

# Wollongong Local Planning Panel Assessment Report | 25 July 2018

<b>WLPP No.</b>	Item 2
<b>DA No.</b>	DA-2018/311
<b>Proposal</b>	Residential – demolition of existing structures and construction of a Residential flat building (RFB)
<b>Property</b>	Lots 9, 10, 11 DP 5127 174 - 178 Corrimal Street WOLLONGONG
<b>Applicant</b>	ADM Architects
<b>Responsible Team</b>	Development Assessment and Certification - City Centre Team (BH)

## ASSESSMENT REPORT AND RECOMMENDATION

### Executive Summary

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

The Development Application has been referred to WLPP for determination pursuant to 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Schedule 2 of the Local Planning Panels Direction of 1 March 2018, the development of a RFB 4 or more storeys in height is considered to be sensitive development.

#### Proposal

The proposal comprises the demolition of existing dwellings and ancillary structures on site and the construction of a RFB incorporating 26 units over one level of basement car parking.

#### Permissibility

The site is zoned R1 General Residential pursuant to Wollongong Local Environmental Plan 2009. The proposal is categorised as a RFB and is permissible in the zone with development consent.

#### Consultation & submissions

The proposal was notified in accordance with Council's Notification Policy and received five (5) submissions which are discussed at section 2.8 of the assessment report.

#### Main Issues

The main issues arising from the assessment process are:-

Apartment Design Guide (ADG) variations in relation to side setbacks;

DCP variations in respect of building depth, deep soil zone;

Overshadowing and privacy impacts on neighbours;

The variations sought are discussed in detail below and they are considered to have merit. The proposal otherwise complies with the applicable development standards and planning controls.

#### Recommendation

It is recommended that the development application be approved subject to the recommended conditions of consent.

## 1 APPLICATION OVERVIEW

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### 1.1 PLANNING CONTROLS

The following planning controls apply to the development:

(a) State Environmental Planning Policies:

- SEPP No. 55 – Remediation of Land
- SEPP65 – Design Quality of Residential Apartment Development
- SEPP (Building Sustainability Index: BASIX) 2004

(b) Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

(c) Development Control Plans:

- Wollongong Development Control Plan 2009

(d) Other policies

- Wollongong Development Contributions Plan 2017

### 1.2 DETAILED DESCRIPTION OF PROPOSAL

This application seeks consent for:

The demolition of existing dwellings and structures and removal of trees on the site; and the construction of a seven (7) storey RFB containing twenty six (26) units over one level of basement car parking for 34 vehicles (28 resident spaces and 6 visitor car spaces), 12 bicycle spaces and 2 motorbike parking spaces.

The proposed unit mix is 1 x 1 bedroom units; 19 x 2 bedroom units and 6 x 3 bedroom units. Six (6) adaptable units are provided.

Vehicular access to the site is provided via a driveway and ramp from Corrimal Street adjacent to the southern property boundary.

The ground floor of the building is elevated due to the site being subject to flooding. Pedestrian access from the street frontage is available via stairs and a chair lift to the common entry lobby which is located centrally. Separate entry points are also available to the two ground level units fronting Corrimal Street. A secondary access to the lobby is available from the western side of the building via stairs and a pathway.

There is a 6m wide, 223m<sup>2</sup> Deep Soil Zone along the rear (western) boundary of the site and areas of communal open space around the base of the building at ground level. Private open space is provided for each unit in the form of a courtyard terrace and garden at ground floor and balconies at levels 1 - 6.

One (1) existing tree is proposed to be removed to facilitate the proposed development. Two (2) existing palm trees are to be retained and transplanted into deep soil zone. Street tree planting and other public domain works will be required to be carried out by the developer in accordance with the Public Domain Technical Manual.

## 1.2 BACKGROUND

DA-2017/1747: RFB, rejected 4 January 2018

PL-2017/51 on 17 May 2017: Five level RFB containing 8 apartments and a rooftop recreation area over a basement car parking level. This was only over Lots 10 and 11 (Nos 176-178). The current proposal, incorporates an additional lot 9 (No.174) and which has been designed by a different architect and is not considered relevant to the assessment of the subject proposal

### Customer service actions

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

## 1.3 SITE DESCRIPTION

The site is located at 174-178 Corrimal Street WOLLONGONG and the title reference is Lots 9, 10 and 11 DP 5127.

The site is regular in shape and relatively flat with a fall of less than 1m from front to rear.

Adjoining development is as follows:

- North (No.172 Corrimal Street) - 2 storey multi unit development comprising four (4) units.
- East: On the opposite side of Corrimal Street is the Wollongong Golf Course.
- South (No. 180 Corrimal Street) – single storey dwelling house
- West: No.17-19 Beatson Street is a strata titled older 2 storey 'walk-up' development and 21-25 Beatson Street is a recently constructed RFB comprising 4 storeys over basement parking.

The locality is characterised by detached one and two storey dwellings and emerging medium and high density housing. The site is opposite the Wollongong Golf Course and is in close proximity to the foreshore and associated beaches. The site is approximately 1km south east of Wollongong Railway Station.

### Property constraints

- Council records identify the land as being impacted by acid sulphate soils.
- Council records identify the land as being located within a medium flood risk precinct.
- Council records identify the land as being located within the Coastal zone. No impacts are expected on the coastal environment as a result of the development and there are no coastal hazards that affecting the land which would preclude the development.

Reference to the deposited plan indicates that there are no restrictions on the title.

## 1.4 SUBMISSIONS

The application was notified in accordance with WDCP 2009 Appendix 1: Public Notification and Advertising. This included a notice in The Advertiser. 6 submissions (1 in support) were received and the issues identified are discussed below.

Concern	Comment
1. View Loss	The proposal will result in some loss of views towards the coast for some properties on the western side of the subject site.

Concern	Comment
	<p>The site is located to the south of the CBD. There are no significant existing view corridors likely to be impacted and it is located outside of nominated view corridors.</p> <p>When considering view impacts against the planning principles in <i>Tenacity Consulting v Warringah [2004] NSWLEC140</i>, a 4 step assessment process is applied, as outlined below.</p> <p><i>1. Assessment of views to be affected</i></p> <p>The adjoining western site (17-19 Beatson Street) is only two storey with little to no view potential. The other adjoining property to the west (21-25 Beatson) is a four storey RFB with view potential to the coast. Existing views to the north-east will be partially obscured by the proposed building and any proposed RFB on the sites to the immediate south of the subject site. The views to the south west are already obscured by the RFB at 184-186 Corrimal Street.</p> <p><i>2. What part of the property the views are to be obtained?</i></p> <p>The stamped approved plans (DA-2005/889/A) show the layout of the RFB to the west at 21-25 Beatson having living areas and bedrooms orientated towards the east. The floor level of the top most storey (level 3) of this building is 13.9 with the roof terrace at 17.1. The subject building has the same floor level at its level 3 being 13.9 with level 4 being 16.9. The views from the bedrooms are more difficult to protect, along with the views from the lower living areas.</p> <p><i>3. The extent of the impact</i></p> <p>21-25 Beatson Street: Council's 3d model shows that the views towards the ocean are available at level 2, 3 and the roof terrace. However, this view is already partially obscured by the Wollongong golf club house and RFBs to the north east. There is a south/eastern view corridor but this outlook is at a fairly acute angle and partially blocked by the RFB at 184 Corrimal Street. There are views directly to the east which will remain unencumbered until the land to the south of the subject site is developed.</p> <p>17-19 Beatson Street: This building is a two storey strata titled building which is already impacted by development fronting Corrimal Street.</p> <p><i>4. The reasonableness of the proposal creating the impact</i></p> <p>The proposed RFB is permitted in the R1 zone. The side setbacks comply with the ADG with the exception of the balconies mentioned above. The areas of non-compliance that most affect views are the balconies at the northern side of the subject building at the upper levels representing a variation of between 3.995m – 2.295m. These balconies are open with privacy screens on the northern elevation only and do not significantly affect views to the east. Compliance with the minimum setbacks would not provide for improved view sharing towards the north east as this view is already obstructed by the golf course building and RFBs in this location. The development complies with height and setback controls, the scale, and bulk of the building is consistent with the evolving high density character area. The proposal is considered reasonable having regard to</p>



Concern	Comment
	view impacts.
2. Parking	Concerns are raised that parking is not available on Corrimal Street and that the development should provide more car spaces. Wollongong is identified as a nominated regional centre within Table 3 of Section 3J of the ADG, car parking for the development is provided in accordance with the provisions of RMS Guide not WDCP2009. If the application was to provide for additional parking above this level it would be included as gross floor area causing the development to exceed FSR.
3. Traffic	Concerns have been raised regarding increased traffic levels as a consequence of the proposal. This is considered to be minimal given compliance with the parking rates, carpark design and capacity of the capacity of the surrounding road network.
4. Property Values	There is no evidence to suggest that the proposal would result in any decrease in the value of surrounding properties. This is not a relevant planning consideration.
5. Height	The proposal is compliant with the height controls of WLEP 2009.
6. Setbacks	The submissions refer to a 9m front setback that should apply. However, a 4m setback is allowable under Section 7.3 of Chapter D13 of WDCP2009 and the front building facade is set back 6.5m at ground level and 5.1m for levels above.
7. Privacy	The proposal provides setbacks which comply with ADG requirements (subject to some balcony screening on the northern and southern façades) and is not considered likely to result in adverse privacy impacts
8. Overshadowing	Shadow diagrams provided indicate that overshadowing impacts are mainly limited to the two single dwellings immediately south of the subject property. The Shadow diagrams confirm the shadow impacts, particularly during the afternoon period. The overshadowing impacts are unavoidable given the nature of the zoning and the east/west orientation of lots which impacts on the extent of shadow cast. Given the zoning and setting it is envisaged that any future development on the adjacent sites to the south would be high density required to meet ADG solar access requirements.
9. Housing Mix	There is an appropriate mix of unit sizes ranging from 79m <sup>2</sup> to 114m <sup>2</sup> configured as 1, 2 and 3 bedrooms.
10. Out of Character	The locality is notable for a variety of densities and building styles including both single and double storey buildings as well as a number of other multi-dwelling and RFB developments. The proposal is not incongruous with the locality. The proposal is permitted in the zone and of an appropriate scale and design which is considered consistent with the character of the streetscape.

## 1.5 CONSULTATION

### 1.5.1 INTERNAL CONSULTATION

Council's Geotechnical, Stormwater, Traffic, Landscape, Environment officers have reviewed the application providing satisfactory referrals. These include recommended conditions of consent which are included as part of attachment 5

#### Design Review Panel (DRP)

The proposal was reviewed by the DRP on 15 May 2018 (attachment 6). The Panel advised that:

*"The built form proposed comprises a T shaped form with the rear wings projecting to provide ocean views. The height of the building complies with the required 24m for the zone. While the south and north wings do not comply with the ADG's required 6m setbacks below four storeys, vertical louvres will mitigate adverse privacy impacts.*

*Basement parking allows a 6m wide deep soil zone to the rear of the site, minimal side and front setbacks and a deep soil zone has been provided in the north east corner of the site. The panel believe that the built form could be improved by:*

- *securing the proposed entry slot at ground floor level by providing a gate or front door at the eastern alignment or a secure gate at the eastern boundary*
- *amending unit U1 so as to provide two complying bedrooms, or, should allowable FSR prohibit this, then one complying bedroom and a study integrated with the living and dining areas as discussed.*
- *providing a more articulate base, comprising consistent material and landscape, at ground floor level*
- *A substantial base should be provided with a more cohesive use of material and landscape. The upper part of the building would benefit from more solidity through the use of additional solid spandrel – especially to the northern section of the east façade and both east and west facades."*

The DRP stated that if the above matters were incorporated into an amended design the proposal did not need to return to the Panel. Amended plans were submitted by the applicant on 7 June 2018 to address the DRP concerns. Council officers have reviewed the amendments made and these are considered to have appropriately addressed the issues raised by the Panel.

The development as amended is considered to exhibit design excellence as required by Clause 7.18 of Wollongong Local Environmental Plan (LEP) 2009 and responds appropriately to the design quality principles of SEPP 65.

### 1.5.2 EXTERNAL CONSULTATION

None required

## 2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

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

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

Council records do not indicate any historic use that would contribute to the contamination of the site. Council's Environmental Officer has reviewed the proposal and found it satisfactory. A desktop audit reveals that site has been historically occupied by residential land uses with no known historic use that would contribute to the contamination of the site. The proposal does not comprise a change of use

and further investigation of potential contamination is considered to be unwarranted. No concerns are raised in regard to contamination as relates to the intended residential use of the land.

The site is considered to be suitable for the proposed development with regard to clause 7 of this policy subject to conditions.

#### 2.1.2 STATE ENVIRONMENTAL PLANNING POLICY NO 65—DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

The development meets the definition of a 'RFB' as it is more than 3 storeys and comprises more than 4 dwellings and accordingly the provisions of SEPP 65 apply. The application is accompanied by a statement by a qualified designer in accordance with Clauses 50(1A) & 50(1AB) of the Environmental Planning and Environment Regulation 2000.

The proposal has been considered by Council's Design Review Panel in accordance with Clause 28 and Schedule 1.

Schedule 1 is discussed below pursuant to clause 28(2)(a) of the Policy.

##### **Principle 1: Context and neighbourhood character**

*Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.*

*Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.*

*Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.*

The neighbourhood character is changing as some sites are redeveloped. The existing character of development in the locality comprises a variety of building types including one and two storey dwellings and some medium density housing development including walk-up flats and recently developed RFBs up to 7 storeys in height. The current proposal is of similar scale to those recently approved and constructed and is consistent with the development standards and controls applicable to the land.

##### **Principle 2: Built form and scale**

*Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.*

*Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.*

*Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.*

Whilst the development is significantly larger than the immediately adjoining development being townhouses to the north and single dwellings to the south, the bulk and scale of the development is consistent with the applicable planning controls for the area.

The scale of the development is likely to give rise to some impacts on neighbouring properties. The shadow diagrams submitted with the application indicate overshadowing of the properties to the south. These shadow impacts affect the rear of these properties in the morning hours and the front yards in the afternoon however the solar access provisions are met in terms of adjoining properties.

In terms of privacy impacts, the building setbacks are compliant and provide for reasonable and compliant separation between the proposed building and that neighbouring buildings. Boundary setbacks assist in minimising opportunities for overlooking towards the neighbouring dwellings. The boundary planting proposed will also provide some screening.

The design of the development is considered to positively contribute to the public domain and provide a high level of amenity for the occupants by way of landscaped areas, private open space, communal open space and the like.

Further, the DRP advised that the built form and scale is acceptable subject to the balconies being screened.

### **Principle 3: Density**

*Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.*

*Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.*

The density of the development complies with the maximum FSR and building height permitted for the land. The development is not of a scale that is expected to place unreasonable strain on local infrastructure. Contributions applicable to the development will go towards local infrastructure and facilities. The site is well situated with regard to existing public open space and services and residents will enjoy good amenity.

### **Principle 4: Sustainability**

*Good design combines positive environmental, social and economic outcomes.*

*Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.*

The proposal is considered acceptable with regard to sustainable design as follows:-

- BASIX Certificates have been provided indicating minimum requirements are met.
- A Site Waste Management and Minimisation Plan have been provided indicating appropriate management and disposal of materials from the demolished dwellings.
- The development has been appropriately designed with regard to solar access and natural ventilation.
- The proposal will not have an unreasonable impact on any heritage items or environmentally sensitive areas.
- The proposal is an efficient use of land in a location that is close to services, employment and public open space.
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### **Principle 5: Landscape**

*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.*

*Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.*

*Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.*

The proposal provides suitable landscaped areas and communal open space that will improve the amenity of the occupants, soften the appearance of the development from adjoining properties and the public domain and offer opportunities for some urban habitat and infiltration of stormwater. Street tree planting is indicated on the landscape plan.

