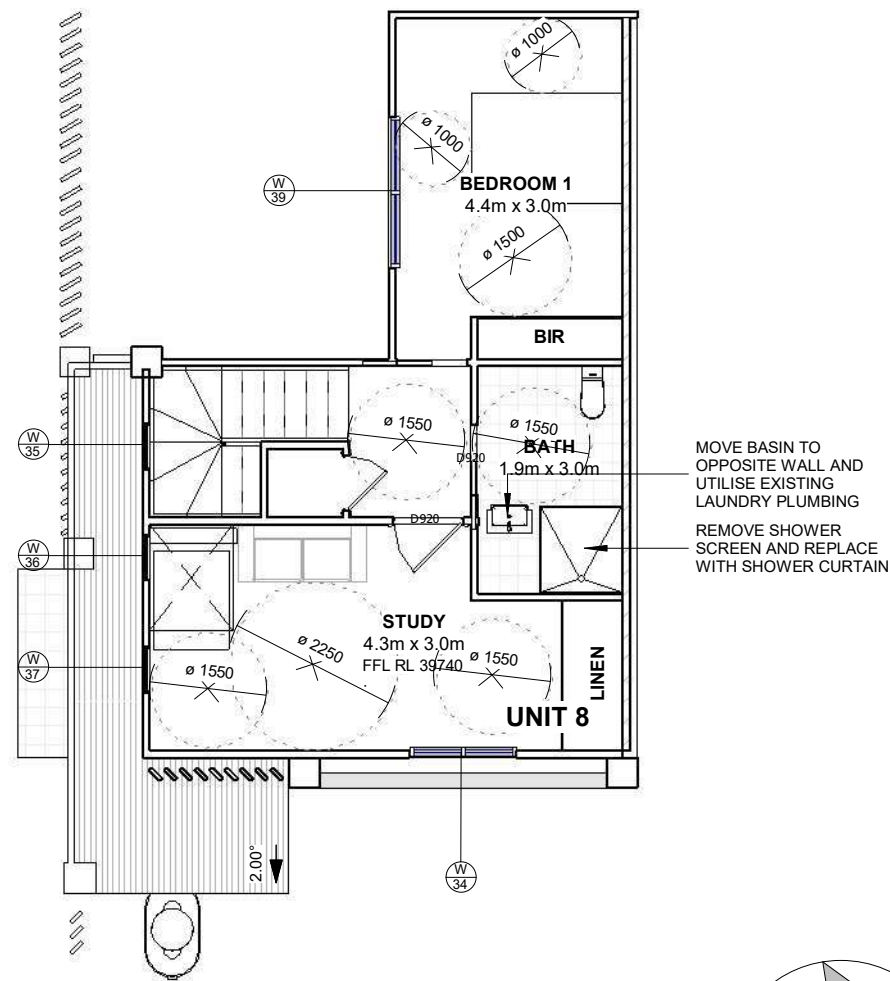
PROPOSED COLOUR SCHEME OR SIMILAR

<div>★ 10STAR ★</div> <div>PHONE 1300 10 STAR (7827)</div> <div>EMAIL info@10starliving.com.au</div> <div>WEBSITE www.10starliving.com.au</div>	<div>GENERAL NOTES:</div> <div>1. ALL DIMENSIONS ARE IN MILLIMETERS</div> <div>2. ALL DIMENSIONS ARE TO BE CHECKED ON SITE</div> <div>3. ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION (NCC) & AUSTRALIAN STANDARDS</div> <div>4. ITEMS SPECIFIED TO MATCH EXISTING AS CLOSE AS POSSIBLE, NOT EXACT</div>	<table><tr><th>Issue:</th><th>Issue details:</th><th>Date:</th></tr><tr><td>1</td><td></td><td></td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	Issue:	Issue details:	Date:	1			2			3			4			5			6						<table><tr><td><div>Project:</div><div>Proposed Multi Unit Development</div></td><td><div>Client & Address:</div><div>Mr. G.Issa</div><div>15 - 17 Kembla Street, Balgownie</div><div>Lot 2 DP154525 & Lot 3</div><div>DP111282</div></td></tr><tr><td><div>Issue:</div><div>A</div></td><td></td></tr><tr><td><div>Drawn By:</div><div>M.Lisica</div></td><td><div>Project number:</div><div>10STAR2018048</div></td></tr><tr><td><div>Sheet Name:</div><div>Colour Scheme</div></td><td><div>Date:</div><div>22/08/2019</div><div>Sheet:</div><div>29</div></td></tr><tr><td><div>DA SUBMISSION</div></td><td><div>Scale:</div><div>1 : 100</div></td></tr></table>	<div>Project:</div> <div>Proposed Multi Unit Development</div>	<div>Client & Address:</div> <div>Mr. G.Issa</div> <div>15 - 17 Kembla Street, Balgownie</div> <div>Lot 2 DP154525 & Lot 3</div> <div>DP111282</div>	<div>Issue:</div> <div>A</div>		<div>Drawn By:</div> <div>M.Lisica</div>	<div>Project number:</div> <div>10STAR2018048</div>	<div>Sheet Name:</div> <div>Colour Scheme</div>	<div>Date:</div> <div>22/08/2019</div> <div>Sheet:</div> <div>29</div>	<div>DA SUBMISSION</div>	<div>Scale:</div> <div>1 : 100</div>
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<div>DA SUBMISSION</div>	<div>Scale:</div> <div>1 : 100</div>																																				



