Wollongong Local Planning Panel Assessment Report | 10 April 2019

WLPP No.	Item No. 2
DA No.	DA-2018/1219
Proposal	Demolition of existing building and construction of a shop top housing development including Subdivision - Strata title - 10 lots
Property	151-153 Princes Highway, CORRIMAL NSW 2518 Lot 6 Sec C DP 4167
Applicant	BHI Architects
Responsible Team	Development Assessment and Certification – City Wide Planning Team (MB)

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel - Determination

The proposal has been referred to Local Planning Panel for **determination** pursuant to the Local Planning Panels Direction of 1 March 2018 as the development is sensitive development being more than 4 storeys in height and development which the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development applies. The application also involves an exception to a development standard at Clause 7.14 of Wollongong Local Environmental Plan 2009 as the site width variation is greater than 10%.

Proposal

The proposal seeks consent for the demolition of existing building and construction of a shop top housing development including subdivision - Strata title - 10 lots.

Permissibility

The proposal is considered a mixed use development having components defined as part shop top housing and residential flat building with both proposed uses being separately permissible in the B2 Local Centre zone of the Wollongong Local Environmental Plan (WLEP) 2009.

Consultation

The proposal was notified in accordance with Council's Notification Policy and no submissions were received.

The application was referred to Wollongong Design Review Panel and advice was provided. Council's Traffic, Stormwater, Landscape, Environment, Subdivision and Community Safety officers' have reviewed the application submission and provided satisfactory referral comments. Conditions of consent were recommended in each instance.

Main Issues

The main issues arising from the development assessment process are:

- Exception to Development Standard of Clause 7.14 Minimum Site Width of the WLEP 2009, which is capable of support.
- Amendments were made to the original design and commentary provided by the designer in response to comments from the Design Review Panel, at Attachment 5.

These issues are considered to have been satisfactorily addressed, as discussed throughout the report.

Likely impacts

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

RECOMMENDATION

Development Application DA-2018/1219 be **determined** by way of **approval** subject to the conditions contained in Attachment 8.

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

State Environmental Planning Policies:

- SEPP No. 55 Remediation of Land
- SEPP (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development

Local Environmental Planning Policies:

• Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

• Wollongong Development Control Plan (WDCP) 2009

Other policies

- Wollongong City Wide Development Contributions Plan 2018
- Apartment Design Guide
- Corrimal Town Centre Plan 2015 2025

The proposal is satisfactory with regard to the applicable planning controls as discussed in the body of this report.

1.2 DETAILED DESCRIPTION OF PROPOSAL

Demolition of existing structures and construction of shop top housing comprising of the following: <u>Ground Floor</u>

Two business premises (102m2 facing Corrimal Street and 63m2 facing Collins Street) and residential foyer

10 Car parking spaces under the building, storage cages and services

6 external car spaces accessed from the RoW at the rear of the site

<u>First Floor</u>

One - one bedroom (adaptable) unit with balcony - east facing

One - two bedroom unit with balcony - north/east facing

Two - three bedroom units each with a balcony - north facing

Second Floor

One - one bedroom (adaptable) unit with balcony – east facing

One – two bedroom unit with balcony – north/east facing

Two – three bedroom units each with a balcony – north facing

Third Floor

Area of communal open space containing pergola, seats and deep soil zone planting, access stairs and lift.



Figure 1: Photomontage

1.3 BACKGROUND

The development history of the site is as follows:

Application	Description	Decision	Decision Date
PL-2017/214	Shop top housing	Completed	Jan 11 2018
DA-2005/311	Demolition of existing building and construction of 11 residential units, commercial development and associated parking	Approved	Mar 5 2007
BA-1977/1075	Re-Fit Fryer To Shop	Approved	May 18 1977
BA-1976/3046	Alterations To Shop Front	Approved	Jan 61977
BA-1973/2301	Storeshed	Approved	Sep 14 1973
DA-1970/303	Fish Shop	Approved	Aug 18 1970
BA-1964/130	Lockup Storeroom	Approved	Feb 10 1964
BA-1961/2754	Shops	Approved	Dec 20 1961

Customer service actions:

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

Application history:

A pre-lodgement (PL-2017/214) was held for a similar proposal 13 December 2017.