#### **Principle 6: Amenity**

*Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.*

*Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.*

The development provides for generally compliant building setbacks to boundaries as required by the ADG in order to provide for equitable sharing of building separation distances with neighbouring sites when subject to future redevelopment - refer to the ADG assessment at Attachment 3 in this regard. The only notable exception is in relation to the setbacks to the north and south-facing balconies.

The setback provided at Level G, 1, 2, & 3 (up to 12m – 4 storeys) on the northern side is 5.005m and southern side 5.050m with the required setback being 6m. The setback provided at Level 4, 5, 6 (5 to 8 storeys) on the northern side varies from 5.005m to 6.705m and southern side 5.050m to 6.70m with the required setback being 9m. A full height privacy screen is to be provided to the southern edge of all of the balconies to reduce opportunities for overlooking in this direction. This is acceptable under Figure 3F-7 of the ADG and was acceptable to the DRP.

The proposal satisfies the requirements for solar access, private and communal open space, storage, visual and acoustic privacy, access and the like for future occupants of the development. In terms of potential off-site impacts on neighbours, the shadow diagrams submitted with the application indicate overshadowing of the properties to the south during mid-winter. Given the provision of otherwise compliant setbacks and given allowable building heights and densities within the R1 General Residential zone, the extent of overshadowing impact is not considered to be unreasonable. It is noted that the reduced setback to the balconies on the southern side of the building will not exacerbate overshadowing impacts

#### **Principle 7: Safety**

*Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.*

*A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.*

The proposal is satisfactory with regard to safety and security and is generally consistent with the principles of Crime Prevention through Environmental Design. Refer to discussion below in relation to Chapter E2 of WDCP 2009.

#### **Principle 8: Housing diversity and social interaction**

*Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.*

*Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.*

*Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.*

The proposal provides a mix of unit sizes and layouts appropriate to the locality.

#### **Principle 9: Aesthetics**

*Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.*

*The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.*

The proposal is considered to be of a high quality with regard to its appearance. A mixture of materials and finishes is provided and the bulk of the development is suitably articulated. Appropriate treatment of the streetscape is proposed having regard to the character of development in the locality. The proposal has been amended in response to the suggestions provided by the Design DRP and is now acceptable.

An assessment of the application against the ADG is contained within Attachment 3 to this report.

#### **2.1.3 STATE ENVIRONMENTAL PLANNING POLICY – COASTAL MANGEMENT**

The proposal is satisfactory with regard to the aims this policy outlined in Clause 3 and the matters for consideration outlined at Clause 14 Coastal Use Area as follows:

##### **14 Development on land within the coastal use area**

Development consent must not be granted to development on land that is within the coastal use area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:

<b>Matters for consideration</b>	<b>Comment</b>
(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability	The proposal is not expected to have any unreasonable negative impacts on the coastal environment and is consistent with the objectives outlined in Clause 2.
(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores	The proposal will not affect access to the coastal foreshore.
(iii) the visual amenity and scenic qualities of the coast, including coastal headlands	The site is not in immediate proximity to the coastal foreshore nor expected to adversely impact on visual amenity of the coast.
(iv) Aboriginal cultural heritage, practices and places,	The proposal is not affected by aboriginal heritage.
(v) cultural and built environment heritage, and	The proposal is not expected to detrimentally affect the coastal foreshore.

Development consent must not be granted to development on land to which this clause applies

unless the consent authority is satisfied that:

Matters for consideration	Comment
(i) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or	No adverse impacts are expected as a result of the proposal.
(ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or	The proposal is not expected to impact on or be affected by any coastal processes or hazards.
(iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and	The proposal is not expected to result in any conflicts between land and water based coastal activities.
(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.	The proposal is considered to be in keeping with the desired future character of the area.

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

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

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

#### 2.1.5 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

### Part 2 Permitted or prohibited development

#### Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned R1 General Residential.

#### Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposal is satisfactory with regard to the above objectives.

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

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Group homes; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; **Residential Flat Building**; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Signage*

The proposal is categorised as a **Residential Flat Building** as defined below and is permissible in the zone with development consent.

#### Clause 1.4 Definitions

*Residential Flat Building* means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing.

### **Part 4 Principal development standards relevant to the proposal**

#### Clause 4.3 Height of buildings

The proposed building height of 24m does not exceed the maximum of 24m permitted for the site.

#### Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone: 1.5:1

Site area: 1700.1m<sup>2</sup>

GFA: 2548m<sup>2</sup>

FSR:  $2548 / 1700.1 = 1.498:1$

### **Part 7 Local provisions – general**

#### Clause 7.1 Public utility infrastructure

The development is already serviced by electricity, water and sewerage.

#### Clause 7.3 Flood planning area

The land is identified as being flood affected, the design has taken this into account and Councils stormwater engineer has reviewed the proposal a provided conditions.

#### 7.5 Acid Sulfate Soils

Council records identify the land as being impacted by Class 3 acid sulphate soils.

The proposed works involve excavation to RL-3.5. An Acid Sulfate Soils Management Plan has been submitted and assessed as satisfactory in terms of the monitoring and treatment of Acid Sulfate Soils.

#### 7.6 Earthworks

Earthworks associated with the proposal are essentially excavation for basement car parking.

Council's Geotechnical engineer has advised that soils in the area are known to comprise deep soft sediments and high ground water. Excavation will require geotechnical advice and guidance to ensure adjoining properties are not adversely impacted upon by uncontrolled settlements. Appropriate conditions of consent have been recommended.

#### Clause 7.14 Minimum site width

In accordance with Clause 7.14(2), consent must not be granted for development for the purposes of a RFB unless the site area on which the development is to be carried out has a dimension of at least 24 metres. The site complies in this respect, with a street frontage width of 37.185m

#### 7.18 Design Excellence

This clause applies to land within the Wollongong City Centre and states that:

*(3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.*



In considering any development within the City Centre Council is required to consider whether the proposed development exhibits design excellence. In determining the design excellence of the development the following matters must be considered:

- (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
- (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,*
- (c) whether the proposed development detrimentally impacts on view corridors,*
- (d) whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,*
- (e) how the proposed development addresses the following matters:*
  - (i) the suitability of the land for development,*
  - (ii) existing and proposed uses and use mix,*
  - (iii) heritage issues and streetscape constraints,*
  - (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
  - (v) bulk, massing and modulation of buildings,*
  - (vi) street frontage heights,*
  - (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*
  - (viii) the achievement of the principles of ecologically sustainable development,*
  - (ix) pedestrian, cycle, vehicular and service access, circulation and requirements,*
  - (x) impact on, and any proposed improvements to, the public domain.*

The proposed RFB has been assessed in relation to the above criteria. The proposed development is situated in a locality which is undergoing redevelopment with a number of RFBs replacing older, single dwelling houses. The subject development complies with the development potential allowed in the R1 General Residential Zone in terms of FSR and height.

The proposed development has been reviewed by the Design Review Panel and has been considered compatible in scale with the adjacent development. It has been sensitively designed and has been provided with adequate setbacks to protect privacy to adjoining development and is not considered to result in any significant adverse impacts either in terms of privacy, solar access or view loss. The proposal has a high degree of articulation and utilises high quality building materials to ensure it provides an appropriate presentation to the street.

Having regard to the above it is considered that the proposed dwelling meets the relevant requirements of Clause 7.18 in terms of design excellence.

## **Part 8 Local provisions—Wollongong city centre**

### Clause 8.1 Objectives for development in Wollongong city centre

The objectives of this Part and (in so far as it relates to the Wollongong city centre) clause 7.18 are as follows:

- (a) to promote the economic revitalisation of the Wollongong city centre,*
- (b) to strengthen the regional position of the Wollongong city centre as a multifunctional and innovative centre that encourages employment and economic growth,*
- (c) to protect and enhance the vitality, identity and diversity of the Wollongong city centre,*
- (d) to promote employment, residential, recreational and tourism opportunities within the Wollongong city centre,*
- (e) to facilitate the development of building design excellence appropriate to a regional city,*

- (f) *to promote housing choice and housing affordability,*
- (g) *to encourage responsible management, development and conservation of natural and man-made resources and to ensure that the Wollongong city centre achieves sustainable social, economic and environmental outcomes,*
- (h) *to protect and enhance the environmentally sensitive areas and natural and cultural heritage of the Wollongong city centre for the benefit of present and future generations.*

The proposed RFB meets the above objectives particularly objectives d), e) and f) by providing a high quality residential development which contributes to the housing choice available within the city centre.

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

Not applicable

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

### **2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009**

#### **CHAPTER A1 – INTRODUCTION**

The development has been assessed against the relevant chapters of WDCP 2009 and found to be satisfactory. The full table of compliance can be found at Attachment 4 to this report.

#### **8 Variations to development controls in the DCP**

The applicant has sought variations in respect of the following matters:-

- Building depth and bulk (clause 2.4 of Chapter D13 Wollongong City Centre)
- Deep soil zone (clause 2.7 of Chapter D13 Wollongong City Centre)

The applicant has provided 'justification statements' as required by Chapter A1 of the DCP which are contained in the SEE.

#### Clause 2.4 – Building depth and bulk

This clause requires that residential uses outside the commercial core have a maximum floor plate size (GFA) of 900m<sup>2</sup> above 12m height and a maximum building depth (excluding balconies) of 18m

The applicant proposes variation of the building depth control. The majority of the building is 18m in width (measured north/south), with the exception of the rear section of the buildings which has a building depth of approximately 21 metres. However this section of the building comprises only the living spaces of the rear units, which have a high level of cross ventilation, with dual orientation. On this basis the variation is considered acceptable.

#### Clause 2.7 – Deep soil zone (DSZ)

This clause requires that the DSZ comprises no less than 15% of the total site area preferably provided in one continuous block with minimum dimension of 6m.

The application provides minimum 6m wide deep soil zone extending along the rear western boundary of the site, which has an area of 234m<sup>2</sup> and therefore equates to 13.76% of the site. The applicant notes that the requirements of the ADG differ from WDCP2009, being 7% with a minimum depth of 3m, as the applicable control, rather than the DCP standard.

Council has been consistently applying the ADG standard and the development complies with these requirements. On this basis the variation is considered acceptable.

### 2.3.2 WOLLONGONG SECTION 94A DEVELOPMENT CONTRIBUTIONS PLAN

The estimated cost of works is >\$100,000 (\$5,460,000) and a levy of 1% is applicable under this plan as the threshold value is \$100,000. An additional 1% levy is applicable as the site is located within the city centre

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

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

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

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

Not applicable

93 Fire safety and other considerations

Not applicable

94 Consent authority may require buildings to be upgraded

Not applicable

### 2.6 SECTION 4.15(1)(B) THE LIKELY IMPACTS OF DEVELOPMENT

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

This is demonstrated through the following:

- The proposal is satisfactory with regard to the applicable planning controls as detailed in the body of this report.
- Submissions raised following notification would not preclude the development.
- Internal referrals are satisfactory subject to appropriate conditions of consent

#### Context and Setting:

The proposal is appropriate with regard to its context with regard to matters including overshadowing, privacy concerns, bulk, scale, height and setbacks. The development will result in some overshadowing of the adjoining dwellings to the immediate south of the site, as expected. This is not however considered unacceptable given the circumstances of the case as the development is within the allowable height and FSR for the site and having regard to the orientation of the land.

Context and neighbourhood character have been addressed above in relation to SEPP 65 and the development is considered to be acceptable in this regard. It is noted that the area is one in transition and whilst the development may not reflect the scale and design of current developments nearby, it does reflect the character of more recent development including that approved for the neighbouring site and is acceptable with regard to the desired future character of the neighbourhood reflected in the applicable planning controls.

In summary, the proposal has been assessed with regard to the amenity impacts from the development, the zoning, permissible height and FSR for the land, and existing and future character of the area, and is considered to be compatible with the local area.

#### Access, Transport and Traffic:

The proposal is satisfactory with regard to carparking, access and traffic matters.

#### Public Domain:

The proposal will not have an adverse impact on the public domain. Appropriate conditions of consent are recommended to address required public domain works.

#### Utilities:

The proposal is not envisaged to place an unreasonable demand on utilities supply. Existing utilities are likely to be capable of augmentation to service the proposal. If approved, conditions should be imposed on the consent requiring the developer to make appropriate arrangements with the relevant servicing authorities prior to construction.

The plans make provision for a pad mounted substation within the north-eastern corner of the allotment adjacent to the street frontage. The location indicated on the plans is acceptable.

#### Heritage:

NO impact on any heritage items.

#### Other land resources:

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

#### Water:

The site is presently serviced by Sydney Water's reticulated water and sewerage services. It is expected that these services can be extended/ augmented to meet the requirements of the proposed development.

The proposal is not envisaged to involve unreasonable water consumption. The BASIX certificates provided in relation to the residential units demonstrate compliance with the water efficiency targets contained within the BASIX SEPP.

#### Soils:

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

Air and Microclimate:

The proposal is not expected to have any negative impact on air or microclimate.

Flora and Fauna:

There is minimal existing vegetation on the site. The landscape plan makes provision for landscaping within the deep soil zone and within other landscaped areas throughout the development as well as street tree planting.

Waste:

A condition will be attached to any consent granted that an appropriate receptacle be in place for any waste generated during the construction and compliance with the site waste management and minimisation plan provided with the DA.

Energy:

The proposal is not envisaged to have unreasonable energy consumption. The BASIX certificates provided demonstrate compliance with the energy efficiency and thermal comfort targets of the BASIX SEPP.

Noise and vibration:

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

Natural hazards:

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

Council records list the site as being flood affected and within the Medium Risk Precinct. Council's Land Development Engineer has assessed the proposal in respect to flooding impacts and following the submissions of amended plans to address some initial concerns has provided a satisfactory referral with appropriate conditions of consent.

Council records list the site as acid sulphate soil affected (Class 3). An Acid Sulphate Soils Management Plan was submitted with the application and has been reviewed as satisfactory by Council Environment Officer. Appropriate conditions of consent have been recommended

Technological hazards:

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

Safety, Security and Crime Prevention:

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

Social Impact:

No adverse social impacts are considered likely to arise from the proposed development.

Economic Impact:

The proposal is not expected to create any negative economic impact.

Site Design and Internal Design:

The application does not result in any departures from development standards and changes to the design have been carried out in response to the DRP comments.

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

Construction:

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

Cumulative Impacts:

The proposal is not expected to have any negative cumulative impacts.

## **2.7 SECTION 4.15(1)(C) THE SUITABILITY OF THE SITE FOR DEVELOPMENT**

Does the proposal fit in the locality?

The proposal is considered appropriate with regard to the zoning of the site and is not expected to have any negative impacts on the amenity of the locality or adjoining developments.

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

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

Six (6) submissions (5 objections) have been received in respect of the proposal. These raise concerns in relations to matters including view loss, privacy, traffic, parking, height and setbacks. An assessment of the proposal indicates that it is compliant with the statutory controls and the impacts on adjoining properties are within acceptable limits.

## **2.9 SECTION 4.15(1)(E) THE PUBLIC INTEREST**

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

## **3 CONCLUSION**

---

This application has been assessed as satisfactory having regard to the Heads of Consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979,

The proposed development is permissible with consent and has regard to the objectives of the zone and is consistent with the applicable provisions of the relevant planning instruments including Wollongong LEP 2009 and SEPP 65, ADG, Council DCPs, Codes and Policies. The design of the development is appropriate with regard to the controls outlined in these instruments.