Unit 8 - Post Adaptable Ground Floor Plan

SCALE 1 : 100



Unit 8 - Post Adaptable First Floor Plan

SCALE 1 : 100

- SITING**
- A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1.
- LETTERBOXES IN ESTATE DEVELOPMENTS**
- Letterboxes to be on hard standing area connected to accessible pathway.
- PRIVATE CAR ACCOMMODATION**
- Carparking space or garage min. area 6.0 m x 3.8 m.
- ACCESSIBLE ENTRY**
- Accessible entry.
 - Accessible entry to be level (i. e. max. 1:40 slope)
 - Threshold to be low-level.
 - Landing to enable wheelchair manoeuvrability.
 - Accessible entry door to have 850 mm min. clearance.
 - Door lever handles and hardware to AS 1428.1.
- INTERIOR: GENERAL**
- Internal doors to have 920 mm min. clearance.
 - Internal corridors min. width of 1000 mm.
 - Provision for compliance with AS 1428.1 for door approaches.
- LIVING ROOM & DINING ROOM**
- Provision for circulation space of min. 2250mm diameter.
 - Telephone adjacent to GPO.
 - Potential illumination level min. 300 lux.
- KITCHEN**
- Minimum width 2.7 m (1550 mm clear between benches).
 - Provision for circulation at doors to comply with AS 1428.1.
 - Provision for benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850mm or replaceable. Refer to Figure 4.8.
 - Refrigerator adjacent to work surface.
 - Kitchen sink adjustable to heights from 750mm to 850 mm or replaceable.
 - Kitchen sink bowl max. 150 mm deep.
 - Tap set capstan or lever handles or lever mixer.
 - Tap set located within 300 mm of front of sink.
 - Cooktops to include either front or side controls with raised cross bars.
 - Cooktops to include isolating switch.
 - Worksurface min. 800 mm length adjacent to cooktop at same height.
 - Oven located adjacent to an adjustable height or replaceable work surface.
 - GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of worksurface.
 - GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.
 - Slip-resistant floor surface.
- MAIN BEDROOM**
- At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2.
- BATHROOM**
- Provision for bathroom area to comply with AS 1428.1.
 - Slip-resistant floor surface.
 - Shower recess - no hob. Minimum size 11601100 to comply with AS 1428.1.(Refer Figures 4.6 and 4.7).
 - Shower area waterproofed to AS 3740 with floor to fall to waste.
 - Recessed soap holder.
 - Shower taps positioned for easy reach to access side of shower sliding track.
 - Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall – strengthening provision).
 - Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1.
 - Tap sets to be capstan or lever handles with single outlet.
 - Provision for washbasin with clearances to comply with AS 1428.1.
 - Double GPO beside mirror.
- TOILET**
- Provision of either 'visitable toilet' or accessible toilet.
 - Provision to comply with AS 1428.
 - Location of WC pan at correct distance from fixed walls.
 - Provision for grab rail zone. (Refer Figure 4.6).
 - Slip resistant floor surf ace. (Vitreous tiles or similar).
- LAUNDRY**
- Circulation at doors to comply with AS1428.1.
 - Provision for adequate circulation space in front of or beside appliances (min. 1550 mm depth).
 - Provision for automatic washing machine.
 - Where clothes line is provided, an accessible path of travel to this.
 - Double GPO.
 - Slip-resistant floor surface.
- DOOR LOCKS**
- Door hardware operable with one hand,located 900–1100 mm above floor.



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Issue: A		Project number: 10STAR2018048	
Drawn By: M.LISICA		Date: 22/08/2019	
Sheet Name: Post Adaptation Floor Plan		Scale: 1 : 100	
DA SUBMISSION		30	

West Elevation

SCALE 1 : 100

1 - TIMBER FEATURE OF SIMILAR

KEMBLA STREET 1500mm HIGH
POS PRIVACY SCREENING TO
SOFTEN AND MATCH TIMBER
FEATURE OR SIMILAR

West Elevation

SCALE 1 : 100

KEMBLA STREET 1200mm HIGH
FENCE ALONG BOUNDARY TO
SOFTEN AND MATCH TIMBER
FEATURE OR SIMILAR



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Issue: A		Project number: 10STAR2018048	
Drawn By: M.Lisica		Date: 22/08/2019	
Sheet Name: Kembla Street Screening		Scale: 1 : 100	
DA SUBMISSION		Sheet: 31	

Attachment 2: Aerial photo



ATTACHMENT 4 WDCP 2009 COMPLIANCE TABLES

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 is considered to be consistent with the principles of Ecologically Sustainable Development as a BASIX certificate has been submitted detailing the energy and water saving targets that will be implemented in the development.

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

4.0 General Residential controls

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.11 Storage Facilities</u>	Adequate storage facilities have been proposed and shown on the plans.	Yes
<u>4.12 Site Facilities</u>	The necessary site facilities have been provided and are acceptable in this circumstance.	Yes
<u>4.13 Fire Brigade Servicing</u>	A condition is recommended in this regard requiring the provision of a fire hydrant in accordance with AS2419(1994) and to be shown on the Construction Certificate Plans.	Yes
<u>4.14 Services</u>	Water, electricity, sewage and telephone services are available to the site.	Yes
<u>4.16 View Sharing</u>	This proposal is not expected to have adverse impact on other properties in terms of view sharing.	Yes
<u>4. 17 Retaining Walls</u>	Retaining walls proposed with a maximum height of 900mm setback 1.5m from the boundary.	

