

## Wollongong Local Planning Panel Assessment Report | 5 September 2018

<b>IHAP No.</b>	Item 3
<b>DA No.</b>	DA-2017/1306
<b>Proposal</b>	Commercial - alterations and additions to existing club building and multi-level car park
<b>Property</b>	61 Church Street Wollongong; Lot 103 DP 1148604
<b>Applicant</b>	New England Constructions Pty Ltd
<b>Responsible Team</b>	Development Assessment and Certification - City Centre Team (TW)

### ADDENDUM REPORT AND RECOMMENDATION

#### Executive Summary

---

##### Reason for consideration by Wollongong Local Planning Panel - Advice

The proposal has been referred to the WLPP for advice pursuant to Clause 2.19(1)(c) of the Environmental Planning and Assessment Act 1979.

Under Section 3.11 of the former Independent Hearing and Assessment Panel (IHAP) Charter, development involving works with a cost greater than \$1 million and where a five (5) or more submissions had been received would have been considered by the IHAP.

##### Background

This matter was reported to the 20 June meeting of the IHAP for advice. The Panel was concerned about the following matters:

- the position of the elevated driveway off Church Street and onto Campbell Street
- the solar, visual and acoustic impact of the elevated ramp

The Panel recommended that Council seek an alternate vehicular access and design solution to remove the elevated access ramps and achieve access at or near grade and in so doing, minimise any adverse impact to the neighbouring residential and child care uses. The Panel noted that in circumstances where premises benefit from existing use rights, the relationship between the proposed development and surrounding development (which is consistent with the zone) requires greater sensitivity and that the design solution proposed does not achieve this.

##### Proposal

The proposal is for alterations and additions to the existing Master Builders Club and construction of a new car park. The proposal also involves changes to the vehicular access and egress arrangements to and within the site.

The applicant has amended the proposal in response to the concerns raised by the WLPP and additional information has been provided in support of the proposal. The amendments and additional information are outlined in this report.

##### Permissibility

The site is zoned R1 General Residential pursuant to Wollongong Local Environmental Plan 2009. The development is defined as a *registered club* which is prohibited in the R1 zone. The club is operating under 'existing use rights' as outlined below and accordingly the proposed works may be approved.



### **Consultation & submissions**

The proposal was notified to neighbours and nearby property owners on one (1) occasion. There were five (5) submissions received which were discussed in Section 1.3 of the assessment report. Notification of the amended plans provided in response to the IHAP recommendation was considered unnecessary as the changes made to the scheme are minor in nature and go towards addressing the concerns raised in the earlier submissions.

### **Main Issues**

The main issue are:-

- Existing use rights
- Altered traffic arrangements
- Car parking
- Amenity impacts
- Concerns raised in submissions pertaining to car parking, vehicular movements and amenity impacts including noise.

### **ADVICE SOUGHT**

Whether the information provided by the applicant adequately responds to the concerns previously raised by the Panel.



## **1 OVERVIEW OF PLAN AMENDMENTS AND NEW INFORMATION PROVIDED**

---

The applicant has provided some amended and additional plans and documentation responding to the concerns raised by the IHAP. This includes:-

- an operational management plan (originally this plan was not provided and was required to be provided at a future date via condition of consent),
- a construction staging plan
- updated elevations which indicate that the screens to be fixed to the edges of the car park have been reduced in height
- updated shadow diagrams and additional shadow diagrams including suns' eye diagrams, based on further detailed survey data and the reduced height carpark screens
- headlight glare diagrams
- 3D massing views of the proposed works and perspectives
- an amended site plan which features an altered vehicular entry arrangement inside the Campbell Street frontage of the site (the roundabout has been deleted and replaced with a T-intersection). This has increased the setback from the edge of the driveway to the eastern boundary, improving opportunities for additional landscaping works in this location
- Amended elevations and sections.

These form part of **Attachment 2**.

The IHAP advice and statement of reasons from its meeting of 20 June 2018 forms **Attachment 1**.

The applicant has provided the following response to the concerns raised by the WLPP:-

### 1. Review alternative vehicular access at or near grade

The applicant has reviewed the design for the site in relation to vehicular access being provided to the Club car park at or near grade, which is how the car park currently operates. However, the current arrangement (whereby vehicular access is obtained via the Church Street entry/exit) provides access also for delivery vehicles and pedestrians. This being the case, there is no proper or safe means of separating pedestrians from vehicles, meaning pedestrians currently walk against the flow of incoming traffic, which places patrons at risk of being hit by vehicles entering the carpark or delivering goods.

Additionally, the current traffic flow arrangements provide no separation between patrons (car) traffic and delivery vehicles. The Club has serious safety concerns in this regard and this was one of the key issues that gave rise to the scheme presented. The reconfigured vehicular access/ traffic flow arrangement presented in the plans provides for the relocation of the entrance of the Club to the eastern side of the building and the separation of the delivery/staff vehicle routes. Patrons are now provided with a number of safe access options to the Club. These include: separate pedestrian walkways from the street entrances; drop-off at the main entry by bus or car; park at the provided parking areas and access the Club via safe access pathways with no or minimal crossover of bus or delivery vehicle pathways. Furthermore, the arrangement proposed also sees delivery and staff vehicle traffic kept separate from patron traffic.

Any alternative design solution for vehicle access at or near grade will not be able to achieve the same degree of separation and safety sought. Additionally, it is noted that the access driveways from Church and Campbell Streets are not substantially elevated, they provide a driveway at the height of the Club's existing ground floor level, which is at a similar height to the Church Street footpath level.

The applicant has advised that the height of the Campbell Street (northern) driveway is unable to be changed as the height has been set so as to provide minimum clearance for car parking underneath at the Lower Floor Level. This Level is already as low as possible as the car park will include use of the existing concrete slab of the Club building's lower floor area.



However, the applicant has acknowledged the concerns of the WLPP and residential neighbours at 45 Campbell Street to the immediate east of the site and has amended the design. The amended site plan has deleted the roundabout (featured in the earlier plans) from inside the Campbell Street frontage and has replaced it with a standard 'T intersection'. This has increased the setback from the eastern edge of the driveway to the common boundary with the neighbouring property. This will now allow a setback of the driveway structure of approximately 4m over its entire length from the eastern boundary. The lower floor carpark remains unchanged, with the height of the retaining wall in this location finishing at ground level. The increased setback allows for additional planting to be provided between the driveway and the eastern boundary of the site.

## 2. Sensitivity/Existing Use Rights

Existing use rights were detailed / discussed in the SEE submitted with the original DA. The applicant indicates that there will be a number of benefits for the local community derived from the proposed development, which indicates sensitivity to the surrounds. These include a substantial improvement to pedestrian safety on both the Church and Campbell Street frontages of the site and within the site. Coaches will no longer stop at the street frontage (footpath) to load and unload passengers which is what currently occurs. This current practice restricts sight lines for pedestrians including school children from the nearby primary school and residents, when crossing the street.

It is noted that there is a carpark on site at current which is located in the same areas as the proposed carpark. The number of additional car-parking spaces in the proposed works is higher, but not substantially higher than existing car-parking numbers. The impact of the carpark is confined to similar areas as the existing arrangement, except for the height of the structure.

The height of the carpark screen structure is approximately 6m above ground level and the height of carpark slabs is approx. 4.5m above ground level. When compared with the allowable building height limits for the area (24m under WLEP 2009), the height of the structure is less than a quarter of the height permissible on adjoining sites. The height of the screens to be fixed to the edges of the car park has been reduced where possible, reducing the overall bulk of the structure and its potential impacts on neighbours.

Potential future development in the neighbourhood could see developments up to 7 storeys in height, most of which will have car parking at ground or below. The applicant has provided additional contextual analysis documentation illustrating potential future building envelopes on nearby sites which indicates that the bulk and scale of the proposed car park structure is not invasive nor out of scale. Additionally, it is envisaged that the car parking level will relate in height to other car parking arrangements which will be required on adjacent sites with future larger scale redevelopment.

The applicant has indicated that they have given serious consideration to ways in which the amenity of existing residential neighbours can be further respected and improved, which has resulted in the deletion of the proposed roundabout and the employment of additional noise and light control measures. In addition, a comprehensive operational management plan has been developed and submitted. This forms part of Attachment 2 and includes measures to be employed to manage patron and staff behaviour; parking restrictions to reduce impacts on residents; closing procedures; tourist bus management; restrictions on service and delivery vehicles; staff car parking; security and noise management.

## 3. Bulk and Scale Impacts of Carpark and Access Driveways from Church & Campbell St

The position of the car park and vehicle access ramp/ driveways has not changed with regard to the southern property boundary. The bulk of the multi-deck carpark has however been reduced by lowering the height of the carpark screens by 900mm to a height of (minimum) 1.6m above the upper concrete car park slab. This has also further reduced the extent of overshadowing impacts on the properties to the immediate south of the site. Additional shadow diagrams and sun's eye



diagrams have been supplied which indicate that the extent of additional overshadowing which will result from the proposed development is negligible.

The applicant acknowledges that the proposal was difficult to visualise on site and the plans could have been clearer. It is noted that for the purposes of the Panel site inspection, the applicant has marked out on site the perimeter and height of the carpark and access driveways with surveyors. This will help gain a better understanding of the bulk and scale of the proposed works in relation to the surrounding properties. In addition, the applicant has provided 3D massing views of the proposed works and perspectives which are form part of Attachment 2 and which have also been incorporated in Council's 3D electronic model.

#### 4. Visual Representation of Carpark

A rendered perspective of the carpark has been provided. An expanded mesh screen product, which has specifically been designed to reduce headlight glare from cars in carparks, is proposed to be fixed to the multi-deck car park. Details are provided in **Attachment 2**.

#### 5. Amenity impacts to Neighbours by Vehicles

##### *(a) Impact by Coaches*

The operational management plan provided by the applicant provides the following procedures/restrictions in respect of coaches:-

- coach access to the site is limited to entry via Church St only and exit via Campbell St only. No parking will be available for parking of coaches within the Club land at any time. Signs will be installed advising of such.
- Coaches may access the site only during the middle of the day (10am – 3pm) so as to limit impacts on nearby residential properties.

##### *(b) Impact by Cars - Moving and parking throughout proposed carpark areas.*

- *Acoustic Impacts* - were addressed in the acoustic report provided with the application and were discussed in the assessment report presented to the IHAP on 30 June 2018. The operational management plan includes a range of procedures to be employed at the Club to further limit noise generation from vehicles.
- *Headlight glare impacts* - were addressed in the previously submitted Headlight Glare Impact Drawing. Concrete barriers will be provided to the edges of any raised structures as required by the BCA and associated standards. These barriers will have a height of 1220mm, assisting in minimising headlight glare impacts on neighbouring properties. The increased setback to the eastern boundary of the site (adjacent to 45 Campbell St) will offer additional opportunities for landscaping to minimise headlight glare impacts in this direction.

##### *(c) Impact by Delivery Vehicles*

Delivery vehicles will enter the site via the Church St driveway and will exit via the Kembla St driveway to the east. The applicant has indicated that there will be no change to the existing arrangements in this regard, nor will there be any change to the existing loading dock location or delivery and waste management arrangements. It is noted that there is no projected increase in the number of vehicle movements associated with deliveries or waste management.

The operational management plan submitted defines delivery vehicle access time periods (7am-6pm) and a behavioural framework for drivers to limit noise impacts on nearby properties.

#### 6. Overshadowing

Additional shadow diagrams and sun's eye diagrams have been provided to illustrate the overshadowing impacts of the proposed development on neighbouring properties inclusive of the child care centre at 64 Smith Street, Wollongong. More detailed survey data was used to improve the shadow modelling and, as noted above, the height of the screens fixed to the edges of the car



park has been reduced. A review of the additional information provided indicates that there is minor additional overshadowing of the adjacent child care centre at 3pm during mid-Winter. At all other times the shadowing impact is nil to negligible.

## **2 CONCLUSION AND RECOMMENDATION**

---

The Panel previously recommended that Council seek an alternative vehicular access and design solution to remove the elevated access ramps and achieve access at or near grade so as to minimise any adverse impacts on neighbouring residential and child care uses. The applicant has provided further justification for the vehicular access strategy proposed to be employed at the site, supported by amended plans to address some amenity concerns and additional information in direct response to the areas of concern raised by the Panel and submitters.

The information provided by the applicant has been assessed and Council is of the view that the design solution adequately responds to the concerns previously raised by the Panel and objectors and can be approved subject to conditions at **Attachment 7**.

## **3 ADVICE SOUGHT**

---

Whether the information provided by the applicant adequately responds to the concerns previously raised by the Panel.

## **4 ATTACHMENTS**

---

- 1 IHAP Advice and Statement of Reasons 20 June 2018 (and Council officer's report to WLPP Meeting 20 June 2018)
- 2 Plans including those previously presented and additional information supplied
- 3 Illawarra Master Builders Club operational management plan
- 4 Aerial photograph and WLEP 2009 zoning map
- 5 Deposited Plan
- 6 Wollongong Development Control Plan 2009 assessment tables
- 7 Draft conditions

**Click on red line above for link to Council officer's report of 20 June 2018**



## ADVICE AND STATEMENT OF REASONS

### WOLLONGONG CITY COUNCIL INDEPENDENT HEARING AND ASSESSMENT PANEL (IHAP)

DATE OF ADVICE	20 June 2018
PANEL MEMBERS	Sue Francis (Chair), Scott Lee, Robert Montgomery, Tina Christy (Community Representative)
DECLARATIONS OF INTEREST	Nil

Public meeting held at Wollongong City council function room, 41 Burelli Street, Wollongong on 20 June 2018 opened at 5:00pm and closed at 6:45pm.

#### MATTER CONSIDERED

DA-2017/1306 - Lot 103 DP 1148604, 61 Church Street Wollongong (as described in detail in Schedule 1).

#### PUBLIC SUBMISSIONS

The Panel heard from residents, Stuart McKechnie and Graeme Algie.

The Panel heard from the applicant and representatives; Richard Bone – The Illawarra Master Builders, Marc Nicholas – GroupN Architects and Mark Waldock – New England Constructions.

#### PANEL CONSIDERATION AND ADVICE

The Panel considered the matters listed at item 7, and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.





The Panel visited the site and noted the position of the elevated driveway off Church Street and onto Campbell Street. There was concern as to the solar, visual and acoustic impact of the elevated ramp.

The Panel notes that the elevated ramp is to facilitate car and bus access to the new upper level entry to the Club. However, the Panel is concerned that this design solution results in a poor amenity and impact relationship to neighbouring residential and child care uses.

Accordingly, the Panel would recommend to Council to seek an alternate vehicular access and design solution to remove the elevated access ramps and achieve access at or near grade and in so doing, minimise any adverse impact to the neighbouring residential and child care uses.

In circumstances where premises benefit from existing use rights, the relationship between the proposed development and surrounding development (which is consistent with the zone) requires greater sensitivity. The Panel does not believe the design solution achieves this.

The decision was unanimous.

PANEL MEMBERS	
Sue Francis(Chair) 	Scott Lee 
Robert Montgomery 	Tina Christy (Community Representative) 



PROPOSED DEVELOPMENT

1.25 HECTARE

0.15 M HIGH KERB AND STREET

1.25 M HIGH KERB AND STREET

MINERALS BY SEC. 15 OF MOUNT KEIRA TRAMROAD ACT, 1860

NO 61 TWO AND THREE STOREY RENDERED AND GLASS BUILDING PARAPET ROOF

PARAPET RL 25.77

PARAPET RL 23.23

RAMP BELOW

SP 4237

SP 69684

SEC 17 DP 975398

SEC 13 DP 975398

SEC 13 DP 975398

1 DP 150485

2 DP 527484

3 DP 154475

4 DP 154475

103 DP 1148604

104 DP 1148604

105 DP 1148604

106 DP 1148604

107 DP 1148604

108 DP 1148604

109 DP 1148604

110 DP 1148604

111 DP 1148604

112 DP 1148604

113 DP 1148604

114 DP 1148604

115 DP 1148604

116 DP 1148604

117 DP 1148604

118 DP 1148604

119 DP 1148604

120 DP 1148604

121 DP 1148604

122 DP 1148604

123 DP 1148604

124 DP 1148604

125 DP 1148604

126 DP 1148604

127 DP 1148604

128 DP 1148604

129 DP 1148604

130 DP 1148604

131 DP 1148604

132 DP 1148604

133 DP 1148604

134 DP 1148604

135 DP 1148604

136 DP 1148604

137 DP 1148604

138 DP 1148604

139 DP 1148604

140 DP 1148604

141 DP 1148604

142 DP 1148604

143 DP 1148604

144 DP 1148604

145 DP 1148604

146 DP 1148604

147 DP 1148604

148 DP 1148604

149 DP 1148604

150 DP 1148604

151 DP 1148604

152 DP 1148604

153 DP 1148604

154 DP 1148604

155 DP 1148604

156 DP 1148604

157 DP 1148604

158 DP 1148604

159 DP 1148604

160 DP 1148604

161 DP 1148604

162 DP 1148604

163 DP 1148604

164 DP 1148604

165 DP 1148604

166 DP 1148604

167 DP 1148604

168 DP 1148604

169 DP 1148604

170 DP 1148604

171 DP 1148604

172 DP 1148604

173 DP 1148604

174 DP 1148604

175 DP 1148604

176 DP 1148604

177 DP 1148604

178 DP 1148604

179 DP 1148604

180 DP 1148604

181 DP 1148604

182 DP 1148604

183 DP 1148604

184 DP 1148604

185 DP 1148604

186 DP 1148604

187 DP 1148604

188 DP 1148604

189 DP 1148604

190 DP 1148604

191 DP 1148604

192 DP 1148604

193 DP 1148604

194 DP 1148604

195 DP 1148604

196 DP 1148604

197 DP 1148604

198 DP 1148604

199 DP 1148604

200 DP 1148604

201 DP 1148604

202 DP 1148604

203 DP 1148604

204 DP 1148604

205 DP 1148604

206 DP 1148604

207 DP 1148604

208 DP 1148604

209 DP 1148604

210 DP 1148604

211 DP 1148604

212 DP 1148604

213 DP 1148604

214 DP 1148604

215 DP 1148604

216 DP 1148604

217 DP 1148604

218 DP 1148604

219 DP 1148604

220 DP 1148604

221 DP 1148604

222 DP 1148604

223 DP 1148604

224 DP 1148604

225 DP 1148604

226 DP 1148604

227 DP 1148604

228 DP 1148604

229 DP 1148604

230 DP 1148604

231 DP 1148604

232 DP 1148604

233 DP 1148604

234 DP 1148604

235 DP 1148604

236 DP 1148604

237 DP 1148604

238 DP 1148604

239 DP 1148604

240 DP 1148604

241 DP 1148604

242 DP 1148604

243 DP 1148604

244 DP 1148604

245 DP 1148604

246 DP 1148604

247 DP 1148604

248 DP 1148604

249 DP 1148604

250 DP 1148604

251 DP 1148604

252 DP 1148604

253 DP 1148604

254 DP 1148604

255 DP 1148604

256 DP 1148604

257 DP 1148604

258 DP 1148604

259 DP 1148604

260 DP 1148604

261 DP 1148604

262 DP 1148604

263 DP 1148604

264 DP 1148604

265 DP 1148604

266 DP 1148604

267 DP 1148604

268 DP 1148604

269 DP 1148604

270 DP 1148604

271 DP 1148604

272 DP 1148604

273 DP 1148604

274 DP 1148604

275 DP 1148604

276 DP 1148604

277 DP 1148604

278 DP 1148604

279 DP 1148604

280 DP 1148604

281 DP 1148604

282 DP 1148604

283 DP 1148604

284 DP 1148604

285 DP 1148604

286 DP 1148604

287 DP 1148604

288 DP 1148604

289 DP 1148604

290 DP 1148604

291 DP 1148604

292 DP 1148604

293 DP 1148604

















294 DP 1148604


295 DP 1148604

296 DP 11486

NOTES:

1. RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY.
2. BEARINGS AND DISTANCES OF BOUNDARIES ARE BY TITLE AND/OR DEED ONLY.
3. CONSTRUCTION WORKS MUST BE RELATED TO THE BENCHMARK AND NOT LEVELS OF STRUCTURES SHOWN ON THE PLAN.
4. LIMITED BOUNDARY SURVEY MADE, IF CONSTRUCTION OR DESIGN OF ANY NEW STRUCTURE IS INTENDED WITHIN PROXIMITY OF THE BOUNDARIES OR LOCAL GOVERNMENT REQUIREMENTS, A FURTHER SURVEY SHOULD BE REQUESTED TO MARK BOUNDARIES AND/OR DIMENSION WALL TO BOUNDARY DISTANCES.
5. THE TREE TRUNKS SHOWN ARE DIAGRAMMATIC ONLY. THE TRUE TRUNK RADIUS ARE STATED IN THE PLAN. TREE SPREADS & TRUNK RADIUS SHOWN ARE DIAGRAMMATIC ONLY AND TREE HEIGHTS ARE ESTIMATED. IF ANY OF THESE ELEMENTS ARE CRITICAL TO DESIGN (IN PARTICULAR DRIP LINES) MORE SPECIFIC DETAILS SHOULD BE REQUESTED FOR ACCURATE LOCATION.
6. CONTOURS ARE APPROXIMATE ONLY. SPOT LEVELS SHOULD BE USED IN REFERENCE TO CONTOUR LEVELS. FEATURES AND LEVELS CRITICAL TO DESIGN SHOULD BE LOCATED BY A MORE ACCURATE SURVEY. SET BACK WITH REGARD TO LEVEL SHOULD REFER TO THE BENCHMARK.
7. NO SERVICES SURVEY HAS BEEN CARRIED OUT FOR THIS SURVEY. SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATORS LOCATED DURING SURVEY. APPROPRIATE DIAL BEFORE YOU DIG SEARCHES SHOULD BE CARRIED OUT PRIOR TO ANY CONSTRUCTION TAKING PLACE. SEE DIAL BEFORE YOU DIG CONTACT INFORMATION ON THIS PLAN.
8. THIS SURVEY IS FOR CONTOUR AND DETAIL PURPOSES ONLY AND SHOULD NOT BE USED FOR

LEGEND:	
BM	 BENCHMARK
TEL	 TELSTRA PIT
LP	 LIGHT POLE
PP	 POWER POLE
EPIT	 ELECTRICITY PIT
SW	 STORMWATER MANHOLE
S	 SEWER MANHOLE
SV	 STOP VALVE
HYD	 HYDRANT
WM	 WATER METER
GM	 GAS METER
SIP	 SEWER INSP POINT
CL	 COVER LEVEL
IL	 INVERT LEVEL
TW	 TOP OF WALL
BW	 BOTTOM OF WALL



**CL 11.58**

**IL 10.95**

**IL 10.18**

**PIT INVERT**

**PIPE INVERT**

© 2017 Geosurv Pty Ltd. This plan and any information contained within is and shall remain the property of Geosurv Pty Ltd. Any use of this plan or the information contained within, either in part or whole, except for its intended purpose and without permission is deemed infringement of copyright.

3	26/09/17	EASEMENT D SHOWN
REV.	DATE	AMENDMENTS

PREPARED BY:



GEOSURV PTY LTD  
ABN 99 121 987 004  
www.geosurv.com.au

PO Box R1670  
ROYAL EXCHANGE NSW 1225  
tel: 1300 554 675  
fax: 1300 859 564  
e-mail: info@geosurv.com.au

PREPARED FOR:

NEW ENGLAND



**NEW ENGLAND  
CONSTRUCTIONS**  
BUILDING YOUR BUSINESS

PLAN SHOWING:  
TOPOGRAPHIC SURVEY  
ILLAWARRA MASTER BUILDERS CLUB  
61 CHURCH STREET  
WOLLONGONG, NSW

ORIGINAL SIZE:	A1
----------------	----

SCALE:	1:300	CO-ORD:	MGA
--------	-------	---------	-----

LOCALITY: WOLLONGONG	LOCALITY: WOLLONGONG
----------------------	----------------------

LOCALITY: WOLLONGONG	EGA: WOLLONGONG

DATUM:	AHD	ORIG DATUM:	GPS

DATE OF SURVEY: 22/05/17	DATE OF PLAN: 09/06/17
--------------------------	------------------------

SURVEY BY:	FD	DRAWN BY:	DLM
------------	----	-----------	-----

CHECKED BY:	LB	DATE:	09/06/17
-------------	----	-------	----------

CHECKED BY	ED	DATE:	09/09/17
ISSUED BY	ED	DATE:	09/09/17

APPROVED BY:	LB	DATE:	09/06/17

PLAN REF:	170452-DT	SHEET:	1 OF 1 SHEETS
-----------	-----------	--------	---------------

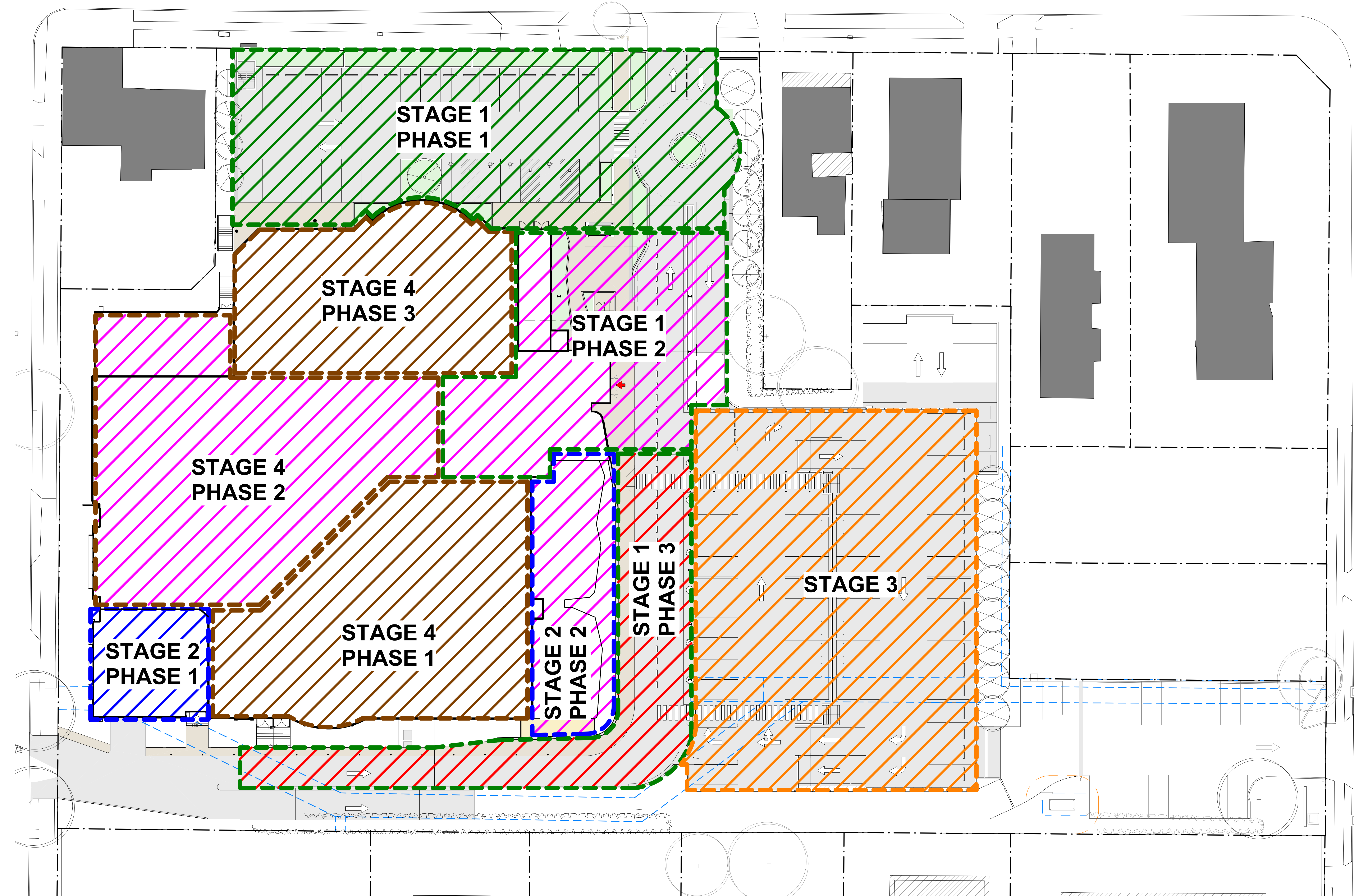
EASEMENTS:

- (A) - DRAINAGE EASEMENT 3 WIDE
- (B) - EASEMENT FOR DRAINAGE OF WATER 1.25 WIDE
- (C) - EASEMENT TO DRAIN WATER 3.05 WIDE (BK.2622 No. 908)
- (D) - EASEMENT TO DRAIN WATER (DP 612174)
- (H) - LAND EXCLUDES MINERALS BY SEC. 15 OF MOUNT KEIRA TRAMROAD ACT, 1860



LEGEND:

- STAGE 1 - PHASE 1**
  - Demolition of existing structures affected by proposed carpark
  - Construction starting to Campbell St Boundary
  - Bulk excavation, foundation piling and construction of lower ground floor carpark
  - Construction of new driveway entry to Campbell St, round about and ground floor level parking
- STAGE 1 - PHASE 2**
  - Demolition of existing structures, bulk excavation and piling works
  - Construction of proposed ground floor entry and driveway slab, lift, access stairs and ramp to lower ground floor slab
  - Construction of first floor slab over entry and enclose first floor level
  - Fitout of new reception and club entry
  - Alterations to lower ground floor
- STAGE 1 - PHASE 3**
  - Installation of foundation piling to ramp, construction of entry ramp and driveway podium and construction of external walls to proposed outdoor gaming area
  - Construction of lift, stair and VIP gaming reception area
- STAGE 2 - PHASE 1**
  - Relocate and upgrade existing stormwater easement from Church St
  - Demolition to existing front entry, installation of foundation piling, installation of footings and construction of new external walls to existing Church St entry
  - Install fitting and fixtures to new garden terrace area
- STAGE 2 - PHASE 2**
  - Complete fitout works to new outdoor gaming machine area
  - Interphase new reception with new outdoor gaming machine area
- STAGE 3**
  - Complete bulk excavation and lower diversion to proposed lower ground level A carpark
  - Install foundation piling, footings and retaining walls to lower ground level A & B
  - Construct suspended carpark slab to ground floor A & B
  - Installation of screening to carpark
- STAGE 4 - PHASE 1**
  - Modify and fitout existing bar area
  - Complete fitout works to new indoor gaming area
  - Complete fitout and alterations to existing bistro area
  - Complete modifications and alterations to existing auditorium
- STAGE 4 - PHASE 2**
  - Complete fitout works to new lounge area
  - Complete fitout to sports bar area
  - Complete upgrades to sports bar outdoor terrace
- STAGE 4 - PHASE 3**
  - Relocate existing buffet to new first floor location
  - Complete modifications and alterations to existing Buffet area
  - Relocate existing bistro to renovated buffet area



1 PROPOSED CONSTRUCTION STAGING SITE PLAN - GROUND FLOOR  
SCALE 1:200

Client  
**ILLAWARRA MASTER BUILDERS CLUB**  
  
61 CHURCH STREET  
WOLLONGONG NSW 2500

Builder  
**NEW ENGLAND CONSTRUCTIONS**  
BUILDING YOUR BUSINESS SINCE 1979

NEC Project No.  
**1897:17**

GPO BOX 1967 Sydney NSW 2001  
T +61 2 9369 1241 ABN 25 001 747 468

Project  
**ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING**

Scale @ B1  
As indicated

Scale @ A3

Drawn By:  
-

Approved By:  
-

Nominated Resp Architect  
Marc Nicholas

NSW Reg. No.  
7409

Drawing Title  
**CONSTRUCTION STAGING SITE PLAN - GROUND FLOOR**

Project No.  
GN\_17-10115 DA

Status  
18-11

Drawing No.  
1

Revision  
1

**GROUPN**  
Architecture,  
Interior,  
Landscape.

L6/111-117 Devonshire Street  
Surry Hills NSW 2010

ABN 69 073 774 071  
T +61 2 9369 3546

File Path:  
C:\Users\Documents\GN\_17-10115-Illawarra\_MBC-Club\_DA\_ISSUE\_18-11-18.dwg





	BOUNDARY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	REDUNDANT EASEMENT LINE
	DENOTES EX. ELEMENTS TO BE DEMOLISHED
	DENOTES AREA TO BE EXCAVATED
	EXISTING PLANTING PROPOSED TO BE DEMOLISHED
	EXISTING TREES TO REMAIN
	EXISTING TREES TO REMAIN ON NEIGHBOURING PROPERTIES

[illegible]

Builder



**NEW ENGLAND  
CONSTRUCTIONS**  
BUILDING YOUR BUSINESS SINCE 1979

NEC Project No.  
**1897:17**

GPO BOX 1967 Sydney NSW 2001  
T — 02 9369 1241 ABN 25 001 747 468

Scale @ B1 As indicated	Scale @ A3
Drawn By: MM	Approved By: IS
Nominated Resp Architect Marc Nicholas	NSW Reg. No. 7409

Project No. GN_17-10115	Status DA	Drawing No. 02-01	Revision 3
----------------------------	--------------	----------------------	---------------

Architecture.  
Interior.  
Landscape.

L6/111-117 Devonshire Street  
Surry Hills NSW 2010

ABN 69 073 774 071  
T +61 2 9369 3546



C H U R C H S T R E E T

C A M P B E L L S T R E E T

LEGEND

- BOUNDARY LINE  
EXISTING EASEMENT  
PROPOSED EASEMENT  
REDUNDANT EASEMENT LINE  
DENOTES EX. ELEMENTS TO BE DEMOLISHED  
DENOTES AREA TO BE EXCAVATED  
EXISTING PLANTING PROPOSED TO BE DEMOLISHED  
EXISTING TREES TO REMAIN  
EXISTING TREES TO REMAIN ON NEIGHBOURING PROPERTIES

GENERAL ABBREVIATION:

ACC	ACCESSIBLE TOILET	HWO	HOT WATER UNIT
AFG	ALUMINIUM FRAMED GLAZING	MAX	MAXIMUM
AL	ALUMINIUM	MIN	MINIMUM
AMB	AMBIANT	NCC	NATIONAL CONSTRUCTION CODE
AUTO	AUTO BREAKOUT DOOR	NOM	NOMINAL
AUTO	AUTO SLIDING DOOR	PBD	PLASTERBOARD
BAL	BALUSTRADE	PF	PAINT FRESH
BCA	BUILDING CODE OF AUSTRALIA	PLY	PLYWOOD
BC	BACK OF HOUSE	QUAD	QUARTER ARC QUADRANT
BOL	BOLLARD	RC	REINFORCED CONCRETE
CL	CENTRELINE	RCP	REFLECTED CEILING PLAN
COL	COLUMN	RL	RELATIVE LEVEL
CONC	CONCRETE	RWS	RAINWATER DOWNPIPE
CPT	CARPET	RWT	RAINWATER TANK
CT	CERAMIC TILES	SC	STEEL COLUMN TO STRUCT. ENG.
DEMO	DEMOLISH	SC	DETAILS
DP	DOWNPIPE	SJ	SILICON JOINT
EG	EAVES GUTTER	SGC	SUSPENDED GRID CEILING
EX	EXISTING	SPC	SUSPENDED PBD CEILING
FC	FIBRE CEMENT	SS	STAINLESS STEEL
FCL	FINISHED CEILING LEVEL	TAC	TACTILE
FFL	FINISHED FLOOR LEVEL	TMB	TIMBER
FSL	FINISHED STRUCTURAL LEVEL	UNO	UNLESS NOTED OTHERWISE
	FOR ACQUIRED SETBACKS	WC	WATER CLOSET
FW	FLOOR WASTE	XY	EXISTING
HB	HAND BASIN		
HR	HANDRAIL		

Client  
ILLAWARRA MASTER BUILDERS CLUB

61 CHURCH STREET  
WOLLONGONG NSW 2500

Builder

**NEW ENGLAND CONSTRUCTIONS**  
BUILDING YOUR BUSINESS SINCE 1979

NEC Project No. 1897:17  
GPO BOX 1967 Sydney NSW 2001  
T — 02 9369 1241 ABN 25 001 747 468

Project  
ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING

Scale @ B1  
As indicated

Scale @ A3  
As indicated

Drawn By: MM  
Approved By: IS

Nominated Resp Architect: Marc Nicholas  
NSW Reg. No. 7409

Drawing Title  
EXISTING & DEMOLITION SITE PLAN - FIRST FLOOR

Project No. GN\_17-10115  
Status DA  
Drawing No. 02-03  
Revision 3

GROUPN

Architecture  
Interior  
Landscape

**N**

L6/111-117 Devonshire Street  
Surry Hills NSW 2010

ABN 69 073 774 071  
T — +61 2 9369 3546

Copyright

This drawing, including the information it contains, is copyright and is the property of GROUPN Architecture Interior Landscape. It is submitted only in conjunction with the transaction to which it pertains and must not be used in any other manner detrimental to the interest of GROUPN Architecture Interior Landscape. This drawing is not to be copied and must be returned upon request.

Date	Description	Rev
20.08.17	UPDATED CONSULTANTS ISSUE	1
27.09.17	DA ISSUE - CLIENT	2
10.10.17	DA ISSUE	3

Print Date: 10/10/2017 7:23:35 PM



- LEGEND**
- BOUNDARY LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - REDUNDANT EASEMENT LINE
  - DENOTES EX. ELEMENTS TO BE DEMOLISHED
  - DENOTES AREA TO BE EXCAVATED
  - EXISTING PLANTING PROPOSED TO BE DEMOLISHED
  - EXISTING TREES TO REMAIN
  - EXISTING TREES TO REMAIN ON NEIGHBOURING PROPERTIES

- GENERAL ABBREVIATION:**
- |      |  |       |                              |
|------|--|-------|------------------------------|
| ACC  | ACCESSIBLE TOILET                                    | HWU   | HOT WATER UNIT               |
| AL   | ALUMINIUM  | MAX   | MAXIMUM                      |
| AL   | ALUMINIUM  | MIN   | MINIMUM                      |
| AMB  | AMBULANT   | NCC   | NATIONAL CONSTRUCTION CODE   |
| AUTO | AUTO BREAKOUT DOOR                                   | NOM   | NORMAL                       |
| AUTO | AUTO SLIDING DOOR                                    | PB    | PLASTERBOARD                 |
| BA   | BALUSTRADE   | PF    | PAINT FINISH                 |
| BCA  | BUILDING CODE OF AUSTRALIA                           | PLY   | PLYWOOD                      |
| BE   | BOX CUTTER   | QUAD  | CIRCLE / ARC QUADRANT        |
| BOH  | BACK OF HOUSE  | RCONC | REINFORCED CONCRETE          |
| BOL  | BOLLARD  | RC    | REINFORCED CONCRETE          |
| CL   | CENTRELINE   | RCP   | REFLECTED CEILING PLAN       |
| COL  | COLUMN   | RL    | RELATIVE LEVEL               |
| CONC | CONCRETE   | RWP   | RAINWATER DOWNPIPE           |
| CPT  | CARPET   | RWT   | RAINWATER TANK               |
| CT   | CERAMIC TILES  | SC    | STEEL COLUMN TO STRUCT. ENG. |
| DEMO | DEMOLISH   | SG    | STEEL GRATE                  |
| DP   | DOWNPIPE   | SJ    | SILICON JOINT                |
| EG   | EAVES GUTTER   | SOC   | SUSPENDED GRID CEILING       |
| EX   | EXISTING   | SPC   | SUSPENDED PDB CEILING        |
| FC   | FIBRE CEMENT   | SS    | STAINLESS STEEL              |
| FCL  | FINISHED CEILING LEVEL                               | TAC   | TACTILE                      |
| FCL  | FINISHED FLOOR LEVEL                                 | TM    | TIMBER                       |
| FSL  | FINISHED STRUCTURAL LEVEL                            | UNO   | UNLESS NOTED OTHERWISE       |
| FSL  | REFERS TO STRUCT. ENG. DETAILS FOR REQUIRED SETDOWNS | WC    | WATER CLOSET                 |
| FW   | FLOOR WASTE  | XI    | EXISTING                     |
| HB   | HAND BASH  |       |                              |
| HR   | HANDRAIL   |       |                              |

Client  
**ILLAWARRA MASTER BUILDERS CLUB**

61 CHURCH STREET  
WOLLONGONG NSW 2500

Builder  
**NEW ENGLAND CONSTRUCTIONS**  
BUILDING YOUR BUSINESS SINCE 1979

NEC Project No. 1897:17 GPO BOX 1967 Sydney NSW 2001  
T +61 2 9369 1241 ABN 25 001 747 468

Project  
**ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING**

Scale @ B1	Scale @ A3
As indicated	
Drawn By:	Approved By:
MM	IS
Nominated Resp Architect	NSW Reg. No.
Marc Nicholas	7409

Drawing Title  
**EXISTING & DEMOLITION SITE PLAN - LOWER GROUND FLOOR**

Project No.	Status	Drawing No.	Revision
GN_17-10115	DA	02-02	3

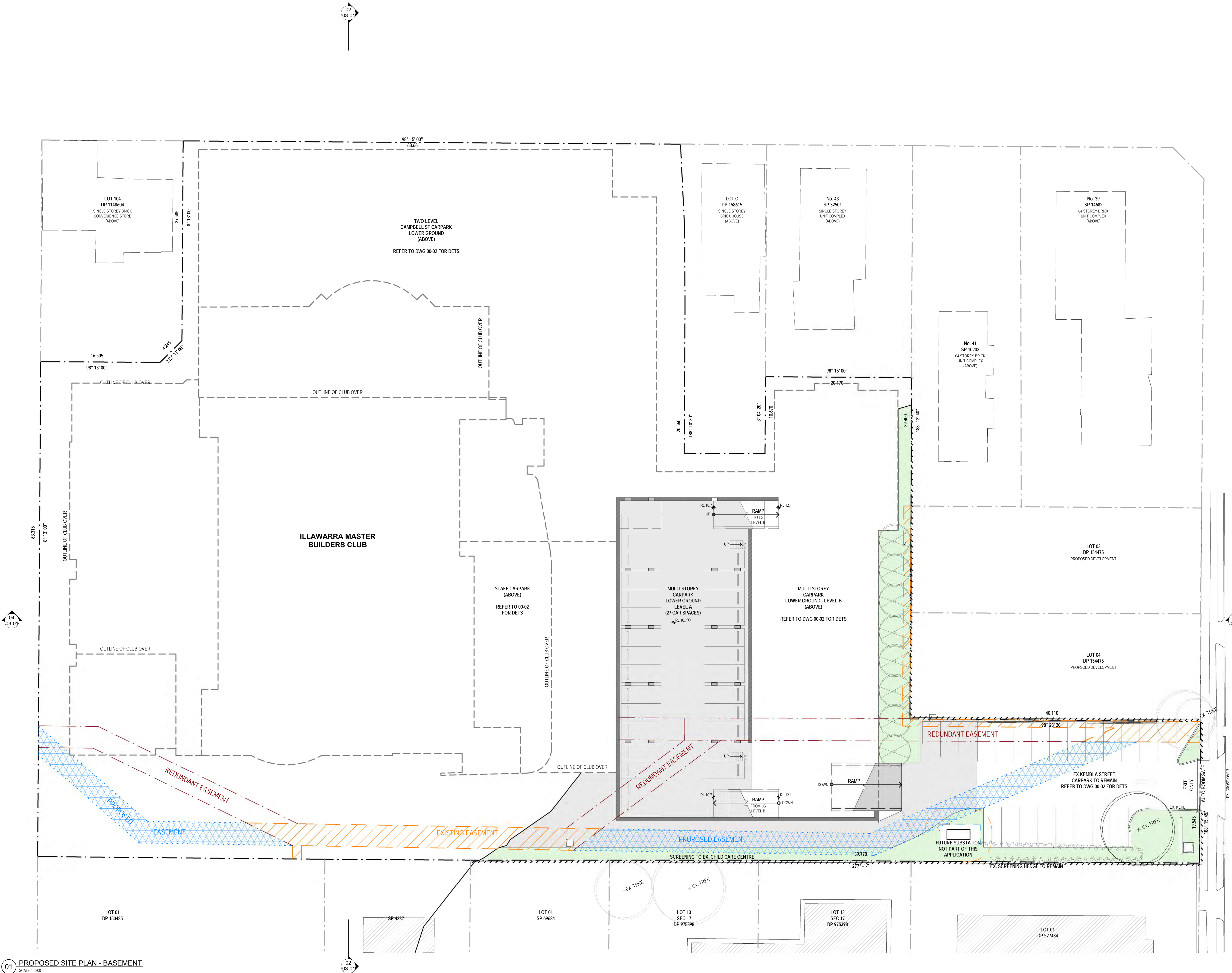
**GROUPM**

Architecture  
Interior  
Landscape

L6/111-117 Devonshire Street  
Surry Hills NSW 2010

ABN 69 073 774 071  
T +61 2 9369 3546





01 PROPOSED SITE PLAN - BASEMENT  
SCALE 1 : 200

Copyright

This drawing, including the information it contains, is copyright and is the property of GROUPN Architecture Interior Landscape. It is submitted only in conjunction with the transaction to which it pertains and must not be used in any other manner detrimental to the interest of GROUPN Architecture Interior Landscape. This drawing is not to be copied and must be returned upon request.