The proposal involves minor variations to the ADG and building depth and bulk and deep soil zone requirements under Chapter B13 of WDCP2009. Variation request statements and justification have been provided for the non-compliances in accordance with Chapter A1 of WDCP2009. The variations have been considered and are supported in this instance.

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

#### **4 RECOMMENDATION**

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It is recommended that the development application be approved subject to the draft conditions of consent at Attachment 5.

#### **5 ATTACHMENTS**

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- 1 Plans
- 2 Aerial photograph and WLEP 2009 zoning map
- 3 Apartment Design Guide Assessment
- 4 Wollongong DCP 2009 Assessment
- 5 Draft conditions
- 6 Design Review Panel notes





## CONTEXTUAL STREETSCAPE

Looking South along Corrimal Street

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At  
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174-178 CORRIMAL STREET  
WOLLONGONG

For

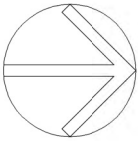
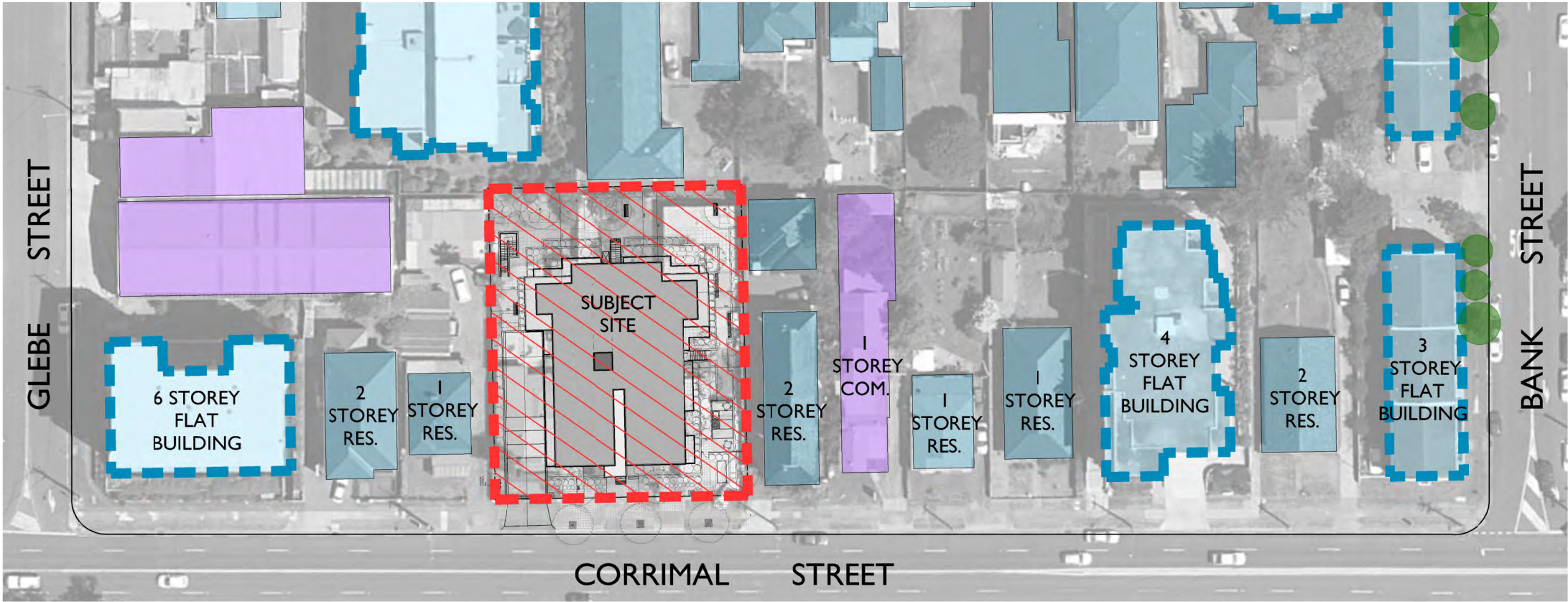
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Title  
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CONTEXTUAL STREETSCAPE

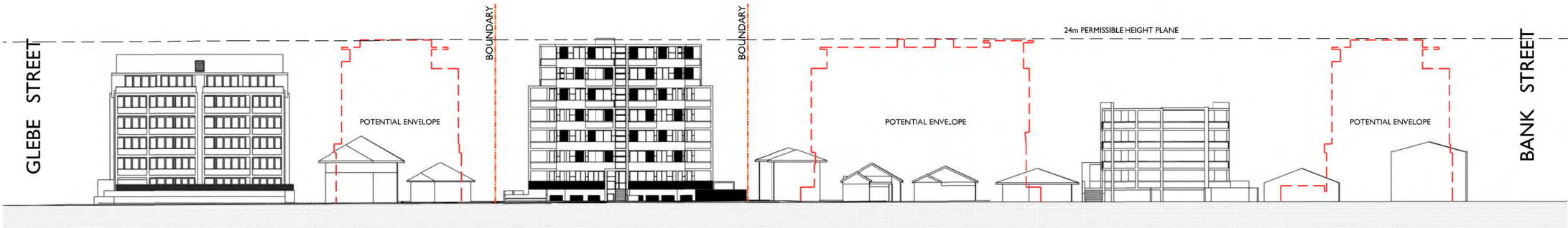
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AERIAL MAP



STREETSCAPE ELEVATION  
CORRIMAL STREET ASPECT



STREETSCAPE PHOTOGRAPHY

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Title  
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CONTEXTUAL STREETSCAPE ELEVATION

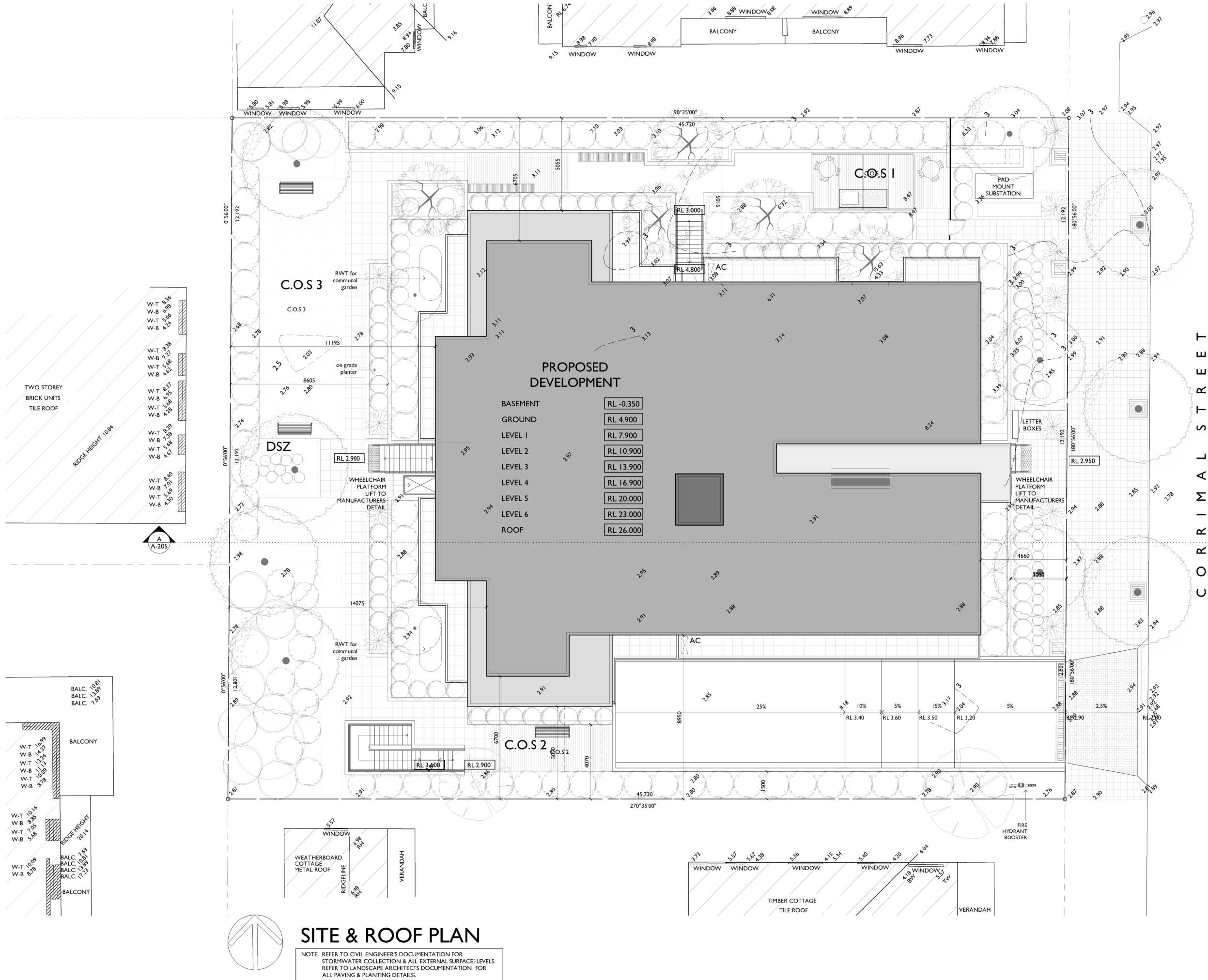
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For  
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Title <b>DEVELOPMENT APPLICATION SITE &amp; ROOF PLAN</b>		
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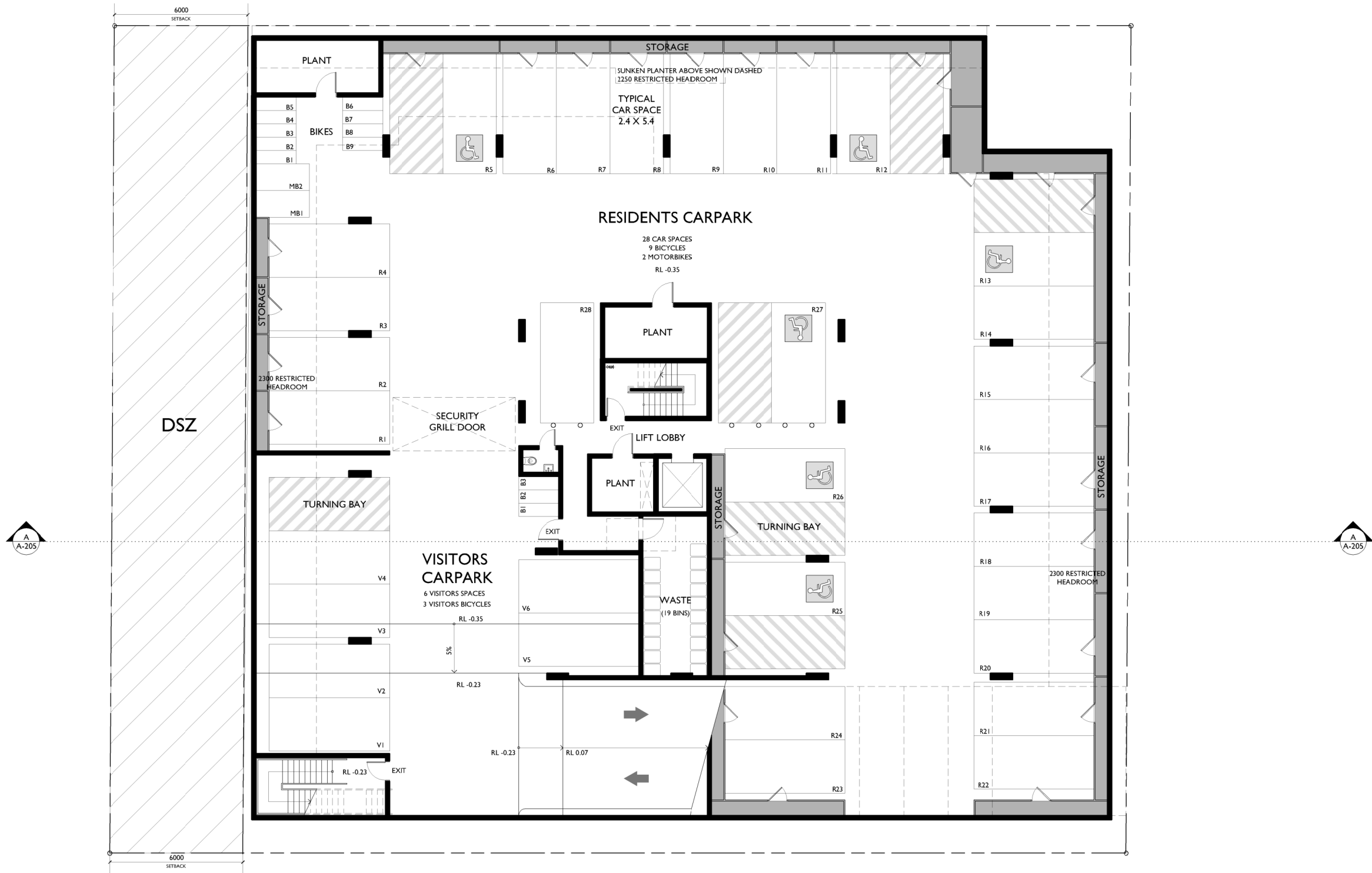
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## BASEMENT PLAN

BASEMENT RL -0.350



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WOLLONGONG  
For

Atlantis Constructions

Title  
DEVELOPMENT APPLICATION  
BASEMENT FLOOR PLAN

Scale  
1:100 @ A1  
1:200 @ A3  
Date  
JUNE 2018

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Project No.  
2017-29  
Drawing No.  
A-101  
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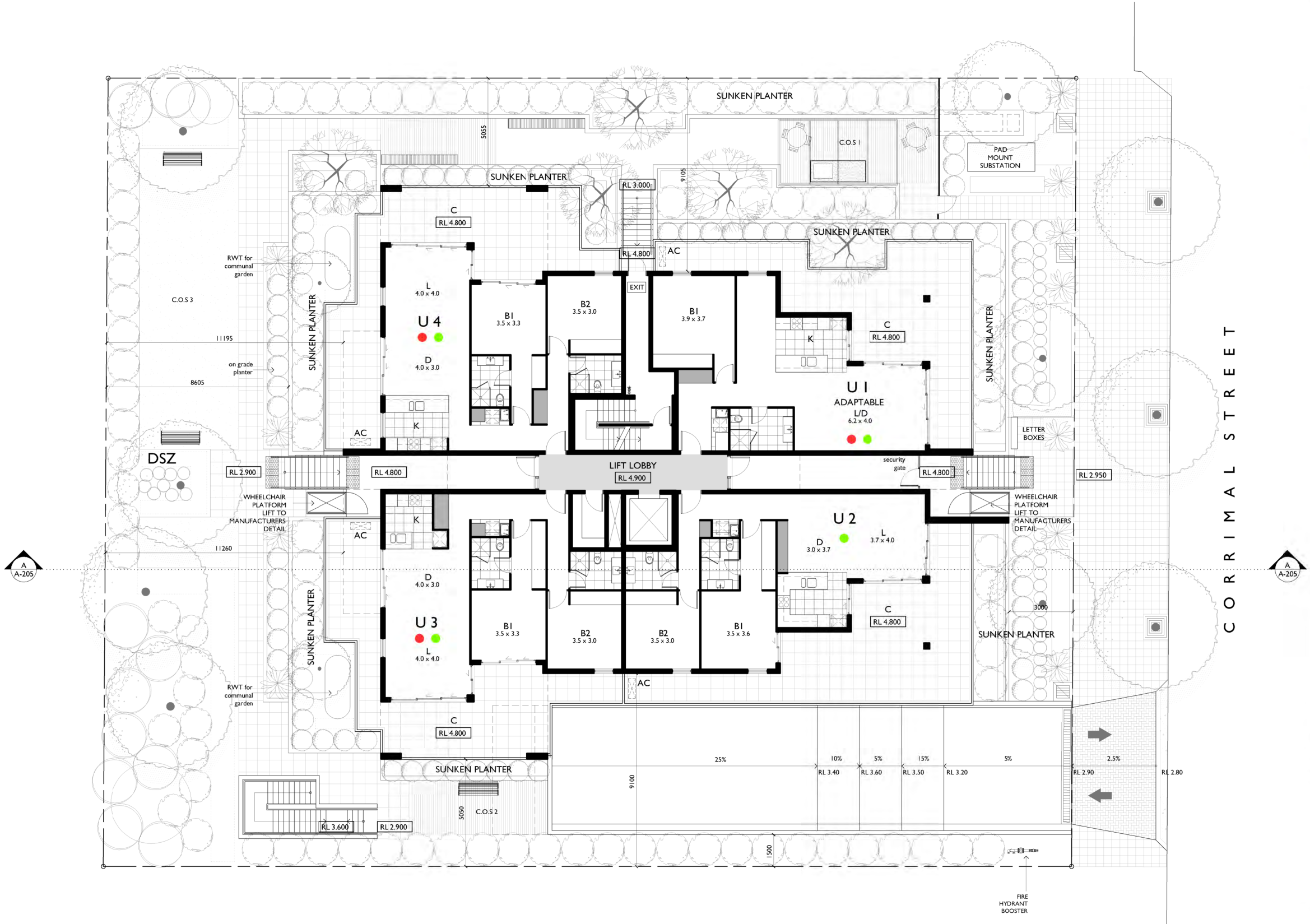
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Title  
DEVELOPMENT APPLICATION  
GROUND / PODIUM LEVEL FLOOR PLAN