5.0 Attached dwellings and multi -dwelling housing

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>5.1 Minimum Site Width Requirement</u>		
A minimum side width of 18m is required for multi-dwelling development.	The site has a width of 32.153m (Kembla Street) and 36.955m (Barker Street).	Yes
<u>5.2 Number of Storeys</u>		
The maximum number of storeys for a multi-dwelling house in a R2 – Low Density Residential Zone is two (2) stories high.	All units are two (2) storeys in height.	Yes
<u>5.3 Front Setbacks</u>		
<p>A 6m setback requirement applies from the front property boundary to the front façade of the building.</p> <p>On corner allotments a minimum setback of 3m to the secondary street frontage from the dwelling façade must be provided.</p>	<p><u>Primary Setback (Kembla Street)</u></p> <p>Required: 6m</p> <p>Proposed: Units 1-3: 9m ground floor and first floor, Unit 4: 7m (WC)</p> <p><u>Secondary Setback (Barker Street)</u></p> <p>Required: 3m</p> <p>Proposed: Unit 4 and 8- 3m ground floor and first floor units</p>	Yes
<u>5.4 Side and Rear Setbacks</u>		
<p>Zone R2 – Low Density Residential, the minimum side and rear setback is 0.8 x the ceiling height.</p> <p>In the case where balconies or windows of living areas face the rear boundary at first floor level or above, the minimum is 1.0 x ceiling height.</p>	<p><u>Northern setback (Units 1-5)</u></p> <p>Required: 5m-5.5m</p> <p>Proposed: 6.1m</p> <p><u>Eastern elevation (Units 5-8)</u></p> <p>Required: 2.75m-3.23m ground floor, 4.9m-5.42m first floor</p> <p>Proposed: 5.5m ground and first floor, Unit 8- 4m (WC) ground floor</p>	Yes
<u>5.5 Building Character and Form</u>		
<p>(a) <i>Articulate and fragment building walls that address the street and add visual interest. The appearance of blank walls or walls with only utility windows on the front elevation is not permitted.</i></p> <p>(b) <i>Avoid expanses of any single material.</i></p> <p>(c) <i>Utilise high quality and durable materials and finishes.</i></p> <p>(d) <i>Entrances must be visible at eye</i></p>	<p>The building is adequately articulated and there are no blank walls proposed.</p> <p>There is a break in the materials to avoid the use of a single material.</p> <p>It is anticipated that high quality finishes will be used.</p> <p>Entrances face the street.</p>	Yes

<p><i>level from the street and well lit.</i></p> <p>(e) <i>For those dwellings adjacent to the street frontage, the habitable rooms must face the street.</i></p> <p>(f) <i>Ensure entrances can accommodate the movement of furniture.</i></p> <p>(g) <i>Air conditioning units must not be visible from the street. Space shall be allocated and shown on plans for air conditioning units in order to demonstrate that this can be achieved.</i></p> <p>(h) <i>All residential buildings must be designed with building frontages and entries clearly addressing the street frontage. Dwellings adjacent to the street boundary must have individual entries from the street.</i></p>	<p>Habitable rooms face the Kembla Street frontage.</p> <p>Entrances appear to be able to accommodate furniture.</p> <p>Currently not shown on the plans but able to be accommodated on the building.</p> <p>The dwellings have been designed to address the street.</p>	
<h3>5.6 Access / Driveway Requirements</h3>		
<p>Paving should be visually sympathetic to the precinct character in terms of colour texture and material.</p> <p>When practical, the number of access points should be kept to a minimum accessed through lanes or secondary streets rather than primary.</p> <p>Curved driveways are more desirable than straight driveways as they less dominate the streetscape.</p> <p>Take into account services within the road reserve such as power poles, drainage inlet pits, and existing street trees.</p> <p>Driveways must be located at least 6m from the perpendicular of two intersecting roads, and be setback at least 1.5m from any side property boundary.</p> <p>The design of driveway and crossovers must be in accordance with council's standard vehicle entrance designs whilst driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standard, being AS 2890.1.</p> <p>Ensure that there is enough adequate</p>	<p>The driveway is to be constructed with charcoal coloured concrete which is sympathetic to its surrounding character.</p> <p>Only one access point is to be provided. This is accessed through Barker Street which is a secondary street.</p> <p>Although the driveway is straight, it does not significantly dominate the streetscape and not excessive in length. No existing power poles, drainage inlet pipes, and street trees are located near the proposed access point.</p> <p>The driveway is adequately setback from any side property and is 15m from the perpendicular of Barker and Kembla Street.</p> <p>The access driveway design meets the required Australian Standard. Council's Development Engineer has assessed the application in this regard and raised no objections subject to consent conditions.</p> <p>Enough manoeuvring space is provided for all dwellings. A turning circle assessment plan was provided.</p> <p>The driveway and crossover width and</p>	<p>Yes</p>

<p>vehicular manoeuvring space to all dwellings so that vehicles do not require more than one single point turn to forwardly leave the site.</p> <p>In the case of this driveway width, a minimum of 3m and maximum of 6m must be applied. The crossover width needs to be 4 – 6m combined and within 6m internally of the front property boundary.</p>	<p>both 5.5m and are well within the requirements.</p>	
5.7 Car Parking Requirements		
<p>On site car parking should minimise streetscape impacts by locating it behind building setback screened from view with well-designed structures and vegetation.</p> <p>Car parking areas must be located close to entrances and access ways, be secure and easily accessible, and have clearly defined visitor and disabled parking.</p> <p>All parking should be in accordance with Traffic, Access, Parking and Servicing Chapter as contained in Part E of this DCP.</p>	<p>A total of 10 car parking spaces are proposed with 8 of these spaces for residents and 2 spaces for visitor parking.</p> <p>On-site car parking spaces meet Council's minimum requirements. It is secure and easily accessible by residents with minimal impacts to the streetscape.</p>	Yes
5.8 Landscaping Requirements		
<p>A minimum of 30% of the total site area must be provided as landscaped area.</p> <p>At least two semi mature medium-large trees with a 45L minimum pot size must be provided within the landscaped area or deep soil zone. This must be at least 3m away from any dwelling, building or structure.</p> <p>The required landscaped area must include a minimum 1.5 metre wide landscaping bed provided along the side and rear boundaries of the site.</p>	<p>The site has an area of 1386.50m². As such the required amount of landscaped area is 415.95m², which is 30% of the area.</p> <p>The total provided landscaped area is 522.855m², which equates to 37.71% of the site area.</p> <p>There is a 6.1m landscape strip on the northern boundary, and a 1.5m landscape strip on the eastern boundary. Both comply with the minimum standard.</p> <p>The proposed landscape design has been assessed by Council's Landscape Architect who deemed it satisfactory subject to consent conditions.</p>	Yes
5.9 Deep Soil Planting		
<p>A minimum of half of the landscaped area (i.e. 15% of the site) must be provided as a deep soil zone, where the deep soil zone is not located at the rear of the site.</p>	<p>The site has a total area of 1386.50m². As such the required deep soil zone area is 207.88m² which is 15% of the site</p> <p>DSZ has a minimum width of 6m and a total area of 235m² and extends along</p>	Yes