The subject development application was lodged on 28 September 2018.

The application was notified and on public exhibition from 11 October – 31 October 2018.

The proposal was referred to the Design Review Panel 14 November 2018 and the advice received by the applicant informed the amended plans and commentary provided to Council.

Following the submission of amended plans and additional information, the proposal was referred for comment/conditions. Following review of the additional information, no concerns were raised by referral groups. The application was not referred back to the DRP as the applicant had considered the advice (refer to Attachment 5) and amended the design.

This report has been prepared following review of the most recent additional information submission.

1.4 SITE DESCRIPTION

The site is located at 151-153 Princes Highway, CORRIMAL NSW 2518, Lot 6 Sec C DP 4167. The subject site is on the corner of Princes Highway and Collins Street, Corrimal. The Princes Highway street frontage is defined as the primary frontage and Collins Street defined as the secondary frontage as displayed in Figure 2. A Right of Way is located to the rear of the site. The site slopes from the rear down to the Princes Highway street frontage.

The subject site is a rectangular shaped allotment of land with the northern and eastern portions of the site adjoining street frontages and to the immediate south mixed-use developments. The site has a frontage to Princes Highway of 16.805 metres, Collins street frontage of 53.35, side southern boundary width of 53.51 metres and rear boundary/right of way of 16.805 metres. The site has a total area of 897sqm and has an East to West axis.

The site is located within established areas of mixed uses, multi dwellings, residential flat buildings and commercial and mixed uses immediately beyond.

There are no specific property constraints for the site and no known restrictions on the title.



Figure 2: Aerial view of the Site

1.5 SUBMISSIONS

None received

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Council's Traffic, Stormwater, Landscape, Environment, Subdivision and Community Safety officers' have reviewed the application submission and provided satisfactory referral comments. Conditions of consent were recommended in each instance.

1.6.1 EXTERNAL CONSULTATION

Design Review Panel

The application was reviewed by the Design Review Panel as required by clause 28 of SEPP 65 post lodgement on the 14 November 2018. The notes of that meeting are contained at Attachment 3. The main issues/recommendations raised by the DRP can be summarised as:

- Activation and presentation to Collins Street and the western access lane.
- Development of parking layout / vehicle access to provide appropriate servicing of all business premises.
- Configuration of built form to address Collins Street.
- Compliance with ADG cross-ventilation requirements.
- Rationalisation of residential entry / vertical circulation.
- Relocation of communal open space to roof top.
- Refinement of internal planning to improve circulation and amenity
- Further refinement of building and landscaping aesthetic

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

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

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

7 Contamination and remediation to be considered in determining development application

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

A review of Council records does not indicate any previous historic use that would contribute to the contamination of the site. The land has only been used for commercial purposes and does not propose a change of use. No concerns are raised in regard to contamination as relates to the intended use of the land and the requirements of clause 7. Council's Environment Officer has reviewed the application and provided satisfactory referral advice.

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

SEPP 65 aims to deliver a better living environment for the residents within residential apartment developments and enhance the streetscapes and neighbourhoods in which these buildings are located.

The development meets the definition of a 'residential flat building' as it is more than 3 storeys and comprises more than 4 dwellings and accordingly the provisions of SEPP 65 apply. The proposal has been considered by Council's Design Review Panel in accordance with Clause 28 and Schedule 1.

A Design Verification Statement has been prepared by a Registered Architect addressing the requirements of SEPP 65 with a copy presented at **Attachment 5**.