Scale 1:100 @ A1 1:200 @ A3	Date JUNE 2018
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## GROUND / PODIUM FLOOR PLAN

GROUND RL 4.900

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Title  
DEVELOPMENT APPLICATION  
LEVEL I FLOOR PLAN

Scale 1:100 @ A1 1:200 @ A3	Date JUNE 2018
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## LEVEL I FLOOR PLAN

LEVEL I RL 7.900

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Title  
DEVELOPMENT APPLICATION  
LEVEL 2 FLOOR PLAN

Scale  
1:100 @ A1  
1:200 @ A3

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Title  
DEVELOPMENT APPLICATION  
LEVEL 3 FLOOR PLAN

Scale 1:100 @ A1 1:200 @ A3	Date JUNE 2018
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## LEVEL 3 FLOOR PLAN

LEVEL 3 RL 13.900



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DEVELOPMENT APPLICATION  
LEVEL 4 FLOOR PLAN

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## LEVEL 4 FLOOR PLAN

LEVEL 4 RL 16.900



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174-178 CORRIMAL STREET  
WOLLONGONG

For  
**Atlantis Constructions**

Title  
DEVELOPMENT APPLICATION  
LEVEL 5 FLOOR PLAN

Scale  
1:100 @ A1  
1:200 @ A3

Date  
JUNE 2018

Drawn  
LGD SJ

Checked  
ADM

Project No.  
2017-29

Drawing No.  
A-107

Issue  
B

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LEVEL 5 FLOOR PLAN

LEVEL 5 RL 20.000

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LEGEND

- SUNLIGHT ACCESS
- CROSS VENTILATION



LEVEL 6 FLOOR PLAN

LEVEL 6 RL 23.000



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Project  
PROPOSED RESIDENTIAL  
APARTMENT BUILDING  
CONSISTING OF 26 UNITS  
OVER BASEMENT PARKING

At  
LOTS 9-11 DP 5127  
174-178 CORRIMAL STREET  
WOLLONGONG

For  
Atlantis Constructions

Title  
DEVELOPMENT APPLICATION  
LEVEL 6 FLOOR PLAN

Scale  
1:100 @ A1  
1:200 @ A3

Date  
JUNE 2018

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EAST ELEVATION  
CORRIMAL STREET ASPECT

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SOUTH ELEVATION

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OVER BASEMENT PARKING

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Title DEVELOPMENT APPLICATION SOUTH ELEVATION		
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Title  
DEVELOPMENT APPLICATION  
WEST ELEVATION

Scale 1:100 @ A1 1:200 @ A3	Date JUNE 2018
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Title DEVELOPMENT APPLICATION NORTH ELEVATION		
Scale 1:100 @ A1 1:200 @ A3		Date JUNE 2018
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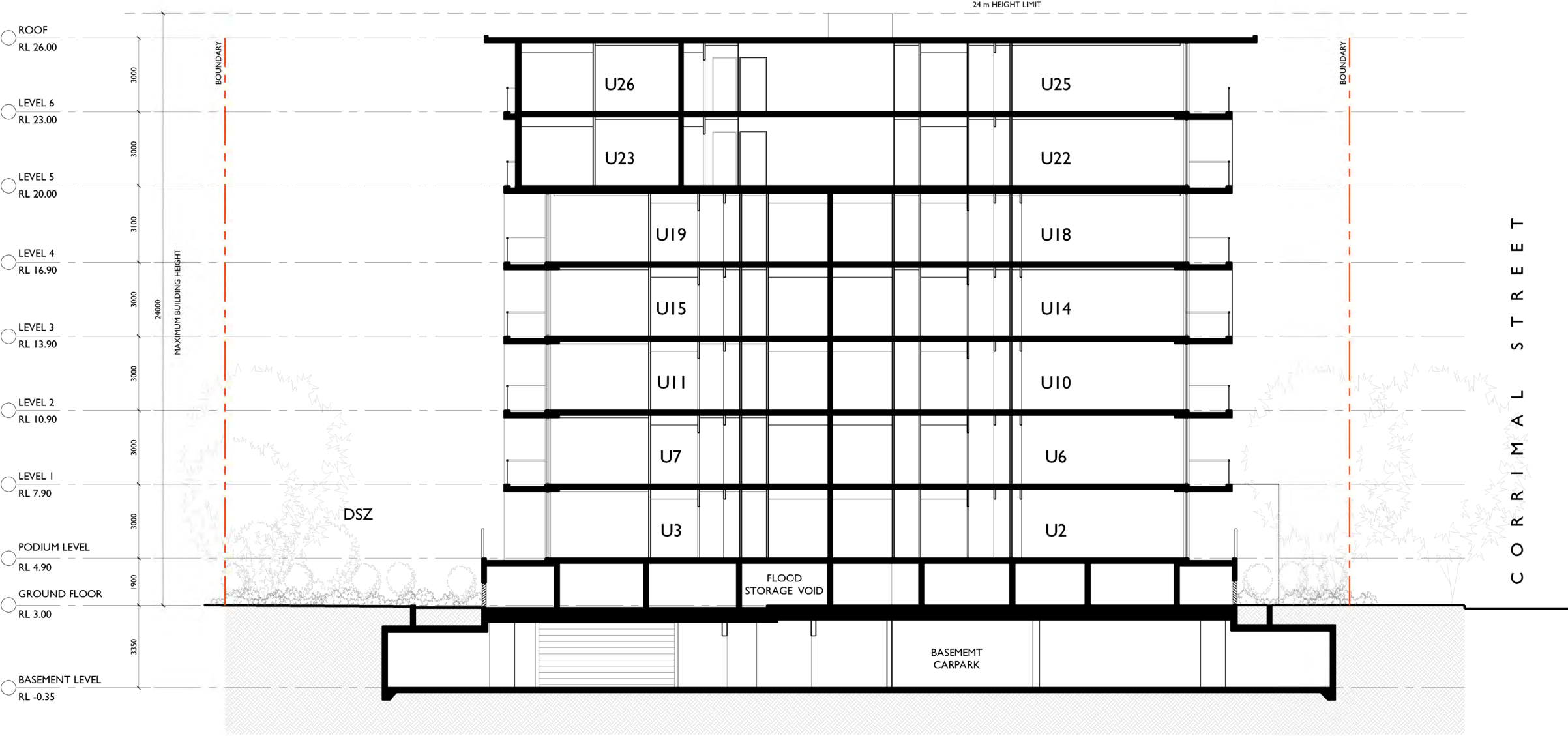


NORTH ELEVATION

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SECTION A-A

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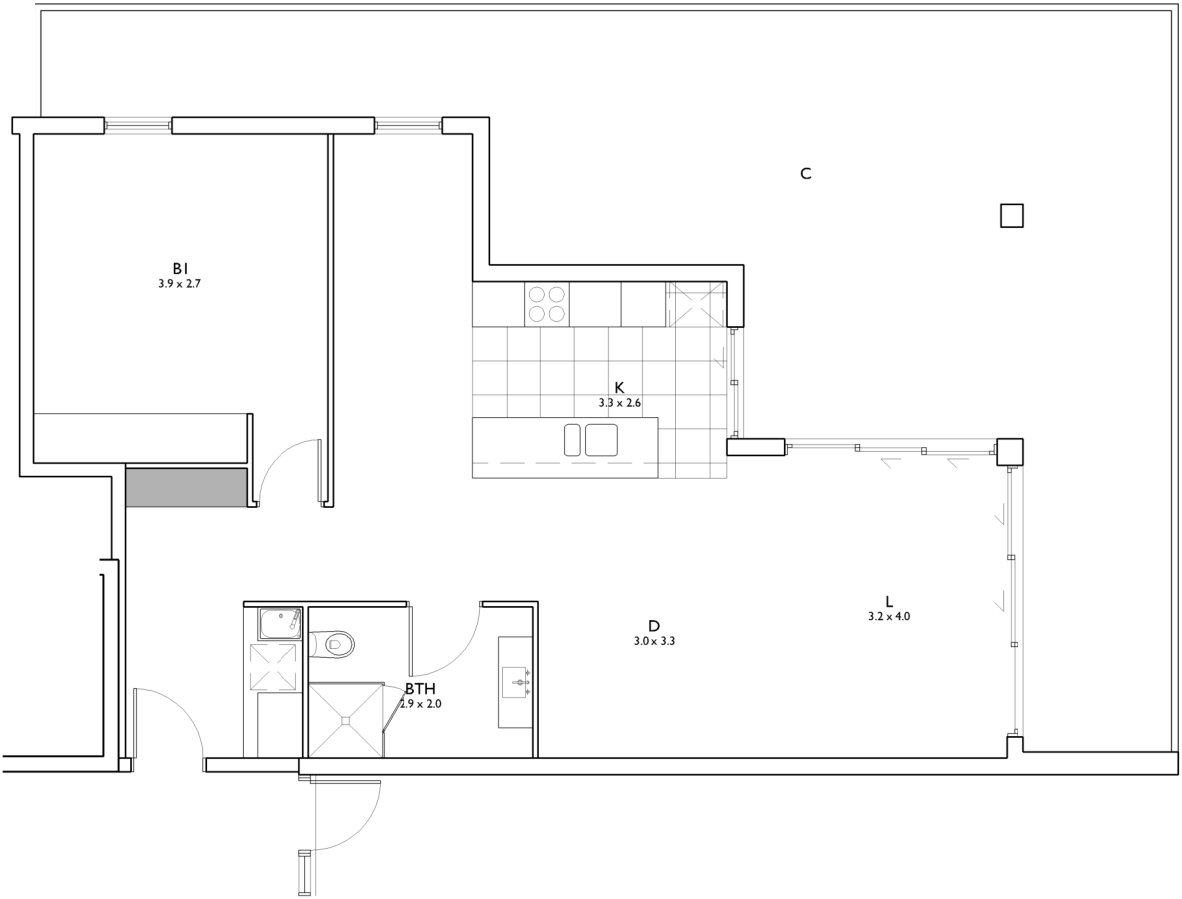
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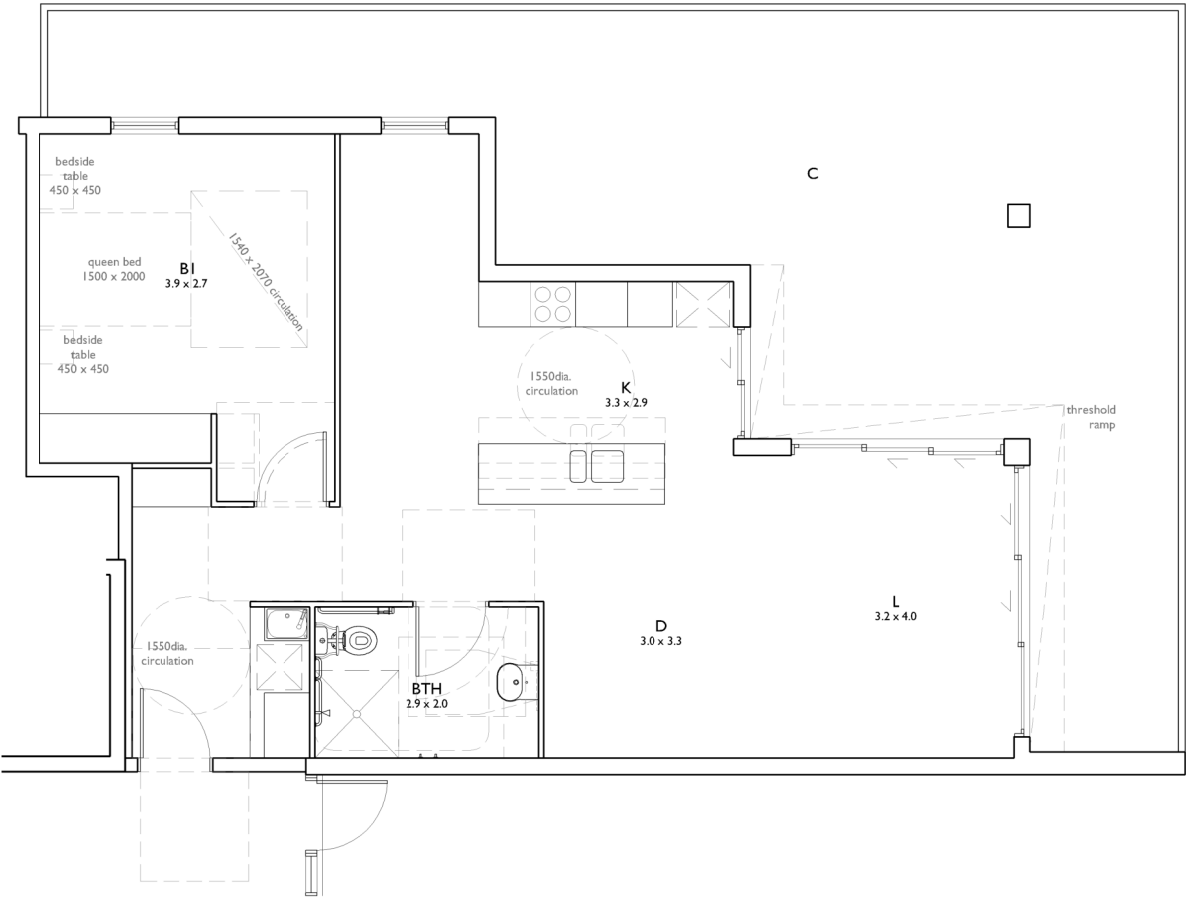
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PRE- ADAPTATION PLAN

UNIT 1  
CLASS C ADAPTABLE UNIT TO AS 4299



POST- ADAPTATION PLAN

UNIT 1  
REFER TO ACCESS CONSULTANTS REPORT

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Title  
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PRE AND POST ADAPTATION PLAN 01