<p>The deep soil zone may be located in any position on the site, other than forward of the building line, subject to this area having a minimum dimension of 6m.</p> <p>Alternatively, the deep soil may extend along the full length of the rear of the site, with a minimum width of 6m. The area of deep soil planting must be continuous to ensure that the deep soil planting area is a singular uniform area and is not fragmented.</p>	<p>the full length of the rear boundary.</p>	
<p>5.11 Private Open Space</p>		
<p>Private open space must be provided for each dwelling within an attached dwelling development in the form of a balcony, courtyard, terrace and/or roof garden.</p> <p>A minimum dimension of 4m x 5m is required for the courtyards. These must be separated by at least 1.5m from boundaries. These must not encroach upon deep soil zone landscaping areas.</p> <p>The primary private open area of at least 70% of the dwellings must receive at least three hours direct sunlight between 9.00am and 3.00pm on June 21</p>	<p>Each dwelling is provided with private open space provided at ground level.</p> <p>All court yards have 4m x 5m dimensions. The private open spaces of Units 1, 2, 3, & 4 have a POS setback of 5.1m whilst Units 5, 6, 7, & 8 are setback at 1.5m from the eastern boundary.</p> <p>All private open areas receive at least three hours of sunlight from 9am to 3pm during June 21. Units 5, 6, 7, & 8 receive three hours of sunlight from 9am to 12pm, whilst Units 1, 2, 3, & 4 receive solar access from 12pm to 3pm. Shadow diagrams have been provided</p>	<p>Yes</p>
<p>5.12 Solar Access Requirements</p>		
<p>Windows to living rooms of adjoining dwellings must receive 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>At least 50% of the private open areas of adjoining residential properties must receive at least 3 hours of sunlight between 9.00am and 3.00pm on June 21.</p> <p>The primary balcony of at least 70% of the dwellings within a multi-dwelling housing development shall receive a minimum of three hours of direct sunlight between 9.00am and 3.00pm on June 21.</p> <p>Windows to north facing living rooms for each of the subject dwellings in the development must receive at least 3 hours of sunlight between 9.00am and</p>	<p>Shadow diagrams submitted which demonstrate that the windows and living rooms and 50% of the private open space areas in adjoining development will receive the minimum required 3 hours direct sunlight on June 21.</p> <p>The design of the proposed development allows for solar access to the living rooms and private open space for each dwelling.</p>	<p>Yes</p>

3.00pm on 21 June.		
At least 50% of the private open space area for each of the subject dwellings in the development must receive at least 3 hours of sunlight between 9.00am and 3.00pm on 21 June.		
<u>5.14 Additional Control for Multi Dwelling Housing – Adaptable Housing</u>		
<p>10% of all dwellings (or at least 1 dwelling) must be designed capable of adaptation for disabled or elderly residents as designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes “pre-adaptation” design details to ensure visitability is achieved.</p> <p>The Development Application must be accompanied by certification from a suitably qualified and experienced Access Consultant which confirms that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299-1995).</p>	1 dwelling (12.5%) is proposed to be adaptable housing. The plans show the pre-adaption of the adaptable housing. A 3.8 x 6m single garage is proposed for this dwelling.	Yes
<u>5.15 Additional Control for Multi Dwelling Housing – Crime Prevention through Environmental Design</u>		
Compliance with the requirements of Chapter E2 Crime Prevention through Environmental Design (CPTED) in this DCP.	Chapter E2 surmises this below	Yes

CHAPTER D1 – CHARACTER STATEMENTS

Clause 3.24 Balgownie

Future Desired Character

Balgownie will remain as a low density residential area with a mix of single and two storey dwelling houses. Some additional medium density housing may occur along Balgownie Road and in close proximity to the Princes Highway. New dwelling-houses and multi-dwelling housing should be of a face brickwork wall construction with pitched tile roofs, to reinforce the existing suburban character of Balgownie. Weatherboard wall construction may also be appropriate in or around the village centre where the prevailing streetscape contains similar weatherboard dwellings.

The proposal is located in an established area of Balgownie located near the village centre. The area is characterised by a mix of single dwellings and multi-unit development ranging from single to double storey in height. The surrounding dwellings range in type from face brick construction, rendered brickwork and older weatherboard construction with pitched roofs.

The proposed contemporary building provides a contemporary form of construction with a flat roof and the main type of building material is predominantly cladding.

It is anticipated that a number of other sites will be developed to this type of construction due to the location near the Balgownie Village Centre. Whilst face brickwork and pitched roofs are stated to be desirable, this Clause further states that weatherboard construction may be appropriate in or around the village centre. The proposed development is located approximately 200m from the Village area.