Date

Description

Rev

27.08.17

DA ISSUE - CLIENT

04

10.10.17

DA ISSUE

05

15.03.18

DA: ADDITIONAL INFO SUBMISSION

06

REVISIONS SHOWN CLOUDED

ADDITIONALLY

STORMWATER DRAINAGE LAYOUT

CONC. LPTURKS CO-ORDINATED WITH STORMWATER DRAINAGE LAYOUT

UPDATED SITE RL'S

Print Date: 14/03/2018 11:45:02 AM

LEGEND:

---

BOUNDARY LINE

---

NEIGHBOURING BOUNDARY LINE

---

EXISTING EASEMENT

---

PROPOSED EASEMENT

---

REDUNDANT EASEMENT LINE

DENOTES AREA OF PROPOSED NEW BUILDING WORKS

DENOTES AREA OF PROPOSED INTERNAL REFURBISHMENTS

DENOTES AREA OF PROPOSED CARPARK & DRIVEWAY

DENOTES AREA OF PROPOSED FOOTPATH WORKS

DENOTES AREA OF PROPOSED LANDSCAPING. REFER TO LANDSCAPE PLAN DWG. FOR DETAILS

DENOTES DENOTES EX. ADJACENT BUILDINGS

EXISTING TREES TO REMAIN

EXISTING TREES ON NEIGHBOURING PROPERTIES (SHOWN GREY)

DENOTES PROPOSED TREES. REFER TO LANDSCAPE PLAN FOR DETAILS

EX. 1.8m HIGH FENCE

PROPOSED 1.8m HIGH FENCE

CAR SPACES

PROPOSED CAR PARKING SPACES TO 2.5m X 5.4m & CLEARLY LINE MARKED 100mm WIDE WHITE PAVEMENT PAINT FINISH AS PER AS 2890.1

ACCESSIBLE CAR SPACES

PROPOSED ACCESSIBLE CAR SPACE & SHARED ZONE TO AS 1428.1

C

CENTRE LINE, CENTRE LINE SETOUT MARKER

EX. FINISHED FLOOR LEVEL (REFER TO SURVEY & CIVIL DRAWINGS FOR DETAILS)

EX. FINISHED FLOOR LEVEL

DENOTED PEDESTRIAN ENTRY

DENOTES NEW TRAFFIC DIRECTIONAL ARROW, 300mm LONG TO AS2890.1 (WHITE PAVEMENT PAINT FINISH)

STORM WATER:

FOR DETAILED STORM WATER LAYOUT PLANS REFER TO TO STORM WATER DWG. DRAWINGS PREPARED BY CARDNO ENGINEERS

PROPOSED STORM WATER PIT

PROPOSED STORMWATER DRAINAGE SYSTEM

EX. PIT FOR INVERT & COVER LEVELS REFER TO SURVEY 170452-DT Rev. 1

NOTES:

1. FOR PROPOSED STORM WATER PITS REFER TO STORMWATER LAYOUT PLANS BY CARDNO.

2. FOR VERTICAL SWIFT PATHS REFER TO PARKING & TRAFFIC IMPACT ASSESSMENT BY STANBURY TRAFFIC.

3. SITE BOUNDARY DIMENSIONS SHOWN ON THIS DRAWING TO BE VERIFIED WITH SURVEY DRAWING.

SITE VEHICLE MOVEMENT:

COACHES & TAXIS

DELIVERY VEHICLES

PATRON CARS

STAFF CARS

ORIGIN OF SURVEY:

GEOSURV PTY. LTD.

Reference: 170452-DT Rev. 1

Date: 13/07/2017

Client

ILLAWARRA MASTER BUILDERS CLUB

61 CHURCH STREET WOLLONGONG NSW 2500

Builder

NEW ENGLAND CONSTRUCTIONS

BUILDING YOUR BUSINESS SINCE 1979

NEC Project No.

1897:17

GPO BOX 1967 Sydney NSW 2001

T - 02 9369 1241 ABN 25 001 747 468

Project

ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING

Scale @ B1

As indicated

Scale @ A3

As indicated

Drawn By:

MM

Approved By:

IS

Nominated Resp Architect

Marc Nicholas

NSW Reg. No.

7409

Drawing Title

PROPOSED SITE PLAN - BASEMENT FLOOR

Project No.

GN.17-10115 DA

Status

00-03

Drawing No.

8

Revision

8

GROUPN

Architecture.

Interior.

Landscape.

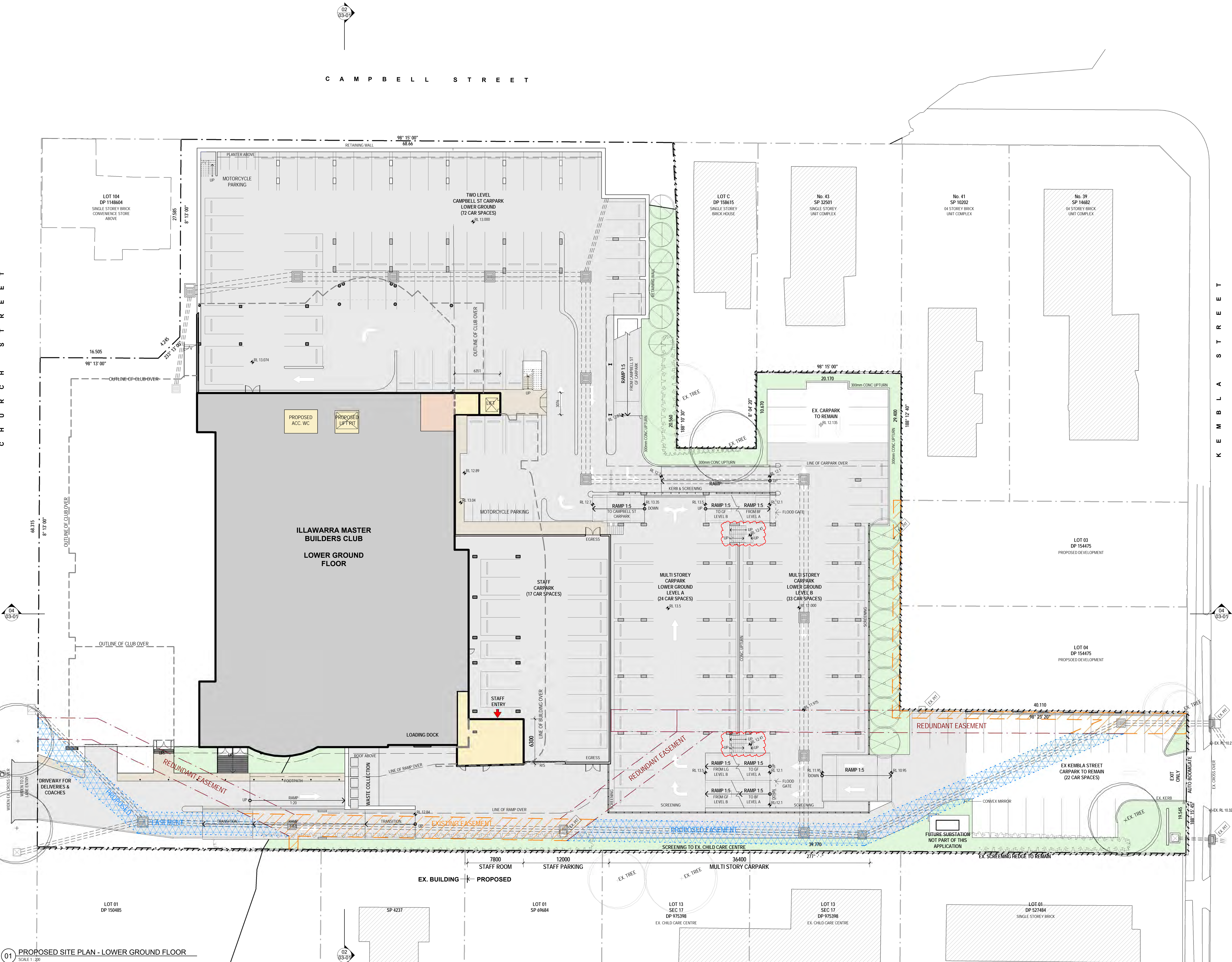
16/11/17 Devonshire Street Surry Hills NSW 2010

ABN 69 073 774 071 T - +61 2 9369 3546

File Path:

C:\Users\mm\Documents\GN.17-10115-Illawarra\_MBC-Club\_DA\_ISSUE\_IS\AddInfo\_marcus@groupn.co.nz





01 PROPOSED SITE PLAN - LOWER GROUND FLOOR  
SCALE 1:200

Copyright

This drawing, including the information it contains, is copyright and is the property of GROUPN Architecture Interior Landscape. It is submitted only in conjunction with the transaction to which it pertains and must not be used in any other manner detrimental to the interest of GROUPN Architecture Interior Landscape. This drawing is not to be copied and must be returned upon request.

Date	Description	Rev
27.08.17	DA ISSUE - CLIENT	07
10.10.17	DA ISSUE	08
15.03.18	DA: ADDITIONAL INFO SUBMISSION	12
	REVISIONS SHOWN CLOUDED	
	ADDITIONALLY:	
	STORMWATER DRAINAGE LAYOUT	
	CONC. UPTURNS CO-ORDINATED WITH STORMWATER DRAINAGE LAYOUT	
	UPDATED SITE RL'S	

Print Date: 14/03/2018 11:44:25 AM

- LEGEND:**
- BOUNDARY LINE
  - NEIGHBOURING BOUNDARY LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - REDUNDANT EASEMENT LINE
  - DENOTES AREA OF PROPOSED NEW BUILDING WORKS
  - DENOTES AREA OF PROPOSED INTERNAL REFURBISHMENTS
  - DENOTES AREA OF PROPOSED CARPARK & DRIVEWAY
  - DENOTES AREA OF PROPOSED FOOTPATH WORKS
  - DENOTES AREA OF PROPOSED LANDSCAPING. REFER TO LANDSCAPE PLAN DWG. FOR DETAILS
  - DENOTES EXISTING EX. ADJACENT BUILDINGS
  - EXISTING TREES TO REMAIN
  - EXISTING TREES ON NEIGHBOURING PROPERTIES (SHOWN GREY)
  - DENOTES PROPOSED TREES. REFER TO LANDSCAPE PLAN FOR DETAILS
  - EX. 1.8m HIGH FENCE
  - PROPOSED 1.8m HIGH FENCE
  - CAR SPACES
  - PROPOSED CAR PARKING SPACES TO 2.5m X 5.4m & CLEARLY LINE MARKED 100mm WIDE WHITE PAVEMENT PAINT FINISH AS PER AS 2880.1
  - ACCESSIBLE CAR SPACES
  - PROPOSED ACCESSIBLE CAR SPACE & SHARED ZONE TO AS 1428.1
  - CENTRE LINE, CENTRE LINE SETOUT MARKER
  - EX. FINISHED FLOOR LEVEL (REFER TO SURVEY & CIVIL DRAWINGS FOR DETAILS)
  - PROPOSED FINISHED FLOOR LEVEL
  - DENOTED PEDESTRIAN ENTRY
  - DENOTES NEW TRAFFIC DIRECTIONAL ARROW, 300mm LONG TO AS 2890.1 (WHITE PAVEMENT PAINT FINISH)
  - STORM WATER:**
  - FOR DETAILED STORM WATER LAYOUT PLANS REFER TO TO STORM WATER DWG. DRAWINGS PREPARED BY CARDNO ENGINEERS
  - PROPOSED STORM WATER PIT
  - PROPOSED STORMWATER DRAINAGE SYSTEM
  - EX. PIT FOR INVERT & COVER LEVELS REFER TO SURVEY 170452-DT Rev. 1

- NOTES:**
- FOR PROPOSED STORM WATER PITS REFER TO STORMWATER LAYOUT PLANS BY CARDNO.
  - FOR VERTICAL SWIFT PATHS REFER TO PARKING & TRAFFIC IMPACT ASSESSMENT BY STANBURY TRAFFIC.
  - SITE BOUNDARY DIMENSIONS SHOWN ON THIS DRAWING TO BE VERIFIED WITH SURVEY DRAWING.
- SITE VEHICLE MOVEMENT:**
- COACHES & TAXIS
  - DELIVERY VEHICLES
  - PATRON CARS
  - STAFF CARS
- ORIGIN OF SURVEY:**
- GEOSURV PTY. LTD.  
Reference: 170452-DT Rev. 1  
Date: 13/07/2017

Client  
**ILLAWARRA MASTER BUILDERS CLUB**

61 CHURCH STREET  
WOLLONGONG NSW 2500

Builder  
**NEW ENGLAND CONSTRUCTIONS**  
BUILDING YOUR BUSINESS SINCE 1979

NEC Project No.  
**1897:17**

GPO BOX 1967 Sydney NSW 2001  
T: +61 2 9369 1241 ABN 25 001 747 468

Project  
**ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING**

Scale @ B1  
As indicated

Scale @ A3

Drawn By:  
MM

Approved By:  
IS

Nominated Resp Architect  
Marc Nicholas

NSW Reg. No.  
7409

Drawing Title  
**PROPOSED SITE PLAN - LOWER GROUND FLOOR**

Project No.  
GN.17-10115 DA

Status  
00-02

Drawing No.  
12

Revision

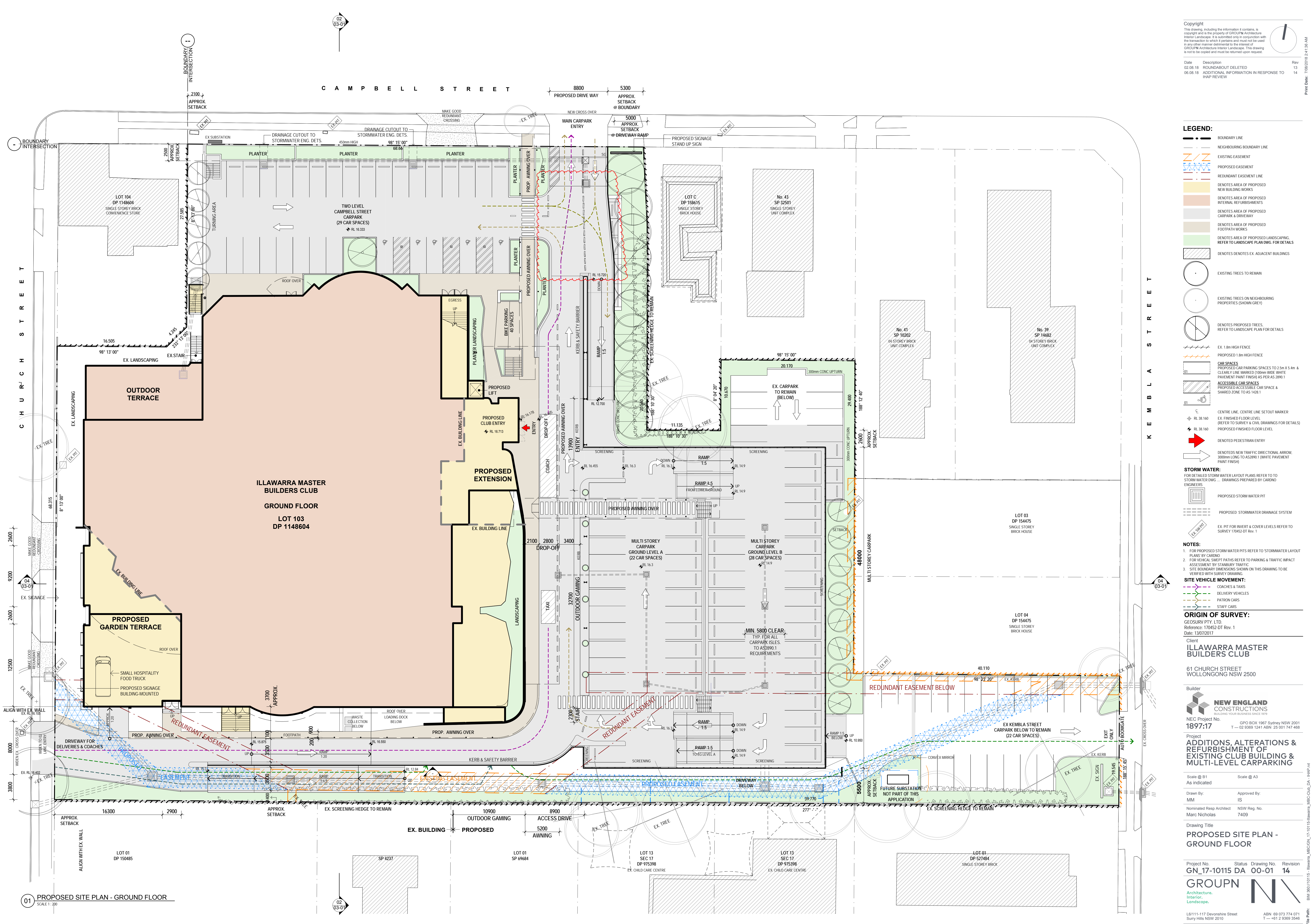
**GROUPN**  
Architecture,  
Interior,  
Landscape.

L6/111-117 Devonshire Street  
Surry Hills NSW 2010

ABN 69 073 774 071  
T: +61 2 9369 3546

File Path:  
C:\Users\mm\Documents\GN.17-10115-Illawarra\_MBC-Club\_DA\_ISSUE\_IS\AddInfo\_marcn@groupn.co.n





Copyright

This drawing, including the information it contains, is copyright and is the property of GROUPN Architecture Interior Landscape. It is submitted only in conjunction with the transaction to which it pertains and must not be used in any other manner detrimental to the interest of GROUPN Architecture Interior Landscape. This drawing is not to be copied and must be returned upon request.

Date	Description	Rev
02.08.18	ROUNDAABOUT DELETED	13
06.08.18	ADDITIONAL INFORMATION IN RESPONSE TO IAP REVIEW	14

Date: 7/08/2018 2:41:36 AM

**LEGEND:**

- BOUNDARY LINE
- NEIGHBOURING BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- REDUNDANT EASEMENT LINE
- DENOTES AREA OF PROPOSED NEW BUILDING WORKS
- DENOTES AREA OF PROPOSED INTERNAL REFURBISHMENTS
- DENOTES AREA OF PROPOSED CARPARK & DRIVEWAY
- DENOTES AREA OF PROPOSED FOOTPATH WORKS
- DENOTES AREA OF PROPOSED LANDSCAPING. REFER TO LANDSCAPE PLAN DWG. FOR DETAILS
- DENOTES EXISTING EX. ADJACENT BUILDINGS
- EXISTING TREES TO REMAIN
- EXISTING TREES ON NEIGHBOURING PROPERTIES (SHOWN GREY)
- DENOTES PROPOSED TREES. REFER TO LANDSCAPE PLAN FOR DETAILS
- EX. 1.8m HIGH FENCE
- PROPOSED 1.8m HIGH FENCE
- CAR SPACES  
PROPOSED CAR PARKING SPACES TO 2.5m X 5.4m & CLEARLY LINE MARKED (100mm WIDE WHITE PAVEMENT PAINT FINISH) AS PER AS 2890.1
- ACCESSIBLE CAR SPACES  
PROPOSED ACCESSIBLE CAR SPACE & SHARED ZONE TO AS 1428.1
- CENTRE LINE, CENTRE LINE SETOUT MARKER
- EX. FINISHED FLOOR LEVEL (REFER TO SURVEY & CIVIL DRAWINGS FOR DETAILS)
- PROPOSED FINISHED FLOOR LEVEL
- DENOTES PEDESTRIAN ENTRY
- STORM WATER:  
FOR DETAILED STORM WATER LAYOUT PLANS REFER TO TO STORM WATER DWG. DRAWINGS PREPARED BY CARNO ENGINEERS
- PROPOSED STORM WATER PIT
- PROPOSED STORMWATER DRAINAGE SYSTEM
- EX. PIT FOR INVERT & COVER LEVELS REFER TO SURVEY 170452-DT Rev. 1

**NOTES:**

- FOR PROPOSED STORM WATER PITS REFER TO STORMWATER LAYOUT PLANS BY CARNO.
- FOR VERTICAL SWIFT PATHS REFER TO PARKING & TRAFFIC IMPACT ASSESSMENT BY STANBURY TRAFFIC.
- SITE BOUNDARY DIMENSIONS SHOWN ON THIS DRAWING TO BE VERIFIED WITH SURVEY DRAWING.

**SITE VEHICLE MOVEMENT:**

- COACHES & TAXIS
- DELIVERY VEHICLES
- PATRON CARS
- STAFF CARS

**ORIGIN OF SURVEY:**

GEOSURV PTY. LTD.  
Reference: 170452-DT Rev. 1  
Date: 13/07/2017

Client  
**ILLAWARRA MASTER BUILDERS CLUB**

61 CHURCH STREET  
WOLLONGONG NSW 2500

Builder  
**NEW ENGLAND CONSTRUCTIONS**  
BUILDING YOUR BUSINESS SINCE 1979

NEC Project No.  
**1897:17**

GPO BOX 1967 Sydney NSW 2001  
T +61 2 9369 1241 ABN 25 001 747 468

Project  
**ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING**

Scale @ B1  
As indicated

Scale @ A3

Drawn By:  
MM

Approved By:  
IS

Nominated Resp Architect  
Marc Nicholas

NSW Reg. No.  
7409

Drawing Title  
**PROPOSED SITE PLAN - GROUND FLOOR**

Project No.  
GN.17-10115 DA

Status  
00-01

Drawing No.  
14

Revision

**GROUPN**  
Architecture,  
Interior,  
Landscape.

L6/111-117 Devonshire Street  
Surry Hills NSW 2010

ABN 69 073 774 071  
T +61 2 9369 3546

File Path:  
BM\_360/10115 - Illawarra\_MASTERBUILDERS CLUB\_ILBC-CLUB\_DA - IAP.rvt





Copyright		
This drawing, including the information it contains, is copyright and the property of GROUPN Architecture Interior Landscape. It is submitted only in conjunction with the transaction to which it pertains and must not be used in any other manner detrimental to the interest of GROUPN Architecture Interior Landscape. This drawing is not to be copied and must be returned upon request.		
Date	Description	Rev
18.08.17	CLIENT MEETING	1
12.09.17	UPDATED CONSULTANTS ISSUE	2
27.09.17	DA ISSUE - CLIENT	3
10.10.17	DA ISSUE	4

- LEGEND:**
- BOUNDARY LINE
  - DENOTES AREA OF PROPOSED NEW BUILDING WORKS
  - DENOTES AREA OF PROPOSED INTERNAL REFURBISHMENTS
  - DENOTES AREA OF PROPOSED LANDSCAPING. REFER TO LANDSCAPE PLAN DWG. FOR DETAILS
  - MIN. REQD. CIRCULATION SPACE FOR WHEELCHAIRS AND/OR AMBULANT USERS AS REQUIRED BY AS 1428.1-2009
  - PROPOSED LEVEL
  - EXISTING LEVEL
  - BICA EXT MIN. CLEAR OPENING REQUIRED
  - EXISTING WALLS/STRUCTURAL ELEMENTS TO REMAIN
  - PROPOSED WALL
  - AL FRAMED GLAZING
  - DENOTED PEDESTRIAN ENTRY

- NOTES:**
- FOR DIMENSIONS OF PROPOSED ADDITIONS REFER TO PROPOSED SITE PLANS DWG 00-01, 00-02 & 00-03

**GENERAL ABBREVIATION:**

ACC	ACCESSIBLE TOILET	HMU	HOT WATER UNIT
AFG	ALUMINUM FRAMED GLAZING	MAX	MAXIMUM
AL	ALUMINUM	MIN	MINIMUM
AMB	AMBIANT	NCC	NATIONAL CONSTRUCTION CODE
AUTO-B	AUTO BREAKOUT DOOR	NOM	NOMINAL
AUTO	AUTO SLIDING DOOR	PRO	PLASTERBOARD
BAL	BALUSTRADE	PF	PART FINISH
BICA	BUILDING CODE OF AUSTRALIA	PLY	PLYWOOD
BG	BOX GUTTER	QUAD	CIRCLE ARC QUADRANT
BCH	BACK OF HOUSE	R-CONC	REINFORCED CONCRETE
BOIL	BOILER	RC	REFINISHED CONCRETE
CL	CENTER LINE	REF	REFLECTED CEILING PLAN
COL	COLUMN	RL	RELATIVE LEVEL
CONC	CONCRETE	RAMP	RAMP
CPT	CARPET	RNT	RAMP WATER TANK
CT	CERAMIC TILES	SC	STEEL COLUMN TO STRUCT. ENG. DETAILS
DEMO	DEMOLISH	SG	STEEL GRATE
DP	DOWNPIPE	SJ	SILICON JOINT
EG	EGRESS	SGC	SUSPENDED GRID CEILING
EX	EXISTING	SPC	SUSPENDED PRO CEILING
FC	FIBRE CEMENT	SS	STAINLESS STEEL
FCL	FINISHED CEILING LEVEL	TAC	TACTILE
IF	IF (BOOKING) PERIMETER	TM	TIMBER
FFL	FINISHED FLOOR LEVEL	UNO	UNLESS NOTED OTHERWISE
FSL	FINISHED STRUCTURAL LEVEL	WC	WATER CLOSET
FW	FLOOR WASTE	EXIST	EXISTING
HR	HAND RAIL		
HR	HAND RAIL		

Client  
**ILLAWARRA MASTER BUILDERS CLUB**

61 CHURCH STREET  
WOLLONGONG NSW 2500

Builder  
**NEW ENGLAND CONSTRUCTIONS**  
BUILDING YOUR BUSINESS SINCE 1979

NEC Project No. 1897:17  
GPO BOX 1967 Sydney NSW 2001  
T — 02 9369 1241 ABN 25 001 747 468

Project  
**ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING**

Scale @ B1  
1 : 100

Scale @ A3

Drawn By:  
MM

Approved By:  
IS

Nominated Resp Architect  
Marc Nicholas

NSW Reg. No.  
7409

Drawing Title  
**PROPOSED LOWER GROUND FLOOR PLAN**

Project No.  
GN\_17-10115

Status  
DA

Drawing No.  
01-01

Revision  
4

**GROUPN**

Architecture  
Interior  
Landscape


L6/111-117 Devonshire Street  
Surry Hills NSW 2010

ABN 69 073 774 071  
T — +61 2 9369 3546

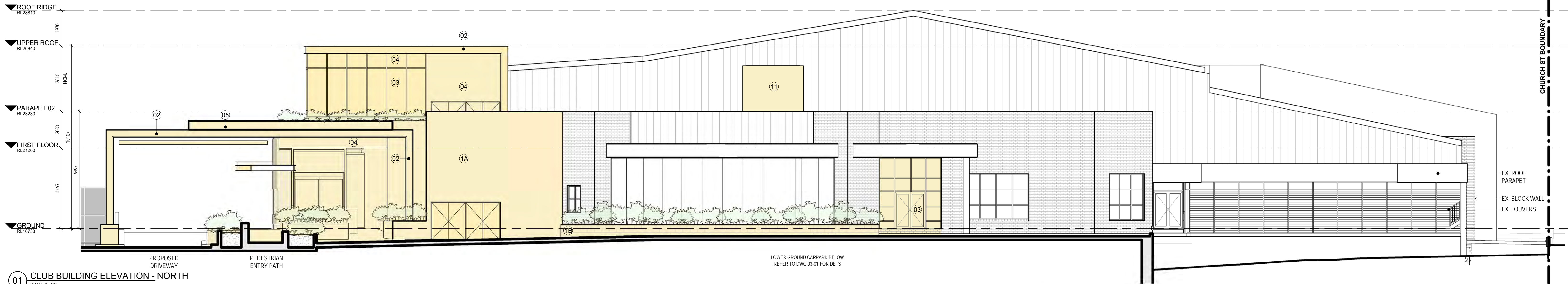
File Path:  
C:\Users\mm\Documents\GK\_17-10115-Illawarra\_MBC-Club\_rmm.rvt



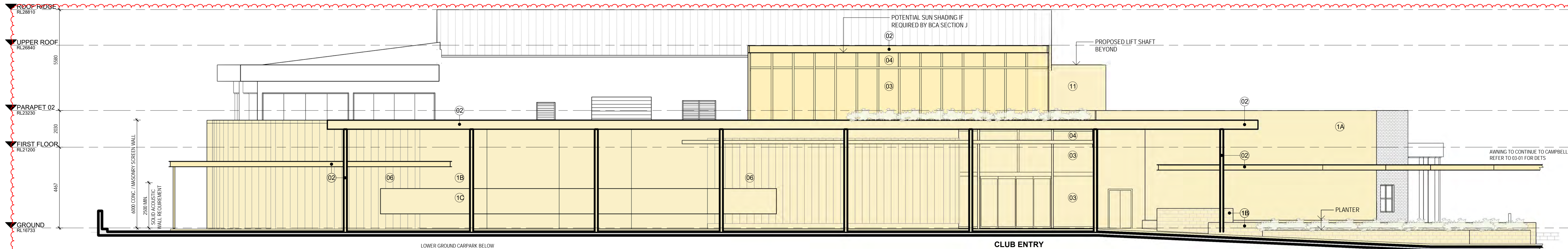
[illegible]

Project No. <b>GN_17-10115</b>	Status <b>DA</b>	Drawing No. <b>01-03</b>	Revision <b>6</b>
<b>GROUP</b> Architecture. Interior. Landscape.			
L6/11-117 Devonshire Street Surry Hills NSW 2010		ABN 69 073 774 071 T — +61 2 9309 3546	

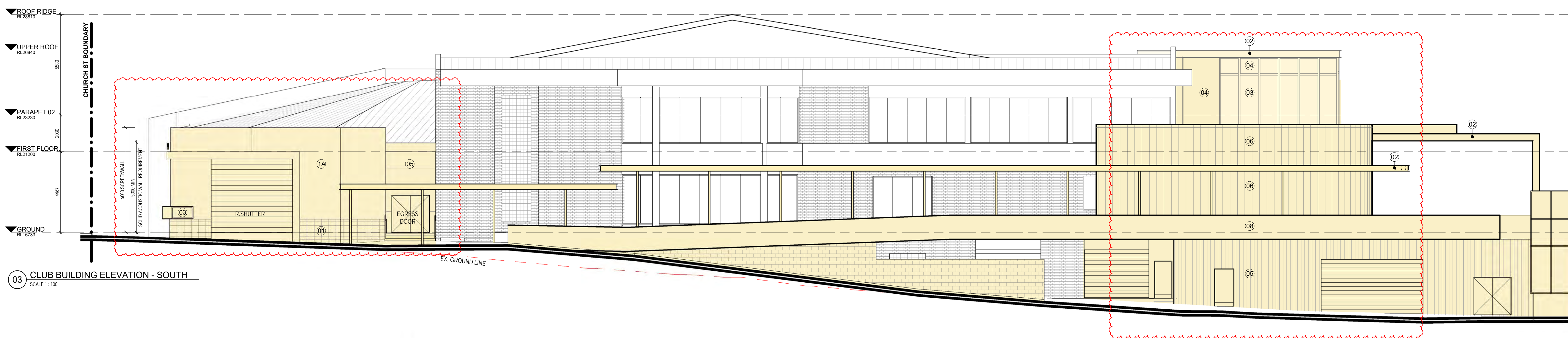




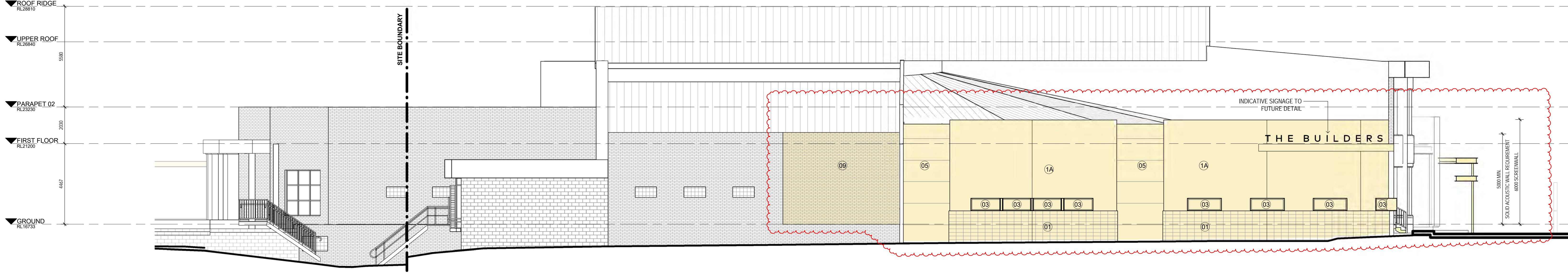
01 CLUB BUILDING ELEVATION - NORTH  
SCALE 1:100



02 CLUB BUILDING ELEVATION - EAST  
SCALE 1:100



03 CLUB BUILDING ELEVATION - SOUTH  
SCALE 1:100



04 CLUB BUILDING ELEVATION - WEST  
SCALE 1:100

Copyright  
This drawing, including the information it contains, is copyright and is the property of GROUPN Architecture Interior Landscape. It is submitted only in conjunction with the transaction to which it pertains and must not be used in any other manner detrimental to the interest of GROUPN Architecture Interior Landscape. This drawing is not to be copied and must be returned upon request.

Date Description  
27.08.17 DA ISSUE - CLIENT  
10.10.17 DA ISSUE  
15.03.18 DA- ADDITIONAL INFO SUBMISSION  
REVISIONS SHOWN CLOUDED  
ADDITIONALLY FINISHES TAGS UPDATED

Rev 03 04 7  
Print Date: 14/03/2018 11:47:46 AM

- LEGEND:**
- GENERAL**
- 01 DENOTES AREA OF PROPOSED EXTENSION & NEW WORKS
  - 02 DENOTES EX. WALL / FLOOR / ROOF ELEMENT TO REMAIN
  - 03 DENOTES PROPOSED WALL / FLOOR / ROOF ELEMENT
  - 04 DENOTES PROPOSED FILL
  - 05 DENOTES EX. GROUND TO REMAIN
  - 06 DENOTES EX. ADJACENT BUILDINGS
  - 07 DENOTES OVERALL SITE BOUNDARY
- 01 ELEVATIONAL ELEMENTS FINISHES, REFER TO MATERIALS FINISHES LEGEND BELOW & INDICATIVE FINISHES IMAGES
- CL CENTRE LINE, CENTRE LINE SETOUT MARKER
- RL1000 PROPOSED LEVEL
- RL1000 EXISTING LEVEL

**ABBREVIATIONS**

AJ	ARTICULATION JOINT (REFER TO ARCH SPECIFICATION 30-02)	HVAC	HEATING VENTILATION & AIR CONDITIONING
ACC	ACCESSIBLE TOILET	IP	INSULATION
AL	ALUMINUM	MR	MIRROR
BOLL	BOLLARD	NOM	NOMINAL DIMENSION
CE	CENTRELINE	PRD	PLASTERBOARD
CFC	COMPRESSED FIBRE CEMENT	PF	PAINT FINISH
COL	COLUMN	PL	PLASTIC LAMINATE
CONC	CONCRETE	RC	REINFORCED CONCRETE
CT	CERAMIC TILES	RS	ROLLER SHUTTER
CPT	CARPET	SC	STEEL COLUMN
D	DEMOLISH	SS	STAINLESS STEEL
DEM	DEMOLISHED	SJ	SILICONE JOINT
DEM/D	DEMOLISHED	STF	STEEL TOWEL FINISH
EX	EXISTING	TAC	TACTILE INDICATORS
F	FIBRE CEMENT	TMB	THREE
FCL	FINISHED CEILING LEVEL (W/ ROOM)	W	EX. TO REMAIN UNLESS NOTED OTHERWISE
FFL	FINISHED FLOOR LEVEL	W/	W/

**EXTERNAL FINISHES**

01	MASONRY/CONC. WALL
1A	MASONRY / CONC. RENDERED OFF-WHITE
1B	MASONRY / CONC. CHARCOAL GRAY
1C	MASONRY/CONC. GREY WITH SURFACE TREATMENT DECORATIVE TEXTURE
02	ROOFING & STRUCTURE
03	ALUMINUM FRAMED GLAZING SLATE
04	LIGHTWEIGHT CLADDING
05	LIGHTWEIGHT CLADDING
06	FEATURE WALL CLADDING
07	MESH SCREEN & FEATURE SCREEN
08	SAFETY BARRIER / BALUSTRADE
09	FACE BRICK INFILL TO MATCH EX.
11	LIGHT WEIGHT CLADDING TO MATCH EXISTING

Client  
**ILLAWARRA MASTER BUILDERS CLUB**

61 CHURCH STREET  
WOLLONGONG NSW 2500

Builder  
**NEW ENGLAND CONSTRUCTIONS**  
BUILDING YOUR BUSINESS SINCE 1979

NEC Project No.  
**1897:17**

GPO BOX 1967 Sydney NSW 2001  
T — 02 9369 1241 ABN 25 001 747 468

Project  
**ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING**

Scale @ B1  
1 : 100

Scale @ A3

Drawn By:  
MM

Approved By:  
IS

Nominated Resp Architect  
Marc Nicholas

NSW Reg. No.  
7409

Drawing Title  
**PROPOSED CLUB HOUSE ELEVATIONS**

Project No.  
GN.17-10115

Status  
DA

Drawing No.  
03-02

Revision  
7

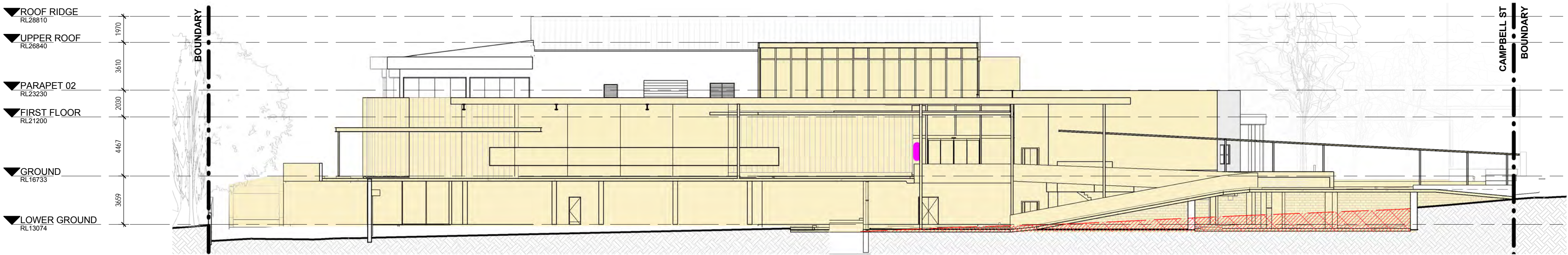
**GROUPN**  
Architecture.  
Interior.  
Landscape.

16/11-117 Devonshire Street  
Surry Hills NSW 2010

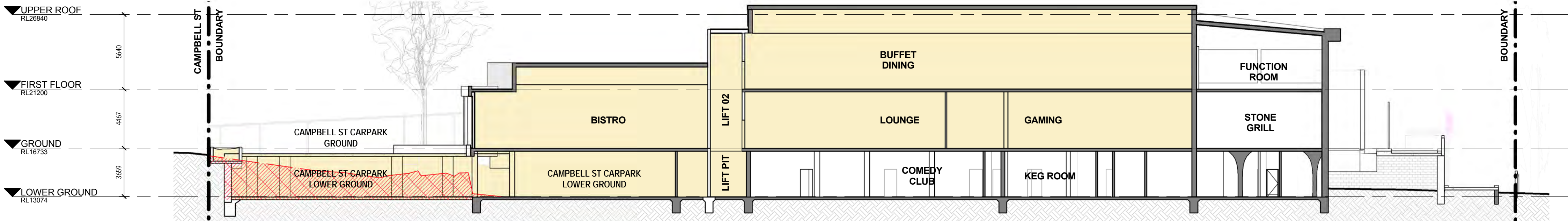
ABN 69 073 774 071  
T — +61 2 9369 3546

File Path:  
C:\Users\mm\Documents\GN\_17-10115-Illawarra\_MBC-Club\_DA\_ISSUE\_IS\AddInfo\_illawarra@gnapn.co.nz

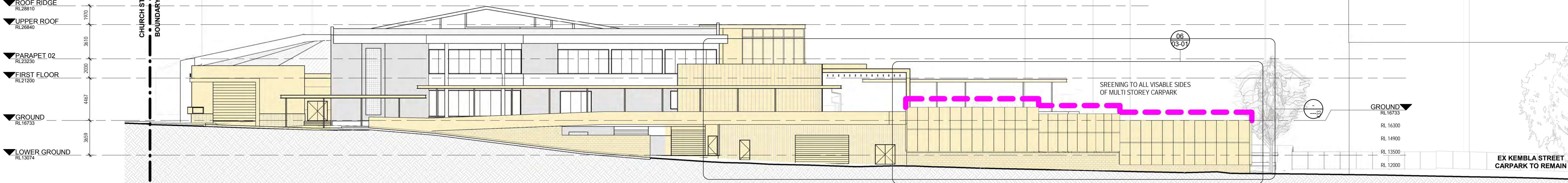




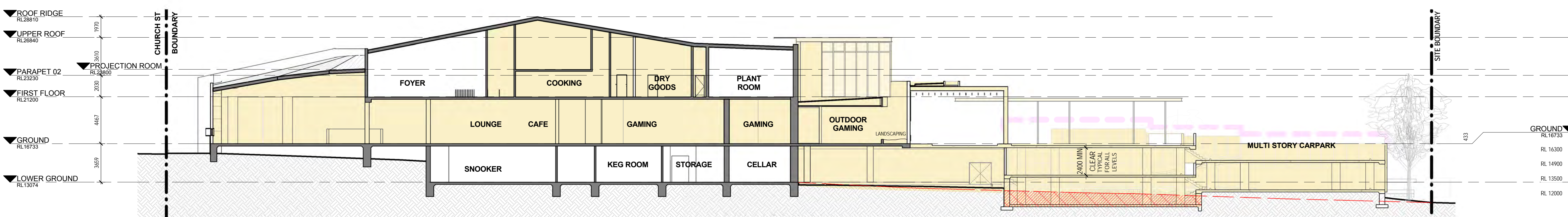
01 SITE SECTION - THROUGH PROPOSED DRIVEWAY & MULTI STORY CARPARK  
SCALE 1: 200



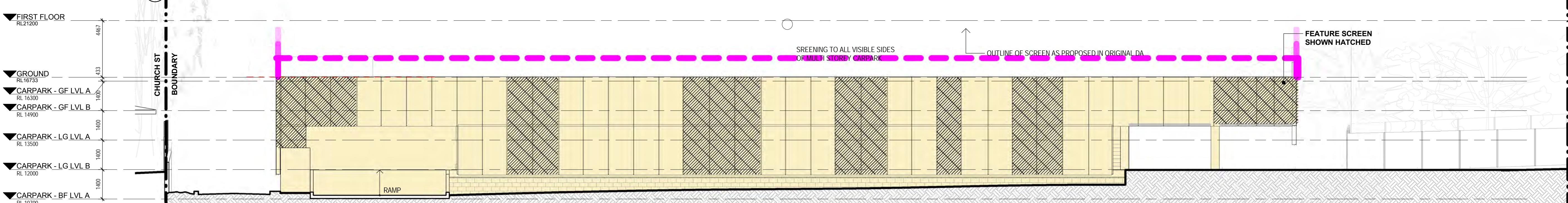
02 SECTION - THROUGH PROPOSED CAMPBELL ST CARPARK & EX. CLUB BUILDING  
SCALE 1: 200



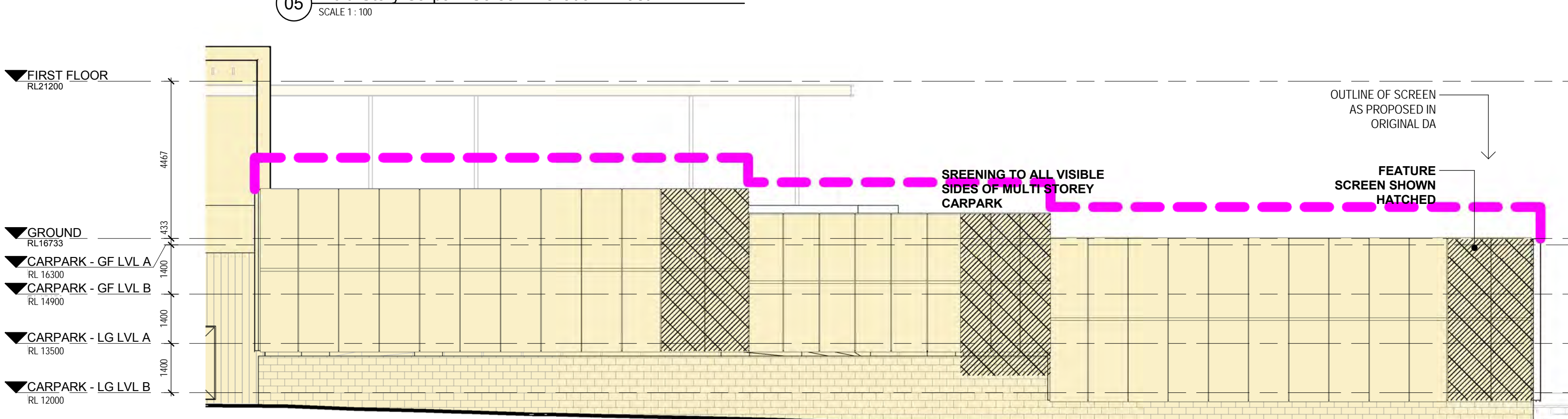
03 SITE ELEVATION - SOUTHERN  
SCALE 1: 200



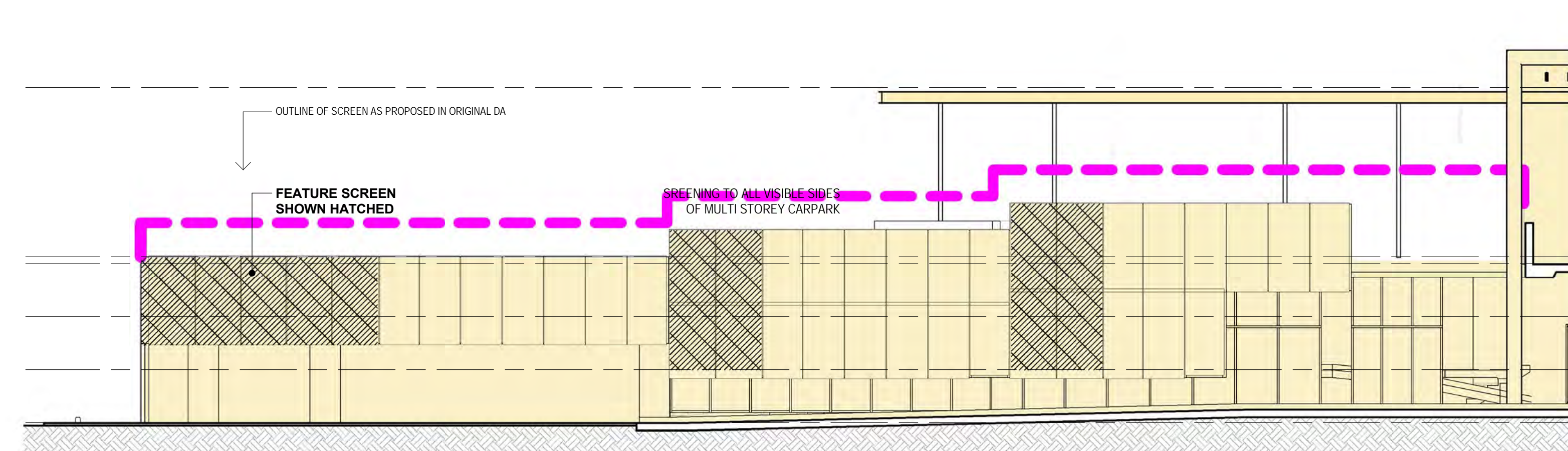
04 SECTION - EX. CLUB BUILDING & PROPOSED MULTI STORY CARPARK  
SCALE 1: 200



05 Multi-Story Carpark Screen Elevation - East  
SCALE 1: 100



06 Multi-Story Carpark Screen Elevation - South  
SCALE 1: 100



07 Multi-Story Carpark Screen Elevation - North  
SCALE 1: 100

**LEGEND:**

**GENERAL**

- Denotes area of proposed extension & new works
- Denotes ex. wall / floor / roof element to remain
- Denotes proposed wall / floor / roof element
- Denotes proposed fill
- Denotes ex. ground to remain
- Denotes ex. adjacent buildings
- Denotes overall site boundary
- 01: ELEVATIONAL ELEMENTS FINISHES, REFER TO MATERIALS FINISHES LEGEND BELOW & INDICATIVE FINISHES IMAGES
- Centre line, centre line setout marker
- PROPOSED LEVEL
- EXISTING LEVEL
- OUTLINE OF PROFILE OF STRUCTURE PROPOSED IN ORIGINAL APPLICATION