Scale 1:50 @ A1 1:100 @ A3		Date JUNE 2018
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COLOUR & MATERIALS SCHEDULE

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1

DULUX  
WESTERN MYALL  
PAINTED HEBEL WALLING

2

DULUX  
VIVID WHITE  
PAINTED HEBEL WALLING, CONCRETE  
UPURNS AND SLAB EDGES

3

POWDERCOAT  
SILVER PEARL  
DOOR AND WINDOW FRAMES, LOUVRES  
AND HANDRAIL

4

CLEAR GLAZING  
GLAZING ELEMENTS AND BALUSTRADES

5

POWDERCOAT  
SILVER PEARL  
PRIVACY FENCES



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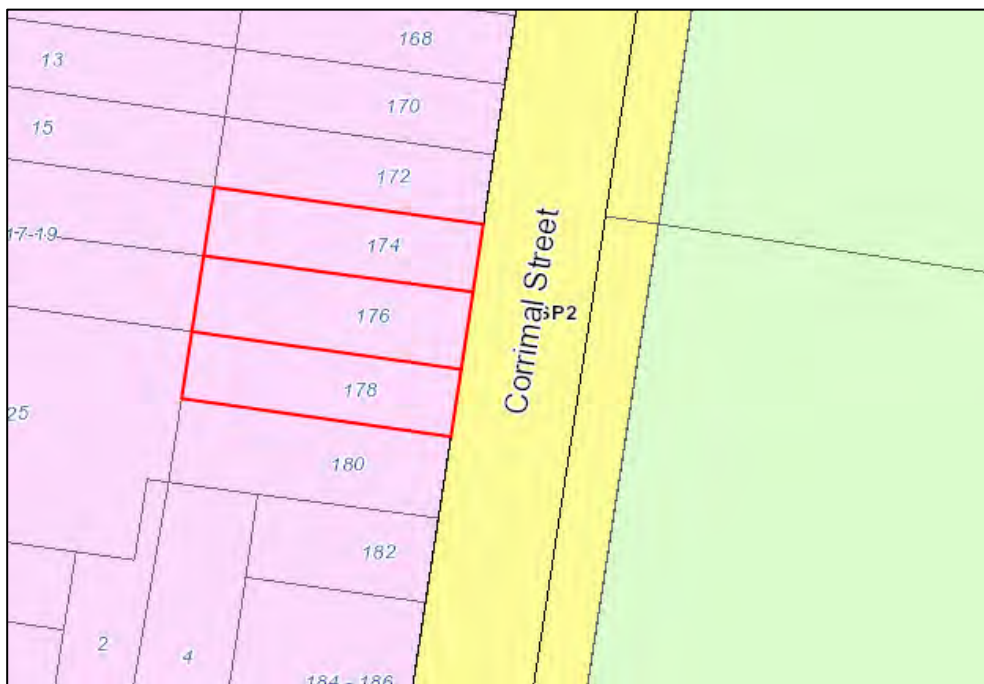
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**Attachment 2**



**Figure 1- Aerial Photograph**



**Figure 2 - WLEP 2009 Zoning Map**

# ATTACHMENT 3 – Apartment Design Guide Assessment

## ADG compliance table

Key SEPP 65 standards			
	Required	Proposed	Compliance
3D Communal and public open space	<p>Communal open space (COS) has a minimum area equal to 25% of the site. Minimum of 50% direct sunlight to the principal usable part of the COS for a min of 2 hours between 9am- 3pm mid winter</p> <p>Required: <math>25\% \times 1700m^2 = 425m^2</math></p>	<p>COS is located at ground level to the rear (west) and northern and southern side of site. COS has an area of <math>541m^2</math> Over 50% of the COS receives the required direct sunlight.</p>	Yes
3E Deep soil zones	<p>Less than <math>650m^2</math> - N/A <math>650m^2</math> - <math>1,500m^2</math> 3m Greater than <math>1,500m^2</math> 6m Greater than <math>1,500m^2</math> with significant existing tree cover 6m <u>Deep soil zone (% of site area) 7%</u></p>	<p>A 6m wide DSZ extends along the western boundary. Area <math>230m^2</math> equates to 13.5% of site area</p>	Yes
3F Visual privacy (separation distances from buildings to the side and rear boundaries)	<p>Up to 12m (4 storeys) - 6m (habitable rooms &amp; balconies) 3m (non – habitable rooms)</p> <p>Up to 25m (5-8 storeys) – 9m (habitable rooms &amp; balconies) 4.5m (non – habitable rooms)</p>	<p><u>Up to 4 storeys</u> Minimum 5.05m to 'wings' on northern and southern boundary. Rear setback minimum 11.195m</p> <p><u>5-8 storeys</u> <u>9.1m and 6.7m setback to level 5 and 6 balconies</u></p>	<p>No, however DRP noted that privacy screens will mitigate adverse privacy impacts.</p> <p>No, however DRP noted that privacy screens will mitigate adverse privacy impacts.</p>

3J Bicycle and car parking (Nominated regional centres; Wollongong, Warrawong, Dapto)	<u>RMS Guidelines</u> – 0.6 spaces per 1 bed unit 0.9 spaces per 2 bed unit 1.4 spaces per 3 bed unit 1 space per 5 units (visitors) $(0.6 \times 1) + (0.9 \times 19) + (1.4 \times 6) + (28/6)$ = <b>31 spaces</b>  <u>Chapter E-3 of WDCP 2009</u> per 70-110m <sup>2</sup> unit = 20 1 per >110m <sup>2</sup> unit = 7.5 0.2spaces per unit visitor = 6 spaces Total required: <b>34 spaces</b>	34 spaces	Yes
4A Solar and daylight access	Living rooms and private open space, 2 hours direct sunlight in mid-winter to 70% of units. Units receiving no direct sun light between 9am and 3pm mid-winter 15% maximum	19 of the 26 units (73%) will achieve 2 hours of sunlight on June 21.	Yes
4B Natural ventilation	60% of units to be naturally cross ventilated in the first nine storeys of the building.  Overall depth of a cross-over or cross-through apartment does not exceed 18m.	All of the 26 units will be cross ventilated.	Yes
4C Ceiling heights	Habitable rooms 2.7m Non-habitable 2.4m	2.7m ceiling height is proposed for all residential levels.	Yes
4D Apartment size and layout	Studio 35m <sup>2</sup> 1 bedroom 50m <sup>2</sup> 2 bedroom 70m <sup>2</sup> 3 bedroom 90m <sup>2</sup>	1 bedroom units are min= 79m <sup>2</sup> 2 bedroom units are min 87m <sup>2</sup> 3 bedroom units are min. 111m <sup>2</sup>	Yes

4E Private open space and balconies	<p>Studio apartments 4m<sup>2</sup> - depth N/A</p> <p>1 bedroom apartments 8m<sup>2</sup> min depth 2m depth</p> <p>2 bedroom apartments 10m<sup>2</sup> min depth 2m</p> <p>3+ bedroom apartments 12m<sup>2</sup> min depth 2.4m</p>	<p>1 Bed unit has 54m<sup>2</sup> courtyard.</p> <p>1 bed units balconies 31m<sup>2</sup>-56m<sup>2</sup></p> <p>2 bed units balconies 31m<sup>2</sup>-39m<sup>2</sup>.</p> <p>All balconies have a primary area with a minimum depth of in excess of 2.5m.</p>	Yes
4F common circulation spaces	<p>The maximum number of apartments off a circulation core on a single level is eight.</p> <p>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</p>	3-4 apartments at each level are serviced off a single lift.	Yes
4G Storage	<p>Studio apartments 4m<sup>3</sup></p> <p>1 bedroom apartments 6m<sup>3</sup></p> <p>2 bedroom apartments 8m<sup>3</sup></p> <p>3+ bedroom apartments 10m<sup>3</sup></p> <p><u>Storage Required:</u></p> <p>1 bed 1 x 6 = 6m<sup>3</sup></p> <p>2 bed 19 x 8 = 152m<sup>3</sup></p> <p>3 bed 6 x 10 = 60m<sup>3</sup></p> <p><b>Total required: 218m<sup>3</sup></b></p>	Total storage provides 298 m <sup>3</sup> with 50% being provided within units.	Yes

#### **Part 4 – Designing the building - Configuration**

		Compliance
<p><b><u>4K Apartment mix</u></b></p> <p><u>Objective 4K-1</u></p> <p><i>A range of apartment types and sizes is provided to cater for different household types now and into the future</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- A variety of apartment types is provided</li> </ul>	<p>Unit mix is generally appropriate. Note that only (1) bedroom unit is proposed. Applicant has provided justification for this which is accepted in this instance.</p>	Yes

<ul style="list-style-type: none"> <li>- The apartment mix is appropriate, taking into consideration the location of public transport, market demands, demand for affordable housing, different cultural/social groups</li> <li>- Flexible apartment configurations are provided to support diverse household types and stages of life</li> </ul> <p><u>Objective 4K-2</u></p> <p><i>The apartment mix is distributed to suitable locations within the building</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available</li> </ul>		
<p><b><u>4L Ground floor apartments</u></b></p> <p><u>Objective 4L-1</u></p> <p><i>Street frontage activity is maximised where ground floor apartments are located</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Direct street access should be provided to ground floor apartments</li> <li>- Activity is achieved through front gardens, terraces and the facade of the building.</li> <li>- Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion</li> </ul> <p><u>Objective 4L-2</u></p> <p><i>Design of ground floor apartments delivers amenity and safety for residents</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- The design of courtyards should balance the need for privacy of ground floor apartments with surveillance of public spaces. Design solutions include: <ul style="list-style-type: none"> <li>• elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4)</li> <li>• landscaping and private courtyards</li> <li>• window sill heights that minimise sight lines into apartments</li> <li>• integrating balustrades, safety bars or</li> </ul> </li> </ul>	<p>Ground floor units achieve compliance with all relevant controls</p>	<p>Yes</p>

<p>screens with the exterior design</p> <ul style="list-style-type: none"> <li>- Solar access should be maximised through: <ul style="list-style-type: none"> <li>• high ceilings and tall windows</li> <li>• trees and shrubs that allow solar access in winter and shade in summer</li> </ul> </li> </ul>		
<p><b><u>4M Facades</u></b></p> <p><u>Objective 4M-1</u></p> <p><i>Building facades provide visual interest along the street while respecting the character of the local area</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- To ensure that building elements are integrated into the overall building form and façade design</li> <li>- The front building facades should include a composition of varied building elements, textures, materials, detail and colour and a defined base, middle and top of building.</li> <li>- Building services should be integrated within the overall facade</li> <li>- Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale.</li> <li>- To ensure that new developments have facades which define and enhance the public domain and desired street character?</li> </ul> <p><u>Objective 4M-2</u></p> <p><i>Building functions are expressed by the facade</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Building entries should be clearly defined</li> </ul>	<p>Facades are appropriate and overall design is acceptable with regard to the design excellence provisions of the LEP. The design was acceptable to the Design Review Panel with the inclusion of some amendments which has been addressed by in amended plans.</p>	Yes
<p><b><u>4N Roof design</u></b></p> <p><u>Objective 4N-1</u></p> <p><i>Roof treatments are integrated into the building design and positively respond to other street</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Roof design should use materials and a pitched form complementary to the building and adjacent buildings.</li> </ul> <p><u>Objective 4N-2</u></p> <p><i>Opportunities to use roof space for</i></p>	<p>Roof design is acceptable</p>	Yes



<p><i>residential accommodation and open space are maximised</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Habitable roof space should be provided with good levels of amenity.</li> <li>- Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations</li> </ul> <p><u>Objective 4N-3</u></p> <p><i>Roof design incorporates sustainability features</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Roof design maximises solar access to apartments during winter and provides shade during summer</li> </ul>		
<p><b><u>40 Landscape design</u></b></p> <p><u>Objective 4O-1</u></p> <p><i>Landscape design is viable and sustainable</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Landscape design should be environmentally sustainable and can enhance environmental performance</li> <li>- Ongoing maintenance plans should be prepared</li> </ul> <p><u>Objective 4O-2</u></p> <p><i>Landscape design contributes to the streetscape and amenity</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Landscape design responds to the existing site conditions including: <ul style="list-style-type: none"> <li>• changes of levels</li> <li>• views</li> <li>• significant landscape features</li> </ul> </li> </ul>	<p>Landscape design is satisfactory. Satisfies relevant provisions and is satisfactory to Council's landscape Section</p>	<p>Yes</p>
<p><b><u>4P Planting on Structures</u></b></p> <p><u>Objective 4P-1</u></p> <p><i>Appropriate soil profiles are provided</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Structures are reinforced for additional saturated soil weight</li> <li>- Minimum soil standards for plant sizes should be provided in accordance with Table 5</li> </ul> <p><u>Objective 4P-2</u></p>	<p>Minimal planting on structure proposed; most landscaping will occur in the ground</p>	<p>N/A</p>

<p><i>Plant growth is optimised with appropriate selection and maintenance</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Plants are suited to site conditions</li> </ul> <p><u>Objective 4P-3</u></p> <p><i>Planting on structures contributes to the quality and amenity of communal and public open spaces</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Building design incorporates opportunities for planting on structures. Design solutions may include: <ul style="list-style-type: none"> <li>• green walls with specialised lighting for indoor green walls</li> <li>• wall design that incorporates planting</li> <li>• green roofs, particularly where roofs are visible from the public domain</li> <li>• planter boxes</li> </ul> </li> </ul>		
<p><b><u>4Q Universal design</u></b></p> <p><u>Objective 4Q-1</u></p> <p><i>Universal design features are included in apartment design to promote flexible housing for all community members</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- A universally designed apartment provides design features such as wider circulation spaces, reinforced bathroom walls and easy to reach and operate fixtures</li> </ul> <p><u>Objective 4Q-2</u></p> <p><i>A variety of apartments with adaptable designs are provided</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Adaptable housing should be provided in accordance with the relevant council policy</li> </ul> <p><u>Objective 4Q-3</u></p> <p><i>Apartment layouts are flexible and accommodate a range of lifestyle needs</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Apartment design incorporates flexible design solutions</li> </ul>	<p>Adaptable units proposed satisfy relevant requirements</p>	<p>Yes</p>
<p><b><u>4R Adaptive reuse</u></b></p> <p><u>Objective 4R-1</u></p> <p><i>New additions to existing buildings are</i></p>	<p>Adaptable units proposed within the complex satisfy relevant criteria</p>	<p>Yes</p>

<p><i>contemporary and complementary and enhance an area's identity and sense of place</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> <li>- Contemporary infill can create an interesting dialogue between old and new, adding to the character of a place</li> </ul> <p><u>Objective 4R-2</u></p> <p><i>Adapted buildings provide residential amenity while not precluding future adaptive reuse</i></p>		
<p><b><u>4S Mixed use</u></b></p> <p><u>Objective 4S-1</u></p> <p><i>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Mixed use development should be concentrated around public transport and centres</li> <li>- Mixed use developments positively contribute to the public domain.</li> </ul> <p><u>Objective 4S-2</u></p> <p><i>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Residential circulation areas should be clearly defined.</li> <li>- Landscaped communal open space should be provided at podium or roof levels</li> </ul>	N/A. residential use only proposed	N/A
<p><b><u>4T Awnings and signage</u></b></p> <p><u>Objective 4T-1</u></p> <p><i>Awnings are well located and complement and integrate with the building design</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Awnings should be located along streets with high pedestrian activity and active frontages</li> </ul> <p><u>Objective 4T-2</u></p> <p><i>Signage responds to the context and desired streetscape character</i></p> <p><u>Design guidance</u></p>	Nil	N/A