On balance, the proposal is not considered an undesirable or unreasonable development in relation to the requirements of this Chapter and the desired future character of Balgownie.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	Indicative lighting details have been proposed.	Yes
<u>3.2 Natural surveillance and sightlines</u>	The dwellings have been designed to provide natural surveillance within the site. The design of the development provides for passive surveillance and sightlines to the entries of each unit.	Yes
<u>3.3 Signage</u>	None proposed as part of this application.	Yes
<u>3.4 Building design</u>	Entries clearly defined and easily identifiable. No blank walls are proposed. Overall it is considered the proposal minimises the potential areas for entrapment and provides for casual surveillance internally within the site.	Yes
<u>3.5 Landscaping</u>	Landscaping proposed within the front building line generally comprises of lawn area, low shrubs such that entry points and windows will not be obscured.	Yes
<u>3.6 Public open space and parks.</u>	The proposal does not adjoin public open space/park.	N/A
<u>3.7 Community facilities and public amenities</u>	The proposal is for a multi dwelling development.	N/A

3.8 Bus stops and taxi ranks

The proposal does not relate to a bus stop/taxi rank.

N/A

CHAPTER E3: CAR PARKING, ACCESS, SERVICING/LOADING FACILITIES AND TRAFFIC MANAGEMENT

Access and parking is provided in accordance with this Chapter. Council's Traffic Officer has no objections subject to recommended conditions.

The proposed units are less than 70sqm in size and therefore require one parking space per unit. Two visitor car parking spaces are required.

The proposal proposes a total of 8 garaged car parking spaces and 2 hardstand spaces for visitor car spaces. The number of spaces provided for the proposal complies with the requirements in this chapter. There is adequate manoeuvring area within the site for the vehicles to enter and exit the site in a forward direction.

Council's Traffic Officer is satisfied that traffic and car parking demand generated by the proposed development is unlikely to impact adversely on local traffic. The access design and car parking provision meets AS2890.1 and Council requirements.

CHAPTER E6: LANDSCAPING

Proposed landscaping is compliant with the requirements of this Chapter. Council's Landscape officer has reviewed the application and provided satisfactory referral advice with the imposition of conditions.

CHAPTER E7: WASTE MANAGEMENT

A Demolition Plan and Site Waste Minimisation and Management Plan provided as required by this Chapter outlining ways to manage waste during demolition/construction and operational waste.

CHAPTER E14 STORMWATER MANAGEMENT

Council's Development Engineering officer has assessed the application and is satisfied the proposal meets the requirements of this Chapter. Conditions have been provided for stormwater management.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

No trees are proposed to be removed as part of this application.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The proposal involves earthworks to prepare the site for the development. No concerns are raised.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

No concerns are raised in regard to contamination.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

The proposal involves demolition of all structures on site and a Site Waste Management Plan has been submitted. Standard demolition and asbestos management conditions will be imposed on any consent to be issued.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions of consent are recommended in regard to appropriate sediment and erosion control measures to be in place during works.

ATTACHMENT 5 –DRAFT CONDITIONS FOR: DA-2019/581

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on Project No 10STAR2018048 Drawing sheet 03-A to 21-A, 30-A and 31-A dated 22 August 2019 prepared by 10 STAR 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 **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.
- 3 **Construction Certificate**
A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Clauses 139-148 of the Environmental Planning and Assessment Amendment Regulations, 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The certifying authority 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.
- 4 **Mailboxes**
The developer must install mailboxes along street frontage of the property boundary in accordance with Australia Post Guidelines. Prominent house numbers are to be displayed, with a minimum number size of 150 mm in height for each number and letter in the alphabet.
- 5 **Occupation Certificate**
An Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifying Authority 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

- 6 **Section 94 Contributions**
Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979 and the Wollongong City-Wide Development Contributions Plan (2018), a monetary contribution of \$11,000.00 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

This amount has been calculated based on the estimated cost of development and the applicable percentage rate.

The contribution amount will be subject to indexation until the date of payment. The formula for indexing the contribution is:

$$\text{Contribution at time of payment} = \$C \times (CP2/CP1)$$

Where:

\$C is the original contribution as set out in the Consent

CP1 is the Consumer Price Index; All Groups CPI; Sydney at the time the consent was issued

CP2 is the Consumer Price Index; All Groups CPI; Sydney at the time of payment

Details of CP1 and CP2 can be found in the Australian Bureau of Statistics website – Catalogue No. 6401.0 - Consumer Price Index, Australia.

The following payment methods are available:

METHOD	HOW	PAYMENT TYPE
Online	http://www.wollongong.nsw.gov.au/applicationpayments Your Payment Reference: 1121976	<ul style="list-style-type: none"> • Credit Card
In Person	Wollongong City Council Administration Building - Customer Service Centre Ground Floor 41 Burelli Street, WOLLONGONG	<ul style="list-style-type: none"> • Cash • Credit Card • Bank Cheque
PLEASE MAKE BANK CHEQUE PAYABLE TO: Wollongong City Council (Personal or company cheques are not accepted)		

A copy of the Wollongong City-Wide Development Contributions Plan (2018) and accompanying Fact Sheet may be inspected or obtained from the Wollongong City Council Administration Building, 41 Burelli Street, Wollongong during business hours or on Council's web site at www.wollongong.nsw.gov.au

7 **Flows from Adjoining Properties**

Flows from adjoining properties shall be accepted and catered for within the site. Finished ground and top of retaining wall levels on the boundary shall be no higher than the existing upslope adjacent ground levels. The above requirements must be clearly shown on construction certificate plans prior to the release of the construction certificate.

8 **Section 73 Compliance Certificate**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Coordinator. Please refer to the “Builders and Developers” section of the web site www.sydneywater.com.au then search to “Find a Water Servicing Coordinator”. Alternatively, telephone 13 20 92 for assistance.