**ABBREVIATIONS**

AI	ARTICULATION JOINT (REFER TO ARCH SPECIFICATION 30-02)	HVAC	HEATING VENTILATION & AIR CONDITIONING
ACC	ACCESSIBLE TOILET	IP	INSULATION
AL	ALUMINUM	MR	MIRROR
BOLL	BOLLARD	NOM	NOMINAL DIMENSION
CFC	CENTRELINE	PRD	PLASTERBOARD
COL	COLUMN	PT	PAINT FINISH
CONC	CONCRETE	PL	PLASTIC LAMINATE
CT	CERAMIC TILES	RCONC	REINFORCED CONCRETE
D	DEMOLISH	RS	ROLLER SHUTTER
D1	DEMOLISH	SS	STAINLESS STEEL
DEM	DEMOLISHED	SJ	SILICONE JOINT
EX	EXISTING	STF	STEEL TOWEL FINISH
FC	FIBRE CEMENT	TAC	TACTILE INDICATORS
FCL	FINISHED CEILING LEVEL (W/ ROOM)	TMB	THUMB
FFL	FINISHED FLOOR LEVEL	W	EX. TO REMAIN UNLESS NOTED OTHERWISE

**EXTERNAL FINISHES**

01	MASONRY / CONC. WALL
1A	MASONRY / CONC. RENDERED OFF-WHITE
1B	MASONRY / CONC. CHARCOAL GREY
1C	MASONRY / CONC. GREY WITH SURFACE TREATMENT DECORATIVE TEXTURE
02	ROOFING & STRUCTURE
03	ALUMINUM FRAMED GLAZING SLITE
04	LIGHTWEIGHT CLADDING
05	LIGHTWEIGHT CLADDING
06	FEATURE WALL CLADDING
08	SAFETY BARRIER / BALLUSTRADE
09	FACE BRICK INFILL TO MATCH EX.
11	LIGHT WEIGHT CLADDING TO MATCH EXISTING

NOTE: FOR EXTERNAL FINISHES TO CLUB BUILDING REFER TO DWG 03-02



**LEGEND:**

- BOUNDARY LINE
- DENOTES AREA OF PROPOSED NEW BUILDING WORKS
- DENOTES AREA OF PROPOSED INTERNAL REFURBISHMENTS
- DENOTES AREA OF PROPOSED LANDSCAPING. REFER TO LANDSCAPE PLAN DWG. FOR DETAILS
- MIN. REQD. CIRCULATION SPACE FOR WHEELCHAIRS AND/OR AMBULANT USERS AS REQUIRED BY AS 1428.1-2009
- PROPOSED LEVEL
- EXISTING LEVEL
- EXISTING WALL/STRUCTURAL ELEMENTS TO REMAIN
- PROPOSED WALL
- AL FRAMED GLAZING
- DENOTED PEDESTRIAN ENTRY

**NOTES:**

1. FOR DIMENSIONS OF PROPOSED ADDITIONS REFER TO PROPOSED SITE PLANS DWG 00-01, 00-02 & 00-03

**GENERAL ABBREVIATION:**

ACC	ACCESSIBLE TOILET	HMU	HOT WATER UNIT
AFG	ALUMINUM FRAMED GLAZING	MAX	MAXIMUM
AL	ALUMINUM	MN	MINIMUM
AMB	AMBIANT	NCC	NATIONAL CONSTRUCTION CODE
AUTO-B	AUTO BREAKOUT DOOR	NOM	NOMINAL
AUTO	AUTO SLIDING DOOR	PSD	PLASTERBOARD
BAL	BALUSTRADE	PF	PART FINISH
BCLA	BUILDING CODE OF AUSTRALIA	PLY	PLYWOOD
BG	BOX GUTTER	QUAD	CIRCLE (ARC QUADRANT)
BCH	BACK OF HOUSE	R-CONC	REINFORCED CONCRETE
BOIL	BOILER	R-REF	REFLECTED CEILING PLAN
CL	CENTERLINE	RL	RELATIVE LEVEL
COL	COLUMN	R/W	RAINWATER DOWNSPE
CONC	CONCRETE	R/WOP	RAINWATER DOWNSPE
CPT	CARPET	R/WT	RAINWATER TANK
CT	CERAMIC TILES	SC	STEEL COLUMN TO STRUCT. ENG. DETAILS
DEMO	DEMOLISH	SG	STEEL GRATE
DP	DOWNSPE	SJ	SILICON JOINT
EG	EGRESS GUTTER	SGC	SUSPENDED GRID CEILING
EX	EXISTING	SPC	SUSPENDED PDS CEILING
FC	FIBRE CEMENT	TAC	TACTILE
FCL	FISHED CEILING LEVEL	TM	TIMBER
IF	IF ROOMING A PERIMETER	UNO	UNLESS NOTED OTHERWISE
FEL	FISHED FLOOR LEVEL	WC	WATER CLOSET
FSL	FISHED STRUCTURAL LEVEL	WV	EXISTING
FW	FLOOR WASTE		
HR	HAND RASH		
HR	HANDRAIL		

Client  
**ILLAWARRA MASTER BUILDERS CLUB**  
61 CHURCH STREET  
WOLLONGONG NSW 2500

Builder  
**NEW ENGLAND CONSTRUCTIONS**  
BUILDING YOUR BUSINESS SINCE 1979  
NEC Project No. 1897:17  
GPO BOX 1967 Sydney NSW 2001  
T +61 2 9369 1241 ABN 25 001 747 468

Project  
**ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING**

Scale @ B1  
1 : 100  
Scale @ A3  
1 : 100  
Drawn By: MM  
Approved By: IS  
Nominated Resp Architect: Marc Nicholas  
NSW Reg. No. 7409

Drawing Title  
**PROPOSED GROUND FLOOR PLAN**

Project No. GN.17-10115 DA  
Status 01-02  
Drawing No. 9  
Revision

**GROUPN**  
Architecture,  
Interior,  
Landscape.

L6/111-117 Devonshire Street  
Surry Hills NSW 2010  
ABN 69 073 774 071  
T +61 2 9369 3546







1 3D AXONOMETRIC VIEW - OVERALL - NORTH WEST  
SCALE



2 3D AXONOMETRIC VIEW - OVERALL - NORTH EAST  
SCALE



3 3D AXONOMETRIC VIEW - OVERALL - SOUTH WEST  
SCALE



4 3D AXONOMETRIC VIEW - OVERALL - SOUTH EAST  
SCALE





4 PERSPECTIVE - PROPOSED MAIN ENTRY AT CAMPBELL STREET  
SCALE



1 PERSPECTIVE - PROPOSED FOOTPATH AND DRIVEWAY AT CHURCH STREET  
SCALE



3 PERSPECTIVE - KEMBLA STREET DRIVEWAY  
SCALE



5 PHOTOGRAPH - EXISTING CAMPBELL STREET CAR PARK  
SCALE 1:1



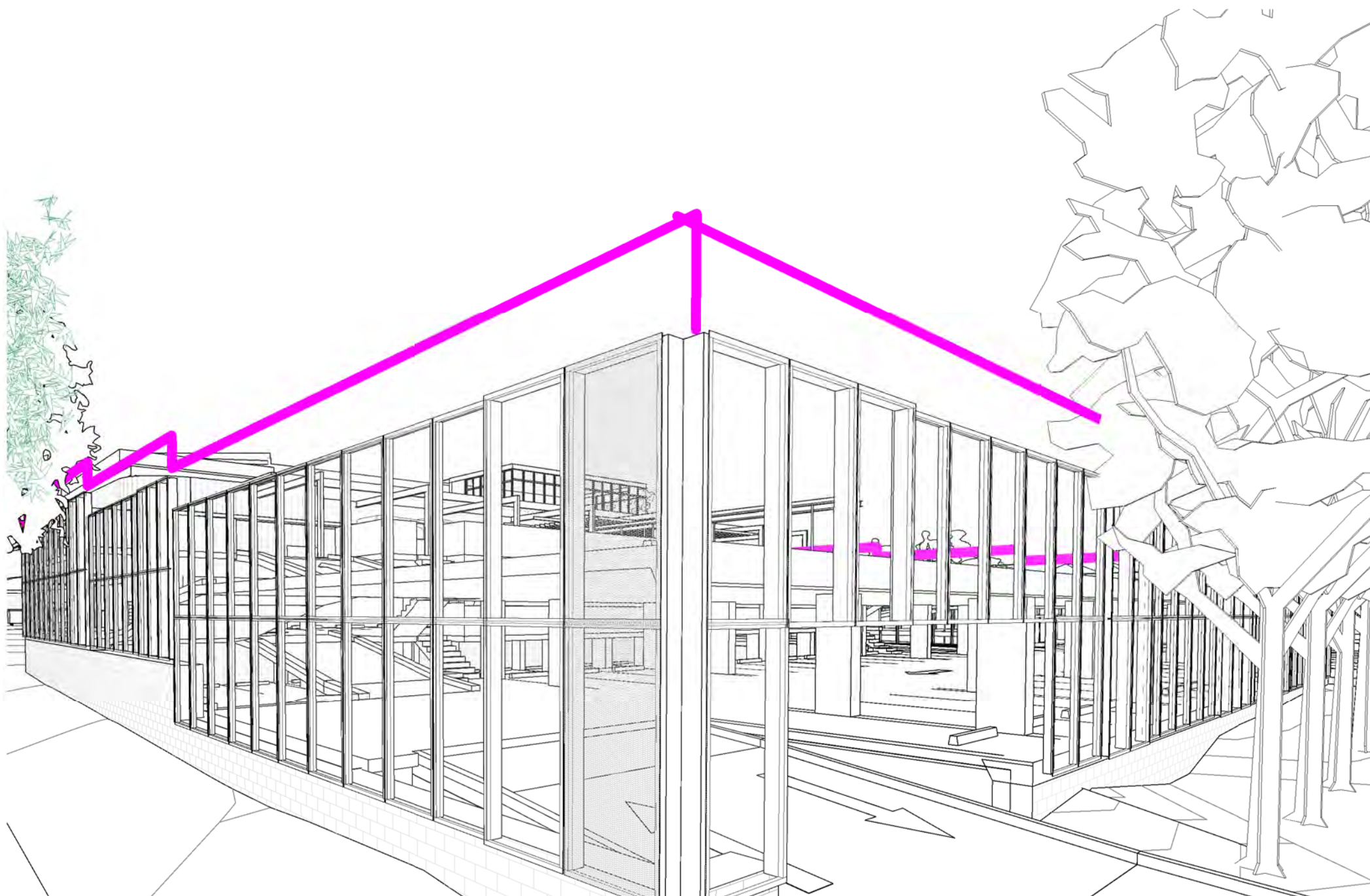
2 PHOTOGRAPH - CHURCH STREET DRIVEWAY  
SCALE 1:1



14 PHOTOGRAPH - KEMBLA STREET DRIVEWAY  
SCALE 1:1



9 IHAP - 3D - Screen Detail Colour  
SCALE





6 Perspective - Proposed Screen Detail  
SCALE

LEGEND

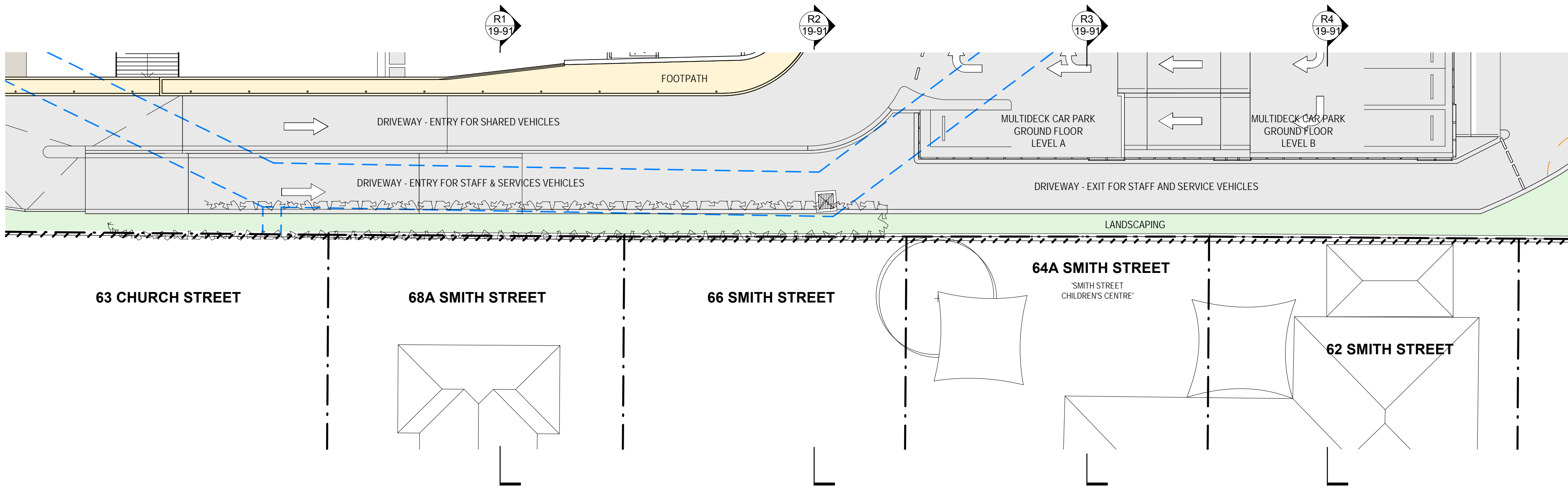
- ADJACENT APPROVED BUILDING UNDER CONSTRUCTION
- AREA OF PROPOSED NEW SHADOW IMPACT OF PROPOSED WORKS
- OUTLINE OF PROFILE OF STRUCTURE PROPOSED IN ORIGINAL APPLICATION



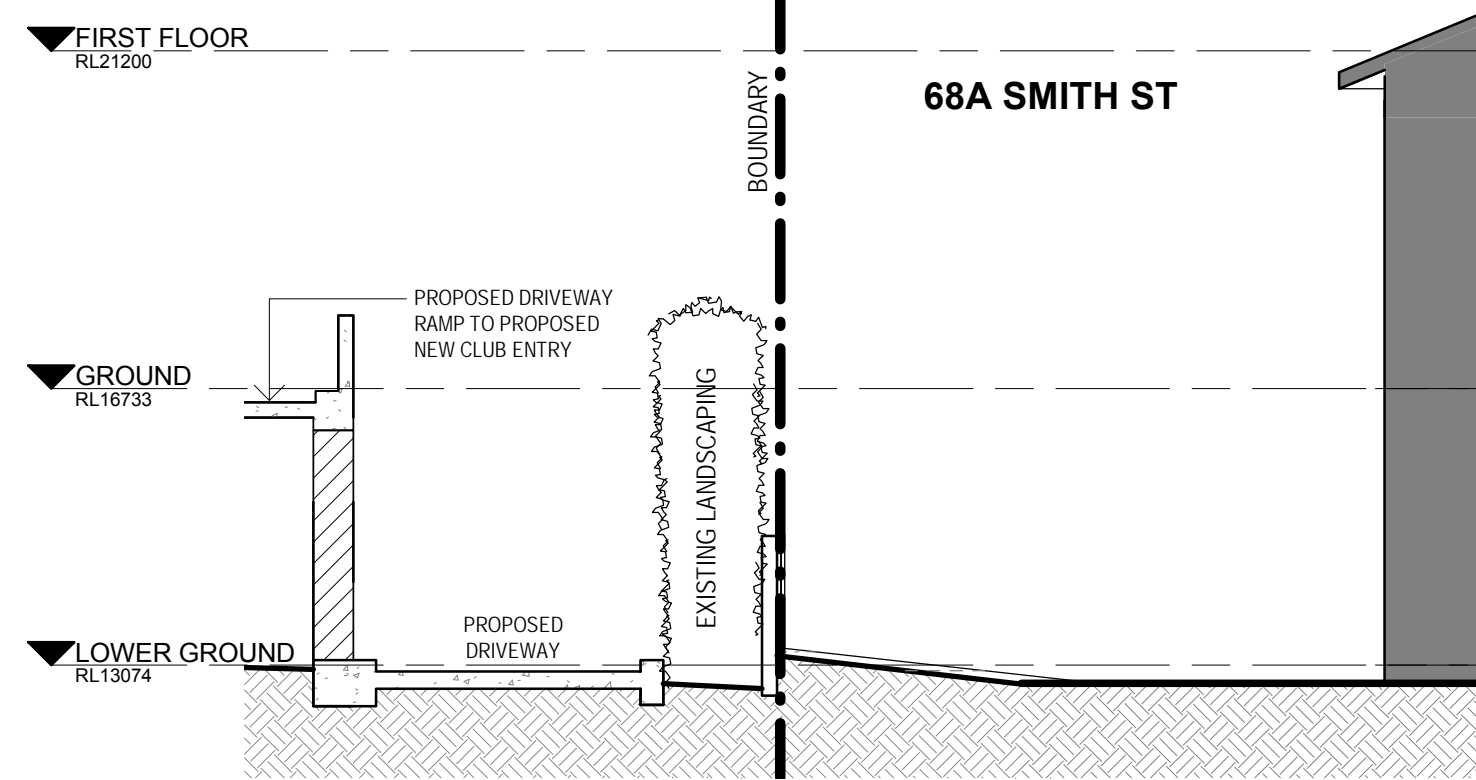


<p><b>Client</b>  <b>ILLAWARRA MASTER BUILDERS CLUB</b></p>			
<p><b>61 CHURCH STREET          WOLLONGONG NSW 2500</b></p>			
<p><b>Builder</b></p>			
 <p><b>NEW ENGLAND          CONSTRUCTORS</b>  <small>(BUILDING FOR THE FUTURE SINCE 1967)</small></p>		<p><b>NEC Project No.</b>  <b>1897:17</b></p>	
		<p><b>GPO Box 1967 Sydney NSW 2001</b>  <b>T — 02 9369 1241 FAX 25 001 47 468</b></p>	
<p><b>Project          ADDITIONS, ALTERATIONS &amp;          REFURBISHMENT OF          EXISTING CLUB BUILDING &amp;          MULTI-LEVEL CARPARKING</b></p>			
<p><b>Scale</b> @ B1          As indicated</p>		<p><b>Scale</b> @ A3</p>	
<p><b>Drawn By:</b>          -</p>		<p><b>Approved By:</b>          -</p>	
<p><b>Nominated Rasp Architect</b>          Marc Nicholas</p>		<p><b>NSW Reg. No.</b>          7409</p>	
<p><b>Drawing Title</b>  <b>DA NOTIFICATION - SITE &amp;          PERSPECTIVES</b></p>			
<p><b>Project No.</b>  <b>GN_17-10115</b></p>		<p><b>Status</b>  <b>DA</b></p>	
		<p><b>Drawing No.</b>  <b>19-10</b></p>	
		<p><b>Revision</b>  <b>1</b></p>	
<p><b>GROUPN</b></p>			
<p><i>Architecture.</i>  <i>Interior.</i>  <i>Landscape.</i></p>			
<p><b>L6/11-117 Devonshire Street</b></p>		<p><b>ABN 69 073 774 071</b>  <b>T — +61 2 9369 3566</b></p>	

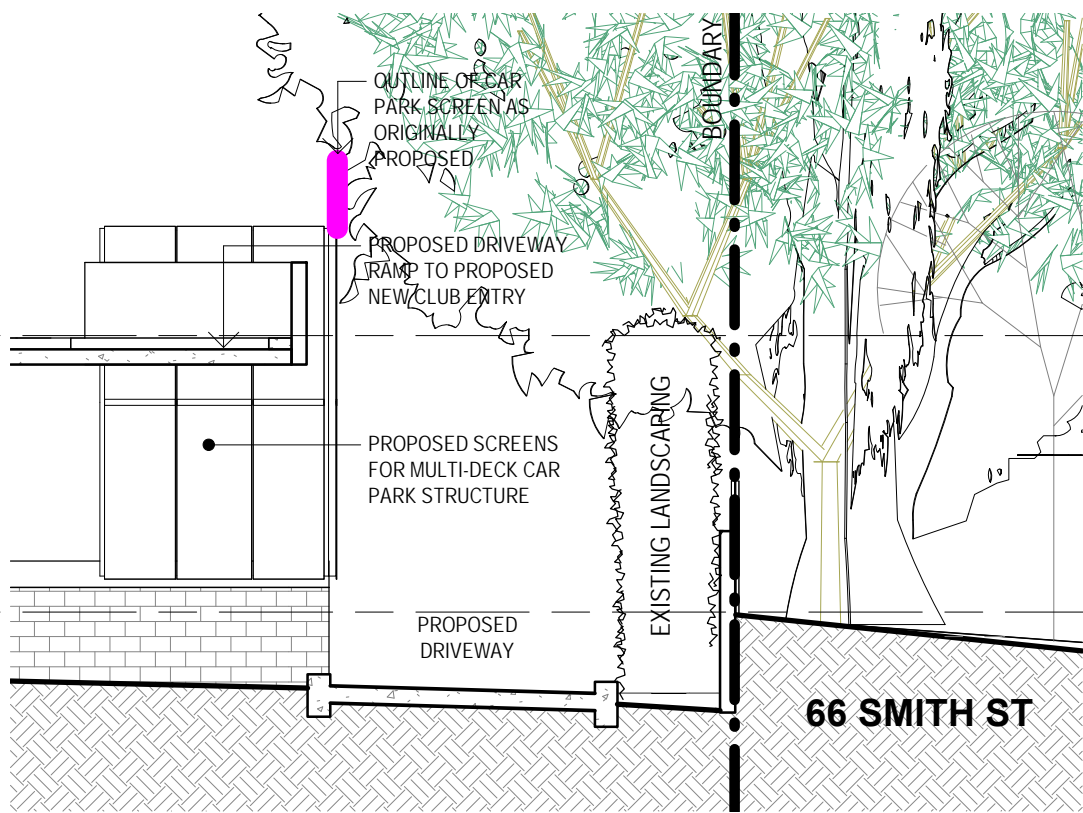




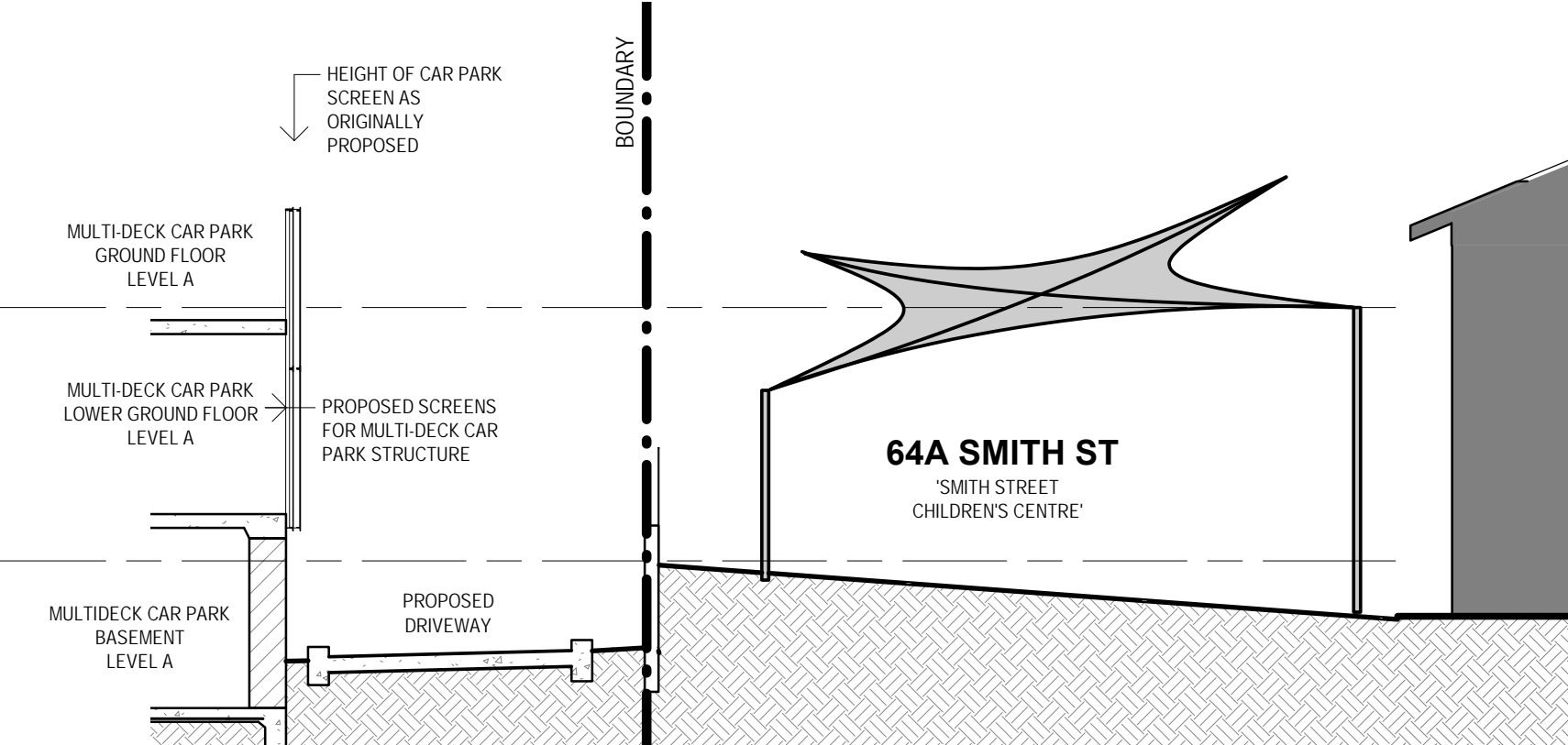
R RAMP SECTION KEY PLAN  
SCALE 1:200



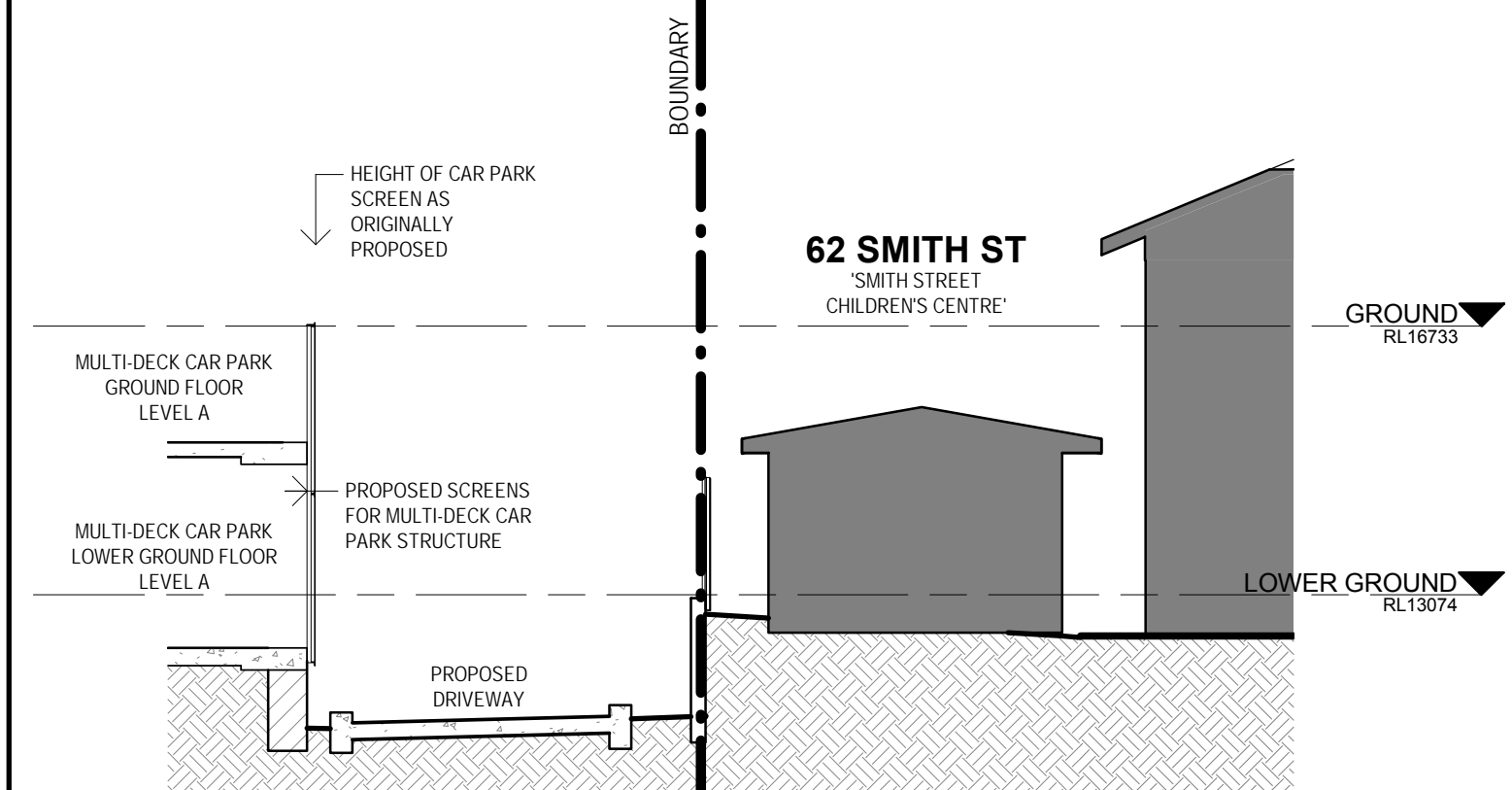
R1 SECTION R1  
SCALE 1:100



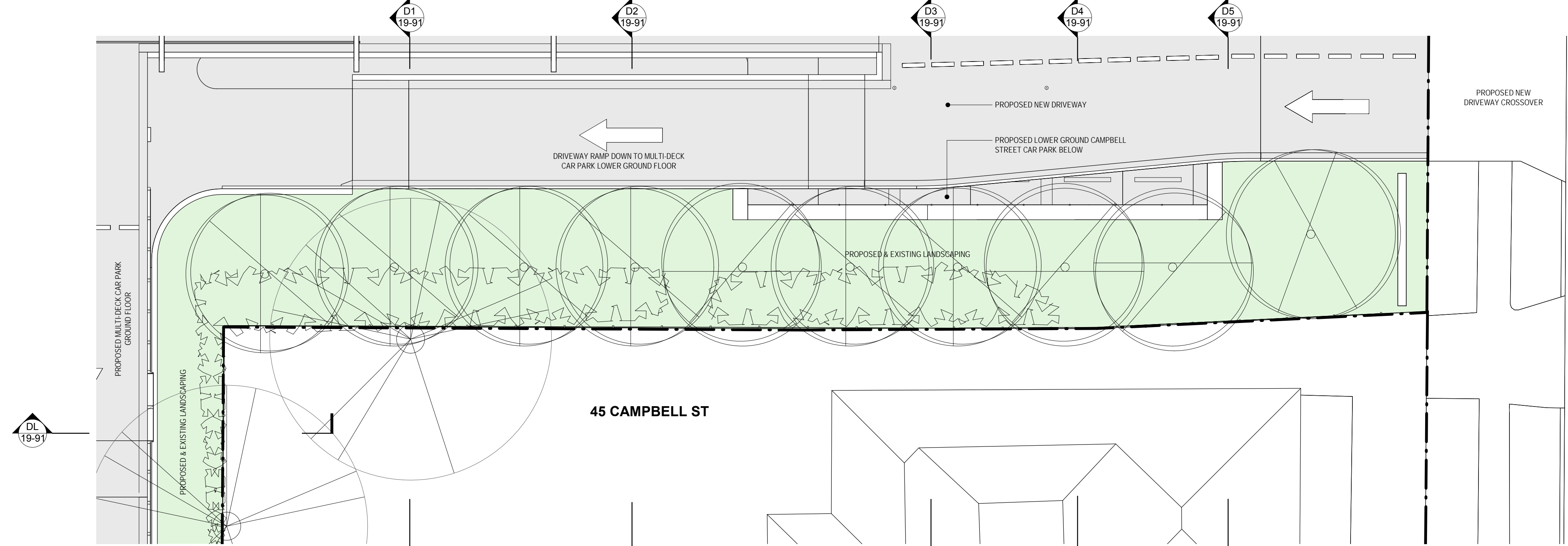
R2 SECTION R2  
SCALE 1:100



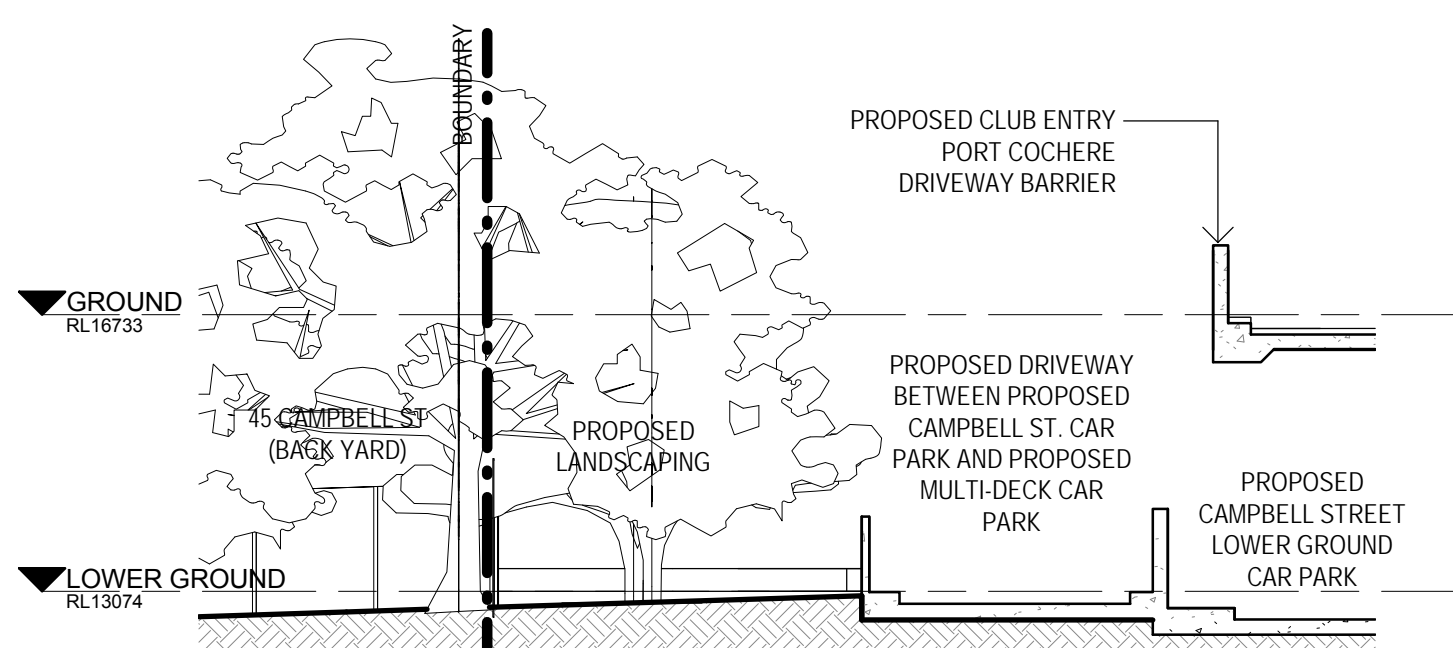
R3 SECTION R3  
SCALE 1:100



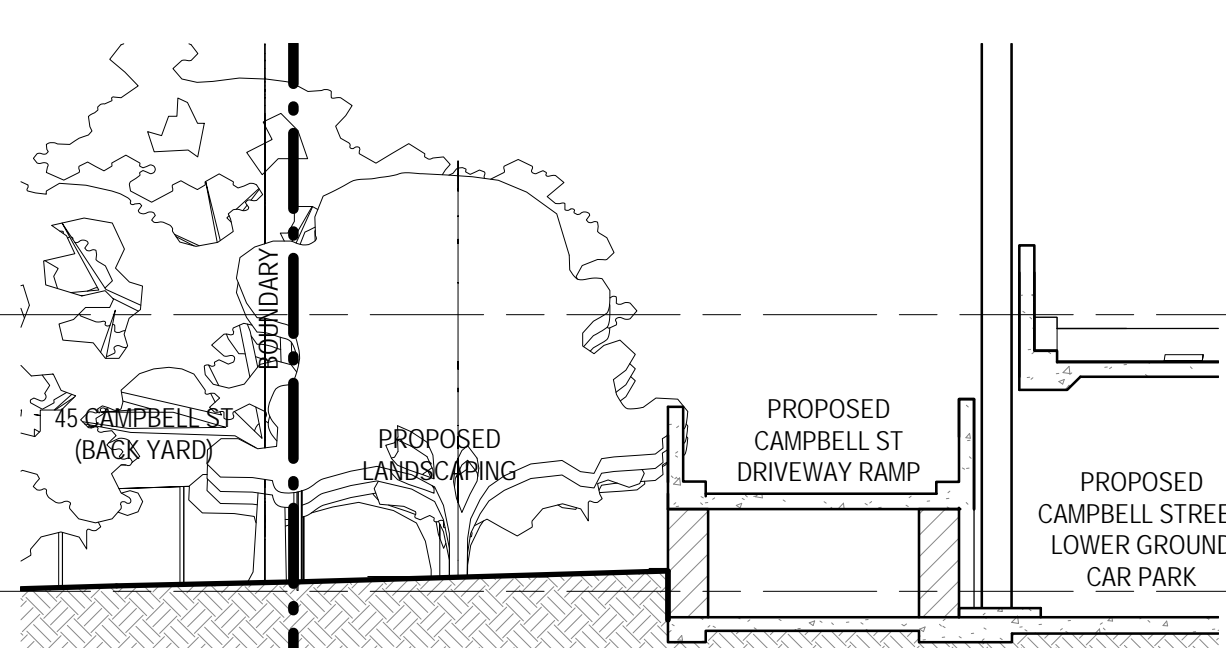
R4 SECTION R4  
SCALE 1:100



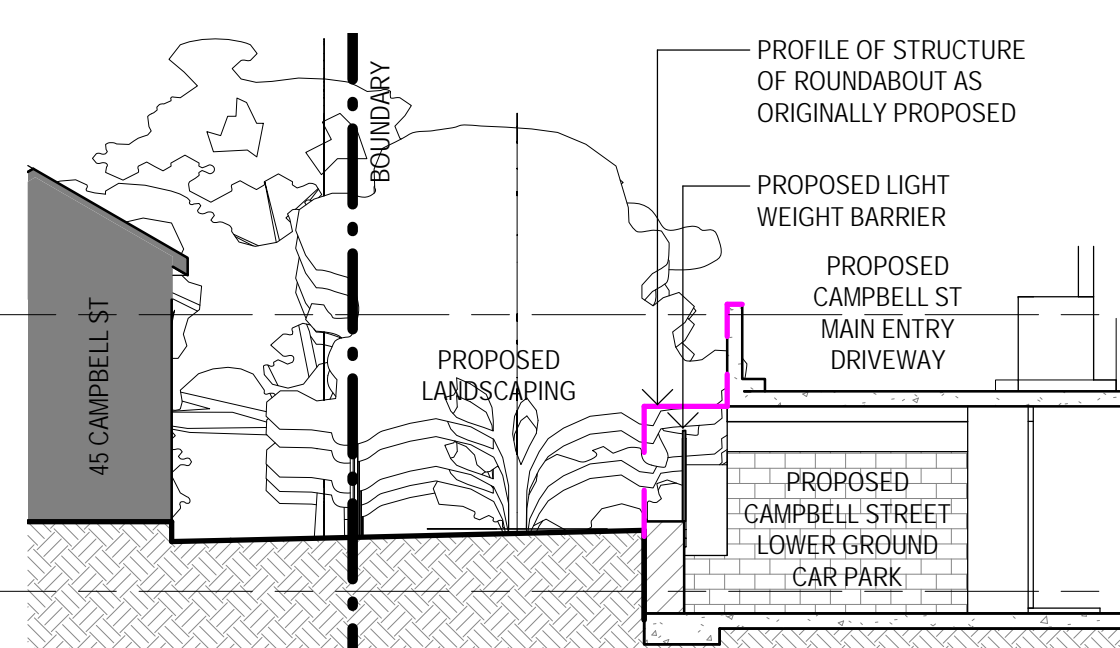
D DRIVEWAY SECTION KEY PLAN  
SCALE 1:100



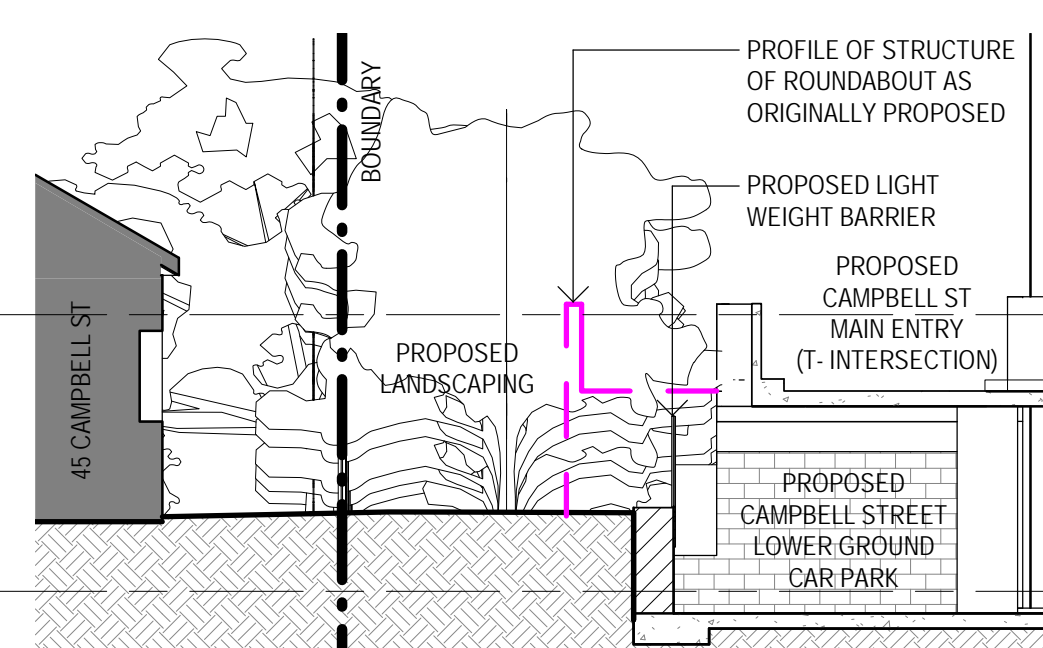
D1 SECTION D1  
SCALE 1:100



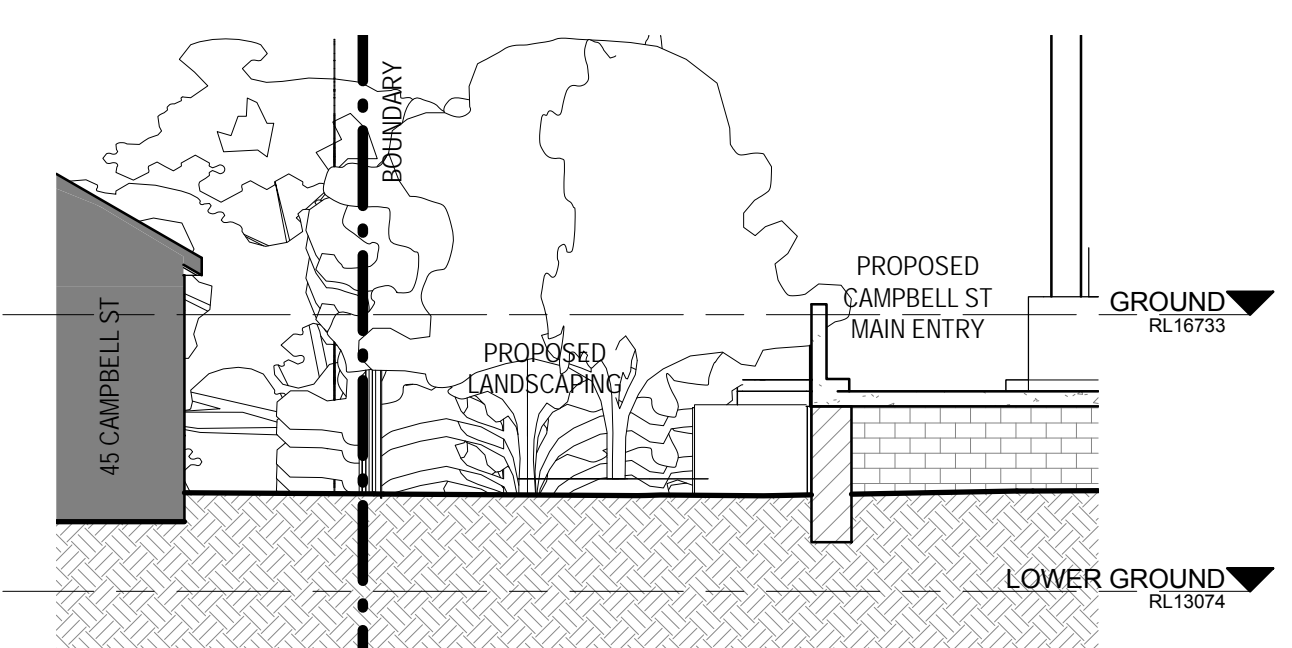
D2 SECTION D2  
SCALE 1:100



D3 SECTION D3  
SCALE 1:100

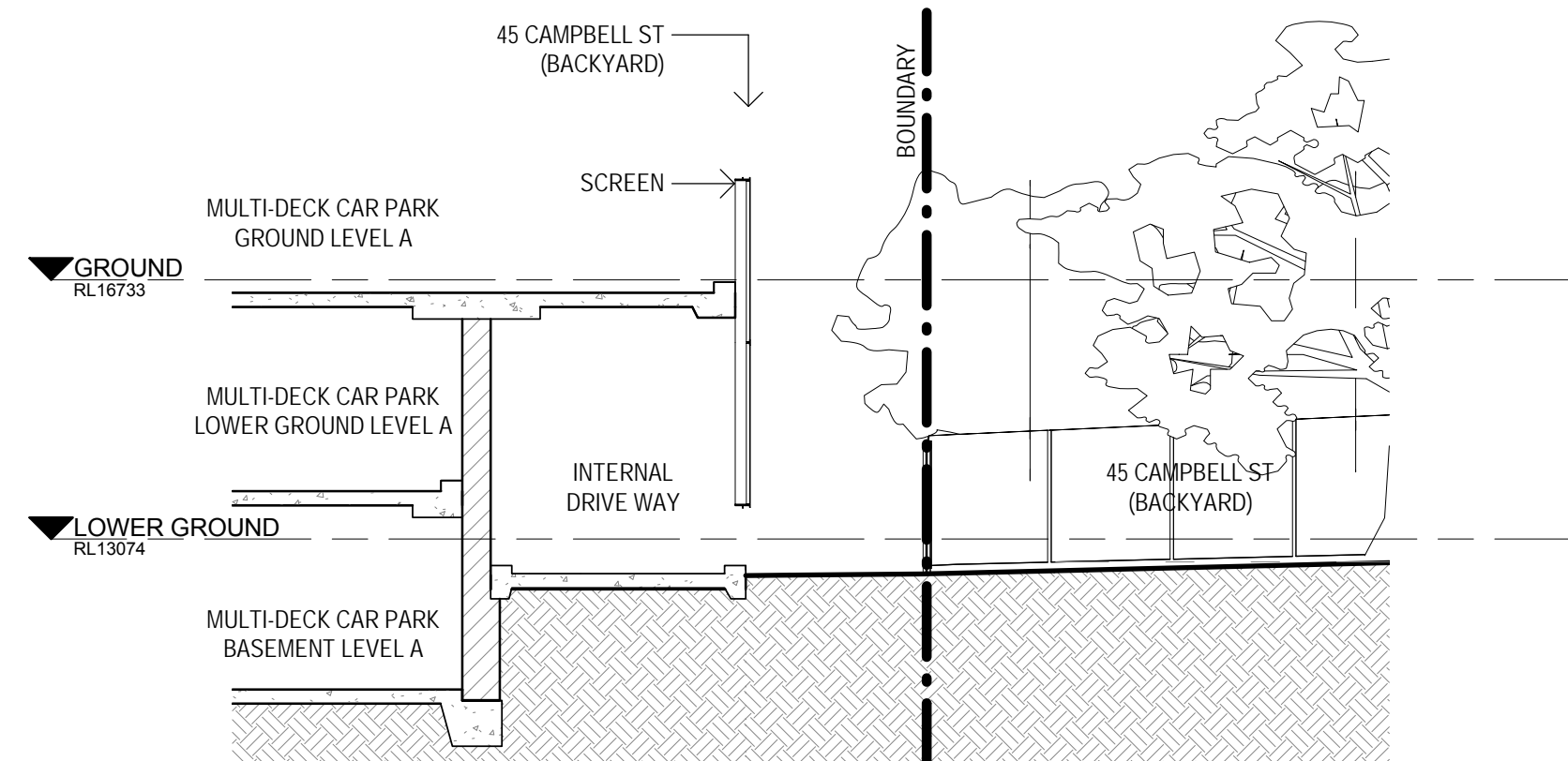


D4 SECTION D4  
SCALE 1:100



D5 SECTION D5  
SCALE 1:100

CAMPBELL STREET



DL SECTION DL  
SCALE 1:100

Copyright  
This drawing, including the information it contains, is copyright and is the property of GROUPN Architecture Interior Landscape. It is submitted only in conjunction with the transaction to which it pertains and must not be used in any other manner detrimental to the interest of GROUPN Architecture Interior Landscape. This drawing is not to be copied and must be returned upon request.