<ul style="list-style-type: none"> <li>- Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development</li> </ul>		
<b>Part 4 – Designing the building - Performance</b>		Compliance
<p><b><u>4U Energy efficiency</u></b></p> <p><u>Objective 4U-1</u></p> <p><i>Development incorporates passive environmental design</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)</li> </ul> <p><u>Objective 4U-2</u></p> <p><i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> <li>- Provision of consolidated heating and cooling infrastructure should be located in a centralised location</li> </ul> <p><u>Objective 4U-3</u></p> <p><i>Adequate natural ventilation minimises the need for mechanical ventilation</i></p>	<p>Compliant. Compliant solar access, ventilation. Satisfies BASIX requirements</p>	Yes
<p><b><u>4V Water management and conservation</u></b></p> <p><u>Objective 4V-1</u></p> <p><i>Potable water use is minimised</i></p> <p><u>Objective 4V-2</u></p> <p><i>Urban stormwater is treated on site before being discharged to receiving waters</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Water sensitive urban design systems are designed by a suitably qualified professional</li> </ul> <p><u>Objective 4V-3</u></p> <p><i>Flood management systems are integrated into site design</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Detention tanks should be located under paved areas, driveways or in basement car parks</li> </ul>	<p>Satisfies BASIX requirements</p> <p>Water tanks included. Flood and stormwater management is acceptable</p>	Yes
<p><b><u>4W Waste management</u></b></p> <p><u>Objective 4W-1</u></p> <p><i>Waste storage facilities are designed to</i></p>	<p>Appropriate arrangements proposed. Compliant acceptable waste storage rooms</p>	Yes

<p><i>minimise impacts on the streetscape, building entry and amenity of residents</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Common waste and recycling areas should be screened from view and well ventilated</li> </ul> <p><u>Objective 4W-2</u></p> <p><i>Domestic waste is minimised by providing safe and convenient source separation and recycling</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core</li> <li>- For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses</li> <li>- Alternative waste disposal, such as composting, can be incorporated into the design of communal open space areas</li> </ul>		
<p><b><u>4X Building maintenance</u></b></p> <p><u>Objective 4X-1</u></p> <p><i>Building design detail provides protection from weathering</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Design solutions such as roof overhangs to protect walls and hoods over windows and doors to protect openings can be used.</li> </ul> <p><u>Objective 4X-2</u></p> <p><i>Systems and access enable ease of maintenance</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> <li>- Window design enables cleaning from the inside of the Building</li> </ul> <p><u>Objective 4X-3</u></p> <p><i>Material selection reduces ongoing maintenance costs easily cleaned surfaces that are graffiti resistant</i></p>	Acceptable	Yes

## Attachment 4 – 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.

Generally speaking, the proposal is considered to be consistent with the principles of Ecologically Sustainable Development as follows:

- (a) Greenhouse gas emissions will be reduced.
- (b) Potable water use will be reduced.
- (c) Development can adapt to climate change.
- (d) Waste will be reduced.
- (e) Recycling of waste and use of products from recycled sources will be increased.
- (f) Energy that is used will be renewable and low carbon.
- (g) Indoor environmental quality is improved.
- (h) The environmental impacts from building materials will be reduced through reduction, reuse and recycling of materials, resources and building components.
- (i) Biodiversity values are improved.

### CHAPTER B1 – RESIDENTIAL DEVELOPMENT

#### 4.0 General Residential controls

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
(a) <u>4.8 Building Character and Form</u> <ul style="list-style-type: none"><li>Design, height and siting of a new dwelling-house or secondary dwelling must respond to its site context</li><li>New dwelling-houses within established residential areas should be sympathetic with the existing character of the immediate locality.</li><li>All residential buildings must be designed with building frontages and entries clearly addressing the street frontage.</li><li>Where garages are proposed on the front elevation they must be articulated from the front façade.</li></ul>	The application has been considered against the requirements of SEPP 65 and the ADG and is considered to be satisfactory. The main entry is clearly defined and addresses the street.	Satisfactory
(b) <u>4.9 Fences</u> <ul style="list-style-type: none"><li>Fences must be constructed to allow natural flow of stormwater or runoff.</li></ul>	No front fence proposed. Side boundary fencing to be conditioned to not restrict flow of stormwater.	Satisfactory

<ul style="list-style-type: none"> <li>Fences within front and secondary building lines should be mainly constructed of transparent fence materials.</li> <li>Any fence or related retaining wall within the front setback from the primary road frontage must be a max 1.2m in height</li> </ul>		
<p>(c) <u>4.16 View sharing</u></p> <ul style="list-style-type: none"> <li>To protect and enhance view sharing, significant view corridors</li> <li>A range of view sharing measures to be considered for building design</li> </ul>	The proposed building is considered to be suitable for the site and will not unreasonably impact on significant views.	Satisfactory
<p>(d) <u>4.17. Retaining walls</u></p> <ul style="list-style-type: none"> <li>To ensure well designed retaining walls that are structurally sound</li> </ul>	The proposed development doesn't require any retaining walls, other than those associated with the basement construction.	Satisfactory
<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>

## 6 RFBs

Controls/objectives	Comment	Compliance
<u>6.2 Minimum Site Width Requirement</u>		
Minimum 24m site width required	Site width is 37.185m which exceeds the 24m minimum width requirement for RFBs.	Satisfactory
Within the R1 General Residential, R3 Medium Density Residential and R4 High Density Residential zones, development for the purpose of a RFB must not result in the creation of an "isolated lot".	The development will not result in the creation of an isolated allotment.	Satisfactory
<p>(e) <u>6.5 Built Form</u></p> <p>The design, height and siting of the development must respond to its context.</p>	Satisfactory as discussed above in relation to SEPP 65 design principles	Satisfactory
<p>(f) <u>6.6 Visual privacy</u></p> <p>New building should be sited to maximise visual privacy between</p>	Refer to ADG Assessment	Satisfactory

buildings without compromising access to sunlight and natural ventilation.		
(g) <u>6.7 Acoustic privacy</u> Noise transmission should be reduced between apartments.	Refer to ADG Assessment	Satisfactory
(h) <u>6.8 Car Parking Requirements</u> Refer to E3 Car Parking, Access, Servicing/Loading Facilities and Traffic Management.	Refer to Chapter E3 below	Satisfactory
(i) <u>6.9 Basement Car Parking</u> Where parking is within a basement level, basement car park to not impact upon landscaping and deep soil zone requirements  The podium roof must not be greater than 1.2m in height.  Ventilation structures / openings / exhausts for basements must be orientated away from windows of habitable rooms;  The visual impact of basement walls must be minimised through the use of design.  Basements must be protected from inundation from 100 year flood level.	Basement design is satisfactory with regard to deep soil zone.    There are no concerns in relation to the basement and associated podium.   Visual impact of basement walls reduced through landscaping.  Building incorporates a flood storage void.	Satisfactory    Satisfactory   Satisfactory  Satisfactory
(j) <u>6.10 Access Requirements</u> Any driveway servicing a residential development is to be setback a minimum of 1.5m from any boundary.  Driveways are to be a maximum of 6m in width.  Driveway crossovers must be designed in accordance with Council's standard vehicle entrance designs.  Sufficient manoeuvrability must be provided to allow vehicles to enter and leave the site in a forward direction without the need for more than a single point turn.	The proposed driveway is 1.5m from southern side boundary and sufficient landscaping is provided.  The driveway width is 6m.   Council's Traffic Engineer has provided a satisfactory referral.	Satisfactory      Satisfactory
(k) <u>6.15 Adaptable Housing</u> 10% of all dwellings (or at least one dwelling) must be designed to be capable of adaptation for disabled or elderly	6 units are adaptable units (U1 on ground floor and U21, U22, U 23, U 25 and U 26 (Levels 5 and 6), which equates to more	Satisfactory



residents	than 23%.	
<p>6 disabled persons' car parking spaces are provided to support the adaptable units. An Accessibility Report accompanied the DA and confirms compliance with the relevant legislative requirements.</p>		
<p>(l) <u>6.16 Access for People with a Disability</u></p> <ul style="list-style-type: none"> <li>The provision of continuous path of travel is required to the development to ensure equitable access for all people including people with a disability</li> </ul>	<p>Access certification has been submitted in support of the application, stating the proposal complies with AS4299. Six (6) adaptable units are proposed, in addition to accessible parking within the basement</p> <p>Lift access is provided to all levels.</p>	Satisfactory
<p>(m) <u>6.17 Apartment Size and Layout Mix for Larger RFB Developments</u></p> <ul style="list-style-type: none"> <li>Studio/ 1 bedroom units must not be less than 10% of the total mix of units</li> <li>Three or more bedroom units must not be less than 10% of the total mix of units</li> </ul>	Refer Apartment Design Guide for apartment sizes.	Satisfactory

## CHAPTER D13 – WOLLONGONG CITY CENTRE

The site is located within the Wollongong City Centre, as defined in WLEP 2009 and WDCP 2009. Chapter D13 applies to the development and prevails over other parts of the DCP where there is any inconsistency.

### 2 Building form

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>2.1 General</u>		
<u>2.2 Building to street alignment and street setbacks</u>		
<ul style="list-style-type: none"> <li>4m minimum setback</li> <li>Minor projections into front building lines and setbacks for sun shading devices, entry awnings and cornices are permissible</li> </ul>	<p>The building is set back 6.5m, at ground level. Ground level terrace to Units 1 and 2 is setback 5.01m.</p> <p>L1-6 Balconies are setback a minimum of 5.01m.</p>	Yes
<u>2.3 Street frontage heights in commercial core</u>	N/A	N/A

Objectives/controls	Comment	Compliance																		
<p><u>2.4 Building depth and bulk</u></p> <ul style="list-style-type: none"> <li>Max floor plate size 900sqm above 12m building height; max depth 18m</li> </ul>	<p>The floor plate size or GFA above 12m in height (Levels 4-6) is 370m<sup>2</sup>.</p> <p>The maximum building depth is predominately 18m with a non-compliance for a small section of the building toward the rear (21m). However this section comprises living spaces with dual orientation and good cross ventilation.</p>	Substantial compliance																		
<p><u>2.5 Side and rear building setbacks and building separation</u></p> <table> <tr> <td colspan="3">Residential uses up to 12m in height</td></tr> <tr> <td>- habitable rooms with openings and balconies</td><td>6m</td><td>6m</td></tr> <tr> <td>- non-habitable rooms and habitable rooms without openings</td><td>3m</td><td>4.5m</td></tr> </table> <table> <tr> <td colspan="3">Residential uses between 12m &amp; 24m</td></tr> <tr> <td>- habitable rooms with openings and balconies</td><td>9m</td><td>9m</td></tr> <tr> <td>- non-habitable rooms and habitable rooms without openings</td><td>4.5m</td><td>4.5m</td></tr> </table>	Residential uses up to 12m in height			- habitable rooms with openings and balconies	6m	6m	- non-habitable rooms and habitable rooms without openings	3m	4.5m	Residential uses between 12m & 24m			- habitable rooms with openings and balconies	9m	9m	- non-habitable rooms and habitable rooms without openings	4.5m	4.5m	Refer to ADG Assessment	Yes
Residential uses up to 12m in height																				
- habitable rooms with openings and balconies	6m	6m																		
- non-habitable rooms and habitable rooms without openings	3m	4.5m																		
Residential uses between 12m & 24m																				
- habitable rooms with openings and balconies	9m	9m																		
- non-habitable rooms and habitable rooms without openings	4.5m	4.5m																		
<p><u>2.6 Mixed used buildings</u></p>	N/A	N/A																		
<p><u>2.7 Deep soil zone (DSZ)</u></p> <ul style="list-style-type: none"> <li>All residential developments must include a DSZ</li> <li>The DSZ shall comprise no less than 15% of the total site area preferably provided in one continuous block with minimum dimension of 6m.</li> <li>Where deep soil zones are provided, they must accommodate existing mature trees as well as allowing for the planting of trees/shrubs that will grow to be mature trees.</li> <li>No structures, works or excavations that may restrict vegetation growth are permitted in the DSZ</li> </ul>	<p>DSZ is provided along the full length of the western boundary at a consistent width of 6m. The total area is 234m<sup>2</sup>, which at 13.76% of the site area (1700.1m<sup>2</sup>) is less than the 15% required by this control. It is noted that the development complies with the ADG DSZ requirements.</p>	No. It is noted that the area of DSZ exceeds that required by the ADG.																		
<p><u>2.8 Landscape design</u></p>	Landscape plan generally reasonable.	Yes																		

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>2.9 Planting on structures</u>	Not applicable in Residential zones	N/A
<u>2.10 Sun access planes</u>	N/A	N/A
<u>2.11 Development on classified roads</u> Vehicles access to be provided from a road other than a Classified Road	Corrimal Street is a classified Road. No other access point is available and the proposal will replace 3 existing separate vehicular access driveways.	Satisfactory

### **3 Pedestrian amenity**

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 General</u>		
<u>3.2 Permeability</u>	No identified site links affect the site	N/A
<u>3.3 Active street frontages</u> <ul style="list-style-type: none"> <li>Residential developments are to provide a clear street address and direct pedestrian access off the primary street front, and allow for residents to overlook all surrounding streets.</li> <li>Provide multiple entrances for large developments including an entrance on each street frontage.</li> </ul>	<p>The apartments have a clear street address; have balconies and/or primary living areas overlooking Corrimal Street.</p> <p>Direct pedestrian access to the development is provided from Corrimal Street to a lobby area at ground level.</p>	Yes
<u>3.4 Safety and security</u>	<p>Natural surveillance will be available from balconies and living areas which are oriented towards the street.</p> <p>There is a legible and secure common entry area and secure basement access.</p>	Yes
<u>3.5 Awnings</u>	N/A	N/A
<u>3.6 Vehicular footpath crossings</u> <ul style="list-style-type: none"> <li>1 vehicle access point only (including the</li> </ul>	1 entry point only proposed to	Yes