Following application, a “Notice of Requirements” will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Notice of Requirements must be submitted to the Principal Certifying Authority prior to issue of the Construction Certificate.

9 **Endeavour Energy Requirements**

The submission of documentary evidence from Endeavour Energy to the Principal Certifying Authority is required confirming that satisfactory arrangements have been made with Endeavour Energy for the provision of electricity supplies to the development, prior to the release of the Construction Certificate.

Note: Applications should be made to Customer Connections – South Coast, Endeavour Energy PO Box 811 Seven Hills NSW 1730.

10 **Telecommunications**

The submission of documentary evidence from an approved telecommunications carrier to the Principal Certifying Authority confirming that underground telecommunication services are available for this development is required prior to the issue of the Construction Certificate.

11 **Car Parking and Access**

The development shall make provision for a total of 10 car parking spaces, 1 motorcycle parking

space, 8 secure (Class B) bicycle spaces and 1 visitor bicycle space (Class C). This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 4.55 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.

- 12 The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.

- 13 Wheel stops are to be installed for all external car parking spaces. The wheel stops are to be installed according to the requirements of Clause 2.4.5.4 of AS2890.1. This requirement shall be reflected on the Construction Certificate plans.

14 **Water/Wastewater Entering Road Reserve**

Provision shall be made for a minimum 200mm wide grated box drain along the boundary of the property at the vehicular crossing/s to prevent surface water entering the road reserve. This requirement shall be reflected on the Construction Certificate plans.

- 15 The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.

- 16 The submission of a final Landscape Plan to the Principal Certifying Authority, prior to the release of the Construction Certificate. The final Landscape Plan shall address the following requirements:

- a a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;
- b the location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees.

The completion of the landscaping works as per the final approved Landscape Plan is required, prior to the issue of Occupation Certificate.

- 17 The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to the Principal Certifying Authority prior to the release of the Construction Certificate, confirming that the landscape plan and the drainage plan are compatible.

- 18 The implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum period of 12 months to ensure that all landscape work becomes well established by regular maintenance. Details of the program must be submitted with the Landscape Plan to the Principal Certifying Authority prior to release of the Construction Certificate.

19 **Engineering Plans and Specifications - Retaining Wall Structures Greater than One (1) Metre**

The submission of engineering plans and supporting documentation of all proposed retaining walls greater than 1m to the Principal Certifying Authority for approval prior to the issue of the Construction Certificate. The retaining walls shall be designed by a suitably qualified and experienced civil and/or structural engineer. The required engineering plans and supporting documentation shall include the following:

- a A plan of the wall showing location and proximity to property boundaries;
- b An elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall;
- c Details of fencing or handrails to be erected on top of the wall;
- d Sections of the wall showing wall and footing design, property boundaries, subsoil drainage and backfill material. Sections shall be provided at sufficient intervals to determine the

- impact of the wall on existing ground levels. The developer shall note that the retaining wall, subsoil drainage and footing structure must be contained wholly within the subject property;
 - e The proposed method of subsurface and surface drainage, including water disposal. This is to include subsoil drainage connections to an inter-allotment drainage line or junction pit that discharges to the appropriate receiving system;
 - f The assumed loading used by the engineer for the wall design.
 - g Flows from adjoining properties shall be accepted and catered for within the site. Finished ground and top of retaining wall levels on the boundary shall be no higher than the existing upslope adjacent ground levels.
- 20 **Stormwater Connection to Kerb**
 Connection across footways shall be by means of one or two (maximum), sewer grade UPVC pipe(s), 100mm diameter pipes with a continuous downslope gradient to the kerb. Connection to the kerb shall be made with a rectangular, hot dipped galvanised mild steel weephole(s) shaped to suit the kerb profile, with each weephole having the capacity equal to a 100mm diameter pipe. Alternatively, a maximum of two 150mm x 100mm hot dipped galvanised steel pipes may be used across footways, with the 150mm dimension being parallel to the road surface to suit the kerb profile.
- 21 **Application for Occupation of Council land other than a Footpath or Roadway**
 Notwithstanding any consent conditions under Section 138 of the Roads Act 1993, any use of Council land other than the footpath or road reserve for construction purposes requires Council approval. Where it is proposed to utilise Council land, an application for occupation of this land must be obtained from Council prior to the issue of the Construction Certificate.
- 22 Bicycle wall hangers must installed on the back wall of all garages to allow residents to securely store bicycles as per the Australian Standard AS2890.3 - Bicycle Parking Facilities. This requirement shall be reflected on the Construction Certificate plans.
- 23 **Property Addressing Policy Compliance**
 Prior to the issue of any construction certificate, the developer must ensure that any site addressing complies with Council's **Property Addressing Policy** (as amended). Where appropriate, the developer must also lodge a written request to Council's **Infrastructure Systems & Support – Property Addressing** (propertyaddressing@wollongong.nsw.gov.au), for the site addressing prior to the issue of the construction certificate. Please allow up to 3-5 business days for a reply. Enquiries regarding property addressing may be made by calling 4227 8660.
- 24 **Footpath Paving**
 The developer is responsible for the construction of footpath paving for the entire frontage of the development. The type of paving for this development is a 1500mm wide concrete footpath. A nominal two percent (2%) minimum one percent (1%), maximum two and a half percent (2.5%) cross fall to be provided from property line to back of kerb.

 The driveway entry threshold from the property boundary line to the face of kerb is to match the footpath material and be designed to withstand predicted traffic loadings.

 The driveway threshold finish within property boundary line is to contrast with driveway entry.

 The footpath and driveway entry on the council property must be installed to the satisfaction of WCC Manager of Works.