Date	Description	Rev
25.07.18	COUNCIL REVIEW	3
06.08.18	ADDITIONAL INFORMATION IN RESPONSE TO IPAP REVIEW	4

LEGEND

- BOUNDARY LINE
- NEIGHBOURING BOUNDARY LINE
- DENOTES AREA OF PROPOSED NEW BUILDING WORKS
- DENOTES AREA OF PROPOSED INTERNAL REFURISHMENTS
- DENOTES AREA OF PROPOSED CARPARK & DRIVEWAY
- DENOTES AREA OF PROPOSED FOOTPATH WORKS
- DENOTES AREA OF PROPOSED LANDSCAPING. REFER TO LANDSCAPE PLAN DWG. FOR DETAILS
- OUTLINE OF PROFILE OF STRUCTURE PROPOSED IN ORIGINAL APPLICATION

ORIGIN OF SURVEY  
GEOSURV PTY. LTD.  
Reference: 130452 DT Rev. 1  
Date: 13/07/2017

K.F. WILLIAMS & ASSOCIATES  
PTY. LTD.  
Reference: KF112960  
No. JAYA  
Date: 13/07/2018

NOTE: REASONABLE  
APPROXIMATION OF LEVELS  
HAS BEEN USED WHERE  
INFORMATION UNAVAILABLE ON  
SURVEY DRAWINGS

Client  
ILLAWARRA MASTER  
BUILDERS CLUB  
61 CHURCH STREET  
WOLLONGONG NSW 2500

Builder  
NEW ENGLAND  
CONSTRUCTIONS  
BUILDING YOUR BUSINESS SINCE 1979  
NEC Project No.  
1897:17  
GPO BOX 1967 Sydney NSW 2001  
T — 02 9369 1241 ABN 25 001 747 468

Project  
ADDITIONS, ALTERATIONS &  
REFURBISHMENT OF  
EXISTING CLUB BUILDING &  
MULTI-LEVEL CARPARKING

Scale @ B1	Scale @ A3
As indicated	As indicated
Drawn By:	Approved By:
Nominated Resp Architect Marc Nicholas	NSW Reg. No. 7409

Drawing Title  
SECTIONS, S & NE  
BOUNDARY

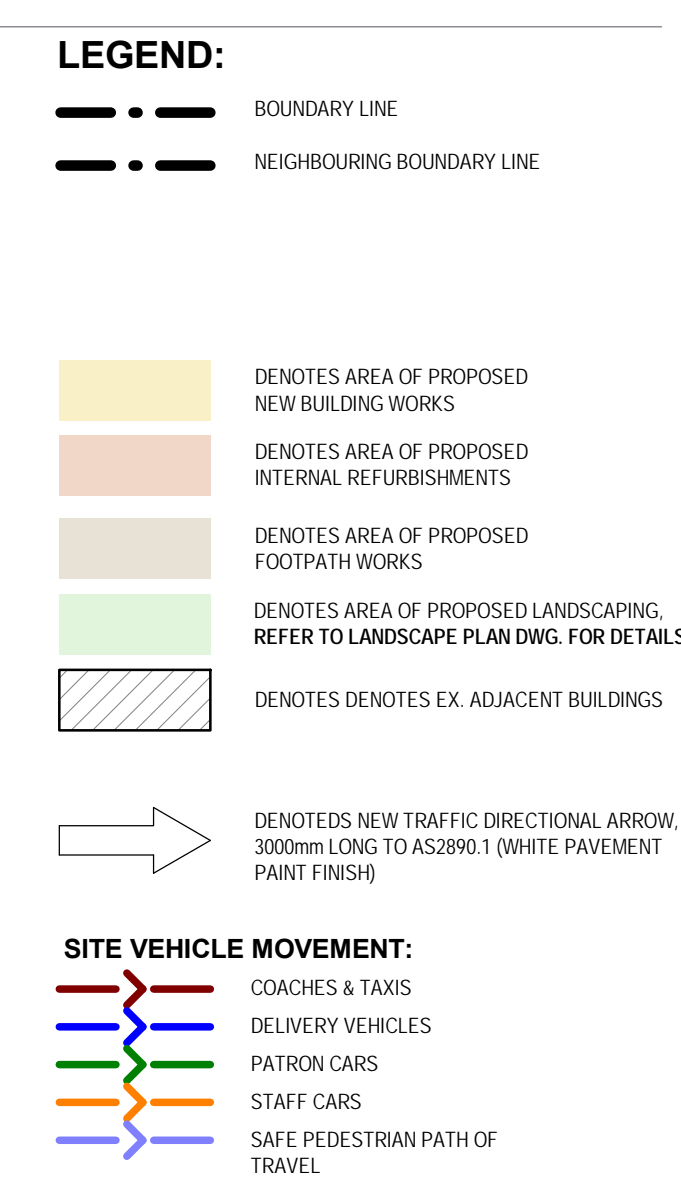
Project No.	Status	Drawing No.	Revision
GN_17-10115 DA	19-91	4	

GROUPN  
Architecture,  
Interior,  
Landscape.

L6/111-117 Devonshire Street  
Surry Hills NSW 2010  
ABN 69 073 774 071  
T — +61 2 9369 3546

File Path: B:\360710115 - Illawarra\_MBCGN\_17-10115-Illawarra\_MBC-Club\_DA - IPAP.rvt





Client  
**ILLAWARRA MASTER  
BUILDERS CLUB**  
  
61 CHURCH STREET  
WOLLONGONG NSW 2500

1897:17 T — 02 9369 1241 ABN 25 001 747 468

Project

**ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING**

As indicated

---

Drawn By: \_\_\_\_\_ Approved By: \_\_\_\_\_

\_\_\_\_\_

Drawing Title

**VEHICLE CIRCULATION SITE  
PLAN**

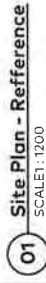
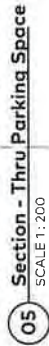
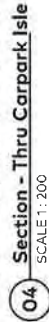
GN\_17-10115 DA 19-97 2

---

GROUPN

L6/111-117 Devonshire Street  
Surry Hills NSW 2010







CODE	MATERIAL	LOCATION	FINISH	SWATCH
01	MASONRY/ CONCRETE	VARIOUS: RETAINING WALLS, PLANTERS, CAR PARK & BASEMENT	EXPOSED	
01A	MASONRY/ CONCRETE	EXTERNAL WALLS	RENDERED 'OFF-WHITE'	
01B	MASONRY/ CONCRETE	EXTERNAL WALLS	CHARCOAL / GREY	
01C	MASONRY/ CONCRETE	EXTERNAL WALLS	CHARCOAL / GREY WITH SURFACE TREATMENT DECORATIVE TEXTURE	 PATTERN INDICATIVE
02	ROOFING & EXPOSED STRUCTURE	PROPOSED NEW FASCIAS, ROOFING, ENTRY AND AWNINGS	PAINT FINISH - CHARCOAL	
03	ALUMINIUM FRAMED GLAZING SUITE	PROPOSED EXTERNAL WINDOWS, GLAZED DOORS AND CURTAIN WALLS	ANODISED - CHARCOAL	
04	FIBRE-CEMENT CLADDING	PROPOSED EXTERNAL WALLS - LIGHTWEIGHT CONSTRUCTION	PREFINISHED PANEL - GREY COLOUR	
05	METAL CLADDING	EXTERNAL WALLS - LIGHTWEIGHT CONSTRUCTION	CHARCOAL GREY	
06	FEATURE CLADDING	INSTALLED TO FACE OF CONCRETE / MASONRY WALL '01'	NATURAL LOOK METAL & NATURAL LOOK TIMBER	
07	MESH SCREEN	CARPARK BALUSTRADES/ SCREENING	RAW METAL	
08	CONCRETE	MULTI-DECK CAR PARK SLAB & DRIVE WAYS	OFF-FORM/ PRE-CAST	
09	FACE BRICK	PROPOSED EXTERNAL MASONRY WALLS	TO MATCH EXISTING	
10	METAL ROOF SHEET	NEW ROOF AREA	TO MATCH EXISTING	
11	LIGHT WEIGHT CLADDING	EXTERNAL WORKS	MATCH EXISTING ADJACENT CLADDING OFF-WHITE / CREAM	

#### NOTES:

\* 01 / 01A / 05 - FOR EXTERNAL WALL TO GARDEN TERRACE - AN ALTERNATIVE LIGHT WALL CONSTRUCTION WITH CLADDING WILL BE IN ACCORDANCE WITH PERFORMANCE CRITERIA OF ACOUSTIC REPORT AND SURFACE FINISH OF EQUIVALENT COLOUR AND TEXTURE.

\*\* EX. CONCRETE - PAINT OFF WHITE, EX. FASCIA - PAINT CHARCOAL GREY.

#### Copyright

This drawing, including the information it contains, is copyright and is the property of Nicholas Associates Architects Pty. Limited. It is submitted only in conjunction with the transaction to which it pertains and must not be used in any other manner detrimental to the interest of Nicholas Associates Architects Pty. Limited. This drawing is not to be copied and must be returned upon request.

#### Notes

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING FROM DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE & REPORT ANY DISCREPANCY TO THE PRINCIPAL OR DELEGATE BEFORE PROCEEDING WITH WORK. ALL BOUNDARY DIMENSIONS & BEARINGS TO BE VERIFIED BY LICENCED SURVEYOR PRIOR TO PROCEEDING WITH WORK.

#### Project

### New Multi-Deck Car Park & Internal Refurbishments

#### Drawing Title

### FINISHES BOARD

Scale

NTS

Date:

06.03.2018

GROUPN  
Architecture  
Interior  
Landscapes

Level 6, 111-117 Devonshire Street, A.B.N. 69 073 774 071  
SURRY HILLS NSW, 2010 PH 02. 93693546

Project no.

GN\_17-10115

Status

DA

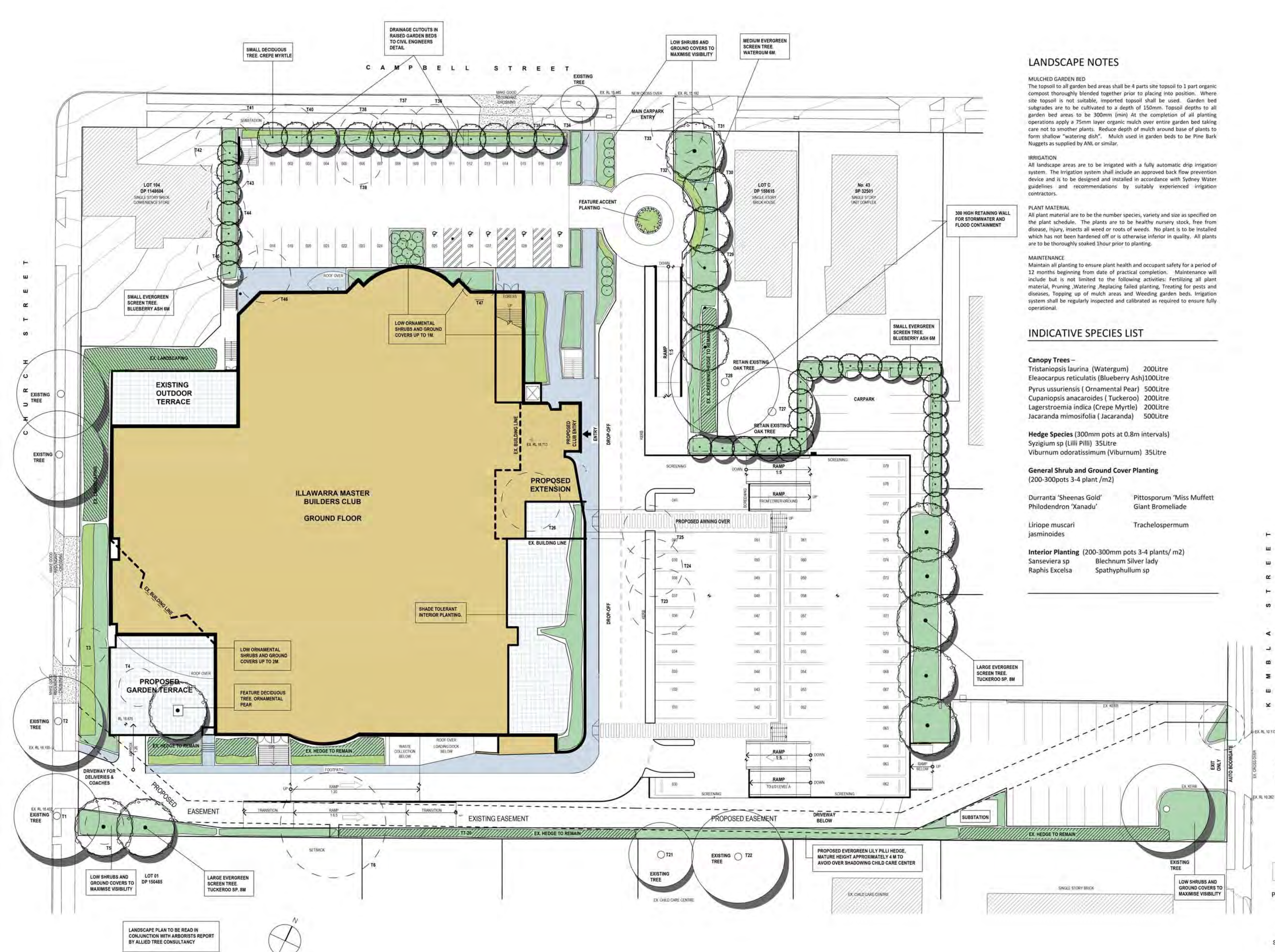
Drawing No. Revision

15-00 B

Print Date: 06/03/2018

File Path: Y:\NAA\Open Projects\GN\_17-10115\_The Builders Club Masterplan\00\_Working\Documents\Graphics\Illustrator\15-00 Finishes Schedule





LANDSCAPE NOTES

**MULCHED GARDEN BED**  
The topsoil to all garden bed areas shall be 4 parts site topsoil to 1 part organic compost thoroughly blended together prior to placing into position. Where site topsoil is not suitable, imported topsoil shall be used. Garden bed subgrades are to be cultivated to a depth of 150mm. Topsoil depths to all garden bed areas to be 300mm (min). At the completion of all planting operations apply a 75mm layer organic mulch over entire garden bed taking care not to smother plants. Reduce depth of mulch around base of plants to form shallow "watering dish". Mulch used in garden beds to be Pine Bark Nuggets as supplied by ANL or similar.

**IRRIGATION**  
All landscape areas are to be irrigated with a fully automatic drip irrigation system. The irrigation system shall include an approved back flow prevention device and is to be designed and installed in accordance with Sydney Water guidelines and recommendations by suitably experienced irrigation contractors.

**PLANT MATERIAL**  
All plant material are to be the number species, variety and size as specified on the plant schedule. The plants are to be healthy nursery stock, free from disease, injury, insects all weed or roots of weeds. No plant is to be installed which has not been hardened off or is otherwise inferior in quality. All plants are to be thoroughly soaked 1hour prior to planting.

**MAINTENANCE**  
Maintain all planting to ensure plant health and occupant safety for a period of 12 months beginning from date of practical completion. Maintenance will include but is not limited to the following activities: Fertilizing all plant material, Pruning, Watering, Replacing failed planting, Treating for pests and diseases, Topping up of mulch areas and Weeding garden beds. Irrigation system shall be regularly inspected and calibrated as required to ensure fully operational.

INDICATIVE SPECIES LIST

- Canopy Trees –**
- |   |          |
|---|----------|
| Tristanopsis laurina (Watergum)         | 200Litre |
| Eleaocarpus reticulatis (Blueberry Ash) | 100Litre |
| Pyrus ussuriensis (Ornamental Pear)     | 500Litre |
| Cupaniopsis anacardioides (Tuckeroo)    | 200Litre |
| Lagerstroemia indica (Crepe Myrtle)     | 200Litre |
| Jacaranda mimosifolia (Jacaranda)       | 500Litre |

- Hedge Species (300mm pots at 0.8m intervals)**
- |                                   |         |
|-----------------------------------|---------|
| Syzgium sp (Lilli Pilli)          | 35Litre |
| Viburnum odoratissimum (Viburnum) | 35Litre |

- General Shrub and Ground Cover Planting (200-300pots 3-4 plant /m2)**
- |                         |                           |
|-------------------------|---------------------------|
| Durranta 'Sheenas Gold' | Pittosporum 'Miss Muffett |
| Philodendron 'Xanadu'   | Giant Bromeliade          |

- |                 |                 |
|-----------------|-----------------|
| Liriope muscari | Trachelospermum |
| jasminoides     |                 |

- Interior Planting (200-300mm pots 3-4 plants/ m2)**
- |                |                      |
|----------------|----------------------|
| Sansevieria sp | Blechnum Silver lady |
| Raphis Excelsa | Spathyphullum sp     |

Rev B General Modifications 13 March 2018  
Rev A General Modifications 9 March 2018

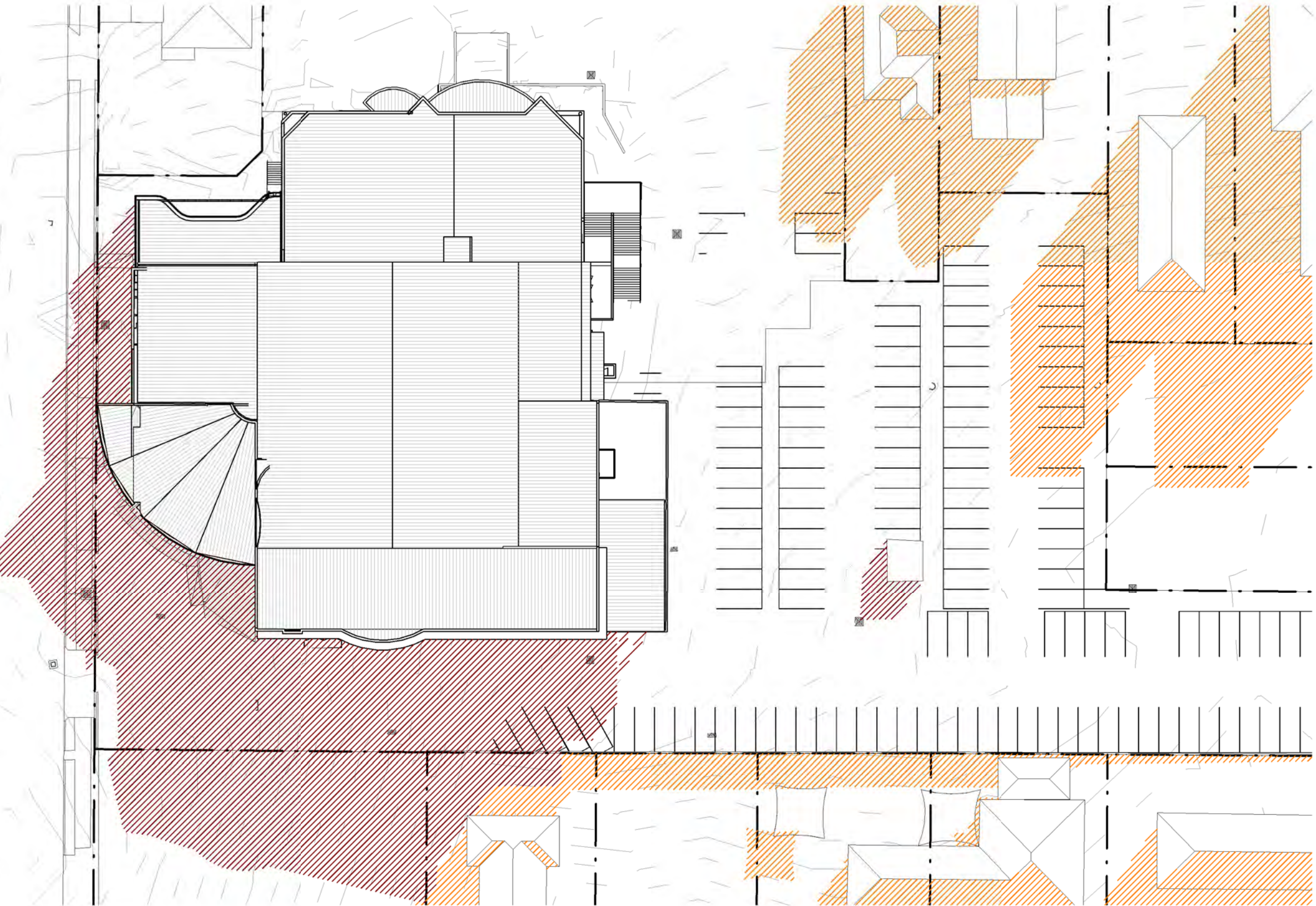
**Michael Siu**  
Landscape Architects  
PO Box 550 Hurstville NSW 1481  
michael@msla.com.au  
02 9557 9833 | 0417 280 249

Landscape Planting Plan

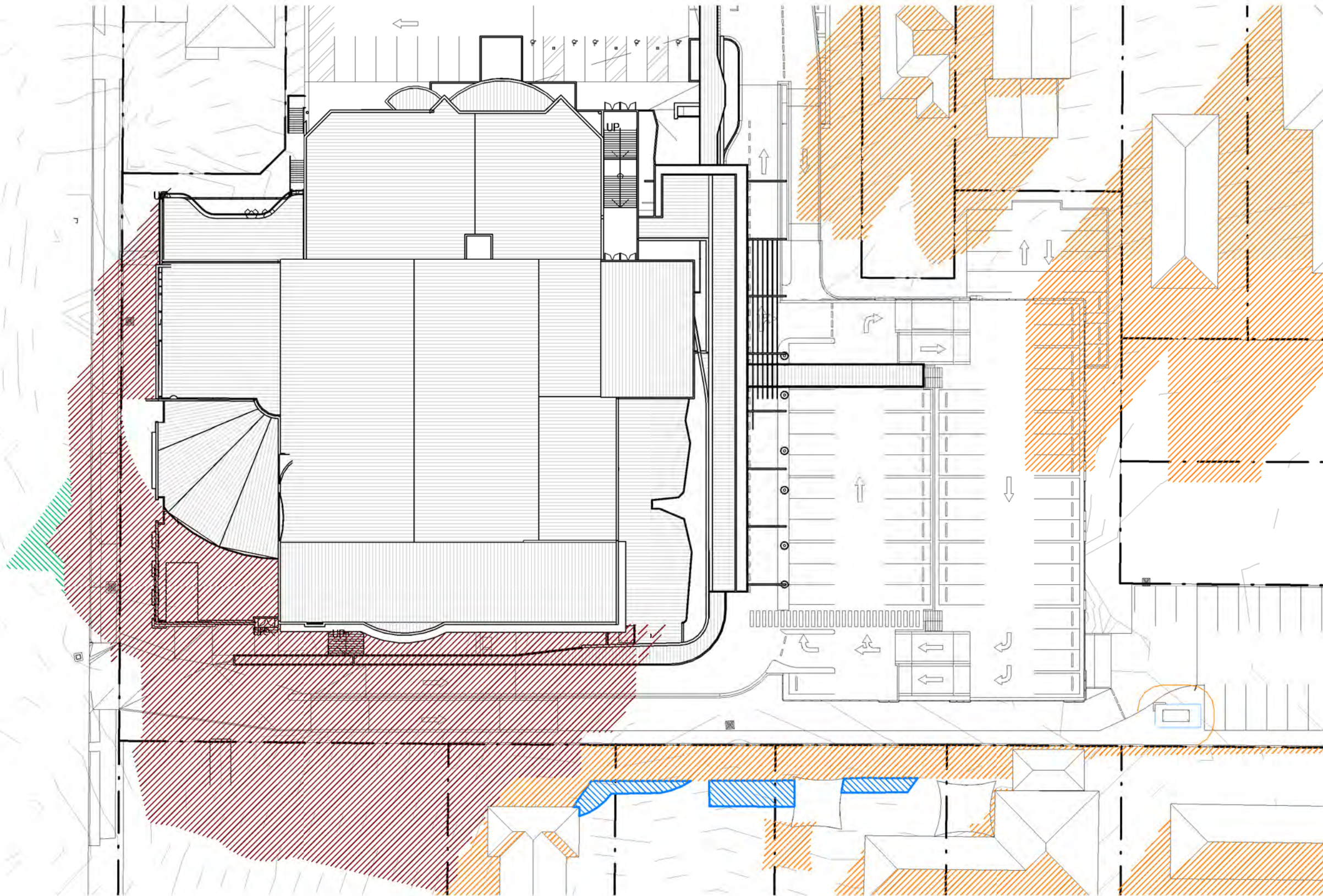
Proposed Multi-Deck Carpark / Alterations  
Illawarra Master Builders Club  
The Builders Club  
61 Church Street Wollongong

Scale 1:200@B1 Dwg: L01/1- K22307 18 Sept 17

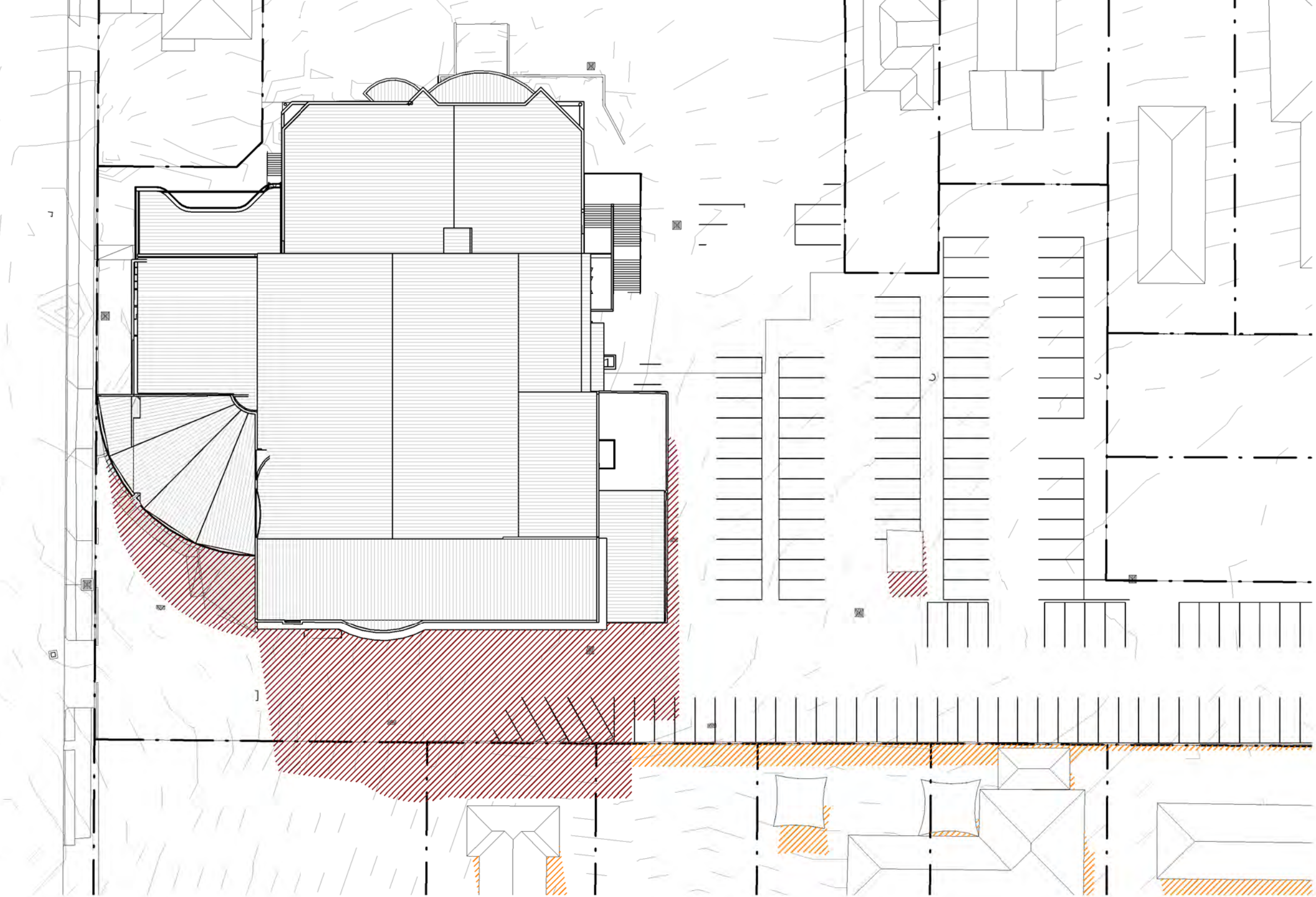




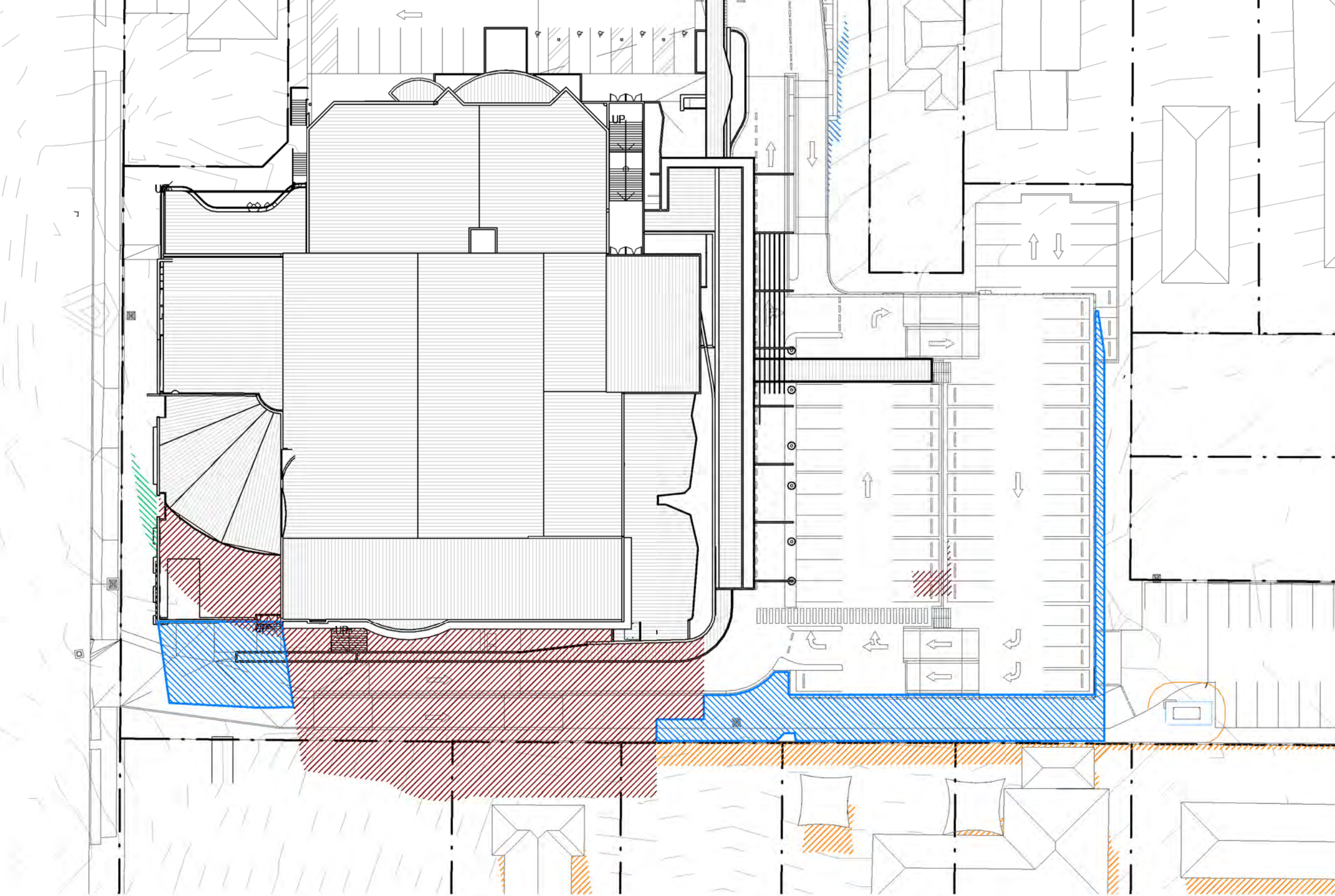
01 EXISTING SHADOWS - JUNE 21 9:00am  
SCALE 1:500



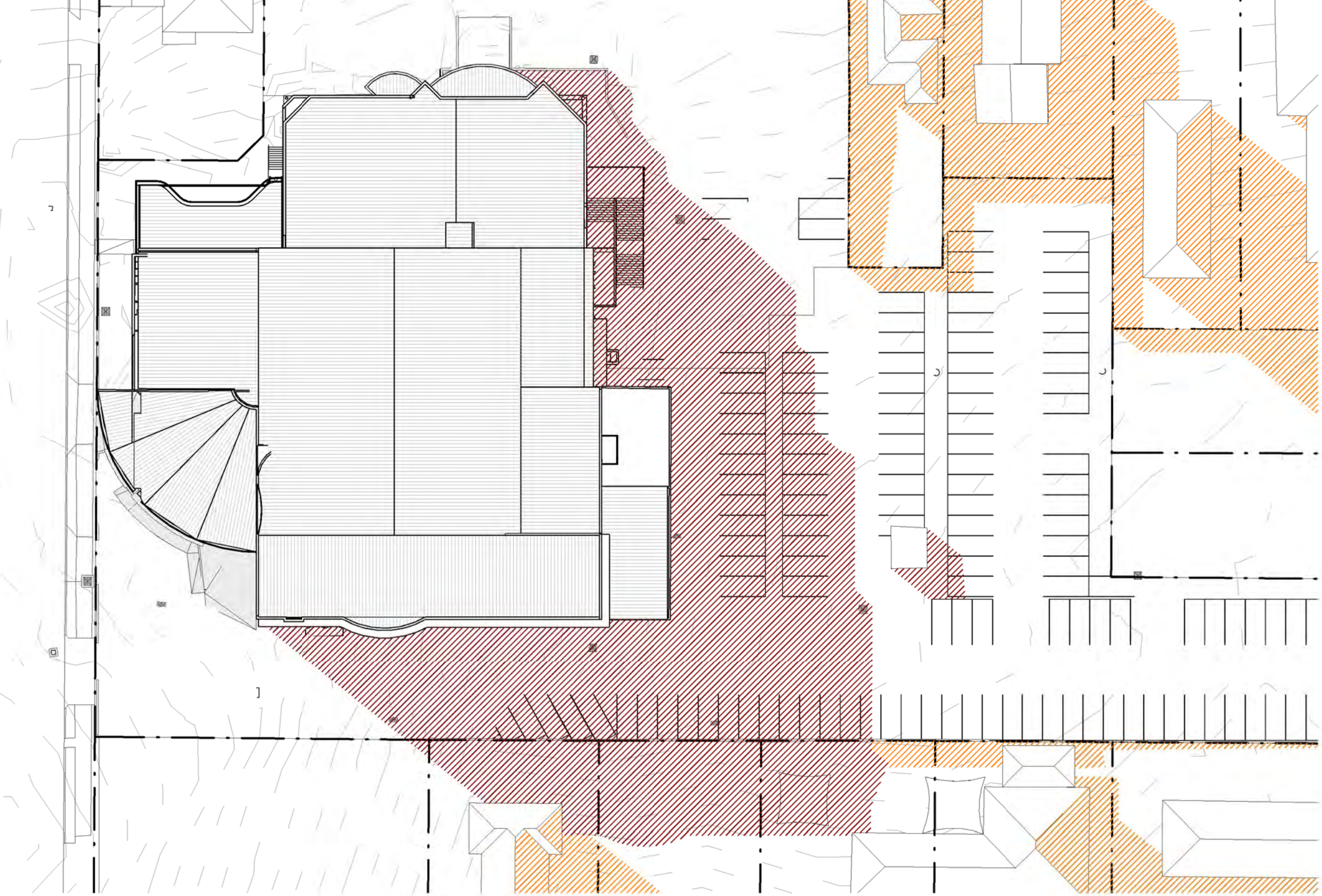
02 PROPOSED SHADOWS - JUNE 21 9:00am  
SCALE 1:500



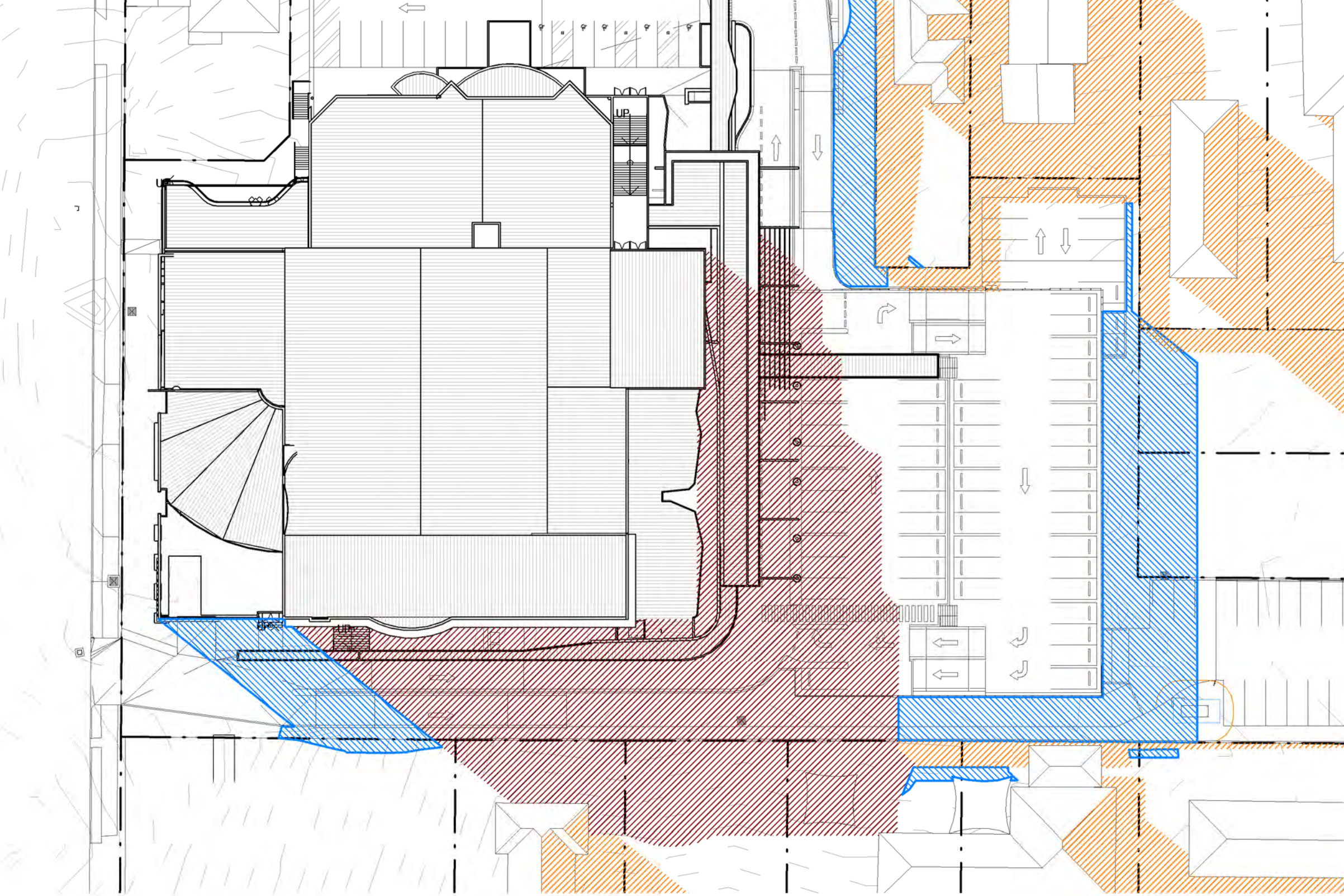
03 EXISTING SHADOWS - JUNE 21 12:00pm  
SCALE 1:500