<p>access for service vehicles and parking for non-residential uses within mixed use developments) will be generally permitted</p> <ul style="list-style-type: none"> <li>• Double lane crossing with a maximum width of 5.4 metres may be permitted</li> <li>• Doors to vehicle access points are to be roller shutters or tilting doors fitted behind the building façade.</li> <li>• Vehicle entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No service ducts or pipes are to be visible from the street.</li> </ul>	<p>Corrimal Street. Driveway crossing width is 5.2 – 6.4m</p> <p>The roller shutter location is not visible from the street.</p>	
<p><u>3.7 Pedestrian overpasses, underpasses and encroachments</u></p>	N/A	N/A
<p><u>3.8 Building exteriors</u></p> <ul style="list-style-type: none"> <li>• Adjoining buildings are to be considered in the design of new buildings</li> <li>• Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings.</li> <li>• Gardens on the top of setback areas or buildings are encouraged</li> <li>• Articulate facades so that they address the street and add visual interest.</li> <li>• Highly reflective finishes and curtain wall glazing are not permitted above ground floor level.</li> <li>• materials sample board and schedule is required to be submitted with applications for development over \$1 million.</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>The development has been designed to reflect the desired future character for the locality as outlined in the applicable planning controls and more contemporary development in the local area.</p> <p>It is noted that the proposal has been reviewed by the DRP who were generally supportive subject to some plan amendments which have now been included on the amended plans.</p> <p>Balconies and/or terraces are provided to all units.</p> <p>The eastern street facing façade is appropriately articulated.</p> <p>A colour &amp; material schedule has been provided.</p> <p>The lift overrun and services are integrated into the overall building design.</p>	Yes
<p><u>3.9 Advertising and signage</u></p>	N/A	N/A
<p><u>3.10 Views and view corridors</u></p> <p>Existing views shown in Figure 3.12 are to be protected to an extent that is practical.</p> <p>Align buildings to maximise view corridors between buildings</p>	<p>The site is not located within the area affected by the nominated view corridor.</p> <p>The scale, height and bulk of the building are acceptable when considered with regard to the</p>	Yes

	development controls. Setbacks are compliant	
<b>4 Access, parking and servicing</b>		
<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.1 General</u>		
<u>4.2 Pedestrian access and mobility</u>		
<ul style="list-style-type: none"> <li>• Main building entry points should be clearly visible from primary street frontages and enhanced with awnings, signage or high quality architectural features</li> <li>• Disabled persons' car parking and facilities must comply with the relevant Australian Standard</li> <li>• Must feature at least one main pedestrian entrance with convenient barrier-free access to at least the ground floor.</li> <li>• 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 (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours in accordance with Council's Public Domain Technical Manual.</li> </ul>	<p>Pedestrian entry is clearly visible from Corrimal Street.</p> <p>The ground level is clearly defined with high quality finishes.</p> <p>Disabled persons' access to and within the building are compliant along with the required disabled persons car parking.</p>	Yes
<u>4.3 Vehicular driveways and manoeuvring areas</u>	Driveways and manoeuvring areas are compliant	Yes
<u>4.4 On-site parking</u>		
On-site parking is to be accommodated underground, or otherwise integrated into the design of the building.	Basement parking provided – refer to Chapter E3 assessment below.	Yes
<u>4.5 Site facilities and services</u>		
Mail boxes – provide in an accessible location adjacent to the main entrance; integrated into a wall where possible and be constructed of materials consistent with the appearance of the building.	<p>The building is serviced by the major utilities and the proposal is not expected to result in any need to augment these services.</p> <p>A suitable location for letter boxes</p>	Yes

Letterboxes to be secure and of sufficient size <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.	is provided that meets the requirements of the DCP.  No rooftop ancillary structures or services shown on the plans though these could be integrated onto the roof without being obtrusive.	
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## 5 Environmental management

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>5.1 General</u>		
<u>5.2 Energy efficiency and conservation</u>	The proposal is not expected to result in significant energy consumption. BASIX certificates submitted indicate the BASIX targets are satisfied by the proposal	Yes
<u>5.3 Water conservation</u>	The proposal is not expected to result in significant water consumption. BASIX certificates submitted indicate the BASIX targets are satisfied by the proposal	Yes
<u>5.4 Reflectivity</u>	No concerns are raised in regards to material reflectivity. Conditions are recommended for imposition	Yes with conditions
<u>5.5 Wind mitigation</u>	No concerns are raised in this regard. Wind impact statement not required	Yes
<u>5.6 Waste and recycling</u>	Waste management arrangements are satisfactory	Yes

## CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The applicant has provided an access report prepared by a suitably qualified access consultant confirming the building has been designed suitably for access, and that 6 of the units are capable of being adapted if necessary, to meet the requirements of the ADG and WDCP 2009.

**CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN**

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	No lighting shown and not considered necessary having regard to the configuration of the building. It is likely that some lighting will be provided at the main entrance to the building and within the car park	Yes
<u>3.2 Natural surveillance and sightlines</u>	Opportunities for natural surveillance of Corrimal Street will be readily available from the ground level terrace areas and balconies above.	Yes
<u>3.3 Signage</u>	No signage is proposed in this application.	N/A
<u>3.4 Building design</u>	Building is appropriately designed with regard to CPTED principles	Yes
<u>3.5 Landscaping</u>	Landscaping treatment proposed is appropriate having regard to CPTED matters and to the nature of the building.	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****RFBs**

In accordance with Objective 3J-1 of the ADG, car parking to be:

On land zoned, or sites within 400m of lands zoned, B3 or B4 in a nominated regional centre, the minimum car parking requirement for residents and visitors is set out in the RTA's Guide to Traffic Generating Development.

Using the RTA Guide, the development requires 28 residential car parking spaces and 6 visitor spaces. The proposal complies with this requirement,

<i>Rate</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
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*i. Car parking*

Resident:	See RTA Guide	28	28	Y
Visitor:	See RTA Guide	6	6	Y
TOTAL		34	34	Y
<i>ii. Bicycle parking</i>			9	Y
Resident:		8	8	Y
Visitors:		2	0	N
TOTAL				Y
<i>iii. Motorbike</i>		2	2	Y

#### **CHAPTER E6: LANDSCAPING**

The landscape plans has been reviewed by Council's Landscape Officer and is satisfactory subject to conditions.

#### **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. Bins will be stored within a common bin storage area in the basement and will be moved to the street for collection by the standard domestic waste collection service. The plan has been reviewed by Council's Traffic Section and is satisfactory with regard to ongoing waste management.

#### **CHAPTER E9: HOARDINGS AND CRANES**

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

#### **CHAPTER E11: HERITAGE CONSERVATION**

The site is not in proximity to any items of environmental heritage.

#### **CHAPTER E12: GEOTECHNICAL ASSESSMENT**

There are no known site geotechnical constraints. Accordingly it is anticipated that subject to appropriate safe site excavation being conducted, the development should be satisfactory from a geotechnical perspective. Standard conditions are recommended for imposition in this regard.

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

Council records identify the land as being located within a medium and high flood risk precinct.

The proposal has been considered by Council's Stormwater Engineer in relation to the requirements of Chapter E13. Council's Stormwater Officer has reviewed the application and initially raised a number of concerns which have since been resolved.

#### **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.



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

Excavation is proposed to give effect to the proposed basement car park. No concerns are raised in relation to the earthworks proposed when considered with regard to the requirements of this DCP chapter.

#### **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 may be some hazardous materials, most likely asbestos, within the existing dwellings to be demolished. These will be appropriately disposed of by an appropriately qualified contractor.

If approved, conditions of consent will be required to be imposed in relation to the appropriate handling, storage and disposal of demolition wastes including any hazardous materials. This would include the requirement to comply with AS1901.

#### **(2) CHAPTER E22: SOIL EROSION AND SEDIMENT CONTROL**

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

## **Attachment 5 Draft Conditions**

### **Approved Plans and Specifications**

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on Job No. 2017-29 Drawing Nos. A-101-C, A-102-C, A-201-C, A-202-C, A-203-C, A-204-C, A-205-C dated 15 June 2018, A-103-B, A-104-B, A-105-B, A-106-B, A107-B and A-108-B dated 4 June 2018 prepared by ADM Architects 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 Geotechnical**

- a An earthworks plan is to be developed by a geotechnical consultant prior to start of earthworks.
- b A dilapidation report is required for all structures located within the zone of influence of the proposed earthworks as determined by the geotechnical consultant.
- c All excavations need to be supported during and after construction particularly to protect adjoining property with nearby existing development.
- d 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.
- e Retaining wall design is not to include anchors extending on to adjoining property without the written consent of the adjoining property owner.
- f The earthworks plan may require modification in light of any subsequent geotechnical reports commissioned to address unforeseen geotechnical conditions encountered during the site preparation earthworks.
- g Due to the sensitivity of the site to changing geotechnical conditions, all work must be undertaken with Level 1 geotechnical supervision as defined in Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Developments.

At the completion of the site preparation earthworks, the geotechnical consultant is to prepare a works-as-executed report detailing encountered geotechnical conditions and how the works addressed these conditions so that the residual geotechnical constraints can be accommodated within the structural designs for the development. These structural designs are to be confirmed or amended by the structural engineer based on the works-as-executed geotechnical report.

#### **3 Building Work - Compliance with the Building Code of Australia**

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

#### **4 Construction Certificate**

A Construction Certificate must be obtained from Council or 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.

5     **Disability Discrimination Act 1992**

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

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

6     **Mailboxes**

The developer must install mailboxes along street frontage of the property boundary in accordance with Australia Post Guidelines. Prominent house numbers are to be displayed, with a minimum number size of 150 mm in height for each number and letter in the alphabet.

7     **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.

8     **Floor Space Ratio Restriction**

The development shall not exceed the approved 1.5:1 floor space ratio (FSR) as calculated in accordance with Clause 12 of Wollongong Local Environmental Plan 1990. Any alteration of the approved floor space ratio will require further separate approval of Council.

9     **Height Restriction**

The development shall be restricted to a maximum height of 24 metres AHD from the natural ground level (inclusive of the lift tower and any air conditioning plant). Any alteration to the maximum height of the development will require further separate approval of Council.

10    **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.

11    **Tree Retention / Removal**

The developer shall retain the existing *Livistona australis* (Cabbage Tree Palm) indicated on the Landscape Concept Plan by Ochre Landscape Architects dated 12.12.17.

Any work to the tree 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.

The developer shall transplant the existing *Livistona australis* (Cabbage Tree Palm) to an appropriate location on site by an experienced and qualified contractor.

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

### **12 Implementation of acoustic report recommendations in structural plans**

Prior to issue occupation certificate, PCA shall obtain the follow documents from applicant:

- Building structural plans shall incorporating acoustic report recommendations prepared by Harwood Acoustic dated December 2017 to comply the internal living spaces of apartments with the Infrastructure SEPP 2007 noise criteria.

### **13 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.

### **14 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 is possible into the basement levels. This applies to any proposed opening such as doors or ventilation louvres. The problem of backwater from the stormwater pipeline entering the basement car park level shall be addressed by a method such as a flap gate or one-way valve system.

### **15 Flows from Adjoining Properties**

Stormwater flows from adjoining properties shall be accepted, contained and directed to the proposed stormwater management system on site. Finished ground/surface levels (incl. structures such as kerbs, walls, retaining walls, planter beds/edges, etc.) shall be no higher than the existing upslope adjacent ground levels. Overflow paths shall be maintained to cater for flows in excess of the capacity of the underground stormwater system.

### **16 Maintenance of Flood Storage/Conveyance**

The detailed design of the development shall ensure no net loss of existing flood storage and/or conveyance on the site in any storm event. Construction details of the proposed finished surface levels across the site and flood void space between the basement and podium level shall be prepared by a suitably qualified civil engineer and reflected on the Construction Certificate plans. The details shall be generally in accordance with the Flood Void Storage and Flow plan by Jones Nicholson Consulting Engineers, Drawing No. 17020051 C20, Revision P3 dated 19/6/2018. The plans must include details of proposed finished surface levels across the site and within the proposed flood void, details of the floodwater entry/exit points for the flood void, details of any proposed louvres/screening at the floodwater entry/exit points, and flood storage volume provided for pre and post development conditions. Certification from a suitably qualified civil engineer verifying that these requirements have been met shall be submitted to the Principal Certifying Authority prior to the release of the Construction Certificate.

### **17 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.

18 **Car Parking and Access**

The development shall make provision for the following:

- A total of 34 car parking spaces (including 6 visitor car parking spaces and a minimum of 3 car parking spaces capable of adaption for people with disabilities)
- 9 secure (Class B) residential bicycle spaces to be provided within a cage/compound
- 3 visitor bicycle spaces (Class C)
- 2 motorcycle parking 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.

19 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.

20 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.

21 The provision of 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.

22 **Gradients of Ramps and Driveways as per AS 2890.1**

All driveways shall be constructed with a maximum vertical alignment as shown in Council's standard drawings. This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.

Gradients of ramps and access driveways within the site must be provided in accordance with the current relevant Australian Standard AS2890.1 - Off Street Car Parking. Details of the method of treatment of any fill/retaining wall which may be required in conjunction with the proposed driveway. This requirement must be reflected on the Construction Certificate plans.

23 **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.

- 24 A change in driveway paving is required at the entrance threshold within the property boundary to clearly show motorists they are crossing a pedestrian area. Between the property boundary and the kerb, the developer must construct the driveway pavement in accordance with the conditions, technical specifications and levels to be obtained from Council's Manager Works. This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.

**25 Structures Adjacent to Driveway**

Any proposed structures adjacent to the driveway shall comply with the requirements of the current relevant Australian Standard AS2890.1 (figure 3.2 and 3.3) to provide for adequate pedestrian and vehicle 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.

- 26 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.

**27 Performance, Safety and Restoration Bond (Minor External Works within Existing Public Road Reserve)**

The provision of a Performance, Safety and Restoration Bond to Council to the value of 5% of the cost of the engineering construction or a minimum of \$10,000.00 whichever is the greater, prior to the release of the Construction Certificate, in order to guarantee the

protection of public assets, safety of the public and performance of any work or use in the road reserve during construction and for months after construction (ie after construction is completed to Council's satisfaction). This bond may be in the form of a cash bond or unconditional bank guarantee and is refundable upon written application and subject to an inspection, 6 months after certified completion of the works.

**Note:** The Bank Guarantee:

- a will only be accepted direct from the issuing bank;
- b must have no expiry date;
- c must quote Council's reference number.

Should any restoration works exceed the value of the bond, Council will undertake the works and issue an invoice for the recovery of these costs.

**28 Landscaping**

The submission of a final Landscape Plan will be required in accordance with the requirements of Wollongong City Council DCP 2009 Chapter E6 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.

- 29 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.

- 30 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.

**31 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

**32 Provision of a Fire Hydrant**

The provision of a fire hydrant in accordance with AS2419 (1994) Fire Hydrant Installations and any requirements of the NSW Rural Fire Service and/or NSW Fire Brigades. The final details of the location of the fire hydrant shall be reflected on the Construction Certificate plans prior to the issue of the Construction Certificate.

**33 Engineering Plans and Specifications - Retaining Wall Structures Greater than 1m**

The submission of engineering plans and supporting documentation of all proposed retaining walls greater than 1m to the Principal Certifying Authority for approval prior to the

issue of the Construction Certificate. The retaining walls shall be designed by a suitably qualified and experienced civil and/or structural engineer. The required engineering plans and supporting documentation shall include the following:

- a A plan of the wall showing location and proximity to property boundaries;
- b An elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall;
- c Details of fencing or handrails to be erected on top of the wall;
- d Sections of the wall showing wall and footing design, property boundaries 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 of any bend in the wall;
- g The assumed loading used by the engineer for the wall design.
- h Flows from adjoining properties shall be accepted and catered for within the site. Finished ground and top of retaining wall levels on the boundary shall be no higher than the existing upslope adjacent ground levels.<sup>34</sup>

#### **Dust Suppression Measures**

The submission of details of the proposed dust suppression measures for the demolition, excavation and construction phases of the development to the Principal Certifying Authority, prior to issue of the Construction Certificate.

#### **35 Asbestos Management Report**

A report prepared by a licensed asbestos assessor that indicates the exact nature and extent of asbestos material contained within the site and the proposed remediation measures to be adopted for the removal of the asbestos material from the site to a NSW Environment Protection Authority licensed waste disposal facility shall be submitted to the Principal Certifying Authority for its separate approval prior to the issue of the Construction Certificate.

#### **36 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 and a copy to council, prior to the issue of the Construction Certificate. This strategy is required to recommend specific procedures and mitigation measures and shall include a site soil samples 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.

#### **37 Structural certificate relating to geotechnical aspects**

The *structural design* relating to geotechnical aspects of the proposal must be accompanied by a report and/or design from a *structural engineer* certifying that the design conditions



have been interpreted correctly and have been incorporated into the *structural design*. This report or design must make reference to the *geotechnical report* and make a clear statement that "any structure designed or erected in accordance with the plans and specifications will perform to its design intent and relevant codes and standards and will achieve the performance requirements described in Clause 1.3 of AS2870-1996"; the applicant must submit to the *PCA*, a declaration and certification made by *structural engineer* or *civil engineer* in relation to a *geotechnical report* the form of which must be consistent with form M12 of *Councils geotechnical DCP* bearing the original signature of the author or *verifier* of the *geotechnical report* prior to any further *development* continuing on the *site* and *related land*.