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. An urban design study was undertaken to assess the viability of a mixed use development on the two adjoining sites to the South. It was concluded that, given the 3-4 storey precedent developments of 151 Princes Highway and 163 Princes Highway with similar site dimensions and corroborated by the indicative layouts produced, that the two lots are not isolated and can accommodate a viable shop top housing development. ADG compliance is readily achievable, with allowance for adequate sunlight access and cross ventilation. Unit sizing is compliant with ADG controls. The Urban Design Study has demonstrated that the two sites to the South of the proposed development site are capable of being developed into a viable boutique unit building, with many of the issues confronting the subject site due to a dual street frontage being ameliorated with a simple shop top housing arrangement to Princes Highway.

The 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 adjoining developments and some others in the locality, 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. The overshadowing impacts the property to the immediate south of the site across the course of the day. In terms of privacy impacts, the building setbacks are compliant and provide for reasonable and compliant separation between the proposed building and that neighbouring. Boundary setbacks assist in minimising opportunities for overlooking towards the neighbouring dwellings.

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 communal open space, privacy and solar access.

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 has 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.

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 trees and landscaped areas within communal open space to enhance 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. Existing 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 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 business properties to the south, which is considered acceptable due to the east/west axis of the property. The building setbacks are compliant and provide for reasonable and compliant separation between the proposed building and neighbouring sites.

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 Review Panel and is now capable of support.

2.1.3 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

<u>Clause 2.2 – zoning of land to which Plan applies</u>

The zoning map identifies the land as being zoned B2 Local Centre, as shown in Figure 3.



Figure 3: WLEP 2009 zoning map

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned B2 Local Centre.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To allow for residential accommodation and other uses while maintaining active retail, business or other non-residential uses at the street level.

The proposal is satisfactory with regard to the above objectives.

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

Advertising structures; Amusement centres; Boarding houses; Car parks; Child care centres; **Commercial premises;** Community facilities; Educational establishments; Entertainment facilities; Exhibition homes; Function centres; Hostels; Information and education facilities; Medical centres; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Self-storage units; Seniors housing; Service stations; Sex services premises; **Shop top housing;** Tourist and visitor accommodation; Veterinary hospitals; Wholesale supplies

The proposal is categorised as a shop top housing and commercial premises as described below and is permissible in the zone with development consent.

Clause 1.4 Definitions

commercial premises means any of the following:

- (a) business premises,
- (b) office premises,
- (c) retail premises.

business premises means a building or place at or on which: (a) An occupation, profession or trade (other than an industry) is carried on for the provision of services directly to members of the public on a regular basis, or (b) A service is provided directly to members of the public on a regular basis.

shop top housing means one or more dwellings located above ground floor retail premises or business premises.

Note. Shop top housing is a type of **residential accommodation**—see the definition of that term in this Dictionary.

Clause 2.6 Subdivision – consent requirements

Strata subdivision is sought as part of this application.

Clause 2.7 Demolition requires development consent

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

Part 4 Principal development standards

Clause 4.3 Height of buildings

The proposed building height of 14.58m metres does not exceed the 15 metre maximum permitted for the site.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone:	1.5:1	
Site area:	897 m²	
	GFA	990 m ²
FSR:	= 1:10:1	

The proposal is compliant.

	GF GFA m2	FF GFA	2 nd Floor	3 rd Floor	Total GFA
Commercial	165	0	0	0	165
Foyer/other	33	38	38	0	109
1 bed	0	60	60	0	60 x 2 = 120

2 bed	0	95	95	0	95 x 2 = 190
3 bed	0	203	203	0	203 x 2 = 406
Total	198	396	396	0	990

Clause 4.6 Exceptions to development standards

The subject development seeks an exception to the minimum site width development standard for the residential flat building component of the shop top housing development. The applicant has submitted a Clause 4.6 exception request statement addressing the requested exception which is included as **Attachment 7** to this report.