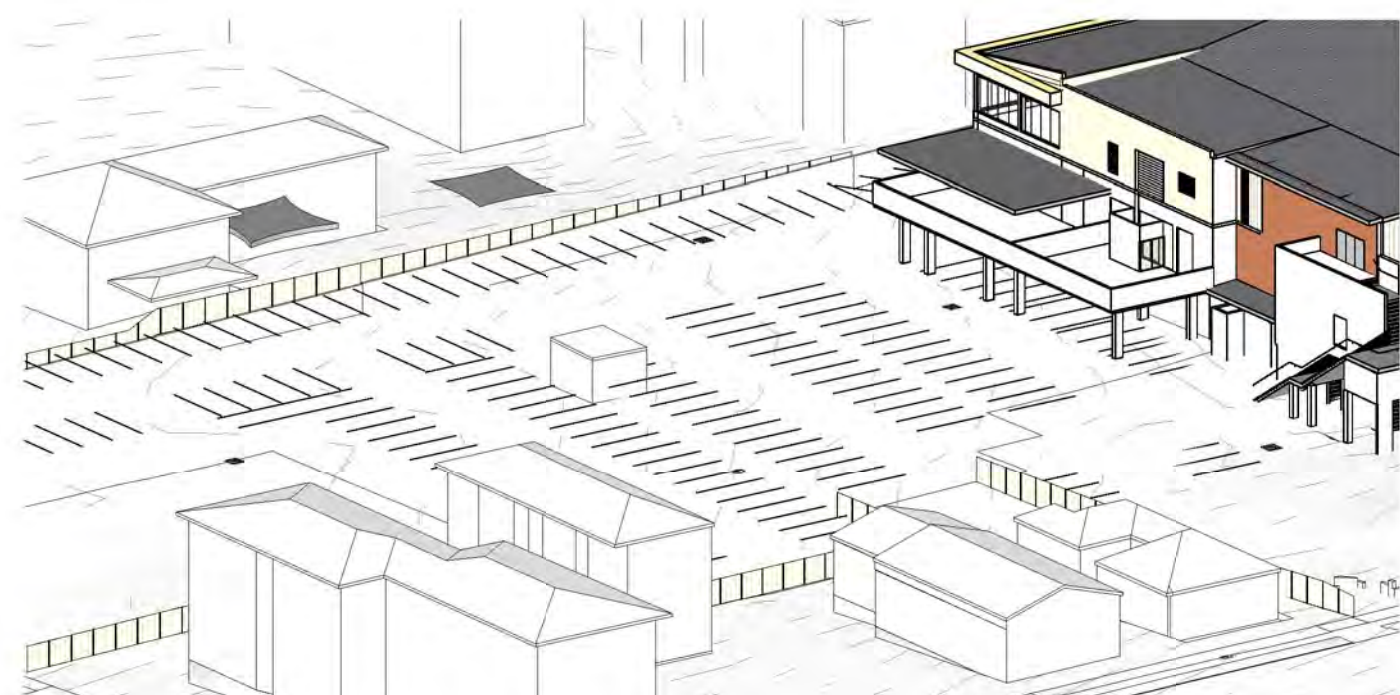
04 PROPOSED SHADOWS - JUNE 21 12:00pm  
SCALE 1:500



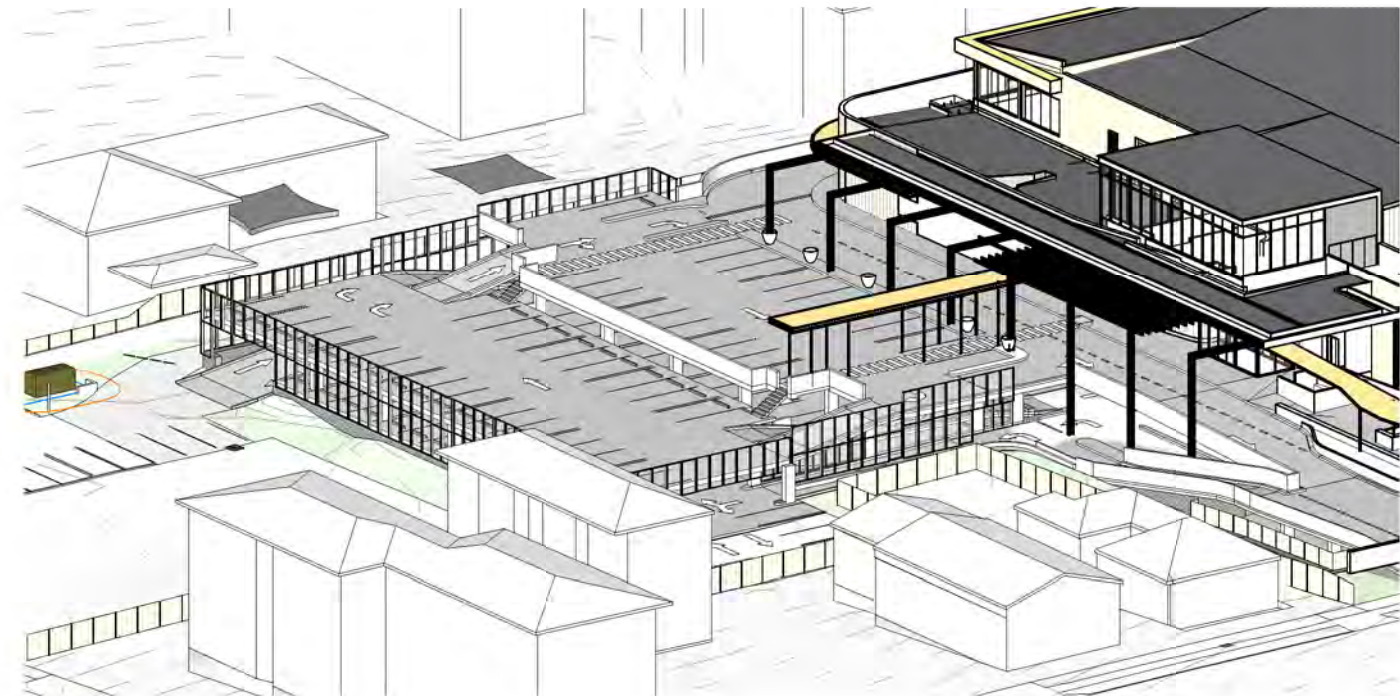
05 EXISTING SHADOWS - JUNE 21 3:00pm  
SCALE 1:500



06 PROPOSED SHADOWS - JUNE 21 3:00pm  
SCALE 1:500



7 SUN EYE DIAGRAM - 9:00AM JUNE 21 - EXISTING  
SCALE



8 SUN EYE DIAGRAM - 9:00AM JUNE 21 - PROPOSED  
SCALE



9 SUN EYE DIAGRAM - 12:00 MIDDAY JUNE 21 - EXISTING  
SCALE



10 SUN EYE DIAGRAM - 12:00 MIDDAY JUNE 21 - PROPOSED  
SCALE



11 SUN EYE DIAGRAM - 3:00PM JUNE 21 - EXISTING  
SCALE

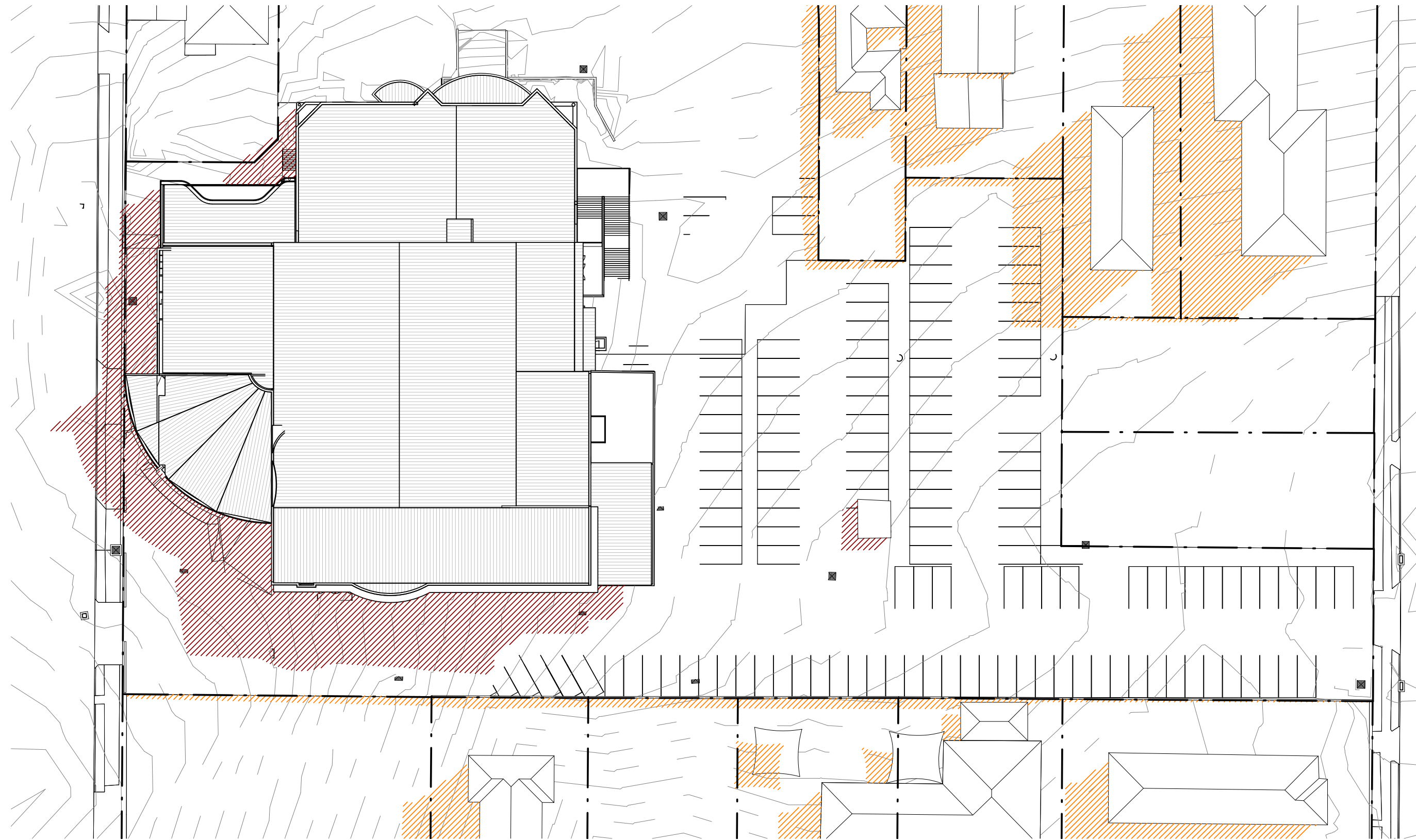


12 SUN EYE DIAGRAM - 3:00PM JUNE 21 - PROPOSED  
SCALE

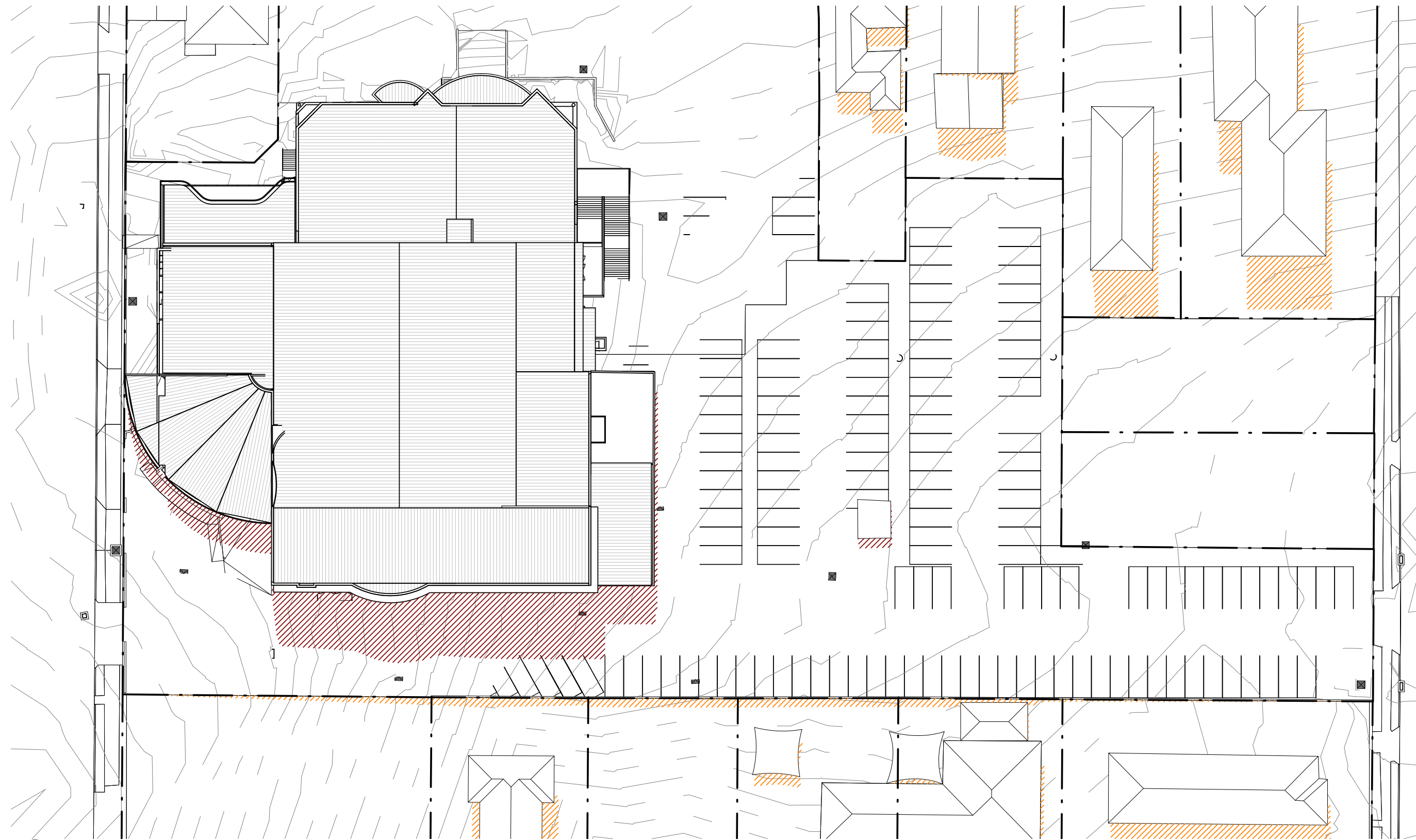
LEGEND

- BOUNDARY LINE
- EXISTING TREES TO REMAIN
- EXISTING TREES ON NEIGHBOURING PROPERTIES (SHOWN GREY)
- DENOTES PROPOSED TREES. REFER TO LANDSCAPE PLAN DWG. 18-01 FOR DETAILS
- Red hatched area: AREA OF SHADOW IMPACT OF EXISTING BUILDING
- Blue hatched area: AREA OF PROPOSED NEW SHADOW IMPACT OF PROPOSED WORKS
- Orange hatched area: AREA OF EXISTING SHADOW IMPACT OF NEIGHBOURING BUILDINGS AND STRUCTURES
- Green hatched area: AREA OF PROPOSED REDUCTION OF SHADOW IMPACT AS A RESULT OF PROPOSED WORKS

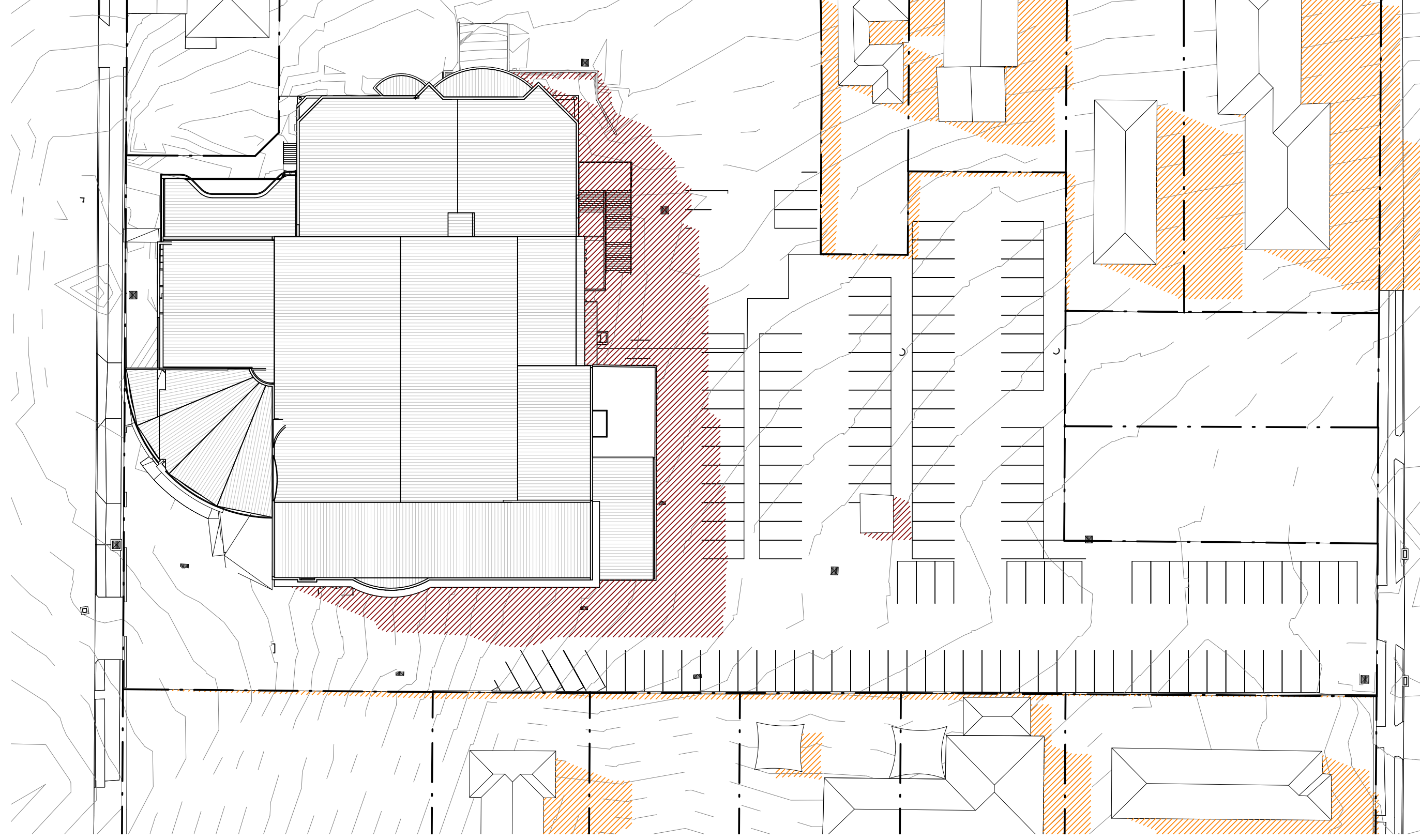




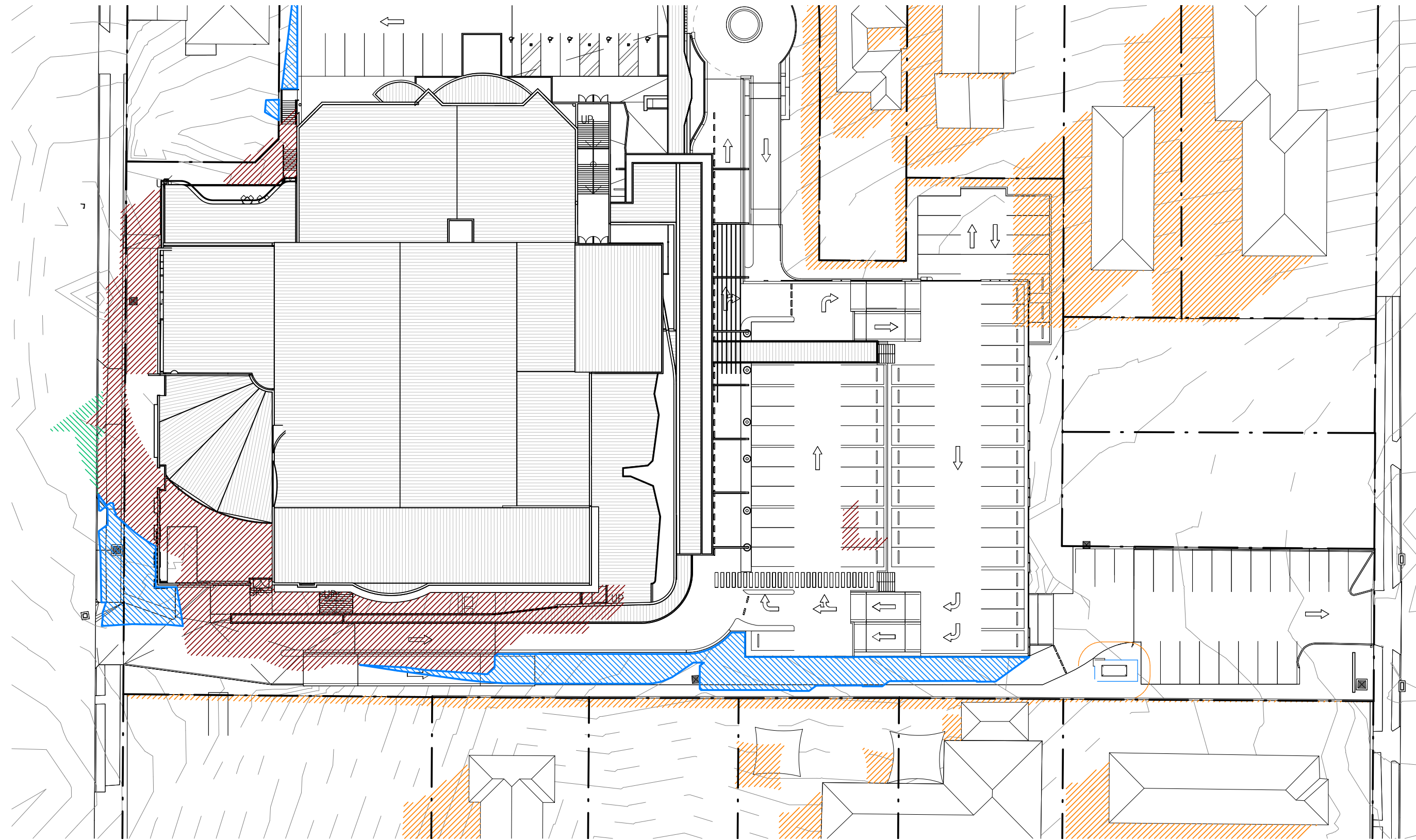
1 EXISTING SHADOWS - MARCH 21 9:00am  
SCALE 1:500



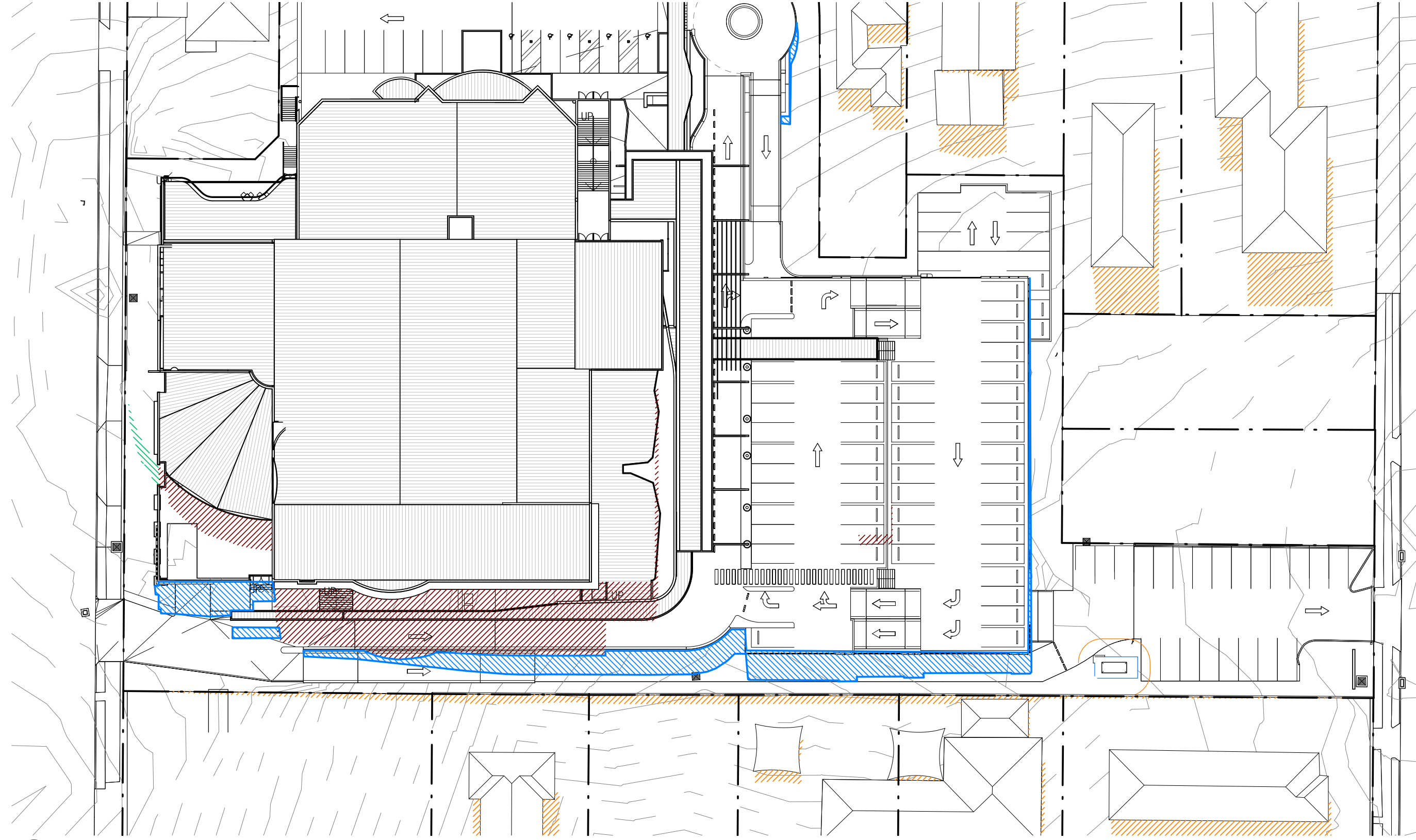
2 EXISTING SHADOWS - MARCH 21 12:00pm  
SCALE 1:500



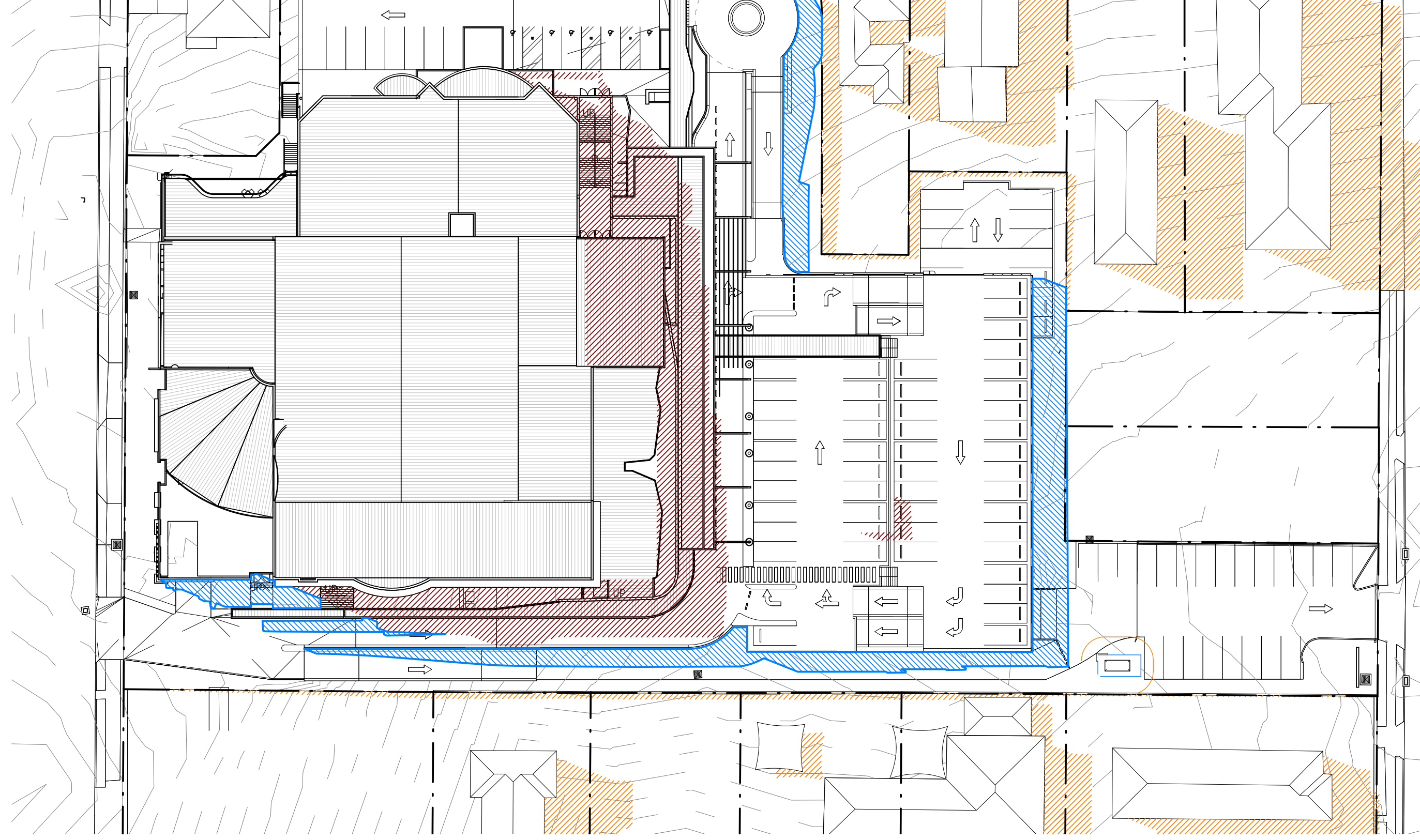
3 EXISTING SHADOWS - MARCH 21 3:00pm  
SCALE 1:500



4 PROPOSED SHADOWS - MARCH 21 9:00am  
SCALE 1:500



5 PROPOSED SHADOWS - MARCH 21 12:00pm  
SCALE 1:500



6 PROPOSED SHADOWS - March 21 3:00pm  
SCALE 1:500

LEGEND

- BOUNDARY LINE
- EXISTING TREES TO REMAIN
- EXISTING TREES ON NEIGHBOURING PROPERTIES (SHOWN GREY)
- DEMOTES PROPOSED TREES. REFER TO LANDSCAPE PLAN DWG. 18-01 FOR DETAILS
- AREA OF SHADOW IMPACT OF EXISTING BUILDING
- AREA OF PROPOSED NEW SHADOW IMPACT OF PROPOSED WORKS
- AREA OF EXISTING SHADOW IMPACT OF NEIGHBOURING BUILDINGS AND STRUCTURES
- AREA OF PROPOSED REDUCTION OF SHADOW IMPACT AS A RESULT OF PROPOSED WORKS

Client  
ILLAWARRA MASTER BUILDERS CLUB

61 CHURCH STREET  
WOLLONGONG NSW 2500

Builder  
**NEW ENGLAND CONSTRUCTIONS**  
BUILDING YOUR BUSINESS SINCE 1979

NEC Project No. 1897:17 GPO BOX 1967 Sydney NSW 2001  
T +61 2 9369 1241 ABN 25 001 747 466

Project  
**ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING**

Scale @ B1 As indicated Scale @ A3

Drawn By: Approved By:

Nominated Resp Architect Marc Nicholas NSW Reg. No. 7409

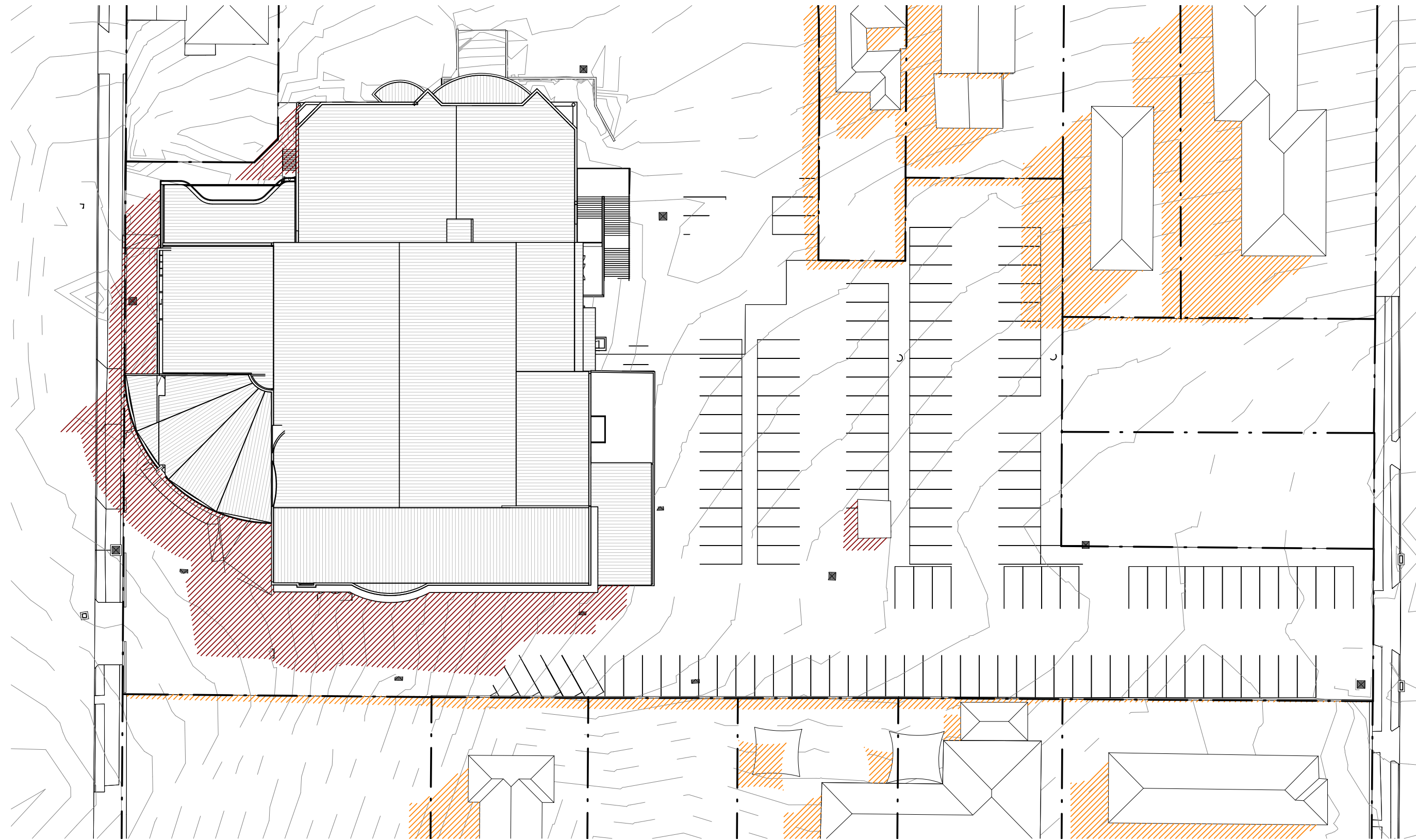
Drawing Title  
**SHADOW DIAGRAMS - MARCH EQUINOX**

Project No. GN\_17-10115 DA Status Drawing No. 19-05 Revision 1

**GROUPN**  
Architecture, Interior, Landscape.

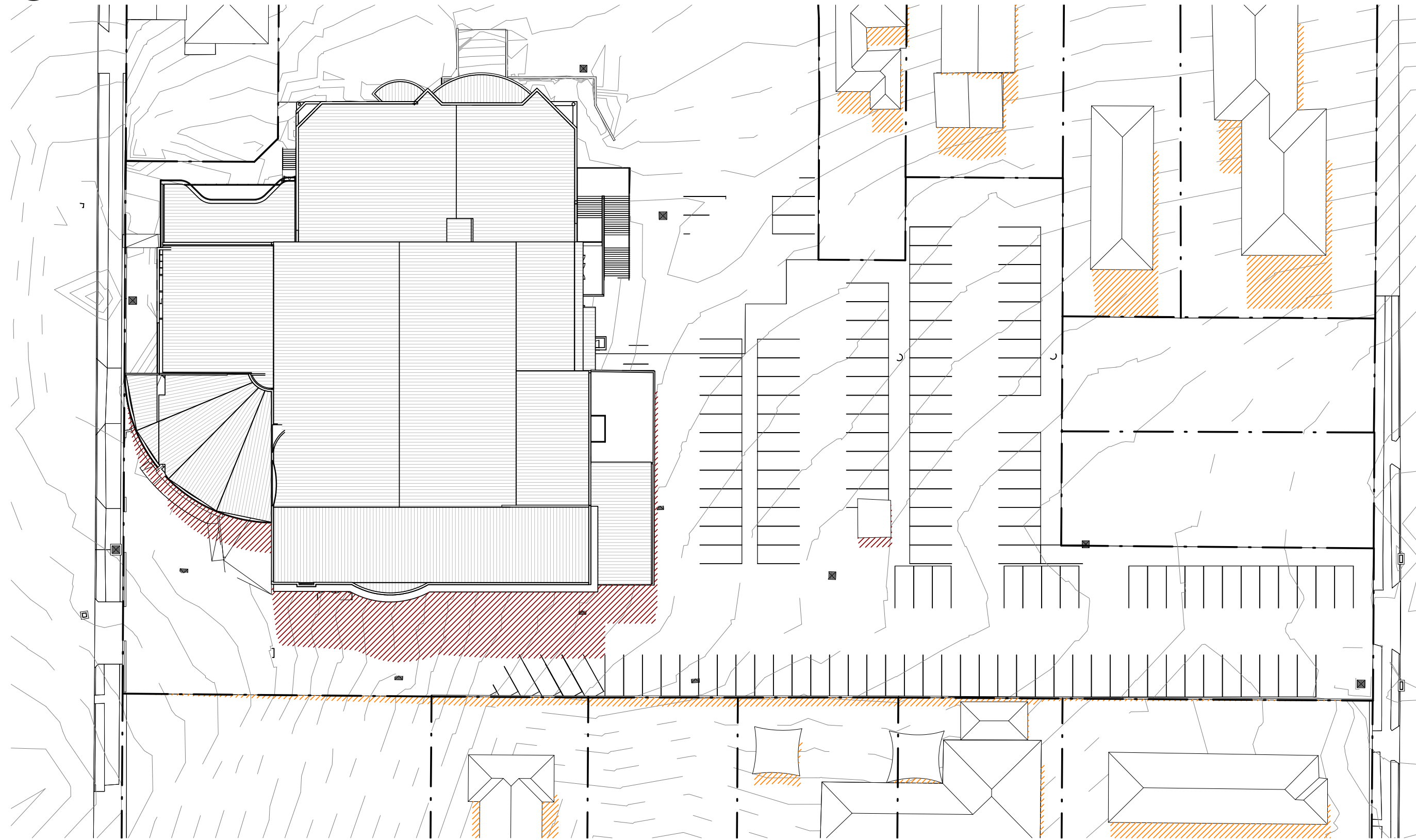
L6/111-117 Devonshire Street Surry Hills NSW 2010 ABN 69 073 774 071 T +61 2 9369 3546





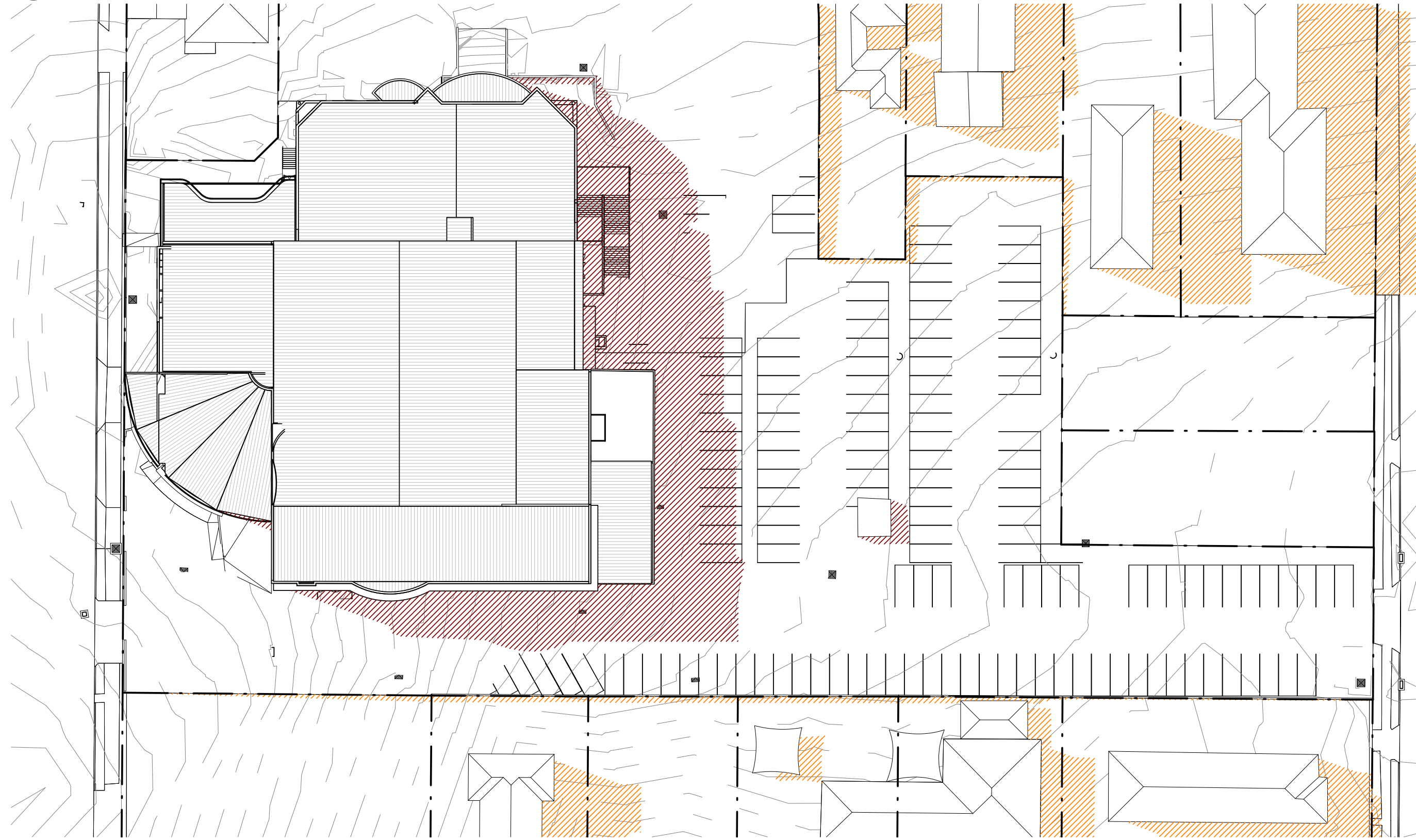
1 EXISTING SHADOWS - SEPTEMBER 21 9:00am

SCALE 1:500



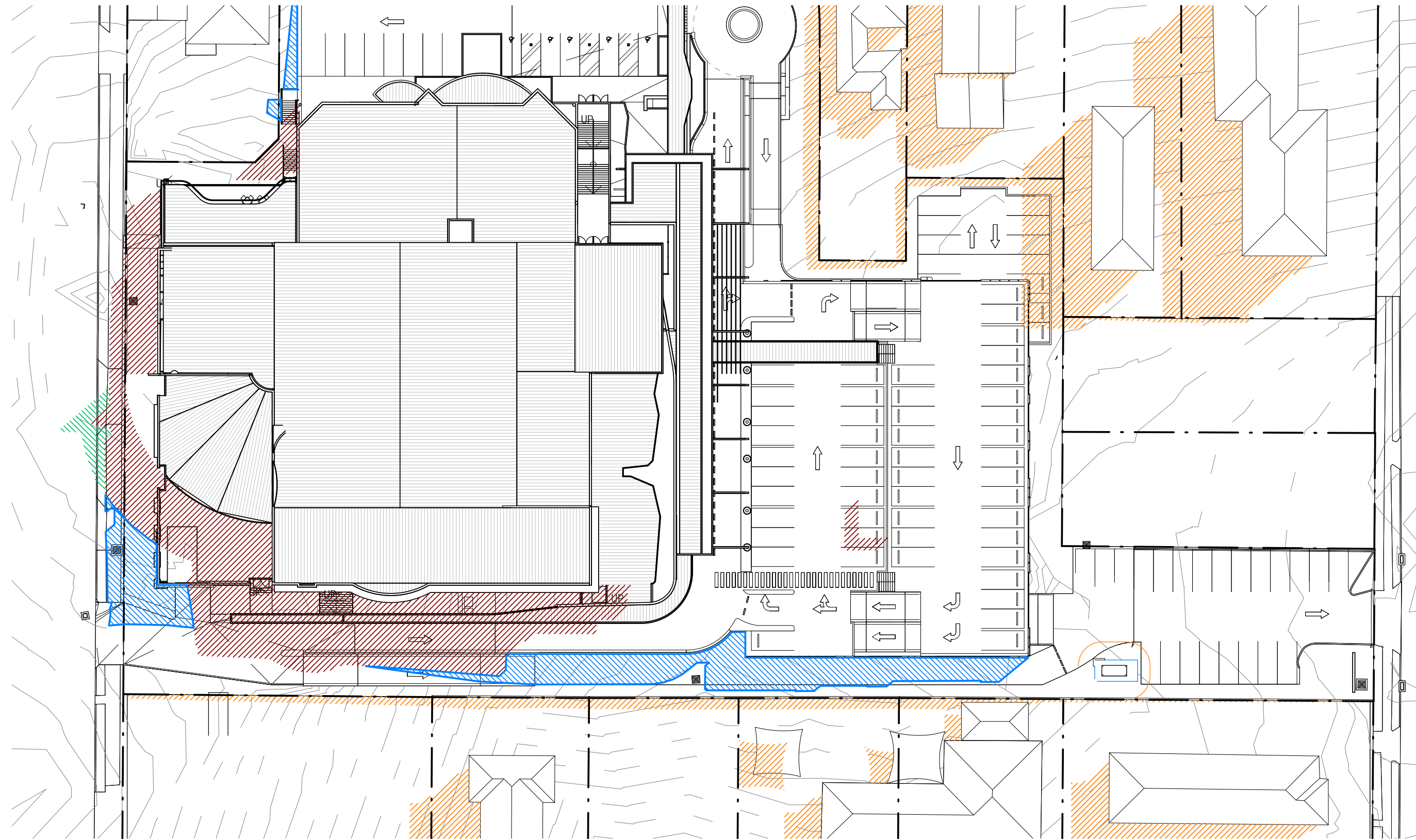
2 EXISTING SHADOWS - SEPTEMBER 21 12:00pm