 A Landscape Plan is to be submitted to Council for approval prior to the issue of the Construction Certificate showing proposed paving, footpath design levels, street tree details and location of all services.
- 25 **Street Trees**
 The developer must address the street frontage by installing street tree planting. The number and species for this development is two (2) *Tristanopsis laurina* 200 litre container size, in accordance with AS 2303:2018 Tree stock for landscape use. Street trees are to be installed in accordance with Wollongong Development Control Plan 2009 – Chapter E6: Landscaping. 'Dial Before You

Dig' must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Tree pits must be adequately mulched, plants installed and staking installed to the satisfaction of WCC Manager of Works. Staking is to consist of min. 3 x 2400 x 50 x 50mm hardwood stakes driven min 600mm into firm ground. Hessian webbing is to be utilised to secure plant stock to industry standard.

These requirements shall be reflected on the Construction Certificate plans and any supporting documentation.

26 **Roofwater Drainage**

All roof gutters, downpipes, pits, and pipelines draining roof areas and other impervious surfaces with no deliberate overflow path to the on-site stormwater detention (OSD) facility, shall be designed to cater for a 1 in 100 year ARI storm event in accordance with AS 3500.3 – Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe/pipeline sizes and locations shall be reflected on the Construction Certificate plans.

27 **Stormwater Drainage Design**

A detailed drainage design for the development must be submitted to and approved by the Principal Certifying Authority prior to the release of the Construction Certificate. The detailed drainage design must satisfy the following requirements:

- a Be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent, and generally in accordance with the Stormwater Concept Plans lodged for development approval, prepared by prepared by ATB Structural Engineers, Reference No. 19037 SW2 and SW4, revision A, dated 16 May 2019.
- b Include details of the method of stormwater disposal. Stormwater from the development must be piped to Council's existing stormwater drainage system.
- c Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties. The plan must indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.
- d Overflow paths shall be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1 in 100 year ARI events shall be incorporated in the design. Overflow paths shall also be provided in low points and depressions. Each overflow path shall be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto any adjoining property. Details of each overflow path shall be shown on the detailed drainage design.

28 **On-Site Stormwater Detention (OSD) Design**

The developer must provide on-site stormwater detention (OSD) storage for stormwater runoff from the development. The design and details of the OSD system must be provided in conjunction with the detailed drainage design and approved by the Principal Certifying Authority prior to the release of the Construction Certificate. The OSD design and details must satisfy the following requirements:

- a Must be prepared by a suitable qualified engineer in accordance with Chapter E14 of the Wollongong DCP 2009.
- b Must include details of the Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) values for the site in accordance with Section 12.2.4 of Chapter E14 of the Wollongong DCP2009.
- c The OSD facility must be designed to withstand the maximum loadings occurring from any combination of traffic (with consideration to residential and heavy vehicles), hydrostatic, earth, and buoyancy forces. Details must be provided demonstrating these requirements have been achieved.

- d The OSD facility shall incorporate a minimum 900mm x 900mm square lockable grate for access and maintenance purposes, provision for safety, debris control screen, and a suitably graded invert to the outlet to prevent ponding.
- e Must include discharge control calculations (i.e. orifice/weir calculations) generally in accordance with Section 12.2.6 and 12.5.4 of Chapter E14 of the Wollongong DCP2009.
- f Details of the orifice plate including diameter of orifice and method of fixing shall be provided.
- g Must include details of a corrosion resistant identification plaque for location on or close to the OSD facility. The plaque shall include the following information and shall be installed prior to the issue of the occupation certificate:
 - The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.
 - Identification number DA-2019/581.
 - Any specialist maintenance requirements.
- h Must include a maintenance schedule for the OSD system, generally in accordance with Chapter E14 of the Wollongong DCP2009.

29 **Council Footpath Reserve Works – Driveways and Crossings**

All redundant vehicular crossings and laybacks rendered unnecessary by this development must be reconstructed to normal kerb and gutter or existing edge of carriageway treatment to match the existing. The verge from the back of kerb to the boundary must be removed and the area appropriately graded, topsoiled and turfed in a manner that conforms with adjoining road reserve. The area forward of the front boundary must be kept smooth, even and free from any trip hazards. All alterations of public infrastructure where necessary are at the developer's expense.

All new driveway laybacks and driveway crossings must be designed in accordance with Wollongong City Council Standards. Details and locations are to be shown on the Construction Certificate Plans.

30 **Fire Hydrants**

All lots must be adequately serviced by a fire hydrant. The fire hydrant must be provided in accordance with the *Fire Hydrants for Minor Residential Development, Version 2 dated 1 September 2016 produced by NSW Fire & Rescue*. The fire hydrant(s) must be shown on the construction certificate plans.

Prior to the Commencement of Works

31 **Appointment of Principal Certifying Authority**

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

- a Appoint a Principal Certifying Authority (PCA) 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 Certifying Authority must determine when inspections and compliance certificates are required.

32 **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 Certifying Authority 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.

33 **Temporary Toilet/Closet Facilities**

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be:

- a a standard flushing toilet; and
- b connected to either:
 - i the Sydney Water Corporation Ltd sewerage system or
 - ii an accredited sewage management facility or
 - iii an approved chemical closet.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

34 **Enclosure of the Site**

The site must be enclosed with a suitable security fence to prohibit unauthorised access, to be approved by the Principal Certifying Authority. No building work is to commence until the fence is erected.

35 **Demolition Works**

The demolition of the existing structures 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 Certifying Authority. 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.

36 **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.

37 **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 licensed asbestos removal work is commenced.

38 **Contaminated Roof Dust**

Any existing accumulations of dust in ceiling voids and wall cavities must be removed prior to any demolition work commencing. Removal must take place by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter.

39 **Waste Management**

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 reusable materials.