38 **Geotechnical check of structural design**

The geotechnical aspects of the *structural design* relating to the *development* must be checked and certified by the author or *verifier* of the *geotechnical report*.

39 **Payment of S94A Levy**

Prior to release of any associated construction certificate the certifier must ensure that the S94A levy has been paid in full. In this regard the certifier must submit to Council, with the construction certificate documentation, receipts which will specify whether the levy has been paid by cash or bank cheque.

40 **Bicycle Parking Facilities**

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). In the absence of internal bicycle storage areas in private residential garages, the proposed external bicycle spaces are to have adequate weather protection, passive surveillance, and be secured within a lockable enclosure with access via a combination lock or communal key. This requirement shall be reflected on the Construction Certificate plans.

41 **Property Addressing Policy Compliance**

Prior to the issue of any construction certificate, the developer must ensure that any site addressing complies with Council's **Property Addressing Policy** (as amended). Where appropriate, the developer must also lodge a written request to Council's **Infrastructure Systems & Support – Property Addressing** ([propertyaddressing@wollongong.nsw.gov.au](mailto:propertyaddressing@wollongong.nsw.gov.au)), for the site addressing prior to the issue of the construction certificate. Enquiries regarding property addressing may be made by calling 4227 8660.

42 **Footpath Paving City Centre**

The developer is responsible for the construction of footpath paving for the entire 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.

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 Works.

A Landscape Plan is to be submitted to Council for approval prior to the issue of the Construction Certificate showing proposed paving, footpath design levels, street tree details and location of all services.

**43 Street Trees City Centre**

The developer must address the street frontage by installing street tree planting. The number and species for this development three *Cupaniopsis anacardioides* (Tuckeroo), 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 WCC Manager of Development Engineering.

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

**44 Stormwater Drainage Design**

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

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

**45 Flood Level Requirements**

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

- a Habitable floor levels must be constructed at a minimum of RL 4.70 metres AHD.

- b Any portion of the building or structure below RL 4.00 metres AHD should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009.
- c The proposed building shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the PMF plus freeboard being RL 5.20 metres AHD46 **Dilapidation Survey**

A dilapidation survey and report shall be submitted to the Principal Certifying Authority.

The dilapidation survey and report shall accurately reflect the condition of existing public and private infrastructure in the adjacent street(s) fronting the lots.

The report shall outline measures for the protection of existing public and private infrastructure during the works.

Any damage to infrastructure items and relics which is caused by the developer shall be repaired to the satisfaction of the Principal Certifying Authority prior to the issue of a Certificate of Practical Completion for Subdivision works.

#### **Prior to the Commencement of Works**

##### **47 Construction Environmental Management Plan**

Submit a construction environmental management to 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.

##### **48 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.

##### **49 Residential Building Work – Compliance with the Requirements of the Home Building Act 1989**

Building work involving residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates

- a in the case of work to be done by a licensee under that Act:
  - i has been informed in writing of the licensee's name, contractor license number and contact address details (in the case of building work undertaken by a contractor under the Home Building Act 1989); and
  - ii is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989; or
- b in the case of work to be done by any other person:

- i has been informed in writing of the persons name, contact address details and owner-builder permit number; and
- ii has been given a declaration signed by the property owner(s) of the land that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Home Building Act 1989 and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

**Note:** A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that the specific person or licensed contractor is the holder of an insurance policy issued for the purposes of that Part of the Act is, for the purposes of this condition, sufficient evidence that the person has complied with the requirements of that Part of the Act.

#### 50 **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.

#### 51 **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.

#### 52 **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.

#### 53 **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.

#### 54 **Demolition Works**

The demolition of the existing [Click [HERE](#) and type description of structure ] 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.

**55 Demolition Notification to Surrounding Residents**

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

**56 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.

**57 Asbestos Hazard Management Strategy**

An appropriate hazard management strategy shall be prepared by a suitably qualified and experienced licensed asbestos assessor pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material. This strategy shall ensure any such proposed demolition works involving asbestos are carried out in accordance with SafeWork NSW requirements (<http://www.safework.nsw.gov.au>). The strategy shall be submitted to the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority), prior to the commencement of any works.

The approved strategy shall be implemented and a clearance report for the site shall be prepared by a licensed asbestos assessor and submitted to the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority), prior to the issue of an Occupation Certificate or commencement of the development. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated based on visual inspection plus sampling if required and/or air monitoring results and that the site is rendered suitable for the development.

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

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

- 59     **Contaminated Roof Dust**  
Any existing accumulations of dust in ceiling voids and wall cavities must be removed prior to any demolition work commencing. Removal must take place by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter.
- 60     **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.
- 61     **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.
- 62     **Supervision of Works and Notification to Council of Works in Road Reserve**  
The work shall be supervised by a suitably qualified and experienced Civil Engineer, Registered Surveyor or Civil Engineering Foreman. The supervisor's name, address and contact details (including telephone number) shall be submitted to the Principal Certifying Authority and Council prior to the commencement of any works.  
  
The submission of a written construction program and anticipated duration of the construction to Council is required prior to the commencement of any works within any public road reserve.
- 63     **Public Liability Insurance**  
All contractors working in Council's road reserve and/or public reserve areas shall take out public liability insurance for a minimum amount of \$10 Million. The policy shall specifically indemnify Council from all claims arising from the execution of the works. Written evidence of this insurance shall be supplied to the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority) prior to the commencement of any such works in any road reserve or public reserve area.
- 64     **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.
- 65     **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.

66 **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.
- j The developer shall apply for a Road Occupancy Licence (ROL) from the RMS Traffic Operations Unit (TOU) prior to commencing work within the classified road reserve. A copy of the ROL is to be submitted with the S138 application.

67 **Works in Road Reserve - Minor Works**

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

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

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

**During Demolition, Excavation or Construction**

68 **Supervision of Engineering Works**

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

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

Stormwater for the land must be piped to [Council's existing stormwater drainage system/street kerb and gutter/natural watercourse/inter-allotment drainage system/infiltration trench].

- 70     **No Adverse Run-off Impacts on Adjoining Properties**  
The design of the development shall ensure there are no adverse effects to adjoining properties as a result of flood or stormwater run-off. Attention must be paid to ensure adequate protection for buildings against the ingress of surface run-off.  
  
Allowance must be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off must not adversely affect any other property.
- 71     **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.
- 72     **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.
- 73     **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>).
- 74     **Asbestos Clearance Certificate**  
The internal floor area affected or likely to be affected, by scattering of asbestos pieces, particles or fibres during demolition or cutting into the building, is to be cleaned by vacuuming by a contractor approved by SafeWork NSW. A Clearance Certificate to certify that the site area is free of asbestos is to be submitted to Council by a licensed asbestos assessor within fourteen (14) days of the completion of renovations (or prior to the Occupation Certificate being issued).
- 75     **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.
- 76     **Provision of Waste Receptacle**  
The developer must provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.
- 77     **Geotechnical inspection certification**  
Any inspections recommended in the *geotechnical report* must be inspected and certified by the author or *verifier* of the *geotechnical report*.
- 78     **Comply with geotechnical report**  
Any construction conditions including works methodology and temporary works recommended in the *geotechnical report* must be carried out during construction to ensure the works incorporate the encountered site geotechnical constraints to achieve an *acceptable risk* level.



- 79     **Support for excavations geotechnical**  
There is to be no unsupported excavations with all cuts to be immediately supported by retaining wall construction.
- 80     **S3.10 Geotechnical Requirements during Construction**  
All works must be carried out in accordance with the geotechnical reports submitted in support of the Development Application and Construction Certificate Application.
- 81     **S3.34 Geotechnical Supervision**  
Any inspections recommended in the geotechnical report including filling must be inspected and certified by the author or verifier of the geotechnical report.
- 82     **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.
- 83     **Screen planting**  
To mitigate impact to adjoining dwelling a continuous hedge is to be established along northern boundary for the length of property boundary.  
  
Recommended species:  
  
i.     *Syzygium australe* "Resilience"  
  
Minimum spacing 900mm.  
  
Minimum pot size 75 lt.  
  
A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping
- 84     **Façades Glazing for acoustic requirement**  
Incorporating acoustic report recommendations prepared by Harwood Acoustic dated December 2017 to comply the internal living spaces of apartments with the Infrastructure SEPP 2007 noise criteria.
- 85     **Podium Planting**  
All podium planting areas are to have a waterproofing membrane that can provide a minimum 10 year warranty on product. Protective boarding is to be installed to protect membrane from damage.  
  
All podium planting areas to be provided with an adequate drainage system connected to the stormwater drainage system. The planter box is to be backfilled with free draining planter box soil mix.  
  
If selected mulch is decorative pebbles/gravel, the maximum gravel pebble size is 10mm diameter
- 86     **Water Sensitive Urban Design**  
Water sensitive urban design concept stated in Jones Nicholson must be implemented.
- 87     **Flood Compatible Materials – Electrical**  
All power service (metering) equipment, power outlets, switches etc. shall be located above RL 4.00 metres AHD. 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 RL 4.00 metres AHD should be capable of disconnection by a single plug and socket assembly.

**88 Survey Report for Floor/Crest Levels**

A Survey Report must be submitted to the Principal Certifying Authority verifying that the ground floor level and driveway crest level accords with the plans and 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 the respective component of the building. All levels shall relate to Australian Height Datum.

**89 Fences**

Any new fences constructed on the site and located in the flood plain 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.

**90 BASIX**

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

A relevant BASIX Certificate means:

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

**91 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.

**92 Electricity Substation Requirements**

The installation of an electricity substation must be in accordance with the design plans approved by Council and Endeavour Energy's standard and requirements.

**93 Fences**

Any new fences constructed on the site and located in the flood plain 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.

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

**94 Prior to issue Occupation Certificate the PCA shall have the following reports:**

- **Acoustic Compliance Certificate**

The developer shall submit a noise compliance 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 noise and vibration requirements stated in Condition..... A copy of the acoustic and vibration compliance report must be submitted to PCA and a copy forwarded to council.

- **Water Sensitive Urban Design compliance Certificate**

The developer shall submit an engineering certificate stated that the recommended water sensitive urban design filtration system/treatment devices were installed as per the Jones Nicholson WSUD report to comply with WDCP Chapter E 15 water quality objectives.

95 **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.

96 **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.

97 **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 Probable Maximum Flood (PMF) level plus freeboard being RL 5.20 metres AHD.

98 **Flood Affection Certification**

The submission of a report from a suitably qualified and experienced civil (hydrology) 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 certify that the 'as-constructed' development will not have any detrimental effects to adjoining properties or upon the subject land with respect to the loss of flood storage, changes in flood levels and alteration of flood conveyance, as a result of flooding or stormwater run-off.

99 **A Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development/release of the plan of subdivision.**

100 **Drainage and Flood Void WAE**

The developer shall obtain written verification from a suitably qualified civil engineer, stating that all stormwater drainage and related work, and flood void area, 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), finished ground and pavement surface levels, flood void area finished surface levels and dimensions/details of floodwater entry/exit points. This information shall be submitted to the Principal Certifying Authority prior to the issue of the final occupation certificate.

101 **Occupation Certificate**

A 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.

102 **BASIX**

A final occupation certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The Principal Certifying Authority must not issue

the final occupation certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate. NOTE: Clause 154B of the Environmental Planning and Assessment Regulation 2000 provides for independent verification of compliance in relation to certain BASIX commitments.

## Attachment 6 - Design Review Panel Notes

### Wollongong Design Review Panel Meeting minutes and recommendations DA- DA-2018/311

Date	15 May 2018
Meeting location	Wollongong City Council Administration Offices
Panel members	Brendan Randles Iain Stewart Tony Quinn
Apologies	
Council staff	Pier Panozzo - Manager City Centre & Major Development Brad Harris - Development Project Officer
Guests/ representatives of the applicant	Angelo Di Martino
Declarations of Interest	Nil
Item number	2
DA number	DA-2018/311
Reasons for consideration by DRP	Clause 28 SEPP 65 – Residential Flat Building
Determination pathway	Local Planning panel (IHAP) Section 4(b) of Schedule 2 of the Local Planning Panels Direction of 1 March 2018, as the Development is sensitive development.
Property address	174-178 Corrimal Street Wollongong
Proposal	Residential Flat Building
Applicant or applicant's representative address to the design review panel	
Background	The site was Inspected by the Panel on 15 May 2018
<b>Design quality principals SEPP65</b>	
Context and Neighbourhood Character	<p>The context is a R1 residential zone in transition from low scale detached cottages to multi unit residential buildings. Located reasonably close to the city centre and station and directly west of the Wollongong Gold Club, the site is convenient to the city's employment centre and public and private facilities. While its eastern frontage faces a busy arterial road, the site is afforded great ocean views.</p> <p>The site has been well described in the proposal and the proponent demonstrates a sound understanding of context.</p>
Built Form and Scale	<p>The built form proposed comprises a T shaped form with the rear wings projecting to provide ocean views. The height of the building complies with the required 24m for the zone. While the south and north wings do not comply with the ADG's required 6m setbacks below four storeys, vertical louvres will mitigate adverse privacy impacts.</p> <p>Basement parking allows a 6m wide deep soil zone to the rear of the site, minimal side and front setbacks and a deep soil zone has been provided in the north east corner of the site. The panel believe that the built form could be improved by:</p> <ul style="list-style-type: none"> <li>- securing the proposed entry slot at ground floor level by providing a gate or front door at the eastern alignment or a secure gate at the eastern boundary</li> <li>- amending unit U1 so as to provide two complying bedrooms, or, should allowable FSR prohibit this, then one</li> </ul>

	<p>complying bedroom and a study integrated with the living and dining areas as discussed.</p> <ul style="list-style-type: none"> <li>- providing a more articulate base, comprising consistent material and landscape, at ground floor level</li> </ul>
<b>Density</b>	Acceptable
<b>Sustainability</b>	The proposal has 100% natural ventilation, excellent mid winter solar access and well located deep soil. Solar panels and rain water tanks (to supply water to communal gardens) should be provided.
<b>Landscape</b>	Acceptable
<b>Amenity</b>	See notes above regarding entry slot and unit U1 bedrooms. In addition, main bedrooms to west facing units appear not to have sufficient wardrobe space.
<b>Safety</b>	See note above regarding insecure entry slot – this must be amended to address CPTED issues.
<b>Housing Diversity and Social Interaction</b>	Acceptable
<b>Aesthetics</b>	A substantial base should be provided with a more cohesive use of material and landscape. The upper part of the building would benefit from more solidity through the use of additional solid spandrel – especially to the northern section of the east façade and both east and west facades.
<b>Design Excellence WLEP2009</b>	
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	Y – with suggested changes
Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	Y – with suggested changes
Whether the proposed development detrimentally impacts on view corridors,	N
Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,	N
How the development addresses the following:	

the suitability of the land for development,	Y
existing and proposed uses and use mix	Y
heritage issues and streetscape constraints,	N/A
the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	Y – with suggested changes
bulk, massing and modulation of buildings	Y – with suggested changes
street frontage heights	Y
environmental impacts such as sustainable design, overshadowing, wind and reflectivity	Y – with suggested changes
the achievement of the principles of ecologically sustainable development	Y – with suggested changes
pedestrian, cycle, vehicular and service access, circulation and requirements	Y
impact on, and any proposed improvements to, the public domain	Y – with suggested changes
Recommendations	Amend the proposal as suggested above and incorporate into current DA submission. The proposal does not need to return to the Panel.