SCALE 1:500



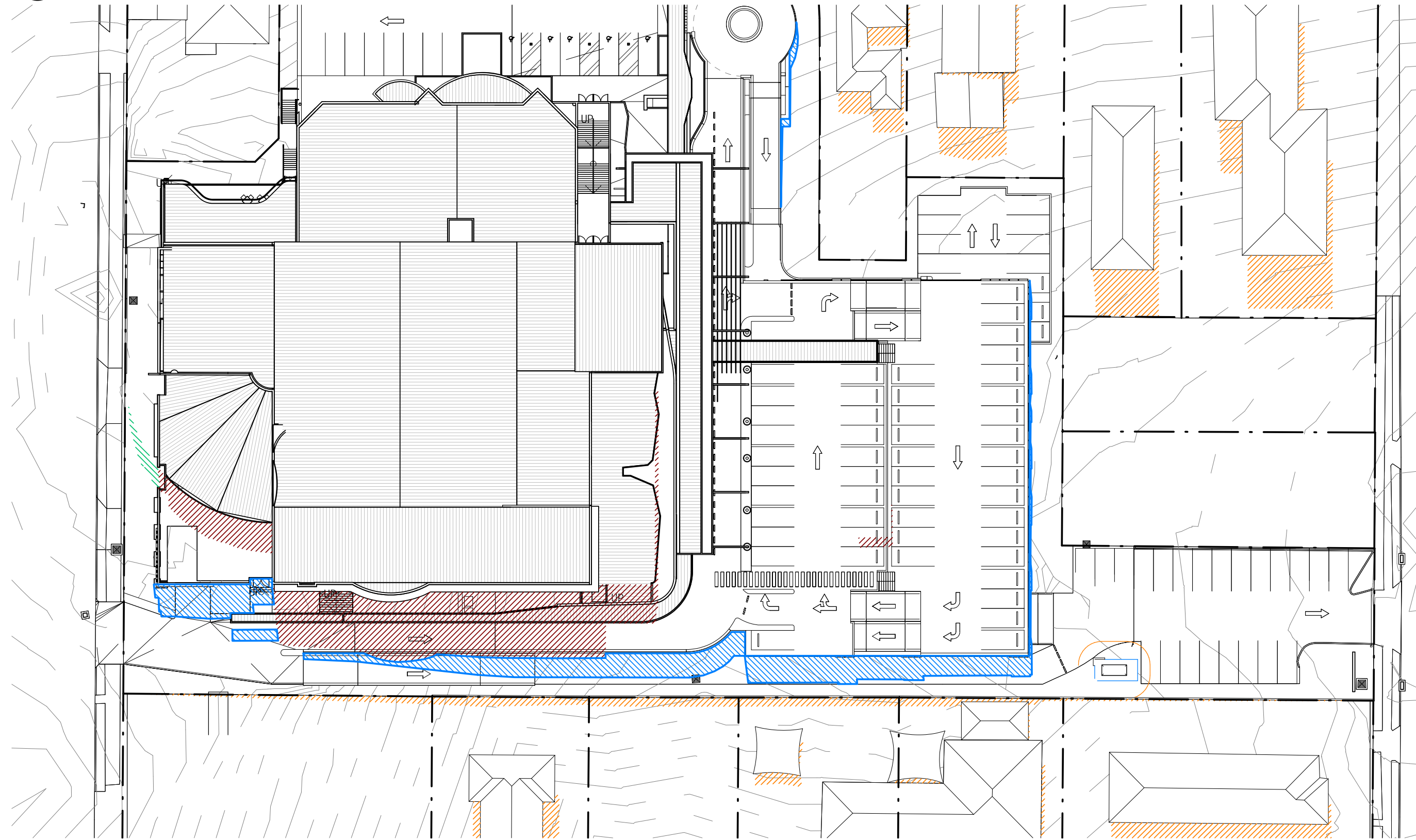
3 EXISTING SHADOWS - SEPTEMBER 21 3:00pm

SCALE 1:500



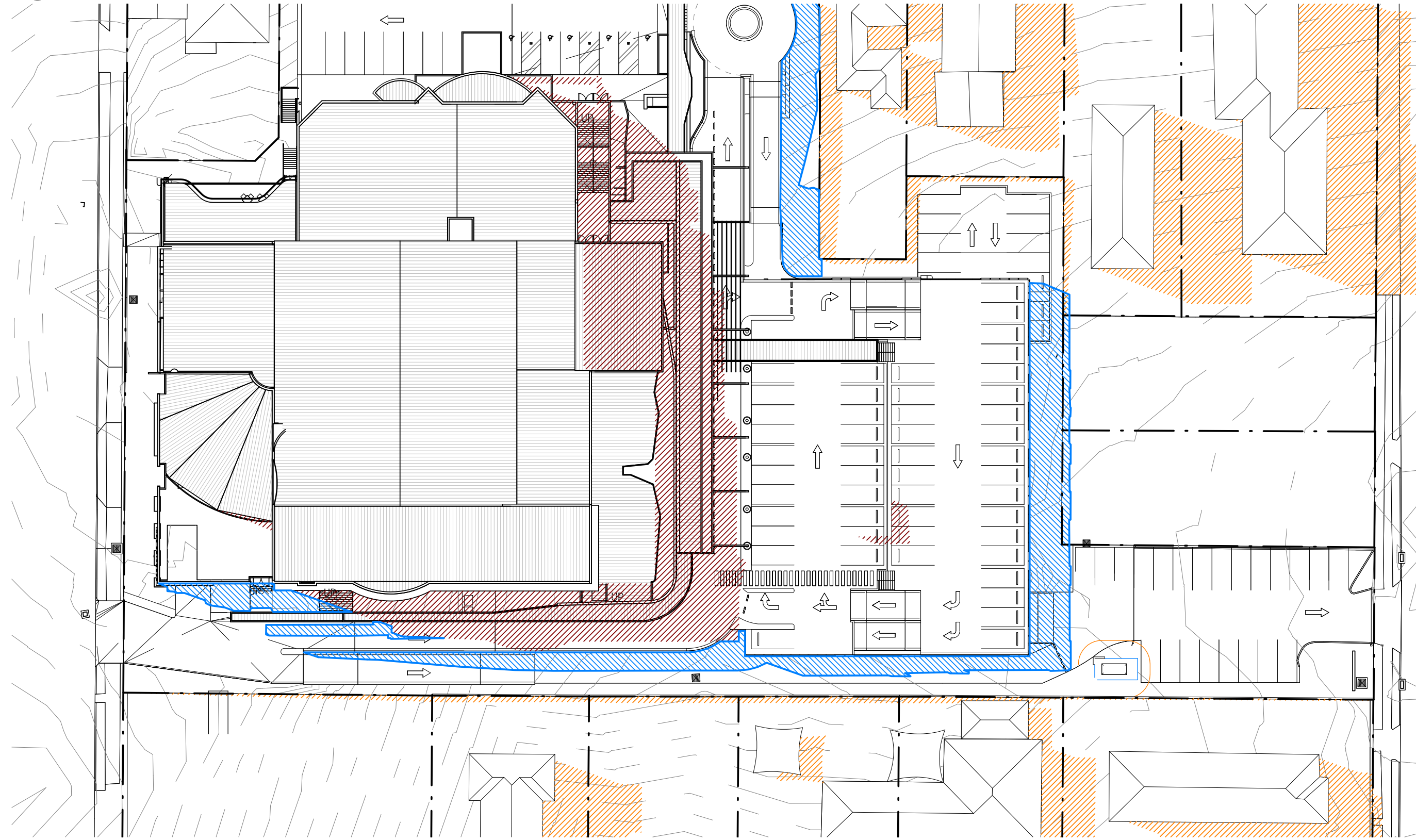
4 PROPOSED SHADOWS - SEPTEMBER 21 9:00am

SCALE 1:500



5 PROPOSED SHADOWS - SEPTEMBER 21 12:00pm

SCALE 1:500

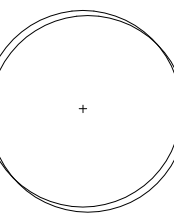


6 PROPOSED SHADOWS - SEPTEMBER 21 3:00pm

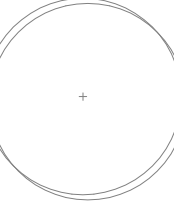
SCALE 1:500

LEGEND

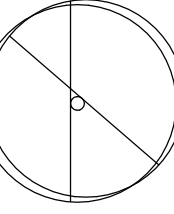
--- BOUNDARY LINE



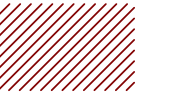
EXISTING TREES TO REMAIN



EXISTING TREES ON NEIGHBOURING PROPERTIES (SHOWN GREY)



DEMOTES PROPOSED TREES. REFER TO LANDSCAPE PLAN DWG. 18-01 FOR DETAILS



AREA OF SHADOW IMPACT OF EXISTING BUILDING



AREA OF PROPOSED NEW SHADOW IMPACT OF PROPOSED WORKS



AREA OF EXISTING SHADOW IMPACT OF NEIGHBOURING BUILDINGS AND STRUCTURES



AREA OF PROPOSED REDUCTION OF SHADOW IMPACT AS A RESULT OF PROPOSED WORKS

Client  
ILLAWARRA MASTER BUILDERS CLUB

61 CHURCH STREET  
WOLLONGONG NSW 2500

Builder  
NEW ENGLAND CONSTRUCTIONS  
BUILDING YOUR BUSINESS SINCE 1979

NEC Project No. 1897:17 GPO BOX 1967 Sydney NSW 2001  
T +61 2 9369 1241 ABN 25 001 747 468

Project  
ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING

Scale @ B1  
As indicated

Scale @ A3

Drawn By:

Approved By:

Nominated Resp Architect  
Marc Nicholas

NSW Reg. No.  
7409

Drawing Title  
SHADOW DIAGRAMS - SEPTEMBER EQUINOX

Project No. GN\_17-10115 DA 19-04 1 Status Drawing No. Revision

GROUPN Architecture, Interior, Landscape

L6/111-117 Devonshire Street Surry Hills NSW 2010 ABN 69 073 774 071 T +61 2 9369 3546

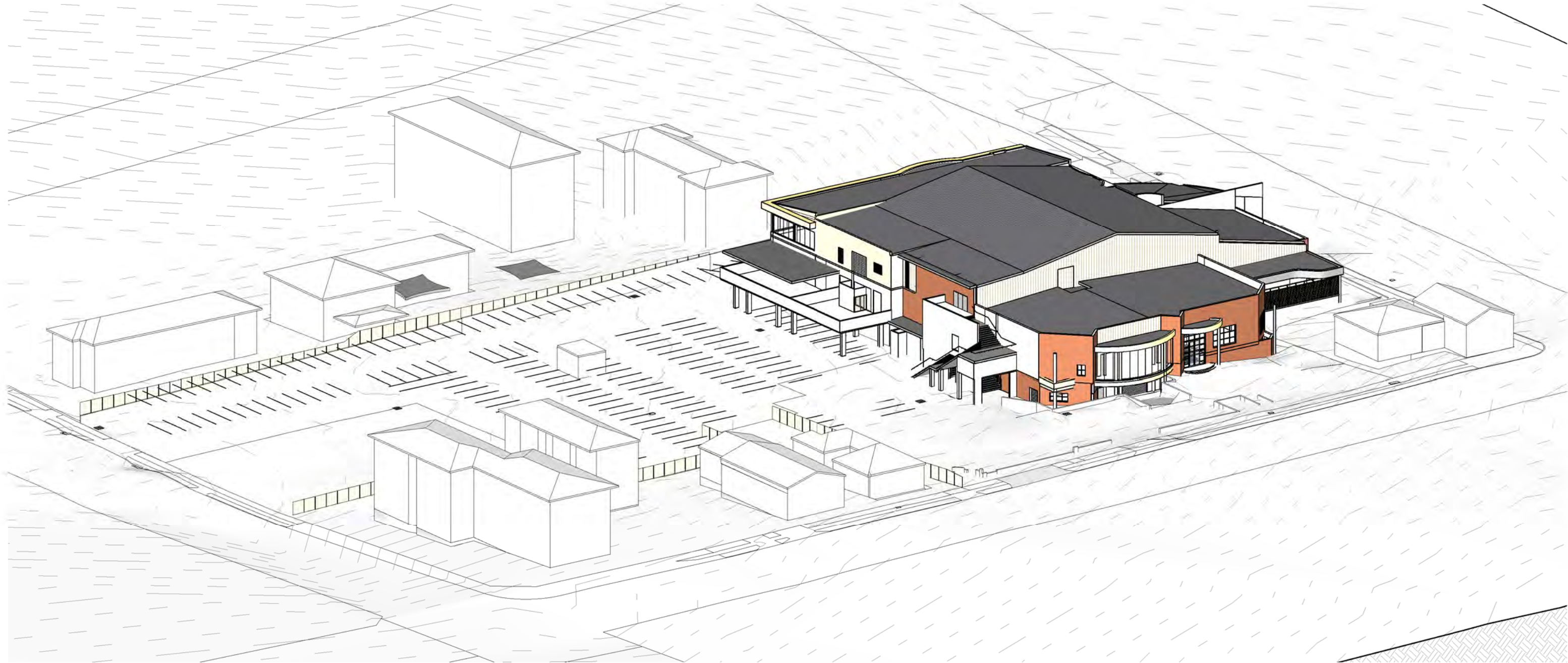




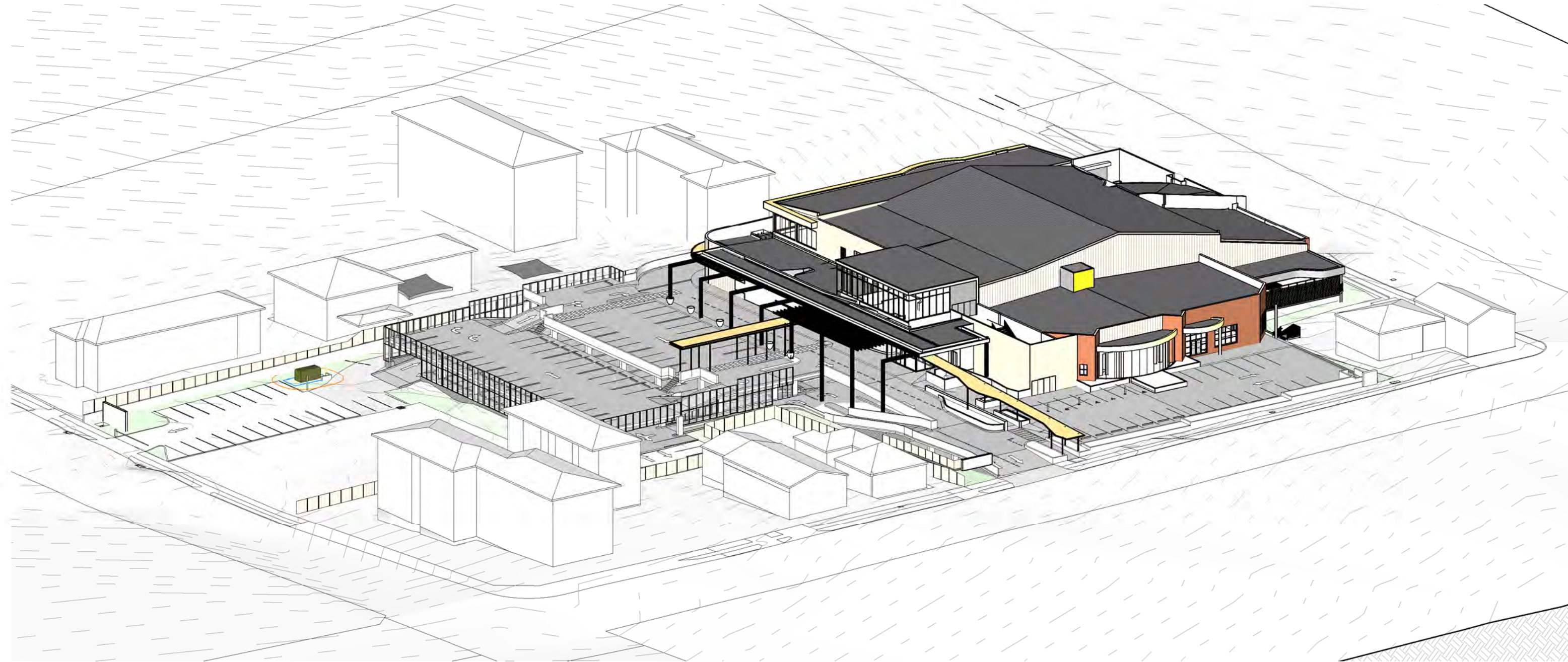
1 AXO - IHAP - Sun Eye 0800 Existing  
SCALE



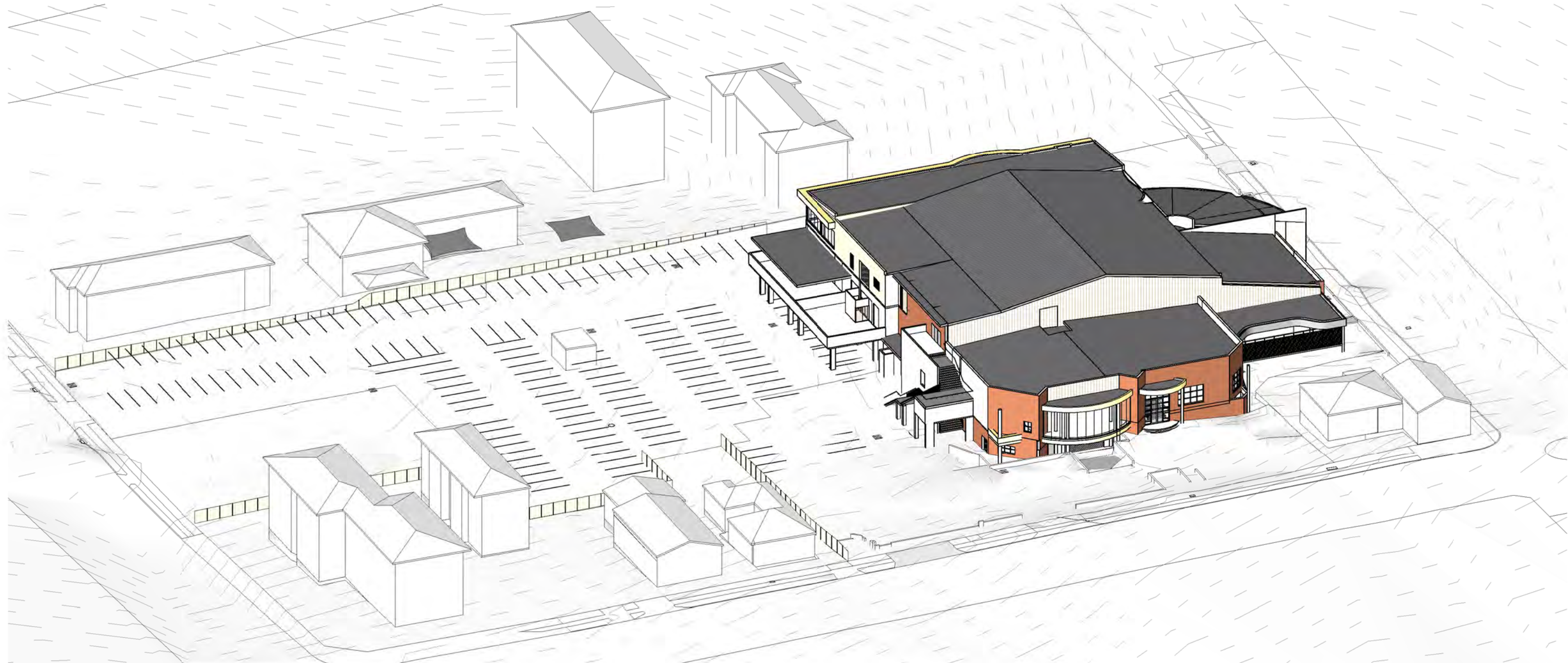
4 AXO - IHAP - Sun Eye 0800 Proposed  
SCALE



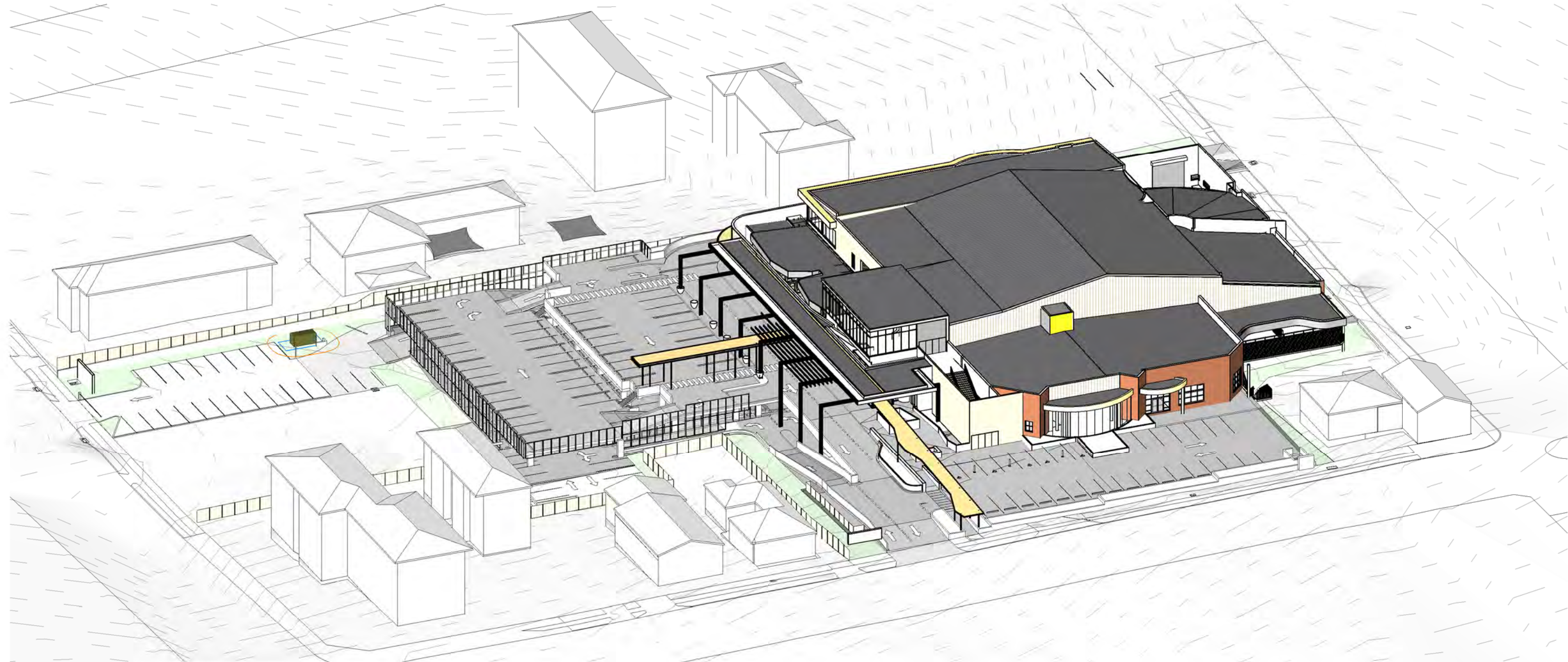
2 AXO - IHAP - Sun Eye 0900 Existing  
SCALE



5 AXO - IHAP - Sun Eye 0900 Proposed  
SCALE



3 AXO - IHAP - Sun Eye 1000 Proposed Existing  
SCALE



6 AXO - IHAP - Sun Eye 1000 Proposed  
SCALE





1 AXO - IHAP - Sun Eye 1100 Existing  
SCALE



4 AXO - IHAP - Sun Eye 1100 Proposed  
SCALE



2 AXO - IHAP - Sun Eye 1200 Existing  
SCALE



5 AXO - IHAP - Sun Eye 1200 Proposed  
SCALE



3 AXO - IHAP - Sun Eye 1300 Existing  
SCALE



6 AXO - IHAP - Sun Eye 1300 Proposed  
SCALE





1 AXO - IHAP - Sun Eye 1400 Existing  
SCALE



4 AXO - IHAP - Sun Eye 1400 Proposed  
SCALE



2 AXO - IHAP - Sun Eye 1500 Existing  
SCALE



5 AXO - IHAP - Sun Eye 1500 Proposed  
SCALE



3 AXO - IHAP - Sun Eye 1600 - Existing  
SCALE



6 AXO - IHAP - Sun Eye 1600 - Proposed  
SCALE

Client  
**ILLAWARRA MASTER BUILDERS CLUB**

61 CHURCH STREET  
WOLLONGONG NSW 2500

Builder

**NEW ENGLAND CONSTRUCTIONS**  
BUILDING YOUR BUSINESS SINCE 1979

NEC Project No. **1897:17** GPO BOX 1967 Sydney NSW 2001  
T — 02 9369 1241 ABN 25 001 747 468

Project  
**ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING**

Scale @ B1

Scale @ A3

Drawn By:  
JG

Approved By:  
-

Nominated Resp Architect  
Marc Nicholas

NSW Reg. No.  
7409

Drawing Title  
**SUN EYE COMPARISONS**  
**2pm-4pm**

Project No. Status Drawing No. Revision  
**GN\_17-10115 DA 19-94 1**

**GROUPN**  
Architecture.  
Interior.  
Landscape.

**N**

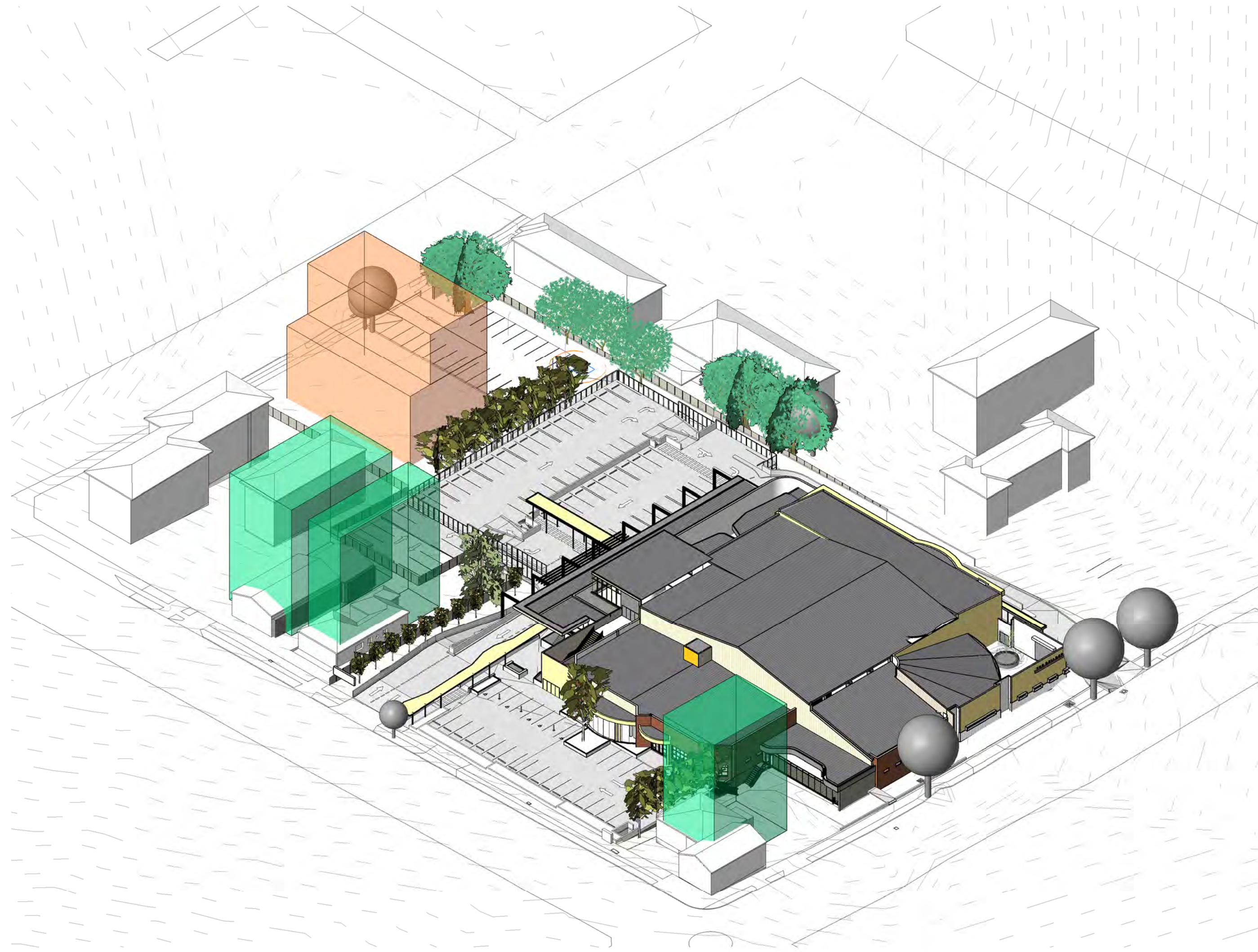
L6/111-117 Devonshire Street  
Surry Hills NSW 2010

ABN 69 073 774 071  
T — +61 2 9369 3546





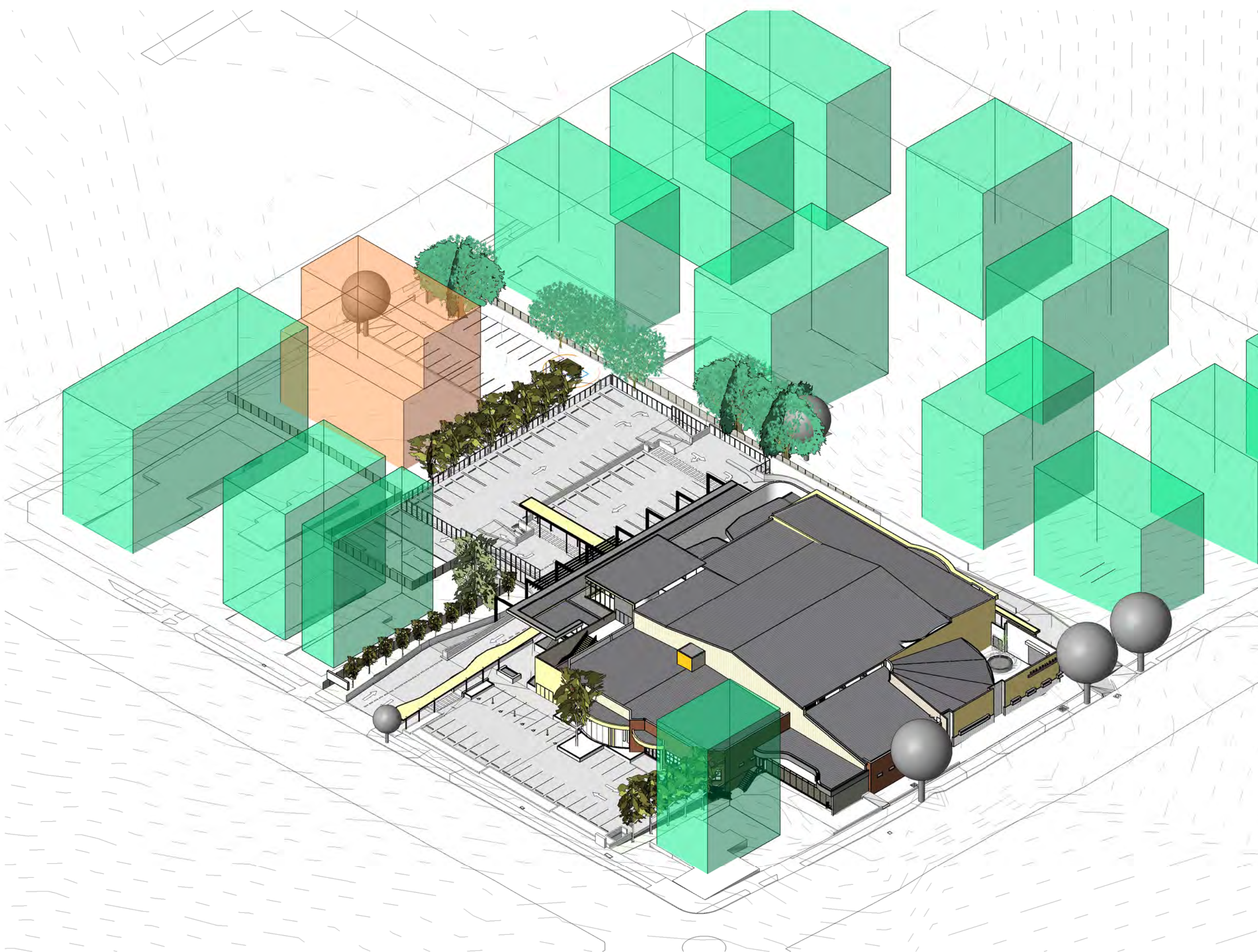
1 Axonometric site view - existing  
SCALE



3 AXO - IHAP - Future  
SCALE



2 Axonometric site view - proposed  
SCALE



4 Axonometric site view - potential long term outcome  
SCALE

#### LEGEND

- ADJACENT APPROVED BUILDING UNDER CONSTRUCTION
- AREA OF PROPOSED NEW SHADOW IMPACT OF PROPOSED WORKS
- OUTLINE OF PROFILE OF STRUCTURE PROPOSED IN ORIGINAL APPLICATION

Client  
**ILLAWARRA MASTER BUILDERS CLUB**

61 CHURCH STREET  
WOLLONGONG NSW 2500

Builder  
**NEW ENGLAND CONSTRUCTIONS**  
BUILDING YOUR BUSINESS SINCE 1979  
NEC Project No. 1897:17  
GPO BOX 1967 Sydney NSW 2001  
T — 02 9369 1241 ABN 25 001 747 468

Project  
**ADDITIONS, ALTERATIONS & REFURBISHMENT OF EXISTING CLUB BUILDING & MULTI-LEVEL CARPARKING**

Scale @ B1  
1:100

Scale @ A3

Drawn By: JG

Approved By:

Nominated Resp Architect  
Marc Nicholas

NSW Reg. No.  
7409

Drawing Title  
**3D MASSING DIAGRAMS - POTENTIAL FUTURE PRECINCT DEVELOPMENT**

Project No. GN\_17-10115 DA  
Status Drawing No. 19-95  
Revision 2

**GROUPN**  
Architecture,  
Interior,  
Landscape.

L6/111-117 Devonshire Street  
Surrey Hills NSW 2010  
ABN 69 073 774 071  
T — +61 2 9369 3546



# Operational Management Plan

Illawarra Master Builders Club

82014801601



Prepared for  
Illawarra Master Builders Club

23 July 2018





## Contact Information

**Cardno (NSW/ACT) Pty Ltd**

ABN 95 001 145 035

16 Burelli Street  
Wollongong 2500  
Australia

Phone +612 4228 4133

Fax +612 4228 6811

## Document Information

Prepared for Illawarra Master Builders  
ClubProject Name Illawarra Master Builders  
Club

File Reference Document6

Job Reference 82014801601

Date 23 July 2018

Version Number 1

Author(s):

Kiera Plumridge  
Environmental Scientist

Effective Date 23/07/2018

Approved By:

Alex Larance  
Manager – Environmental Services

Date Approved 23/07/2018

## Document History

Version	Effective Date	Description of Revision	Prepared by	Reviewed by
0	06/07/2018	Draft issue for comment	KP	AJL
1	23/07/2018	Final issue	KP	AJL

© Cardno. Copyright in the whole and every part of this document belongs to Cardno and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person other than by agreement with Cardno.

This document is produced by Cardno solely for the benefit and use by the client in accordance with the terms of the engagement. Cardno does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by any third party on the content of this document.



## Table of Contents

---

1	Introduction	1
2	Club Overview	1
3	Existing DA Conditions	2
4	Operational Details	2
4.1	Patronage	2
4.2	Operating Hours	3
4.3	Liquor and Gaming Licence Details and Procedures	3
4.4	Catering	3
4.5	Events	4
4.6	Financial Management	4
4.7	Data Management	4
4.8	Energy Management	5
4.9	Maintenance Management	5
4.10	Work Health and Safety	5
4.11	Fire Safety and Emergency Planning	6
4.12	Communications	2
4.13	Vehicles and Transport	2
4.14	Deliveries	2
5	Staff and Organisation	2
6	Waste Management	3
6.1	Waste Separation	3
6.2	Waste Storage	3
6.3	Waste Collection	3
6.4	Waste Management Plan	3
7	Security	3
7.1	Monitoring	3
7.2	Staffing	4
7.3	Armed Holdup or Bomb Threat	4
8	Noise Management	4
9	Complaint Handling Process	5
10	Operational Plan Reviews	5

---



# 1 Introduction

---

This Operational Management Plan (OMP) has been developed to identify the Illawarra Master Builders Club management procedures for the safe and effective management of the Club.

The OMP sets out a range of policies and procedures to ensure the Club is well managed, offering high a quality of service to Club members and guests. The OMP also sets out procedures to ensure that the operations of the Club do not adversely affect its neighbours.

This OMP details:

- > An Overview of the Club
- > Operational Details
- > Staffing and Organisation Structure
- > Liquor Licensing
- > Patron Management
- > Waste Management
- > Security Procedures
- > Compliant Management.

The site for the Club is located at 61 Church Street, Wollongong. The Club is also a late night trading premises which has a responsibility to ensure that the Club is appropriately managed and that it meets its obligations as a registered Club while managing the potential impacts of its operations on the surrounding neighbourhood.

This OMP will be enforced by the Club at all times. This plan will be added to the Staff Policy Manual and all staff regularly informed by any updates to this plan.

# 2 Club Overview

---

The Illawarra Master Builders Club has a longstanding service tradition as a relaxed and friendly destination that provides the community with a social, entertainment, dining, gaming and function venue close to Wollongong CBD.

Together with the Club Management, the Board of Directors at the Builders have proposed to update and expand the Club for future growth and success. The Club sponsors a number of local sports teams and operates a popular destination to watch sports broadcasts of national and international events.

The Builders Club is committed to creating a positive and pleasant experience for members and guests. The Club live music every Friday and Sunday, trivia and meat raffles each Wednesday and Sunday, Thursday and Friday Poker, Thursday Karaoke, as well as hosting a very popular Comedy Night run twice a month in the basement level of the Club. The Club also runs three of their four food offerings on site, which receive good feedback on websites such as TripAdvisor – especially Stonegrill at the Builders. The Club also aims to be a major supporter to the local community, by regular donations and sponsorship of local charities and sporting organizations.

The principal strategies of the Illawarra Master Builders Club Ltd include:

- > Offering a broad range of entertainment and social activity
- > Maintaining high levels of customer service
- > Providing a safe and rewarding working environment for Club staff
- > Pursuing new marketing opportunities
- > Maximising return from property holdings.



## 3 Existing DA Conditions

---

As part of a development application (DA) lodged with Wollongong Council (Council) for the proposed alterations and additions of the existing Illawarra Master Builders Club, including new car parking area and internal reconfigurations of the existing club layout, Clause 128 (page 22) of the Draft Conditions of Consent outlines Council's requirements for an OMP to be submitted for approval prior to the issue of an Occupation Certificate.

This OMP aims to reiterate and update existing operational procedures to suit the renovation and expansion to ensure the highest level of safety within and around the Club for staff and patrons, as well as minimising noise and disturbance to surrounding neighbours.

This OMP takes into consideration the recommendations within the reports submitted as part of the DA package to account for increased capacity of the club.

## 4 Operational Details

---

### 4.1 Patronage

#### 4.1.1 Maximum Capacity

The Club is not governed by a Place of Public Entertainment (POPE) licence but Club management restricts occupancy to:

- > First Floor 600 pax
- > Ground Floor 1000 pax
- > Lower Ground Floor 400 pax

#### 4.1.2 Acceptable Behaviour

Appropriate patron behaviour will be achieved by ensuring that at a minimum one Security Guard staff member will at regular intervals patrol the Club's outside area including carpark and street frontages of Church, Campbell and Kembla Street. The other Security Guard will at regular intervals patrol the whole internal area with a focus on the external terraces.

There will be signs on each Outdoor Terrace, Sports Bar and within the Mixed Lounge displaying the following:

*"Bad language, misbehaviour, and excessive noise will not be tolerated within this Club."*

#### 4.1.3 Parking Restrictions

The Club expansion has increased onsite parking capacity from 222 spaces to 274 (including 5 disabled) spaces, additionally 13 motorcycle and 40 bicycle parking spaces have been incorporated.

To mitigate headlight glare from vehicles within the raised parking deck to adjoining and nearby properties, designs have included along all property boundaries with screen planting (hedges and mature trees) and perimeter perforated metal screens where applicable for adjacent properties. Graded driveways have reduced impacts and exit to Church Street from the Club has been eliminated.

There will be restrictions preventing vehicles from parking in spaces on the ground floor and exposed lower ground level car park directly adjacent to No. 41 Campbell Street and in the existing Kembla Street exit carpark during the night time period displaying the following:

*"No parking between the hours of 7pm - 9.30am."*

To minimise acceleration on the site, speed management signage will be clearly shown. Signage to manage the use of horns onsite will also be present throughout the carpark.



#### 4.1.4 Closing Procedures

Patrons leaving the Club after 10pm will be monitored and managed to minimise potential disturbance by roaming Security Guards and staff near and in outside areas. Patrons will be encouraged to exit the Club via Campbell Street and not traverse the car park to the Kembla Street exit if leaving on foot. This has been incorporated in the design and layout of pedestrian access to the main entrance of the Club.

Announcements are made at the conclusion of entertainment in both the Basement and Auditorium areas asking patrons to leave the premises and the general area quickly and quietly so as not to risk the provision of entertainment in the club and to ensure politeness to neighbours.

## 4.2 Operating Hours

The opening hours for the Club from Monday – Sunday are 9am – 3.30am.

The opening hours of the restaurants are noted below.

### 4.2.1 Stonegrill at the Builders

Friday - Sunday Lunch	11.30am – 2.00pm
Friday – Sunday Dinner	5.30pm – 9.30pm
Monday – Thursday Dinner	5.30pm – 9pm

### 4.2.2 Platform61

Everyday Lunch	11.30am – 2pm
Sunday – Thursday Dinner	5.30pm – 8.30pm
Friday and Saturday Dinner	5.30pm – 9pm

### 4.2.3 Julianna's Buffet

Everyday Lunch	11.30am – 2pm
Everyday Dinner	5.30 – 9pm (till 10pm on Saturday nights)

### 4.2.4 Hennessy on Church Café

Everyday	9.30am – 3.30am
----------	-----------------

## 4.3 Liquor and Gaming Licence Details and Procedures

The Club complies with all requirements and conditions for their unlimited duration licence (LIQC300244024) through the NSW Independent Liquor and Gaming Authority.

The Club aims to promote and support a responsible and professional approach by management and staff with regards to the service of liquor and operates under a Responsible Service of Alcohol (RSA) House Policy. The Club works with the intention of ensuring staff are trained, developing patron awareness of the RSA requirements, preventing underage drinking, intoxication and violence, and promoting safe transport options.

The Club offers a courtesy bus that is available Wednesday - Sunday from 4.30pm to 9.45pm to ensure patrons are safely transported home.

The Club is also licensed for a maximum of 215 Poker machines under the same licence number and has adopted the *Club Safe Code of Practice: Responsible Conduct of Gambling Best Practice Guidelines* to ensure that gambling undertaken on the premises minimises harm and meets community expectations.

## 4.4 Catering

The Club has four dining options available to patrons:

- > Stonegrill at the Builders specialising in steaks;
- > Platform61 offering clay oven cooked pizzas and Australian dinners;
- > Julianna's Buffet operating as an all-you-can-eat family restaurant; and
- > Hennessy on Church Café serving coffee, cake and other café food.



The Club operates under an existing Food Safety Program which details the procedures for hygiene, food safe temperatures, store management, opening and closing, pest control, and deliveries. This Program is applied to the Club bistro and function food outlet and any potential future food outlets directly under the Illawarra Master Builders Club management. Any area of the club involved in processing and/or supplying food to the club patrons and/or their guests must comply with the Food Safety Program. This Program is audited every six months and staff are encouraged to come forward with any suggested improvements at any time.

The Club has 5 members in the HACCP team including two team leaders and three team members. The HACCP team is responsible for developing and maintaining the Program, updating the HACCP manual, analysing and improving procedures and implementing effective controls to manage food safety risks.

All staff involved in food handling are required to read the Program and sign their acknowledgement, are issued with a copy of the policies, and a copy of the Program will be kept on site at all times.

## 4.5 Events

The Club has two function rooms and one meeting room on premises used for social and corporate functions. The Aurora Grande has a maximum capacity of 400, the Stardust Room has a maximum capacity of 200, and Meeting Room 2 has a maximum capacity of 15.

The Club makes use of these facilities to offer entertainment such as live music and comedy, concerts, special events, tribute shows and variety shows.

The Club works under the *Events Organisation and Planning Guidelines (2018)* which outlines the role of the Function Manager and procedures for organising, booking, and cancelling events. The Function Manager is responsible for booking all Club events including corporate events, private events, and entertainment. Most events that run consistently over the year are booked 12 months in advance, to ensure dates are available and for ease of advertising.

All events are booked into the Club's event booking system (Eventpro) and can at any time be looked at in via a log in or in a weekly format via the Event Day Sheets.

Each area is supplied an Event Day Sheet (Reception, Hennessy on Church Coffee Shop, Cleaners, Strongroom, Cellar and Platform 61 Bistro) to ensure all staff are aware of the week's events and can assist with the organisation and preparation required from each department.

## 4.6 Financial Management

The Club has limited variable amounts of cash held on premises, and this is received and deposited by armoured vehicle (Armaguard).

All cash held on premises is located in a dedicated secure room with secure pass coded access in the Strong Room. Two dedicated safes with pass coded access (Chubb) are within this room. All reconciliation and handling of cash is done within the Strong Room inside a locked cage.

The Strong Room is fitted with a silent duress alarm that directly notifies local authorities if needed, and all staff working in cash handling have attended an armed robbery and holdup certified course (Barringtons).

Automatic Teller Machines (ATMs) and Cash Redemption Terminals (CRTs) are filled each morning before the Club is open to the public, and two people are allocated to complete this tasks.

Club accounts are audited each month by an independent auditor.

## 4.7 Data Management

All personal computing at the club is done via a remote desktop gateway server connection, secured with login and passcode for all staff in a cloud environment.

No data storage is needed on local PCs, and all cloud data is backed up in 15 minutes intervals using incremental backup systems. The data is stored at a Secure Data Centre in Macquarie Park Sydney NSW.

For club systems, gaming (IGT), point of sale (Sanyo), and sign-in (Infosign) data is stored locally on a Virtual Machine server (VM) structure, and is backed up in 15 minute intervals to a local Network Attached Storage (NAS) rack, which is located in a climate controlled dedicated brick and cement rendered server room on the lower ground level.

CCTV (Vivotek) footage is stored on a dedicated server which is backed up in 15 minute intervals to an NAS device.