40 **Survey Report – Siting of Development within Property Boundaries**

A survey report prepared by a registered surveyor is required to be submitted to the Principal Certifying Authority to ensure that the proposed development is located on the correct allotment and at the approved distances from the boundary. This must be verified by pegging the site prior to commencement of works.

41 **Erosion Controls – Vehicular Entry/Exit Points**

The vehicular entry/exits to the site must be protected from erosion and laid with a surface material which will not wash into the street drainage system or watercourse.

42 **Sediment Control Measures**

The developer must ensure that sediment-laden runoff from the site is controlled at all times subsequent to commencement of construction works. Sediment control measures must be maintained at all times and checked for adequacy at the conclusion of each day's work.

43 **Works in Road Reserve – Major Works**

Any occupation, use, disturbance or work on the footpath or road reserve for construction purposes, which is likely to cause an interruption to existing pedestrian and/or vehicular traffic flows requires Council consent under Section 138 of the Roads Act 1993.

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, 5 days prior to the works within the road reserve are intended to commence. An application must be submitted must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing where it is proposed to carry out activities such as, but not limited to, the following:

- a Digging or disruption to footpath/road reserve surface;
- b Loading or unloading machinery/equipment/deliveries;
- c Installation of a fence or hoarding;
- d Stand mobile crane/plant/concrete pump/materials/waste storage containers;
- e Pumping stormwater from the site to Council's stormwater drains;
- f Installation of services, including water, sewer, gas, stormwater, telecommunications and power;
- g Construction of new vehicular crossings or footpaths;
- h Removal of street trees;
- i Carrying out demolition works.

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.

44 **Tree Protection**

Prior to commencement of any work on the site, including any demolition, all trees not approved for removal as part of this consent that may be subjected to impacts of this approved development must be protected in accordance with Section 4 of the Australian Standard Protection of Trees on Development Sites (AS 4970-2009).

Tree protection zones must be established prior to the commencement of any work associated with this approved development.

No excavation, construction activity, grade changes, storage of materials stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within Tree Protection Zones.

During Demolition, Excavation or Construction

45 **Piping of Stormwater to Existing Stormwater Drainage System**

Stormwater for the land must be piped to street kerb and gutter.

46 **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.

47 **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 Certifying Authority 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.

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.

48 **Asbestos – Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist**

The removal of any asbestos material must be carried out by a licensed asbestos removalist if over 10 square metres in area of non-friable asbestos, or if any type of friable asbestos in strict accordance with SafeWork NSW requirements (<http://www.safework.nsw.gov.au>).

49 **Asbestos Waste Collection, Transportation and Disposal**

Asbestos waste must be prepared, contained, transported and disposed of in accordance with SafeWork NSW and NSW Environment Protection Authority requirements. Asbestos waste must only be disposed of at a landfill site that can lawfully receive this type of waste. A receipt must be retained and submitted to the Principal Certifying Authority, and a copy submitted to Council (in the event that Council is not the Principal Certifying Authority), prior to commencement of the construction works.

50 **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.

51 **BASIX**

All the commitments listed in each relevant BASIX Certificate for the development must be fulfilled in accordance with Clause 97A(2) of the Environmental Planning & Assessment Regulation 2000.

A relevant BASIX Certificate means:

- A BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 4.55 of the Environmental Planning & Assessment Act 1979, a BASIX Certificate that is applicable to the development when this development consent is modified); or
- if a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and
- BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000.”

Prior to the Issue of the Occupation Certificate

52 Drainage

The developer must obtain a certificate of Hydraulic Compliance (using Council's M19 form) from a suitably qualified civil engineer, to confirm that all stormwater drainage and on-site detention works have been constructed in accordance with the approved plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor must be submitted. These plans and certification must satisfy all the stormwater requirements stated in Chapter E14 of the Wollongong DCP2009. This information must be submitted to the Principal Certifying Authority prior to the issue of the final Occupation Certificate.

53 Restriction on Use – On-site Detention System

The applicant must create a restriction on use under the Conveyancing Act 1919 over the on-site detention system. The following terms must be included in an appropriate instrument created under the Conveyancing Act 1919 for approval of Council:

“The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to any on-site stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression ‘on-site stormwater detention system’ shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to temporarily detain stormwater as well as all surfaces graded to direct stormwater to those structures.

Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council.”

The instrument, showing the restriction, must be submitted to the Principal Certifying Authority for endorsement prior to the issue of the final Occupation Certificate and the use of the development.

54 Retaining Wall Certification

The submission of a certificate from a suitably qualified and experienced structural engineer or civil engineer to the Principal Certifying Authority is required, prior to the issue of the Occupation Certificate or commencement of the use. This certification is required to verify the structural adequacy of the retaining walls and that the retaining walls have been constructed in accordance with plans approved by the Principal Certifying Authority.

55 BASIX

A final occupation certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The Principal Certifying Authority must not issue the final occupation certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate. NOTE: Clause 154B of the Environmental Planning and Assessment Regulation 2000 provides for independent verification of compliance in relation to certain BASIX commitments.

56 Positive Covenant – On-Site Detention Maintenance Schedule

A positive covenant shall be created under the Conveyancing Act 1919, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved On-Site Stormwater Detention System and Maintenance Schedule (application number to be referenced).

The instrument, showing the positive covenant must be submitted to the Principal Certifying Authority for endorsement prior to the issue of the final Occupation Certificate and the use of the development.

57 On-Site Detention – Structural Certification

The submission of a certificate from a suitably qualified practising civil and/or structural engineer to the Principal Certifying Authority is required prior to the issue of the final Occupation Certificate. This certification is required to verify the structural adequacy of the on-site detention facility and that the facility has been constructed in accordance with the approved Construction Certificate plans.