All internet traffic is monitored and reported using an internet security package (Webroot).

The Club has two internet service providers (Skymesh and Telstra) that combines in a bonding device (Fusion Broadband) to ensure network stability.

Yuranga is the Club's network manager contractor.

## **4.8 Energy Management**

The Club uses Origin Energy as their electricity provider, and AGL to supply gas.

## **4.9 Maintenance Management**

In addition to its internal cleaning staff, the Club contracts services for electrical maintenance (Bunt and Gray Electrical), plumbing maintenance (Kiama Plumbing and Drainage), and Poker machine service (IGT).

## **4.10 Work Health and Safety**

The Club is committed to providing a safe and healthy work environment for all employees and implements a Workplace Health and Safety (WHS) Policy to prevent accidents and protect employees from injury.

In order to ensure employee safety, the Club has created a Workplace Health and Safety Consultative Group who can consult with employees on workplace health and safety issues. The Group is comprised of elected employee representatives and appointed representatives from management. The management representative in the Group will have the necessary power to authorise actions recommended by the Group to be carried out. Group performance is subject to an annual audit and a report to the General Manager.

The Club in consultation with the Group has set up a program of activities and procedures, which will be continually reviewed and effectively carried out and include aspects such as:

- > WHS training and education
- > Review of work design, workplace design, and standard work methods
- > Changes to work methods and practice, including those associated with technological change
- > Safety rules including penalties
- > Emergency procedures and drills
- > Provision of WHS equipment, services, and facilities
- > Workplace inspections and evaluations
- > Reporting and recording of incidents, accidents, injuries, and illnesses
- > Provision of information to employees.

The Policy outlines the responsibilities of senior management, duty managers, supervisors, and employees. The Policy also includes a Return to Work Policy which is a workplace rehabilitation program to assist injured workers return to work.

### **4.10.1 Contractor Responsibilities**

The Club has a comprehensive Contractor Management Procedure which outlines the responsibilities of the Club and its contractors to ensure the health and safety of all Club employees and contracted workers on site. The procedure covers the management and control of contractors including selection, engagement, conditions of work, and monitoring of activities.

Key actions and responsibilities outlined within the Procedure include but are not limited to:

- > The contract/letter of engagement must include a reference to the Club's requirements for adherence to specific safety standards
- > The Club shall ensure that all contractors/contracting companies are issued with the Site Safety Rules prior to any work commencing and a signed acceptance obtained
- > The Manager in conjunction with the Directors must ensure that contractors/sub contractor's employees possess the relevant insurances, licences, registrations, and certificates required by legislation
- > Where applicable, copies of the contractor's written safe working procedures should be requested



- > The Club's emergency procedures will be provided and contractors will be required to take part in practice drills should they occur when the contractor is on site
- > Contractors must be advised that all accidents, injuries, or damage to property should be reported to the relevant responsible person.

## 4.11 Fire Safety and Emergency Planning

### 4.11.1 Fire Safety

The Club is equipped with an Inertia 2000 fire detection and warning system which incorporates thermal detectors, smoke detectors and manual call point at the Fire Indicator Panel. The Fire Indicator Panel is located in the foyer at the main entrance.

In the event of a fire alarm activation:

- > A red coloured LED will illuminate at the detector which has gone into alarm
- > The Fire Indicator Panel will show the zone in alarm
- > A fire alarm bell will sound outside the main entrance.

First attack fire-fighting appliances are installed at strategic and clearly visible locations throughout the Club. Key personnel are issued with portable phones for internal use which will fail in the event of a mains power failure, therefore the Club is also equipped with a 'PABX' type phone system equipped with a back-up battery which provides up to 60 minutes standby power (subject to usage) in the event of mains power failure.

### 4.11.2 Emergency Planning

The Club operates under existing Emergency Management Procedures (2018) as per Section 43 of the WHS Regulation, which provides a guide to enable management and staff to quickly and efficiently respond to actual or potential emergencies, which may threaten the safety of persons or property on site, or considerably interrupt site operations.

The Club has prepared emergency responses by Australian Standard AS 3745-2010: Planning for Emergencies in Facilities, which recommends the creation of two entities:

- > The Emergency Planning Committee (EPC) – duty managers and supervisors act as the EPC due to the size and operational nature of the Club and will oversee emergency responses and review these responses on an annual basis in consultation with staff
- > The Emergency Control Organisation (ECO) – the duty manager will assume the role of Chief Warden and will dictate roles and responsibilities according to operational issues.

Evacuation diagrams are located on each floor and within each area which represent the locations of the person reading the sign within the building, warden intercom points, fire extinguishers, nominated assembly areas, etc.

Emergency lighting is installed at strategic locations throughout the site. Front doors are electronically operated, however pushout emergency exit doors are located adjacent to these in the case of power failure.

The site is equipped with a Public Address system which is operated from the reception or on the EWIS fire detection system and the Procedure has detailed broadcasting guidelines for effective emergency response and evacuation.

The Emergency Management Procedure also includes key responses detailing management and staff responsibilities in the event of:

- |                                 |  |                          |
|---------------------------------|--|--------------------------|
| > Informing emergency services  | > Child left in a vehicle                      | > Fire                   |
| > Air supply contamination      | > Civil disorder or violent/threatening person | > Fire alarm             |
| > Armed holdup                  | > Deceased person                              | > Food poisoning         |
| > Assault (sexual and physical) | > Electric shock                               | > Gas leak               |
| > Bomb threat                   | > Evacuation                                   | > Hold in place          |
| > Chemical hazard               | > Explosion                                    | > Medical emergency      |
|                                 |  | > Motor vehicle accident |



- > Seismic event or storm
- > Syringes
- > Structural damage
- > Water supply interruption

In the event of a false alarm, the duty manager will inform patrons over the PA. If the alarm involves a kitchen, a false alarm will not be declared. Staff are instructed to wait for the fire brigade to arrive at the site.

## 4.12 Communications

The Club uses Telstra and ATT for all communication on the premises.

The Club welcomes positive media coverage about achievements, community activities and other news. To help ensure smooth and professional dealings with the media the Club has a designated media spokesperson who is responsible for all media relations and the only authorised member of staff to speak on behalf of the club.

The media spokesperson is the General Manager, or if unavailable, the Operations Manager. Calls and visits from journalists are to be directed to the media spokesperson or Operations Manager.

## 4.13 Vehicles and Transport

### 4.13.1 Tourist Bus Management Plan

All vehicles in excess of 14 seats will only be allowed to drop off or pick up patrons at the reception drop off area between the hours of 10am - 3pm.

These vehicles must only use the Church Street entrance and exit via the Campbell Street exit. There is no parking permitted on the Clubs grounds for these vehicles at any time.

All known tourist bus operators will be informed of this condition in writing. The drivers of any other of these vehicles will be informed on arrival.

There will be signs placed at the Church and Campbell Street entrance displaying the following:

*"All vehicles in excess of 14 seats will only be allowed to drop off or pick up patrons at the reception drop off area between the hours of 10am - 3pm only."*

The following sign will be displayed at the Campbell Street entrance:

*"All vehicles in excess of 14 seats must use the Church Street Entrance between the hours of 10am-3pm only."*

### 4.13.2 Service Vehicles

The drivers of any service vehicle and larger vehicles inclusive of buses and coaches shall minimise acceleration on site, ensure music is not played over the vehicle stereo or conversations are held within the carpark, must not use horns unless absolutely necessary and must not leave engines idling other than for the purpose of parking the vehicle.

All known companies that the Club does business with will be informed that all vehicular noise must be kept to a minimum. The drivers of all other heavier vehicles including buses will be informed by reception staff on arrival.

All other service contractors must park their vehicles on the lower ground level of the car park within or as close as possible to the allocated staff parking bays. All contractors will be required to sign in at reception and make themselves known to the Manager on duty.

Staff at all times must monitor the behaviour of all vehicle movements while in the carpark and report any vehicle that does not comply with this OMP to the Duty Manager.

There will be signs placed at the clubs entrance within the drop off zone displaying the following:

*"Please ensure all bus and large vehicle engines are turned off whilst the vehicle is stationary."*

There will be signs placed at the clubs loading dock area displaying the following:

*"Please ensure vehicle engines are turned off whilst the vehicle is stationary."*

Where access for service and waste vehicles is required during the night-time period (10pm - 7am), vehicles will limit movements to the lower ground level of the car park.



## 4.14 Deliveries

Restrictions will apply to limit vehicles supplying deliveries to only access the site between the hours of 7am - 6pm Monday - Sunday.

All companies that the Club does business with and that require the delivery of goods by vehicle will be informed that the Club will only accept delivery of these goods between the hours of 7am-3pm. The loading dock area will be closed at 3pm every day and deliveries outside of these hours will not be accepted.

There will be signs placed within the loading dock area and at the Church Street entrance displaying the following:

*"All Deliveries must be received through the loading dock. Loading dock hours are Monday - Sunday 7am-3pm. No deliveries will be accepted of outside these hours."*

## 5 Staff and Organisation

### 5.1.1 Executive Management

The Board of Directors is comprised of 7 Directors inclusive of the President, Vice Presidents and Treasurer. Board members are largely working or retired builders, however the current Board has representation from a Clerk and a retired chemical business owner. Board members are elected annually by the members of the Club. The Board is responsible to the Club members for the implementation of Club policies. The Board's policies are carried out by the General Manager and Operations Manager, who are directly responsible for the legal, official and day-to-day operations of the Club.

### 5.1.2 Staffing Pool

The Club employs a total of 78 employees consisting of 30 Permanent positions, 47 Casual positions, and 1 Full time position.

### 5.1.3 Parking

Staff car parking allocation will be located in a well-lit area of the car park, within the lower ground car park closest to the club building, and with overflow parking available.

There are 17 dedicated staff parking bays (to be in use day and night) located on the lower ground level adjacent to the Club on the eastern side of the building. Entry to these parking bays will be via Church Street following the "at" grade driveway and turning left at the end of the main Club building.

If there are no staff bays available, staff are required to park in the basement floor level underground parking area. This area will be well-lit with Club maintenance staff routinely cleaning and replacing faulty light fixtures as necessary, and access is available internally from the Club, ensuring staff have safe access to vehicles at night.

### 5.1.4 Behaviour on Exiting

Staff should behave appropriately upon leaving the club at closing and within the car park.

Staff will only access and exit via the reception area of the Club from the stairs, lift or escalator.

Staff exiting the Club and returning to their vehicle must do so in a quiet and timely manner.

Any time after 7pm and at the completion of their shift, if the staff member is leaving the Club alone then that staff member must inform the Manager on Duty or Security Guard and be escorted to their vehicle or to any of the Club's three street frontages.

Whenever staff are driving on Club grounds they must ensure that their car doors are locked and there is no audible sounds that can be heard coming from within the vehicle.

At the completion of trade, all staff must leave together in a quiet, prompt and timely manner.



## 6 Waste Management

---

### 6.1 Waste Separation

The Club is committed to sustainable approaches to managing waste and separates waste products for the purposes of recycling. The Club currently separates cardboard/paper and glass/bottles from general waste in the designated recycling bins.

### 6.2 Waste Storage

A screened 45m<sup>2</sup> waste collection area exists to the south of the building and is located next to the driveway for deliveries and coaches. Waste bins in the collection area include 3 general waste bins and 2 recycling bins measuring 4.5m<sup>3</sup> each (W1.8m x D1.6m x H1.6m) (or equivalent) placed side by side with included signage.

Waste is transferred by Club staff (kitchen, bar, cleaner) to the waste collection area on a daily basis.

All materials, equipment, waste bins, and other items stored in areas subject to floodwater inundation (including bin storage areas) will be adequately secured to ensure that these items remain on site during a flood.

### 6.3 Waste Collection

Waste transfer from the waste collection area by the Club's licensed waste contractor will occur on a weekly basis.

Waste management companies will have written within their contracts that waste vehicles are only allowed on the site between the hours of 7am - 3pm Monday - Saturday. All waste collection vehicles must abide by onsite carparking management procedures as outlined in **Section 4.13** and obey all onsite signage.

### 6.4 Waste Management Plan

As part of the Club's Waste Management Plan, the Club will continue to monitor waste generated from activities and schedule sufficient waste collection services in consultation with its waste services provider.

## 7 Security

---

### 7.1 Monitoring

The front desk is equipped with a video monitor showing live CCTV footage of various areas of the Club. At a minimum there will be 8 live images of the following areas: the Garden Terrace, Outdoor Terrace, Gaming Terrace, entrance to Strong Room, Church Street entrance, Kembla Street exit, Campbell Street entrance and exit, and staff parking area.

There will also be 2 addition screens, one looping all other outside and carpark cameras and one looping all internal cameras. Managers are to ensure that staff and themselves are constantly reviewing these cameras to mitigate any potential unruly behaviour.

There will be signs throughout the Club, driveways and carpark displaying the following:

*"Security Notice - These premises are under constant 24 Hour Video Surveillance."*

The following sign will also be displayed:

*"When leaving the Club all members and guests are requested to refrain from disturbing our neighbours with undue noise and unruly behaviour."*

Security Guards and the Club Manager on Duty will be wired and in constant contact with each other to ensure each other's safety. Both Security guards and Duty Manager will at all times be in possession of a phone.



## 7.2 Staffing

Security measures will include regular patrols of the carpark near to and after closing to ensure appropriate staff and patron behaviour.

There will be two licensed security guards contracted to the Club between the hours of 7pm - 4am, 7 days a week.

The role of these guards is to ensure the safety and security of all staff and patrons within the Club and on the Club's property and to mitigate any inappropriate patron behaviour.

## 7.3 Armed Holdup or Bomb Threat

In the event of an armed holdup, staff safety and the safety of patrons and guests must be the first consideration. Club management and staff are informed to:

- > Obey the person/s instructions, and only do what they are told and nothing more.
- > If out of danger, stay out of danger. If it is possible and safe to leave the building, then raise the alarm.
- > A member of staff should telephone the police as soon as possible and keep the line open until directed otherwise.
- > If possible, staff should try to remember anything distinct about the person/s such as speech, mannerisms, clothing, tattoos, scars, skin colour, etc.

The Club has holdup alarms in several areas and staff are encouraged to make sure they are aware of their locations and how to use them correctly. Front Reception has a duress alarm under the desk which will immediately contact the police. The alarm will not sound and this button should only be used when absolutely necessary.

# 8 Noise Management

The Club follows the conditions of its liquor license (LIQC300244024) to ensure that sound level of amplified music in the auditorium is controlled by a locked monitor set so as not to a sound level of 110dB (Linear) for over 5 seconds.

Bands engaged to perform at the club are also contracted to ensure that they will strictly comply with the Club's sound level requirements. Bands and road crews are to load band equipment either on the morning following the entertainment (after 7am) or through the southern basement exit into the carpark.

There will be restrictions allowing only one of the 2 terraces (either the Garden Terrace OR the Outdoor Terrace) to be open after midnight to minimise patron noise.

The Garden Terrace will be closed at 12am every night. At 11.45pm patrons on the Garden Terrace will be informed by Security that the area is closing and to leave the area in a respectful and orderly manner. At 12am the Garden Terrace area will be locked down as to prevent any patrons from accessing the area.

There will be signs placed within the Garden Terrace displaying the following:

*"Patrons are reminded that this area of the Club will close at 11.45pm."*

All Security Guards and staff will have an obligation to enforce any unnecessary noise with a focus on all external areas of the Club.

Noise from patrons exiting the club during night time shall be managed through the measures outlined in **Section 4.1**.

Noise from patrons using the carpark during night time shall be managed through the measures outlined in **Section 4.1.3**.

Noise associated with the removal of waste, service vehicles, transport and deliveries to and from the site shall be managed through the strict compliance with measures outlined in **Section 4.13**.



---

## 9 Complaint Handling Process

---

Should noise complaints be received as a result of operation of the newly built outdoor areas such as Garden Terrace, Outdoor Gaming and/or Outdoor Terrace, the Manager/Licensee if requested must submit an acoustic report prepared by a member of the Australian Acoustic Society (AAS) or the Association of Australian Acoustic Consultants (AAAC). The report must assess the noise sources and recommend a suitable attenuation plan to meet NSW CLGCA criteria.

A copy of the acoustic report with the consultant's recommendation must be sent to Council and within two weeks all the recommended attenuation work must be carried out to meet the CLGCA noise criteria.

---

## 10 Operational Plan Reviews

---

This OMP will be reviewed prior to monthly Manager's meetings so the opportunity to make any reasonable recommendations that will help with the management of the Club and this plan can be upheld.

Any changes to the Club's regular operation will be reviewed and accounted for within this OMP if necessary to accommodate any additional activities which fall outside of this document.



Attachment 4: Aerial Photograph of the Site & Zoning Extract



N →

Figure 1: 2016 Aerial photograph of the site





N →

Figure 2: Extract of Zoning Map, Wollongong LEP 2009



The map shows a subdivision of land into lots 103 and 104. Lot 103 is a large rectangular lot with an area of 1.096 ha. Lot 104 is a smaller lot adjacent to it. The map includes several streets: CHURCH STREET (aligned 2.745 - 14.63 - 2.745), SMITH STREET (aligned 2.745 - 14.63 - 2.745), and CAMPBELL STREET (aligned 2.745 - 14.63 - 2.745). The map also shows various survey details, including bearings, distances, and area calculations. A north arrow and a scale bar are provided.

**Lot 103 Details:**

- Area: 1.096 ha
- Subdivisions: DP158615, DP999196, DP199079, DP206
- Survey: S.S.M. 459/20 ETD.

**Lot 104 Details:**

- Area: 0.102 ha
- Subdivisions: DP158615, DP199079, DP206
- Survey: S.S.M. 459/20 ETD.

**Streets:**

- CHURCH STREET (aligned 2.745 - 14.63 - 2.745)
- SMITH STREET (aligned 2.745 - 14.63 - 2.745)
- CAMPBELL STREET (aligned 2.745 - 14.63 - 2.745)

**Survey Details:**

- Survey: S.S.M. 459/20 ETD.
- Survey: S.S.M. 459/20 ETD.
- Survey: S.S.M. 459/20 ETD.



## Attachment 6: Wollongong DCP 2009 Assessment

---

### CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

Generally speaking, the proposal is considered to be consistent with the principles of Ecologically Sustainable Development, albeit in a limited manner given that the building is existing.

### CHAPTER B1 – RESIDENTIAL DEVELOPMENT

Whilst the site is zoned R1 General Residential, the controls contained within Chapter B1 are not of relevance to the proposed development.

### CHAPTER C1 – ADVERTISING AND SIGNAGE

While there are indicative signage locations indicated on the plans, the applicant has advised that consent is not sought for any signage at this time and this consent will be sought at a late date. Conditions are recommended to ensure that any required consents are obtained prior to the erection of any signage in conjunction with the Club.

### CHAPTER D1 – CHARACTER STATEMENTS

#### Wollongong City Centre

The site and existing operation benefits from existing use rights and the proposal involves alterations and additions to this use which is permitted by the Act and Regulation. The proposal is considered to be generally consistent with the existing character of the locality, in that the overall use of the site will not change as a result of the development. The form of the building will remain generally consistent with that expected of a larger registered club within a regional city centre location.

### CHAPTER D13 – WOLLONGONG CITY CENTRE

#### **2 Building form**

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
----------------------------	----------------	-------------------

---



<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p><u>2.2 Building to street alignment and street setbacks</u></p> <p>4m street setbacks apply to each of the street frontages of the site</p>	<p>The proposal will maintain the existing street setbacks to Corrimal Street, with the new section of the building (where the existing entry/porte cochre is sited) adopting the same building line to that of the remainder of the building.</p> <p>There are structures associated with the carpark construction proposed closer to the Campbell Street frontage of the site and an awning over the pedestrian footpath which extends to the front property boundary.</p> <p>The setbacks proposed to the car parking structures will enable landscaping works to occur inside the front property boundary. The sections through the car park adjacent to the Campbell Street frontage of the site indicate that the finished level of the car park structure itself will sit below street level, meaning that this structure will be capable of being screened by landscaping works. The awning over the pedestrian footpath is considered to be an acceptable element and will not adversely affect the streetscape. It will provide a readily identifiable point of entry to the Club.</p> <p>Setbacks to Kembla Street exceed 4m.</p>	<p><b>No,</b> but variations are considered acceptable.</p>
<u>2.3 Street frontage heights in commercial core</u>	N/A	N/A
<u>2.4 Building depth and bulk</u>	N/A	N/A



<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>2.5 Side and rear building setbacks and building separation</u>	<p>Complies. The Club building will not extend closer to the northern or western boundaries of the site. The extensions will reduce the setback of the building itself to the eastern boundary of the site, however setbacks remain much greater than the minimum required.</p> <p>The proposed works will introduce built elements much closer to the side (southern and eastern) boundaries of the site in the form of the multi-deck car park which has a varying height (stepping down the slope of the site) of approximately 6.5 – 7.4m inclusive of the edge screens. The car park is setback 5.5m from the southern boundary of the site and approximately 4m from the eastern property boundary which is more than minimum requirements.</p> <p>The side boundary setbacks are sufficient to enable some landscaping works to be provided inside boundaries to offer screening and softening of the structures from neighbouring residential properties.</p> <p>To the southern boundary, the driveway will remain in a similar alignment to that currently existing though the new car park works will bring that structure closer to the southern boundary. The setback proposed to the southern boundary is considered to be reasonable.</p>	Yes
<u>2.6 Mixed used buildings</u>	N/A	N/A
<u>2.7 Deep soil zone</u>	N/A	N/A
<u>2.8 Landscape design</u>	Satisfactory	Yes
<u>2.9 Planting on structures</u>	There are some landscape planters on structure. Conditions are recommended in relation to these to ensure their success.	Yes with conditions



<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>2.10 Sun access planes</u>	N/A	N/A
<u>2.11 Development on classified roads</u>	N/A	N/A

### **3 Pedestrian amenity**

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 General</u>	Generally acceptable. The plans nominate clear pathways around the Club and through the car park – direct, logical and easily identifiable pathways are to be provided.	Yes
<u>3.2 Permeability</u>	No existing or proposed site links are identified on Figure 3.1.	N/A
<u>3.3 Active street frontages</u>	Site is zoned residential and is not identified as a site which is required to provide for an active street frontage. The frontage to Campbell Street does however present as an active street frontage and the applicant has made some amendments to the Church Street façade, which is sited close to this street alignment, to introduce some windows to improve the streetscape presentation and create some opportunities for activation.	N/A



<u>3.4 Safety and security</u>	The development is considered to be generally reasonably well designed with regard to safety and security; refer to discussion in relation to Chapter E2 of the DCP below.	Yes
<u>3.5 Awnings</u>	Continuous street awnings are not required to be provided to the street frontages in this part of Wollongong.	N/A
<u>3.6 Vehicular footpath crossings</u>	Appropriately located and designed. Some redundant crossings will be removed and made good. New crossings will be constructed where required.	Yes
<u>3.7 Pedestrian overpasses, underpasses and encroachments</u>	N/A	N/A
<u>3.8 Building exteriors</u>		Yes
<ul style="list-style-type: none"> <li>• Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of appropriate alignment and street frontage heights; setbacks above street frontage heights; appropriate materials and finishes selection; façade proportions including horizontal or vertical emphasis;</li> <li>• Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings are encouraged.</li> <li>▪ Articulate facades so that they address the street and add visual interest.</li> <li>• External walls should be constructed of high quality and durable materials and finishes with 'selfcleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.</li> <li>• Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be</li> </ul>	<p>Building form to Church Street will remain largely unchanged in terms of setback and scale. Finishes consistent with that used on the existing building will be used for all new sections of the building. The new wall to the garden terrace adjacent to the Church Street frontage of the site has been recessed and clad with a differing façade material and small windows have been added to allow observation of and connectedness to the street.</p> <p>Terrace proposed on the eastern side of the building.</p> <p>Front setback to Church Street will remain largely unchanged. Some articulation and fenestration proposed. The Campbell Street frontage of the building will be appropriate having regard to the nature of the existing use and.</p> <p>A colour &amp; material schedule has been provided. High quality and durable materials and finishes are</p>	



<p>avoided.</p> <ul style="list-style-type: none"> <li>▪ To assist articulation and visual interest, avoid expanses of any single material.</li> <li>▪ Limit opaque or blank walls for ground floor uses to 30% of the street frontage.</li> <li>▪ Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.</li> <li>• Highly reflective finishes and curtain wall glazing are not permitted above ground floor level</li> <li>• A materials sample board and schedule is required to be submitted with applications for development over \$1 million or for that part of any development built to the street edge.</li> <li>• Minor projections up to 450mm from building walls in accordance with those permitted by the BCA may extend into the public space providing it does not fall within the definition of GFA and there is a public benefit.</li> <li>• The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building.</li> </ul>	<p>proposed.</p> <p>Retail use not proposed.</p> <p>A condition is recommended limiting material reflectivity.</p> <p>A schedule of finishes has been provided and is attached to this report.</p> <p>There are no encroachments into/ across the footpath</p> <p>The lifts will be concealed within the overall building form. A condition is recommended requiring integration of services into the overall building design.</p>	
<u>3.9 Advertising and signage</u>	No signage is proposed in this application; will be the subject of a separate DA.	N/A
<u>3.10 Views and view corridors</u>	No concerns are raised in relation to view impacts	Yes

#### 4 Access, parking and servicing

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.2 Pedestrian access and mobility</u>		Yes
<ul style="list-style-type: none"> <li>• Main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.</li> <li>• The design of facilities (including car parking requirements) for disabled persons must</li> </ul>	<p>Appropriate provision has been made for pedestrian access throughout the site and carpark, with vehicular access and movement arrangements designed specifically to ensure that coaches, waste collection and service vehicles are separated from patron vehicles and pedestrians.</p>	



<p>comply with the relevant Australian Standard and the Disability Discrimination Act 1992.</p> <ul style="list-style-type: none"> <li>• The development must provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor.</li> <li>• The development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.</li> <li>• Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain.</li> <li>• Building entrance levels and footpaths must comply with the longitudinal and cross grades specified in AS 1428.1, AS/NZS 2890.1:2004 and the DDA.</li> </ul>	<p>Appropriate arrangements are made for disabled persons' carparking, access to and throughout the building.</p> <p>Lift access is available throughout the building.</p> <p>The finish of pedestrian pathways and the like can be dealt with by consent conditions.</p>	
<p><u>4.3 Vehicular driveways and manoeuvring areas</u></p>	<p>Appropriate driveway location; does not appear to conflict with any services in the road reserve.</p> <p>Driveway width is acceptable and manoeuvring areas appear to comply with applicable controls.</p> <p>The proposed car park, driveways and manoeuvring areas comply with relevant standards and are acceptable to Council's Traffic Section.</p> <p>All vehicles will be able to either turn on site or manoeuvre in a manner so as to leave in a forward direction.</p> <p>Car spaces, driveway grades and the like generally comply with relevant standards.</p>	<p>Yes</p>



<p><u>4.4 On-site parking</u></p> <ul style="list-style-type: none"> <li>On-site vehicle, motorcycle and bicycle parking is to be provided in accordance with Part E of this DCP.</li> <li>To accommodate people with disabilities, minimum of 1% of the required parking spaces to be provided as disabled persons' car parking.</li> </ul>	<p>The applicant's traffic report has appropriately justified a reduced car parking provision on site based on the required rates specified in Chapter E3 of the DCP. The justification has been reviewed by Council's Traffic Section and the proposed car parking provision is supported.</p>	<p><b>No,</b> variation sought</p>
<p><u>4.5 Site facilities and services</u></p> <p><i>Utilities</i></p> <p><i>Communication structures, air conditioners and service vents</i> - locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures in an appropriate manner.</p> <p><i>Waste storage and collection</i></p> <p><i>Service docks and loading/unloading areas</i></p> <ul style="list-style-type: none"> <li>Provide adequate space within any new development for the loading and unloading of service/delivery vehicles.</li> <li>Preferably locate service access off rear lanes, side streets or rights of way.</li> <li>Screen all service doors and loading docks from street frontages and from active overlooking from existing developments.</li> <li>Design circulation and access in accordance with AS2890.1.</li> </ul>	<p>The building is serviced by the major utilities and some augmentation of existing services is expected to be feasible if required to facilitate the proposed development. If approved, conditions should be imposed requiring approval of the relevant servicing authorities – these are included in those listed at <b>Attachment 7.</b></p> <p>Conditions should be imposed in this regard.</p> <p>No changes to any other existing site services are proposed. Existing waste management arrangements will continue unchanged.</p> <p>The loading dock appears to be sufficient to service the Club and adequate access and site manoeuvring is available</p>	<p>Yes</p>

## 5 Environmental management

The proposed development is generally satisfactory with regard to the provisions contained within this section of Chapter D13.

## 6 Residential development standards



The proposal does not include a residential component, therefore this part of the DCP is irrelevant.

### **7 Planning controls for special areas**

The site is not located within a special area.

### **8 Works in the public domain**

Some public domain works are required inclusive of paving and street tree planting. Conditions have been recommended in this regard by Council's Landscape Section.

## **CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY**

The building has been appropriately designed with regard to disabled persons' access and facilities. The applicant submitted an access report with the DA which addresses the relevant provisions of the BCA, Access to Premises Standards and AS 1428.

The proposal has been considered against the requirements of this chapter and found to be acceptable. If approved it is recommended the application also be conditioned to comply with the BCA and relevant Australian Standards in regards to access, facilities and car parking.

Lift access is available throughout the building.

Access to the pedestrian entries for people with disabilities from Campbell Street is obtained via compliant pathways from the street frontage and nominated disabled persons' car spaces.

If approved, conditions will be imposed requiring compliance with the BCA, applicable standards and the Disability Discrimination Act to ensure the provision of equitable and dignified access for all.



## CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	Lighting will be required to ensure the safety of patrons and staff at night time. It is expected that lighting of the entries, pedestrian pathways and car parking areas will be provided. Light spill/ glare impacts have been discussed elsewhere within this report. Conditions are recommended in this regard.	Yes
<u>3.2 Natural surveillance and sightlines</u>	<p>The applicant indicates that the proposed development has been designed to maintain and increase current casual surveillance to the proposed car parking arrangement to the north and west of the Club and Campbell Street by the introduction of a new main pedestrian entrance at the western façade of the Club. Through the proposed new location of the Club entrance, an increase in pedestrian activity will be created which provides passive surveillance opportunities over the car park and Campbell Street.</p> <p>To maximise sight lines within the car park, most new landscaping surrounding the car park and pedestrian entrance is of low height (ground covers &amp; shrubs) and surrounding landscaped elements include mature taller trees. This minimises the majority of hiding opportunities.</p> <p>Additional lighting will be provided throughout the car park to improve visibility.</p> <p>The Club has indicated that the existing CCTV security system will be expanded to provide for electronic surveillance of the new areas.</p> <p>Clearly defined pathways will enhance legibility of pedestrian circulation paths throughout the site.</p> <p>The operational management plan provided by the applicant details measures to improve patron and staff safety within the car park.</p>	Yes
<u>3.3 Signage</u>	There will be some signage required within the car park to direct vehicles and pedestrians to entry points and the like.	Yes
<u>3.4 Building design</u>	The building design is generally appropriate with regard to CPTED principles. The entries are readily identifiable, pedestrian pathways are clear and legible; there are clear paths of travel throughout the site and car parking areas.	Yes



<u>3.5 Landscaping</u>	The proposed landscaping works are reasonable in respect of CPTED principles. Clear pedestrian pathways are provided throughout the site to encourage pedestrians to following safe and direct paths of travel to the primary Club entries.	Yes
<u>3.6 Public open space and parks.</u>	N/A	N/A
<u>3.7 Community facilities and public amenities</u>	N/A	N/A
<u>3.8 Bus stops and taxi ranks</u>	N/A	N/A

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

#### Carparking

The applicable car parking rate for registered Clubs across the Wollongong LGA is 1 car parking space per 2 staff plus 1 car parking space per 5sqm GFA or 1 car parking space per 6 seats (whichever is the greater).

Based on the existing gross floor area of the Club and the specified car parking rates for registered clubs, a total of 1,400 car parking spaces would be required. There are 222 car spaces on site currently and the proposal seeks to increase the GFA of the building by an additional 276sqm over the two levels. The works will increase the total number of car spaces to 274.

On the basis of the proposed total GFA and the specified car parking rates, the Club car parking requirement is calculated to increase to 1,446 spaces.

The application was accompanied by a detailed Traffic Impact Assessment (TIA) which, informed by detailed parking surveys and observations, indicated that the maximum instantaneous Club parking demand was 207 spaces. Given the above inconsistency with Council's requirements and the existing parking demand, existing site-based parking demand has been calculated in order to determine the likely projected demand for carparking with the proposed works. The existing Club peak parking demand has been determined to be 1 space per 33.4sqm of gross floor area. Utilising the site-based parking demand rate, the proposal will result in a projected peak parking demand of 216 parking spaces.

Clause 7.4 of Chapter E3 provides that Council has the discretion to waive or reduce the minimum number of car spaces required for a particular site if the reduced provision can be justified by a Car Parking and Traffic Impact Assessment Study.

The proposal has been considered by Council's Traffic Section who has advised that the car parking provision proposed within the site to support the development is adequate on the basis of the assessment of the applicant's Traffic and Parking Impact Assessment which justifies the reduced car parking provision. The following condition is recommended with regard to car parking provision within the site:-

"The development shall make provision for a total of 274 car parking spaces (including 5 disabled car parking spaces), 13 motorcycle parking spaces, 20 secure class 2 staff bicycle spaces and 20 class 3 visitor bicycle spaces. This requirement shall be reflected on the Construction Certificate plans. Any change in the above parking numbers shown on the approved DA plans shall be dealt with via a section 96 modification to the development. The approved parking spaces shall be maintained to the satisfaction of Council, at all times."



It is noted that the RMS was consulted and no objection was raised in relation to any aspect of the proposed development.

#### Vehicular Access, Manoeuvring, Traffic Generation & Servicing

The proposal will substantially improve access and car parking arrangements throughout the site. The proposed development will generate less than 10 additional vehicle movements to and from the site over and above that currently generated by the existing Club operations during weekday evening commuter peak hours. This level of additional traffic is not anticipated to result in any unreasonable impacts on the existing operational performance of the surrounding road network. Notwithstanding the above, the development will result in a redistribution of traffic generated to and from the subject site with the proposed altered site access arrangements. The impacts of such arrangements have been considered and no concerns are raised.

The manner in which the development accommodates vehicular access, manoeuvring, servicing and waste collection is acceptable.

### **CHAPTER E6: LANDSCAPING**

The landscape plan has been considered by Council's Landscape Officer who has advised that it is satisfactory subject to conditions. The Landscape Officer has advised that the site has many medium sized trees that have been assessed by the applicant's arborist. These will be permitted to be removed on the basis that there will be compensatory planting, strategic retention of screen hedges on the southern and eastern sections of the site, plus additional landscaping to boundaries. There are too few street trees on the Campbell Street frontage and so additional street trees will be required to this frontage. The Kembla Street frontage has a very short width and sight lines would be impeded by the provision of any street trees in this location, so street tree planting will not be required to this frontage.

The scale of the development will warrant public domain works to the Church Street frontage of the site including replacement of the existing footpath with pavers consistent with the City Centre Public Domain Technical Manual. The Campbell Street footpath can also be changed to match the City Centre Public Domain Technical Manual requirements of a 1500mm wide exposed aggregate path.

### **CHAPTER E7: WASTE MANAGEMENT**

The applicant has submitted a Site Waste Minimisation and Management Plan as required by the DCP. This plan deals with demolition and construction waste as well as ongoing waste management associated with the occupation of the development. The applicant has indicated that existing waste management arrangements will continue to be utilised. The proposed site plan indicates that waste will be stored in an area in the southern part of the building. Waste collection vehicles will enter the site via the Church Street frontage and will reverse into the waste storage area, will collect waste and then leave in a forward direction out via the Kembla Street driveway.



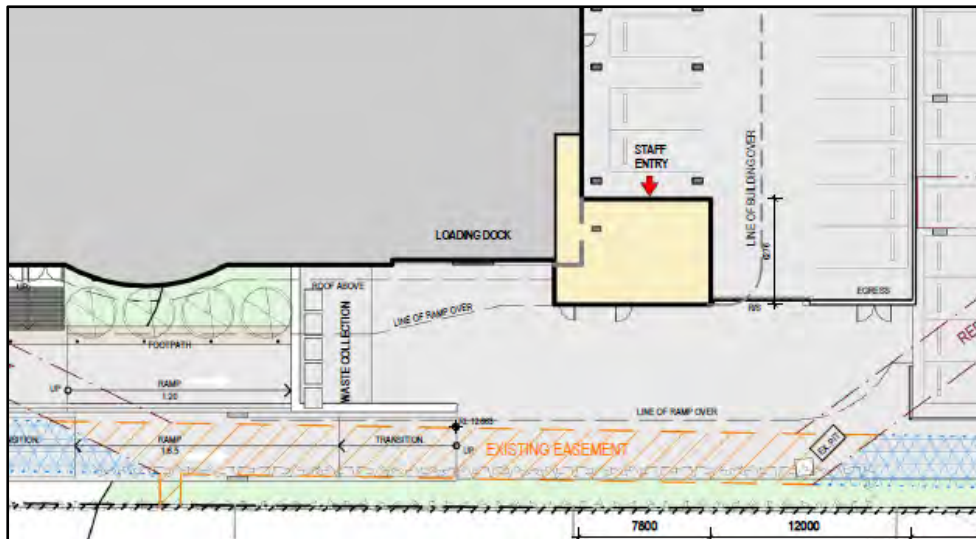


Figure 1: Extract of Lower ground floor plan showing the location of waste room

The plans have been reviewed by Council's Traffic Section and are satisfactory.

#### CHAPTER E9: HOARDINGS AND CRANES

If the application is approved, it is recommended that conditions be imposed requiring the developer to liaise with SafeWork NSW in relation to the use of any hoardings or cranes during construction.

#### CHAPTER E11: HERITAGE CONSERVATION

The proposed development is located in the vicinity of a number of heritage items including the row of Terrace Houses at 46-56 Campbell Street and the adjacent School of Arts located at 64 Smith Street. Council's Heritage Officers have considered the proposed development with regard to the requirements of this chapter of the DCP and Clause 5.10 of WLEP 2009 and has advised as follows:-

"Given the physical and visual separation provided by the childcare centre to the rear of the School of Arts to the existing Club and the setback of the new Campbell Street entry, the proposed development is unlikely to have any significant heritage impacts on these items.

However as noted in the Pre Lodgement Minutes the proposed development site is known to have been traversed by the Mount Keira Colliery Tramline. The proposed development therefore has the potential to impact on archaeological remains and relics associated with the tramline."

Conditions of consent have been recommended in relation to potential impact on the archaeological remains and relics associated with the tramline.

#### CHAPTER E12: GEOTECHNICAL ASSESSMENT

A geotechnical report was submitted with the application which provides recommendations for various measures to be employed during the course of excavation and construction, including the requirement for additional geotechnical input at various stages during the course of excavation and construction.

The application has been reviewed by Council's Geotechnical Engineer in relation to site stability and the suitability of the site for the development. Appropriate conditions have been recommended for imposition if consent is granted to the development.



### **CHAPTER E13: FLOODPLAIN MANAGEMENT**

Council records identify the land as being located within a flood risk precinct. The proposal has been considered by Council's Stormwater Engineer in relation to the requirements of Chapter E13 and Clause 7.3 of Wollongong LEP 2009. Council's Stormwater Officer has reviewed the application and initially raised a number of concerns which have since been resolved. A number of conditions have been recommended for imposition in relation to flood management.

### **CHAPTER E14: STORMWATER MANAGEMENT**

The proposal has been considered by Council's Stormwater Engineer in relation to the requirements of Chapter E14. Council's Stormwater Officer has reviewed the application and initially raised a number of concerns which have since been resolved. A number of conditions have been recommended for imposition in relation to stormwater management.

### **CHAPTER E19: EARTHWORKS (LAND RESHAPING WORKS)**

Excavation is proposed to give effect to the proposed works. No concerns are raised in relation to the earthworks proposed when considered with regard to the requirements of this DCP chapter, subject to compliance with other recommended consent conditions in relation to geotechnical matters, protection of excavations, support for neighbouring buildings and the like.

### **CHAPTER E20: CONTAMINATED LAND MANAGEMENT**

A Stage 2 contamination investigation report accompanied the DA. The report provided an analysis of soil sampling undertaken at the site and discovered some areas of Total Recoverable Hydrocarbon (TRH) contamination. On this basis, some isolated remediation works may need to be undertaken unless the area of contamination is found to be a 'hot spot' not exceeding 20m in diameter, in which case the material would be isolated and disposed of. The report has been considered by Council's Environmental Officer who is satisfied with the proposal subject to the imposition of conditions.

### **CHAPTER E21: DEMOLITION AND ASBESTOS MANAGEMENT**

The applicant has submitted a Site Waste Minimisation and Management Plan as required by the DCP. This plan deals with demolition and construction waste and indicates that there will not be any hazardous materials like asbestos within any structures to be demolished as part of the works. If approved, conditions of consent should be imposed in relation to the appropriate handling, storage and disposal of demolition wastes. This would include the requirement to comply with AS2601 and satisfy any NSW SafeWork requirements.

### **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 7 – Draft Conditions (with amendments)

---

### Approved Plans and Specification

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on:  
  
Existing & Demolition Site Plan - Lower Ground Floor GN\_17-10115-02-02-3 dated 10 October 2017  
Existing & Demolition Site Plan - Ground Floor GN\_17-10115-02-01-3 dated 10 October 2017  
Existing & Demolition Site Plan - First Floor GN\_17-10115-02-03-3 dated 10 October 2017  
Proposed Site Plan - Basement Floor GN\_17-10115-00-03-8 dated 15 March 2018  
Proposed Site Plan - Lower Ground Floor GN\_17-10115-00-02-12 dated 15 March 2018  
Proposed Site Plan - Ground Floor GN\_17-10115-00-01-14 dated 6 August 2018  
Proposed Lower Ground Floor Plan GN\_17-10115-01-01-4 dated 10 October 2017  
Proposed Ground Floor Plan GN\_17-10115-01-02-9 dated 15 March 2018  
Proposed First Floor Plan GN\_17-10115-01-03-6 dated 27 September 2017  
Proposed Club House Elevations GN\_17-10115-03-02-7 dated 15 March 2018  
Proposed Elevations & Sections - Site GN\_17-10115-03-01-11 dated 7 August 2018  
  
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 submission to Council of two (2) copies of all stamped Construction Certificate plans and supporting documentation is required within **two (2)** days from the date of issue of the Construction Certificate, in the event that the Construction Certificate is not issued by Council.
- 4 **Disability Discrimination Act 1992**  
This consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992.  
  
It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS1428.1 (2009) – Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.
- 5 **Separate Consent Required for Advertising Signage**  
This consent does not authorise the erection of any advertising signage. Any such advertising signage will require separate Council approval, in the event that such signage is not exempt development.
- 6 **Maintenance of Access to Adjoining Properties**  
Access to all properties not the subject of this approval must be maintained at all times and any alteration to access to such properties, temporary or permanent, must not be commenced until such time as written evidence is submitted to Council or the Principal Certifying Authority indicating agreement by the affected property owners.



7      **Public Address System**

A public address system or sound amplifying equipment shall not be installed or operated in or upon the property, without the prior consent of Council.

8      **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.

9      **Tree Retention/Removal**

The developer shall retain the existing trees indicated on the Landscape plan by Michael Siu dated 18 September 2017 and the Allied Tree Consultancy Tree Inventory dated September 2017 consisting of trees numbered 1, 2, 7 -20, 21, 22, 27 and 28.

Any branch pruning, which has been given approval, must be carried out by a qualified arborist in accordance with Australian Standard AS4373-2007.

All tree protection measures are to be installed in accordance with Australian standard AS4790-2009 Protection of Trees on development Sites.

All recommendations in Arborist's Report by Allied Tree Consultancy Tree Inventory dated September 2017 are to be implemented including and not restricted to: remedial tree pruning, deadwooding, fencing and signage, sediment buffer, stem protection, establishing tree protection zones and watering and root hormone application if required.

This consent permits the removal of trees numbered 3 – 6, 8, 23 – 26 and 29 – 47 as indicated on the Landscape plan by Michael Siu dated 18 September 2017 and the Allied Tree Consultancy Tree Inventory dated September 2017. No other trees shall be removed without prior written approval of Council.

10     **Design and Construction of Food Premises**

The construction and fit out must comply with *AS-4674/2004: Design, Construction and Fit-Out of Food Premises*.

11     **Geotechnical**

- a      All work is to be in accordance with the geotechnical recommendations contained in the report dated 18 July 2017 by Network Geotechnics and any subsequent geotechnical report required to address unanticipated conditions encountered during construction.
- b      All excavations need to be supported during and after construction particularly to protect adjoining property with nearby existing development.
- c      No disturbance of ground is to occur beyond site boundaries. A minimum buffer between site boundaries and the construction of retaining structures is to be recommended by the geotechnical consultant to ensure adjoining property is not adversely impacted upon by this development.
- d      Retaining wall design is not to include anchors extending on to adjoining property without the written consent of the adjoining property owner.
- e      All site preparation earthworks including drainage and retaining wall construction is to be subject to geotechnical supervision. Where necessary amendments are to be made to the designs during construction based on supplementary geotechnical advice given during the supervision to ensure that the completed works accommodates all encountered geotechnical constraints.
- f      Hard bedrock where encountered will be difficult to excavate. Alternative excavation methods should be considered to minimise noise and vibration.
- g      Foundation systems are to be designed for Class P soils with all footings to be founded within the underlying weathered bedrock as recommended by the geotechnical consultant.
- h      All excavations for foundations are to be inspected by the geotechnical consultant and certified that the ground has been suitably prepared for the placement of footings.



## **Prior to the Issue of the Construction Certificate**

### **12 Construction Management Plan**

Prior to the release of a Construction Certificate or the commencement of any works at the site, a detailed Construction Management Plan (CMP) prepared by a suitably qualified person shall be submitted to and approved by Council. The construction management plan shall include (but not be limited to) the following details:

- plan of proposed construction storage area;
- parking for construction workers during the demolition and construction phases;
- details of any ongoing operations of the Club including parking for staff and patrons and access arrangements for vehicles and pedestrians;
- the type of materials/plant/ equipment to be transported to and stored at the site and how it is to be transported and stored;
- timing of delivery of materials;
- the proposed access points to the site during construction;
- treatment of barricading/ hoarding for construction/and restricting access;
- address all environmental aspects of the development's demolition and construction phases including soil and water management/erosion and sediment control plan; noise and vibration management plan; dust suppression/ dust management plan; waste management plan and litter control;
- construction noise mitigation measures; and
- timing of waste collection during construction.

A Construction Certificate shall not be released by the Principal Certifying Authority and no works shall commence until such time as Council's written approval has been obtained for the construction management plan. The approved construction management plan shall be complied with at times.

### **13 Tree Protection and Management**

The existing trees are to be retained upon the subject property and any trees on adjoining properties shall not be impacted upon during the excavation or construction phases of the development. This will require the installation and maintenance of appropriate tree protection measures, including (but not necessarily limited to) the following:

- a Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the Principal Certifying Authority prior to release of the Construction Certificate.
- b Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75 mm thick 100% recycled hardwood chip/leaf litter mulch.
- c Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the arborist's recommendations.

### **14 Present Plans to Sydney Water**

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

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

Visit [www.sydneywater.com.au](http://www.sydneywater.com.au) or telephone 13 20 92 for further information.

### **15 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](http://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.

16 **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.

17 **Utility Services**

Should a proposed Vehicular Crossing be located where it is likely to disturb or impact upon a utility installation (ie power pole, Telstra pit etc) written confirmation from the affected supplier that they have agreed to the proposed impacts shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

18 The arrangements and costs associated with any adjustment to a public utility service shall be borne by the applicant/developer. Any adjustment, deletion and/or creation of public utility easements associated with the approved works are the responsibility of the applicant/developer. The submission of documentary evidence to the Principal Certifying Authority which confirms that satisfactory arrangements have been put in place regarding any adjustment to such services is required prior to the release of the Construction Certificate.

19 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.

20 **Dilapidation Report Prior to Construction**

A Dilapidation Report detailing the current structural condition of adjoining buildings, infrastructure and roads shall be prepared and endorsed by a qualified structural engineer. The report shall be submitted to the satisfaction of the certifying authority prior to issue of the Construction Certificate. The report shall also identify the condition of all Council assets in the vicinity of the proposed works.

A copy of the report is to be forwarded to Council and the owners of adjoining properties prior to the issue of a Construction Certificate.

21 **External Finishes**

The new additions to the building shall be constructed and finished using materials and colours consistent with that on the existing building. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

22 **Glass Reflectivity Index**

The reflectivity index of the glass used in the external façade of the building shall not exceed 20 per cent. The details and samples of the glass to be used are to be submitted with the Construction Certificate together with written evidence that the reflectivity of the glass is 20 per cent or less.

23 Pedestrian access ways, entry paths and lobbies must be constructed with durable materials commensurate with the standard of the adjoining public domain with appropriate slip resistant materials, tactile surfaces and contrasting colours.



- 24     **Integration of Rooftop Structures in Approved Building Envelope**  
All rooftop or exposed structures including lift rooms, plant rooms together with air conditioning units, ventilation and exhaust systems are to be integrated within the approved rooftop envelope. This requirement shall be reflected on the Construction Certificate plans.
- 25     **Placement of Air Conditioning Units**  
Air conditioning systems are to not to be located where they are visible from the public street frontages of the site. Plans submitted to the Principal Certifying Authority prior to issue of the Construction Certificate are to identify any external components of air conditioning systems to ensure they meet the requirements of this condition.
- 26     **Car Parking and Access**  
The development shall make provision for a total of 274 car parking spaces (including 5 disabled car parking spaces), 13 motorcycle parking spaces, 20 secure class 2 staff bicycle spaces and 20 class 3 visitor bicycle spaces. This requirement shall be reflected on the Construction Certificate plans. Any change in the above parking numbers shown on the approved DA plans shall be dealt with via a section 96 modification to the development. The approved parking spaces shall be maintained to the satisfaction of Council, at all times.
- 27     Gradients of ramps and access driveways shall be provided in accordance with the current relevant Australian Standard AS2890.1 - Off Street Car Parking. This requirement shall be reflected on the Construction Certificate plans.
- 28     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.
- 29     Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS2890.3 - Bicycle Parking Facilities and Austroads Guide to Traffic Management Part 11: Parking (Commentary 9: C9.2). This requirement shall be reflected on the Construction Certificate plans.
- 30     Each disabled person's parking space must comply with the current relevant Australian Standard AS2890.6 – Off-street parking for people with disabilities. This requirement shall be reflected on the Construction Certificate plans.
- 31     The development shall make provision for suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas. These details shall be reflected on the Construction Certificate plans.
- 32     The designated loading/unloading facility shall be kept clear for that purpose at all times. The designated loading/unloading facility shall be shown on the Construction Certificate plans.
- 33     Any proposed structures adjacent to the driveway shall comply with the requirements of the current relevant Australian Standard AS2890.1 to provide for adequate sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc. This requirement shall be reflected on the Construction Certificate plans.
- 34     **Detailed Drainage Design**  
A detailed drainage design shall be submitted with the Construction Certificate documentation for the proposed development. This detailed drainage design shall be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, conditions listed under this consent, and generally in accordance with the concept stormwater layout plans by Cardno Consulting Engineers, Dwg No 821801601-SK1001, Revision 4 dated 31 May 2018 and Dwg No 821801601-SK1002 Revision 3 dated 31 May 2018.
- 35     **Details of Modifications to Council Drainage System**  
Details of the proposed modification works to Council's drainage system conveying piped and surface stormwater flows from Church Street through the site and into Kembla Street shall be included on the detailed drainage design. The details shall include a hydraulic grade line analysis



and longitudinal section of the proposed stormwater pipelines, and all details of all pits (incl. structural details). All new drainage pits shall be in accordance with the current version of Wollongong City Council's Engineering Standard Drawings and all construction shall be in accordance with the requirements of Council's Subdivision Code. The design shall ensure no increase in surface water flows within the site and/or Council road reserve as a result of the works. These requirements shall be reflected on the Construction Certificate prior to the release of the Construction Certificate

36 **Allowance for Existing Drainage**

All existing easements and drainage infrastructure connected to the existing Council drainage system (i.e. the drainage system conveying water from Church Street through the development site and into Kembla Street) shall be accurately located, surveyed, and shown on the detailed drainage design. This must include any existing drainage within the easement for drainage of water 1.25 metres wide annotated (B) on deposited plan DP1148604, easement to drain water 1 metre wide (D.P.612174) annotated (D) on deposited plan DP1148604, and all other drainage connected to the existing Council drainage system. The detailed design of the modifications to Council's drainage system shall make allowance for all existing easements and drainage infrastructure connected to the Council drainage system, ensuring the capacity for conveyance of flows within all existing systems is not reduced as a result of the works. Evidence that these requirements have been satisfied including details and hydraulic calculations for all existing drainage systems for the existing and proposed conditions shall be submitted to the Principal Certifying Authority prior to the release of the Construction Certificate

37 **Structural Engineering Details**

Driveway and Car Park – Structural engineering details for the proposed driveway and car parking areas located over the proposed drainage easement in favour of Wollongong City Council shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate. The required engineering plans and supporting documentation shall include the following:

- slab thickness,
- compressive strength of concrete,
- reinforcement type, cover and location in slab,
- jointing details and locations (joints along easement boundary required);
- structural adequacy of existing/proposed pit lids and/or grates that may occur within the driveway when subjected to traffic loadings, and
- cover available over the pipeline (minimum 450 mm required).

38 **Detailed Design in Accordance with Flood Modelling**

The detailed design of the development shall be generally in accordance with the post-development scenario (incl. development layout, building footprint, elevated portion of building, finished surface levels, basement flood protection barrier, and input parameters/assumptions) modelled in the Water Cycle Management Study by Cardno titled Builders Club - Wollongong (Job Reference No 82018016-01, Revision 2 dated 14 March 2018). This requirement shall be reflected on the Construction Certificate plans and certified by a suitably qualified consulting civil engineer prior to the release of the Construction Certificate.

39 **Car Park Flood Protection Barrier**

Failsafe automatic flood protection barriers shall be provided to prevent the ingress of floodwater into the proposed basement level car parking areas, in accordance with Section 6.8 of the Water Cycle Management Study by Cardno titled Builders Club - Wollongong (Job Reference No 82018016-01, Revision 2 dated 14 March 2018). The flood protection barriers shall be automatically triggered and activated by rising floodwaters and effective in the event of a power outage during a flood. The top of the flood gate shall be a minimum of 0.2 metres above the adjacent 100 year ARI flood water level. Where a proprietary flood barrier product is used, design and installation of the flood barrier shall be in accordance with the manufacturer's specifications. Details of each flood barrier, trigger/activation system, and ongoing maintenance plan shall be prepared by a suitably qualified engineer and reflected on the Construction Certificate plans and supporting documentation prior to the release of the Construction Certificate



40     **Existing/Proposed Levels**

Existing and proposed levels to Australian Height Datum (AHD), including floor, ground, grate, pipe inverts, overland flow path and pavement levels shall be shown on the detailed drainage design. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

41     **Roofwater Drainage**

All roof gutters and downpipes shall be designed to cater for a 1 in 100 year ARI storm event in accordance with the current version of AS 3500.3 – Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe sizes and downpipe locations shall be reflected on the Construction Certificate plans.

42     **Basement Waterproofing**

Full engineering details of the proposed wall around the basement car park shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate. These shall include construction details indicating that no ingress of stormwater and/or floodwater is possible into the basement level. This applies to any proposed opening such as doors or ventilation louvres.

43     **Pump System**

A pump system shall be provided in association with the detailed drainage design for the site to cater for stormwater from a prolonged/extreme storm event entering the basement. The pump system shall be designed by a suitably qualified and experienced civil engineer and reflected on the Construction Certificate plans and supporting documentation.

44     **Structural Soundness Design Criteria**

The proposed building shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the adjacent Probable Maximum Flood (PMF) level plus 0.5 metre freeboard. This requirement shall be reflected on the Construction Certificate plans and supporting documentation prior to the issue of the Construction Certificate.

45     **Fences/Screening**

Any new fences/screening constructed on the site and located in the floodplain shall be of a type that will not obstruct the free flow of floodwaters and not cause damage to surrounding land in the event of a flood. The details and location of all proposed fences/screens shall be reflected on the Construction Certificate plans prior to the release of the Construction Certificate

46     The edge of the driveway and car parking areas shall be provided with a kerb where necessary to prevent local surface water runoff flows from entering the adjoining land and to direct local surface water runoff flows to the site stormwater drainage system. This requirement shall be reflected on the Construction Certificate plans, prior to the release of the Construction Certificate.

47     **Habitable Floor Levels**

Habitable floor levels on the ground floor level must be constructed at no lower than as shown on the approved Ground Floor Level plan by GROUPN, Job No GN\_17-10115, Drawing No 01-2, Rev 9. This requirement shall be reflected on the Construction Certificate plans, prior to the release of the Construction Certificate.

48     **Flood Compatible Materials**

Any portion of the building or structure below the adjacent 100 year flood level plus 0.5 metres freeboard should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009. These requirements shall be reflected on the Construction Certificate plans prior to the release of the Construction Certificate.

49     Parking area levels shall be designed and constructed in accordance with Chapter E13 of the Wollongong DCP 2009, giving regard to vehicle stability limits in terms of velocity and depth



during inundation by floodwaters. This requirement shall be reflected on the Construction Certificate plans prior to the issue of the Construction Certificate.

50 **Overflow Paths**

Overflow paths must be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land. 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. . Blocked pipe situations with 1 in 100 year ARI events must be incorporated in the design. Overflow paths must also be provided in low points and depressions. Details of each overflow path shall be provided on the detailed drainage design.

51 Provision shall be made along the boundary of the property at the vehicular crossing/s to prevent waste and surface water entering the road reserve. This requirement shall be reflected on the Construction Certificate plans.

52 **Fire Safety Schedule**

When issuing a Construction Certificate, a certifying authority must attach a Fire Safety Schedule specifying all of the fire safety measures required for the building to ensure the safety of persons in the building in the event of fire.

53 **Crime Prevention through Environmental Design**

In order to maximise visibility in the basement carpark, the ceiling shall be painted white. This requirement shall be reflected on the Construction Certificate plans.

54 In order to reduce the opportunities for “hiding places” the proposed landscaping must:

- a use shrubs/plants which are no higher than 1 metre.
- b the type of trees proposed must have a sufficiently high canopy, when fully grown, so that pedestrian vision is not impeded.

This requirement shall be reflected on the final landscape plan.

55 The development shall incorporate appropriate design measures to minimise any crime risk to patrons or staff and motor vehicles within the car parking areas, including (but not limited to) the following:

- a Landscape treatment which allows visibility from the road way and other public areas;
- b Landscaping at ground level provided which is difficult or uncomfortable to hide in or traverse,
- c Provide clearly marked and sign-posted pedestrian pathways to the main Club entrance points,
- d security of the staff car park utilised by night shift staff.

This requirement shall be reflected on the Construction Certificate plans.

56 **Light Spillage/Glare Impact Mitigation Measures**

The proposed lighting system for the car parking area and any external areas of the Club shall be designed to ameliorate any potential light spillage and/or direct glare impacts upon surrounding properties. In this regard, a light spillage diagram is required to be submitted to the Principal Certifying Authority, prior to the release of the Construction Certificate. This light spillage diagram shall confirm that appropriate measures have been incorporated in the design of the proposed lighting system, in order to guarantee that no adverse light spillage or direct glare impacts will occur upon any surrounding properties. Any lighting shall comply with the recommendations of Light Spill Impact Assessment report prepared by Eagle Lighting Australia (reference 7526.2A dated 26 September 2017).

Appropriate lighting shall be installed to provide for surveillance opportunities. Any such lighting shall be located and designed to minimise potential light spill onto neighbouring or nearby residential properties and directed away from drivers within the site or on any neighbouring roads. Suggested lighting includes low level/ground lighting and bollard height lighting for use along pedestrian pathways and within the car park.



- 57 **Landscaping**  
The submission of a final Landscape Plan will be required in accordance with the requirements of Chapter E6 of Wollongong City Council DCP 2009 and the approved Landscape Plan (ie as part of this consent) for the approval by the Principal Certifying Authority, prior to the release of the Construction Certificate.
- 58 **Compensatory Planting**  
The developer must make compensatory provision for the trees required to be removed as a result of the development. In this regard, 30 mature plant stock between, 100 litre to 500 litre size, shall be placed throughout the site. The suggested species are to be in accordance with the approved landscape plan. The final landscape plan shall include details of the compensatory planting.
- 59 **Screen Planting**  
To mitigate impact to adjoining dwelling a continuous hedge is to be established along the eastern boundary and north-eastern corner of the site:  
Recommended species:  
  - i *Murraya paniculata*, *Photinia* "Red Robin",
  - ii *Viburnum tinus*, *Syzygium australe* "Aussie Southern",
  - iii *Syzygium australe* "Aussie Compact",
  - iv *Syzygium luehmannii* x *S.wilsonii* "Cascade",
  - v *Westringia fruticosa*.
Maximum spacing 900mm.  
Minimum pot size 35 litre.  
A further list of suitable suggested species may be found in Chapter E6: Landscaping of Wollongong Development Control Plan 2009. The required planting shall be detailed on the final landscape plan.
- 60 **Landscape and Drainage Compatibility**  
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.
- 61 **Landscape Maintenance Program**  
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.
- 62 **Engineering Plans and Specifications - Retaining Wall Structures**  
The submission of engineering plans and supporting documentation of all proposed retaining walls 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 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 and footing structure must be contained wholly within the subject property;
  - e the proposed method of subsurface and surface drainage, including water disposal;



- f reinforcing and joining details any bends in the wall at the passing bay of the accessway;
- g the assumed traffic loading used by the engineer for the wall design.

63 **Acid Sulfate Soils Management Strategy**

An Acid Sulfate Soils Management strategy (prepared by a suitably qualified and experienced environmental/geotechnical consultant) shall be submitted to the Principal Certifying Authority, prior to the issue of the Construction Certificate. This strategy is required to recommend specific procedures and mitigation measures and shall include a site analysis from a NATA registered laboratory. This strategy shall address the following aspects:

- a specific mitigative measures to minimise the disturbance of acid sulfate soils as well as measures relating to acid generation and acid neutralisation of the soil;
- b management of the excavated material;
- c measures taken to neutralise the acidity; and
- d run-off control measures.

The recommendations of the strategy shall be completed, prior to the commencement of building works.

64 **Footpath Paving**

The developer is responsible for the construction of footpath paving for the Church, Campbell and Kembla Street frontage of the development for the full width of the verge. The type of paving for this development shall be in accordance with the Wollongong City Council Public Domain Technical Manual. The Kembla and Church Street frontage shall have the 'Civic Street' treatment and the Campbell Street frontage shall have the 'Residential/Mixed Use' treatment.

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. Any changes of level, ramps or stairs and associated tactile markers and handrails are to be contained within the property boundary.

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 Development Engineering.

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.

65 **Street Trees City Centre**

The developer must address the Campbell Street frontage by installing street tree planting. The number and species for this development are 5 *Tristaniospis laurina* 'Luscious' 200 litre container size in accordance with AS 2303:2015 Tree stock for landscape use. Tree pit detailing is to be in accordance with the Wollongong City Council Public Domain Technical Manual. Dial Before You Dig must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Location of street tree plantings to be sited to ensure no conflict occurs with street light poles.

Tree pits must be adequately mulched, plants installed and tree guard/staking/tree grille/edging installed to the satisfaction of Wollongong City Council Manager of Development Engineering.

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

66 **Site Management, Pedestrian and Traffic Management Plan (Where Works are Proposed in a Public Road Reserve)**

The submission of a Site Management, Pedestrian and Traffic Management Plan to the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority) for approval of both the Principal Certifying Authority and Council is required, prior



to the issue of the Construction Certificate. This plan shall address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS1742 - Traffic Control Devices for Works on Roads and the RMS Traffic Control at Worksites Manual.

This plan is required to maintain public safety, minimise disruption to pedestrian and vehicular traffic within this locality and to protect services, during demolition, excavation and construction phases of the development. This plan shall include the following aspects:

- a proposed ingress and egress points for vehicles to/from the construction site;
- b proposed protection of pedestrians, adjacent to the construction site;
- c proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- d proposed measures to be implemented for the protection of all roads and footpath areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
- e proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;
- f proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- g proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed where works are in progress in any road reserve and shall be in accordance the latest versions of the NSW Roads and Maritime Service's Specification - "Traffic Control at Work Sites Manual" and the Australian Standard AS1742. - "Manual of Uniform Traffic Control Devices" and accompanying field handbooks (SAA HB81);
- h proposed method of support of any excavation, adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by an accredited certifier in Civil Engineering; and
- i proposed measures to be implemented, in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the roadway.

The approved plan shall be implemented, prior to the commencement of any works upon the construction site.

**Note:** Any proposed works or placement of plant and equipment and/or materials within any road reserve will require the separate approval of Council, prior to the commencement of such works, pursuant to the provisions of the Roads Act 1993.

67 **Works in Road Reserve**

Prior to the issue of a Construction Certificate, the owner or contractor shall provide evidence to the Council of a Public Risk Insurance Policy with a minimum cover of \$10 million in relation to the occupation of and works within Council's road reserve, for the full duration of the proposed works. The policy is to note Council as an interested party.

68 **Supervision of Works within Road Reserve**

The works within Council's road reserve shall be supervised by a suitably qualified and experienced Civil Engineer or Civil Engineering Foreman. The supervisor's name, address and contact details (including telephone number), together with a written construction program and anticipated duration of the construction works shall be submitted to Council's Development Engineering Manager prior to the commencement of works within the road reserve.

69 **Development Contributions**

Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979 and the Wollongong Section 94A Development Contributions Plan (2017), a monetary contribution of \$140,880.00 (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:

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

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	<a href="http://www.wollongong.nsw.gov.au/applicationpayments">http://www.wollongong.nsw.gov.au/applicationpayments</a> Your Payment Reference: 909248	• Credit Card
In Person	Wollongong City Council Administration Building - Customer Service Centre Ground Floor 41 Burelli Street, WOLLONGONG	• 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 Section 94A Development Contributions Plan (2017) 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](http://www.wollongong.nsw.gov.au)

## Prior to the Commencement of Works

### 70 Temporary Road Closure(s)

If a road closure is required, an approval must be obtained from City of Wollongong Traffic Committee and Wollongong City Council.

**Note:** It may take up to eight (8) weeks for approval. An application for approval must include a Traffic Control Plan prepared by a suitably qualified person which is to include the date and times of closure and any other relevant information. The traffic control plan shall satisfy the requirements of the latest versions of Australian Standard AS1742-Traffic Control Devices for Works on Roads and the RMS Traffic Control at Worksites Manual.

### 71 Prior Approval from Council for any Works in Road Reserve

Approval, under Section 138 of the Roads Act must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing or any proposed interruption to pedestrian and/or vehicular traffic within the road reserve caused by the construction of this development. A traffic control plan prepared and implemented by a suitably qualified person must be submitted for approval and the appropriate fees paid a minimum of five working days prior to the expected implementation. The traffic control plan shall satisfy the requirements of the latest versions of Australian Standard AS1742 – Traffic Control Devices for Works on Roads and the RMS Traffic Control at Worksites Manual.

**Note:** This includes temporary road closures for the delivery of materials, plant and equipment, concrete pours etc.



- 72 **Application for Occupation, Use, Disturbance or Work on Footpath/Roadway**  
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. An application must be submitted and approved by Council prior to the 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.
- 73 **Construction Environmental Management Plan**  
Prior to the commencement of work, a construction environmental management plan shall be provided to the PCA. The plan shall address as minimum the vehicle traffic, odour and vapour, dust, plant and machinery noise, water and sediment management, surface water, subsurface seepage and accumulated excavation water, sediment from equipment and cleaning operations, site security, working hours, contact information, incident response and contingency management. The plan shall be implemented at all times during the course of demolition and construction.
- 74 **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.
- 75 **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.
- 76 **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.

77 **Structural Engineer's Details**

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

78 **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.

79 **Hoardings (within any Public Road Reserve)**

The site must be enclosed with a suitable hoarding (type A or B) or security fence of a type in accordance with the Works and Services Division Design Standard, and must satisfy the requirements of the Occupational Health and Safety Act, the Occupational Health and Safety Regulations and Australian Standard AS 2601. This application must be submitted to Council's Works and Services Division, and a permit obtained, before the erection of any such hoarding or fence.

80 **Hazardous Material Survey**

At least one week prior to demolition, the applicant must prepare a hazardous materials survey of the site and submit to Council a report of the results of the survey. **Hazardous materials** includes, but are not limited to, asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must include at least the following information:

- a the location of hazardous materials throughout the site;
- b a description of the hazardous material;
- c the form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
- d an estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
- e a brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
- f identification of the disposal sites to which the hazardous materials will be taken.

81 **Demolition Works**

The demolition of any 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.

82 **Notification to SafeWork NSW**

The demolition licence holder who proposes demolition of a structure or part of a structure that is loadbearing or otherwise related to the physical integrity of the structure that is at least six metres in height, involving load shifting machinery on a suspended floor, or involving the use of explosives must notify SafeWork NSW in writing at least five (5) calendar days before the work commences.



83      **Support for Neighbouring Buildings**

This consent requires the preservation and protection of neighbouring buildings from any damage and if necessary, requires the underpinning and support of any neighbouring building in an approved manner. The applicant or the contractor carrying out the work must at least seven days in advance of any excavation works below the level of the base of the footings of a building on an adjoining allotment, including a public road or place, give written notice of intention to carry out such works to the property owner of the affected adjoining building and furnish specific written details and supporting plans or other documentation of the proposed work.

The adjoining property owner of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

84      **Site Management Program – Sediment and Erosion Control Measures**

A site management program incorporating all sediment and erosion control measures (eg cleaning of sediment traps, fences, basins and maintenance of vegetative cover) is to be initiated prior to the commencement of any demolition, excavation or construction works and maintained throughout the demolition, excavation and construction phases of the development.

85      **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.

86      **Supervising Arborist – Tree Inspection and Installation of Tree Protection Measures**

Prior to the commencement of any demolition, excavation or construction works, the supervising arborist must certify in writing that tree protection measures have been inspected and installed in accordance with the arborist's recommendations and relevant conditions of this consent.

87      **Certification from Arborist - Adequate Protection of Trees to be Retained**

A qualified arborist is required to be engaged for the supervision of all on-site excavation or land clearing works. The submission of appropriate certification from the appointed arborist to the Principal Certifying Authority is required which confirms that all trees and other vegetation to be retained are protected by fencing and other measures, prior to the commencement of any such excavation or land clearing works.

88      **Notification to Council of any Damage to Council's Infrastructure**

Council must be notified in the event of any existing damage to any of Council's infrastructure including, but not limited to the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development prior to the commencement of work. Adequate protection must be provided to Council infrastructure prior to work commencing and during the construction period. Any damage to Council's assets shall be restored in a satisfactory manner prior to the issue of the Occupation Certificate.

**During Demolition, Excavation or Construction**

89      **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.

90 **Minimise Nuisance**

The developer must carry out work at all times in a manner which will not cause a nuisance, by the generation of unreasonable noise, dust or other activity, to the owners and/or occupiers of adjoining and adjacent land.

91 The lighting of the premises must be directed so as not to cause nuisance to the owners or occupiers of adjoining premises or to motorists on adjoining or nearby roads.

92 **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.

93 The building site must be kept free of rubbish at all times. All refuse capable of being wind-blown must be kept in a suitable waste container.

94 Building operations such as brick cutting, the washing of tools or paint brushes, or other equipment and the mixing of mortar must not be carried out on the roadway or public footpath or any other locations which could lead to the discharge of materials into the stormwater drainage system or natural watercourse.

95 **Dust Suppression Measures**

Activities occurring during the construction phase of the development must be carried out in a manner that will minimise the generation of dust. All sealed surfaces intended to carry vehicular traffic must be managed with the aim of preventing windblown dust emissions.

96 **No Adverse Run-off Impacts on Adjoining Properties**

The design of the development shall ensure there are no adverse effects to adjoining properties or upon the land 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.

97 **Re-direction or Treatment of Stormwater 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.

98 **Supervision of Engineering Works**

All engineering works associated with the development are to be carried out under the supervision of a practicing engineer.

99 **Copy of Consent to be in Possession of Person carrying out Tree Removal**

The applicant/developer must ensure that any person carrying out tree removal/vegetation clearance is in possession of this development consent and/or the approved landscape plan, in respect to the trees/vegetation which have/has been given approval to be removed in accordance with this consent.

100 **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>).

101 **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.



102     **Excess Excavated Material - Disposal**

Excess excavated material shall be classified according to NSW Environment Protection Authority's Waste Classification Guidelines - Part 1: Classifying Waste (2014) prior to being transported from the site and shall be disposed of only at a location that may lawfully receive that waste.

103     **Importation of Soils to Site**

Prior to importing any soils to site for the purpose of back-filling also requires validation testing following the EPA (1995) *Sampling Design Guidelines* to confirm suitability for the proposed land use.

104     **Acid Sulfate Soils**

The Wollongong Local Environmental Plan 2009 Acid Sulfate Soils Map has identified that this property may be affected by classes 3, 4 or 5 Acid Sulfate Soils. Acid Sulfate Soils contain iron sulfides which, when exposed to air due to drainage or disturbance, may produce sulfuric acid and release toxic quantities of iron, aluminium and heavy metals. The Acid Sulfate Soils Map is an indication only and you are advised that you may encounter acid sulfate soils during the excavation for the proposed development.

Any spoil material extracted or excavated from the foundations must be neutralised with commercial lime (calcium bicarbonate) be the addition of 10 kilograms of lime per 1 cubic metre of spoil material before it is disposed of or re-used on-site. Lime is to be added by evenly distributing over all exposed surface areas, drilled piers and footing trenches on the site, prior to pouring concrete.

Council suggests the applicant refer to the Acid Sulfate Soils Assessment Guidelines contained in the Acid Sulfate Soils Manual, prepared by NSW Acid Sulfate Management Advisory Committee, August 1998 for further information.

105     **Heritage – Unexpected Relics**

In the event that during the excavation of the site, 'relics' are located (as defined under the NSW Heritage Act 1977), works should cease in the vicinity of the find, and the NSW Heritage Branch and Wollongong City Council should be notified. Advice should be sought from an archaeologist prior to the re-commencement of works.

106     **Protection of Council Infrastructure**

The developer shall provide adequate protection to all Council assets prior to work commencing and during construction. Wollongong City Council's Development Engineering Manager shall be notified immediately in the event of any damage to Council's assets. Any damage to Council's assets shall be restored to the satisfaction of Council, with all associated costs borne by the developer.

107     **Works within Council Land**

All works within Council's road reserve, land benefiting Council, and/or drainage conveying Council's water, undertaken as part of the subject development shall be carried out in accordance with good engineering practice and to the satisfaction of Council and at the developer's expense.

108     **Provision of Taps/Irrigation System**

The provision of common taps and/or an irrigation system is required to guarantee that all landscape works are adequately watered. The location of common taps and/or irrigation system must be implemented in accordance with the approved Landscape Plan.

109     **Implement Acoustic Report Recommendations**

Section 5.0 of the acoustic report prepared by Resonate Acoustic Consulting must be implemented and they are:

- i       building contractor consultation with acoustic consultant prior to internal structural modification and
- ii      acoustic walls for outdoor areas.



- 110 **Light Installation and their Illumination**  
The proposed lighting system shall be installed as per AS 2560. 2.3 – 2007 – external Lighting and shall comply with “control obtrusive lighting” as per AS 4282.
- 111 **Stormwater Connections**  
All stormwater connections to Council’s stormwater drainage system shall be constructed in accordance with good engineering practice. The developer shall ensure that the condition of the stormwater drainage system is not compromised and that the service life of the stormwater drainage system is not reduced as a result of the connection.
- 112 **Flood Compatible Materials – Electrical**  
All external power service (metering) equipment, power outlets, switches etc. shall be located above the adjacent 100 year ARI flood level plus 0.5 metres freeboard. All electrical wiring installed below this level should be suitable for continuous underwater immersion and should contain no fibrous components. Earth leakage circuit breakers shall also be installed. Any equipment installed below or partially below the adjacent 100 year ARI flood level plus 0.5 metres freeboard should be capable of disconnection by a single plug and socket assembly.
- 113 **Survey Report for Floor Levels**  
A Survey Report must be submitted to the Principal Certifying Authority verifying that each ground floor level accords with the floor levels as approved under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective ground floor level of the building. Where a timber/steel frame supports the floor, the survey shall be undertaken after the piers have been installed and prior to the laying of the bearers/joists and installation of the wall frames for each respective ground floor level of the building. All levels shall relate to Australian Height Datum

#### **Prior to the Issue of the Occupation Certificate**

- 114 **Heritage – Interpretation Plan and Works**  
An interpretation plan is to be developed to guide the development of an appropriate Interpretative Installation(s) to acknowledge the former route of the Mount Keira Colliery Tramline through the site. The plan is to be provided to Councils Heritage staff for written approval prior to implementation.  
  
In the event that any remains associated with the former tramway are located during the course of the excavation works, the details of any archaeological find are to be considered for inclusion in the interpretative plan and any resulting interpretation works.  
  
The Interpretation Works are to be implemented prior to the release of the Occupation Certificate.
- 115 **Redundant Crossings**  
Any existing vehicular crossings rendered unnecessary by this development must be removed and the footpath and normal kerbing and guttering must be restored. This work shall be carried out by a Council recognized concrete contractor at the developer’s expense.
- 116 **Drainage Easement to Benefit Council**  
A minimum three (3) metre wide easement to drain water benefiting Council shall be created over the modified drainage infrastructure (incl. grates, pits, pipes) conveying piped and surface stormwater flows from Church Street through the site and into Kembla Street. Any redundant easements must be extinguished. The location of each easement shall be determined based on work-as-executed survey of the constructed drainage infrastructure. All costs associated with the creation of the easement shall be borne by the developer. The easement must be endorsed by Wollongong City Council prior to registration. Evidence that each easement has been registered with the NSW Land & Property Information Office must be provided to the Principal Certifying Authority prior to the issue of the final Occupation Certificate.
- 117 **Flood Affection Certification**  
The submission of a report from a suitably qualified and experienced civil (floodplain management) engineer to the Principal Certifying Authority is required, prior to the issue of the



Occupation Certificate. This report is required to certify that the ‘as-constructed’ development will not detrimentally increase the potential flood affectation on other development or properties with respect to the loss of flood storage, changes in flood levels, and alteration of flood conveyance.

118 **Drainage/Flood Barrier WAE**

The developer shall obtain written verification from a suitably qualified civil engineer, stating that all stormwater drainage and related works, and flood protection barriers, have been constructed in accordance with the approved Construction Certificate plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor shall be submitted. These plans shall include levels and location for all drainage structures and works, buildings (including floor levels), flood protection barrier, and finished ground and pavement surface levels. This information shall be submitted to the Principal Certifying Authority prior to the issue of the final occupation certificate

119 **Restriction on Use – Flood Protection Barriers**

The applicant must create a restriction on use under the Conveyancing Act 1919 over the flood protection barriers. 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 flood protection barriers on the lot(s) burdened without the prior consent in writing of the authority benefited.

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.

120 **Positive Covenant – Flood Protection Barrier Maintenance Plan**

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 Flood Protection Barrier 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.

121 **Structural Soundness Certification**

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifying Authority is required, prior to the issue of the final Occupation Certificate and commencement of use. This report is required to verify that the building can withstand the forces of floodwater, debris and buoyancy up to and including the adjacent Probable Maximum Flood (PMF) level plus 0.5 metres freeboard

122 **Certification and WAE Plan (Modified Council Drainage)**

The developer shall obtain written certification from a suitably qualified civil engineer, stating that the construction of the modifications to Council’s drainage system conveying piped and surface stormwater flows from Church Street through the site and into Kembla Street has been undertaken in accordance with the approved Construction Certificate plans. In addition, a full works-as-executed plan, prepared and signed by a Registered Surveyor shall be submitted. This plan shall include the location and levels of the drainage lines, structures, and finished surface levels. The certification must also verify that the ‘as constructed’ works will not result in any increase in surface water flows in excess of the capacity of piped stormwater drainage system and will not result in any reduction in the capacity of any existing stormwater drainage infrastructure contributing to the system prior to the works. This information shall be submitted to and approved by Wollongong City Council’s Development Engineering Manager prior to the endorsement of easements and issue of the final Occupation Certificate.



123 **Drainage Easement to Benefit Council**

A minimum three (3) metre wide easement to drain water benefiting Council shall be created over the modified drainage infrastructure (incl. grates, pits, pipes) conveying piped and surface stormwater flows from Church Street through the site and into Kembla Street. Any redundant easements must be extinguished. The location of each easement shall be determined based on work-as-executed survey of the constructed drainage infrastructure. All costs associated with the creation of the easement shall be borne by the developer. The easement must be endorsed by Wollongong City Council prior to registration. Evidence that each easement has been registered with the NSW Land & Property Information Office must be provided to the Principal Certifying Authority prior to the issue of the final Occupation Certificate.

124 **Access Certification**

Prior to the occupation of the building, the Principal Certifying Authority must ensure that a certificate from an “accredited access consultant” has been issued certifying that the building complies with the requirements of AS 1428.1.

125 **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.

126 **Completion of Landscape Works**

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

127 **Food Premises Requirements**

127.1 **Floor Construction**

The floor must be finished to a smooth, even non-slip surface, graded and drained to the floor waste (AS-4674/2004-Section 3).

127.2 **Floor Waste**

The floor waste(s) must be fitted with a basket trap and grate and constructed in all stainless steel finish (AS-4674/2004-Section 4.1.8).

127.3 **Floor Waste**

The floor waste(s) must be fitted with a basket trap and grate and constructed in all stainless steel finish (AS-4674/2004-Section 4.1.8).

127.4 **Coving**

Recessed coving must be provided at all intersections of the floor with the walls. All coving must have a minimum concave radius of 25mm and be installed so as to be integral to the surface finish of both floor and wall in such a manner as to form a continuous, uninterrupted surface. “Feather edge skirting” and non-rebated coving are not permitted (AS-4674/2004 – Section 3.1.5).

127.5 **Cleaner’s Sink**

Where floor wastes are not installed as a means of disposing of wastewater, a cleaner’s sink serviced with hot and cold water through taps fitted with hose connectors must be provided and located outside of areas where open food is handled (AS-4674/2004-Section 4.1.8).

127.6 **Tap Fittings**

Where floor wastes are installed as a means of disposing of wastewater, hot and cold wall mounted taps fitted with hose connectors and positioned at least 600mm above the floor must be installed in a convenient and accessible location outside of areas where open food is handled (AS-4674/2004 – Section 4.1.8).

127.7 **Penetrations**

All service pipes and electrical conduit must be contained in the floor, walls and plinths or ceiling or fixed on brackets so as to provide at least 25mm clearance between the pipe



or conduit and adjacent vertical surfaces and 100mm between the pipe or conduit and any adjacent horizontal surface (AS-4674/2004-Section 3.2.9).

**127.8 Ceiling Construction**

All ceilings must be constructed with a rigid, non-absorbent, smooth faced material free from open joints, cracks and crevices and be painted with a light-coloured, washable paint. The intersection of the walls and ceiling must be tight-joined, sealed and dustproof. Drop-in panel ceilings are not permitted (AS-4674/2004 - Section 3.2).

**127.9 Hand Basin(s) and Hand Towels**

A suitable number of hand basins must be provided in accessible and convenient locations within all food handling areas and in or adjacent to toilet facilities used by food handlers. Hand basins must be freestanding and serviced with hot and cold water which can be mixed at a temperature of at least 40°C through a single outlet (AS-4674/2004 – Section 4.4).

127.10 Hand basins within food handling areas must be located no further than 5m from any place where food handlers are handling open food.

127.11 Soap and single-use towels from a wall-mounted dispenser must be provided adjacent to each hand basin. Air dryers installed as the sole means of drying hands are not permitted (AS-4674/2004 - Section 4.4).

**127.12 Equipment for Cleaning and Sanitising**

Adequate facilities must be provided for cleaning and sanitising food handling equipment and utensils in accordance with Table 4.1 of AS-4674/2004. As a minimum, a double bowl wash sink of adequate size and capacity must be provided for washing food handling equipment and utensils. All sinks must be serviced with hot and cold water through a single outlet (AS-4674/2004 - Section 4.1).

**127.13 Fittings**

All fixtures, fittings and equipment must be installed in accordance with Section 4 of AS-4674/2004 and be finished in a smooth, non-absorbent material, and be free of cracks, gaps, crevices or exposed joints (AS-4674/2004-Section 4).

**127.14 Display Units**

All food display units must be enclosed to prevent the possibility of contamination by customer's breath, physical contact, flies, dust, etc (AS-4674/2004-Section 4.2).

**127.15 Cool Rooms and Freezer Rooms**

The cool room(s) and/or freezer room(s) must be constructed in accordance with Clause G1.2 of the NCC Building Code of Australia.

**127.16 Mechanical Exhaust**

Mechanical exhaust ventilation must be provided to the cooking appliances and be installed in accordance with AS-1668.2/2012: The Use of Ventilation and Air-conditioning in Buildings, Part 2: Ventilation Design for Indoor Air Contaminant Control (AS-4674/2004-Section 2.5, AS-1668.2-2012).

**127.17 Doors**

Doors to the internal toilet and air lock must be fitted with a self-closing device. Toilet and air lock doors must not be able to be held in an open position (AS-4674/2004 – Section 5.2).

**127.18 Storerooms**

Storerooms must be constructed in accordance with Section 3.2 of AS-4674/2004. Shelving or storage racks must be impervious and constructed to enable easy cleaning.

**127.19 Insect Protection**

Tight-fitting, washable insect screens or other approved means of excluding insects must be provided to all window and door openings (AS-4674/2004-Section 2.1.5).

**127.20 Storage Facilities**



Sufficient facilities must be provided for the storage of cleaning materials, office materials, employees' clothing and personal belongings (AS-4674/2004 – Section 5.1).

**127.21 Waste Storage**

Adequate storage facilities must be provided for garbage containers, containers for recyclable materials and compactors in an external area or in a room specifically for that purpose (AS-4674/2004 – Section 2.4).

**127.22 Registration**

The food business is required to be registered with Council. A Food Business Notification Form must be submitted prior to business operations commencing. The appropriate form can be completed on Councils' web page by visiting:

<http://www.wollongong.nsw.gov.au/customerserviceonline/applyforit/Pages/foodpermises.aspx>

Alternatively, contact Council's Regulation and Enforcement Division on (02) 4227 7737 to obtain a registration form.

**128 Operational Management Plan**

An operational management plan shall be developed by the Illawarra Master Builders Club and shall be submitted to Council for approval prior to the issue of an Occupation Certificate. The plan shall include measures to implement the recommendations contained within Section 4 of the Planning Stage Acoustic Report (reference S17497RP1) Revision D dated 9 October 2017 prepared by Resonate Acoustics and the Technical Memorandum prepared by Resonate Acoustics (reference S17497/ ME2B) dated 8 March 2018 as well as measures in relation to matters including:

- appropriate patron behaviour in all outdoor areas including the car park;
- restrictions on use of certain parts of the car park at night time, particularly adjacent to neighbouring residential properties;
- restrictions preventing vehicles from parking in spaces on the ground floor and exposed lower ground level car park directly adjacent to No. 41 Campbell Street during the night-time period. This can be effected through the use of bollards or other physical parking deterrents;
- night shift staff car parking allocation in well lit areas of the car park, preferably within the lower ground car park close to the Club building;
- appropriate staff behaviour on leaving the Club at closing and within the car park to ensure that staff leave the car park in a quiet and timely manner;
- security measures including regular patrolling of the car park near to and after closing to ensure appropriate staff and patron behaviour;
- staff parking within well lit areas of the car park;
- restrictions allowing only one (1) of the 2 terraces (either the Garden Terrace OR Outdoor Terrace) to be open after midnight;
- restrictions limiting vehicles associated with waste management, servicing and deliveries from only accessing the site between the hours of 7 am to 6 pm Monday to Sunday;
- the drivers of any service vehicles and larger vehicles inclusive of buses and coaches shall minimise acceleration on the site, must not use horns unless absolutely necessary and must not leave engines idling other than for the purpose of parking the vehicle.
- a Tourist Bus Management Plan is to be implemented which ensures that all buses enter the site via the Church Street entry and exit via the Campbell Street driveway.

**Operational Phases of the Development/Use of the Site**

**129 Operational Management Plan**

The operational management plan shall be implemented and enforced at all times.



- 130     **Storage of Materials/Equipment**  
All materials, equipment, waste bins, and other items, stored in areas subject to floodwater inundation (including bin storage areas) shall be adequately secured to ensure that these items will remain on the site during a flood and not cause damage/pollution to the surrounding land.
- 131     **Fire Safety Measures**  
All new and existing fire safety measures shall be maintained in working condition, at all times.
- 132     **Loading/Unloading Operations/Activities**  
All loading/unloading operations are to take place at all times wholly within the confines of the site.
- 133     **Loading/Unloading Operations/Activities**  
Vehicles associated with waste management, servicing and deliveries shall only access the site between the hours of 7am to 6pm Monday to Sunday.
- 134     **Waste Management**  
Waste shall only be allowed to accumulate within the waste storage area and shall be regularly collected for disposal.
- 135     **Acoustic Report Requirement**  
Within six (6) months of the commencement of use of all outdoor facilities of the Master Builders Club, the management shall submit an acoustic report prepared by an acoustic consultant who is a member of the Australian Acoustic Society (AAS) or the Association of Australian Acoustic Consultants (AAAC) in relation to the outdoor areas compliance with the NSW Casino Liquor and Gaming Control Authority (CLGCA) Criteria for Noise Control.  
  
The acoustic report shall consider noise from all outdoor areas, car parking, and associated noise such as patrons, music, band and noise creep for indoor to outdoor. In determining background noise levels “ a long term background method” stated in Table 3.1 NSW Industrial Noise Policy 2000 must be considered and suitable structural and operational controls must be recommended.  
  
Noise levels shall be measured between the hours of 10pm and midnight on a day when patronage on the outdoor decks is at or close to its maximum as evidenced by historical records kept by the Licensee.  
  
The measurement procedures specified in the NSW EPA Industrial Noise Policy and ILGA shall apply. The Licensee shall provide a copy of the acoustic report to the Council.  
  
In the event that noise levels exceed the prescribed limits, the Licensee shall as soon as practical implement any reasonable recommendations made by the acoustic consultant to reduce noise levels to the prescribed limits. Within one (1) month of implementation of those recommendations, the acoustic consultant shall undertake a supplementary noise measurement as specified in the previous paragraph to demonstrate compliance with Conditions (give the consent numbers) and a final acoustic report shall be provided to the Council.
- 136     **Noise Complaints**  
Should noise complaints be received as a result of operation of the newly built outdoor areas such as garden terrace, outdoor gaming and/or outdoor terrace, the manager/licensee if requested must submit an acoustic report prepared by a member of the Australian Acoustic Society (AAS) or the Association of Australian Acoustic Consultants (AAAC). The report must assess the noise sources and recommend a suitable attenuation plan to meet NSW CLGCA criteria.  
  
A copy of the acoustic report with the consultant’s recommendation must be sent to council and within two (2) weeks all the recommended attenuation work must be carried out to meet the CLGCA noise criteria.
- 137     **Hours of Operation for New Outdoor Areas**  
The hours of operation shall be restricted as determined by the current liquor license issued by NSW Office of Liquor Gaming & Racing.



138     **Noise Criteria**

Different noise criteria are applicable for the proposed development and they are NSW Industrial Noise Policy 2000 – for operation of continuous mechanical noise emission such as air conditioning condensers and exhaust fans. The NSW EPA recommends the NSW Independent Liquor and Gaming Authority (ILGA) Criteria for Noise Control from liquor licensed premises. NSW Independent Liquor and Gaming Authority (ILGA) Criteria for Noise Control are applicable for this consent and they are:

- The LA(10) noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) by more than 5 dB(A) between 7.00 am to midnight at the boundary of any affected residence.
- The LA(10) noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) between midnight and 7.00 am at the boundary of any affected residence.

Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of midnight and 7.00 am as the development consent permits.