The below table outlines Council's assessment:

WLEP 2009 clause 4.6 proposed development departure assessment				
Development departure	Clause 7.14 Minimum site width			
Is the planning control in question a development standard	Yes			
4.6 (3) Written request sub	mitted by applicant contains a justification:			
that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and	Yes. Justification as provided by applicant at Attachment 7.			
that there are sufficient environmental planning grounds to justify contravening the development standard.	Yes. Justification as provided by applicant at Attachment 7.			
4.6 (4) (a) Consent authorit	y is satisfied that:			
the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and	The statement submitted by the applicant (Attachment 7) is considered to have adequately addressed the matters required to be demonstrated, in that compliance to the development standard is unnecessary or unreasonable in the circumstances of the case.			
	In addition, Council acknowledges that the exception is quite substantial (70% approx.); however, the exception is supported in this case for the following reasons:			
	• Two narrow sites are located to the southern side of the subject site, which provides opportunity to consolidate and develop as has occurred on the neighbouring site to the south.			
	• A development application (DA-2018/1517) has been lodged with Council for a proposal on the opposite side of Collins Street to be determined by SRPP. The minimum site width has not been achieved for this site (approx. 60% shortfall). It also has a long frontage to a major street.			
the proposed development will be in	The statement demonstrates that the proposed development will be in the public interest because it is consistent with the objectives of the			

the public interest	standard as follows:
because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and	The statement demonstrates that the proposed development will be in the public interest because it is consistent with the objectives of the B2 Zone.
	As discussed above, the statement has satisfactorily demonstrated that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case and that that there are sufficient environmental planning grounds specific to the site to justify contravening the development standard.
	The requested departure from the development standard will not hinder the attainment of the objectives specified in section 5(a)(i) and (ii) of the EP&A Act.
	It is considered that strict numerical compliance with the site width development standard in the context of the proposal site would not result in any significant public benefit.
the concurrence of the Secretary has been obtained.	Referral to the Department of Planning is not required (Planning Circular PS 18-003 issued 21 February 2018) as the LPP assumes the Secretary's concurrence.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

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

Clause 7.6 Earthworks

The proposal comprises minor earthworks to facilitate construction of the building and associated car parking. Conditions are recommended in this regard.

Clause 7.13 Certain land within business zones

The proposal provides two commercial spaces at ground floor level and at least one entrance and at least one other door or window on the front of the building facing the street in accordance with this control.

Clause 7.14 Minimum site width

Refer to Clause 4.6 exception above. The proposal involves an exception to the site width requirement of 24 metres. The site is located on a corner lot. It has a width of 16.805 metres to the primary street frontage Princes Highway and a width of 53.35 metre to the secondary frontage Collins Street.

The proposal does not achieve the minimum site width as it has a width of 16.805 metres to the primary street frontage Princes Highway and is therefore, 7.2 metres (70%) less than required under this clause.

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

None applicable.

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

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

CHAPTER B3: MIXED USE DEVELOPMENT

This chapter of the DCP outlines the objectives and controls which specifically apply to mixed use development. The proposed development is a mixed use development as it involves ground floor offices / business premises and upper level residential apartments. Therefore, this Chapter applies; notwithstanding compliance under SEPP 65. Refer to ADG compliance table at Attachment 2.

Controls/objectives	Comment	Compliance
4.1 Minimum Site Width		
The minimum site width required fo	r mixed use development is 24m.	No – refer to
The site is located on a corner lot. street frontage Princes Highway an frontage Collins Street.	It has a width of 16.805 metres to the primary d has a width of 53.35 metre to the secondary	Clause 4.6 WLEP 2009 above.
The development of the lot will no due to the site being a corner allot have the ability to amalgamate in th	t result in the creation of an isolated allotment ment. The properties to the west of the lot still le future if required.	
Refer to Attachment 5 for applicant	's response.	
4.2 Maximum Floor Space Rati Density	<u>o /</u>	
The development does not exceed the site with 1.10:1 proposed.	the 1.5:1 maximum floor space ratio allowed for	Yes
It is considered that the bulk and so the surrounding built form and of a	cale of the proposed building is compatible with density with regard to the context of the site.	
4.3 Building Height		
The proposal does not exceed the 1 proposed height of 14.58 metres. existing streetscape and the desired not result in any adverse amenity im	5m maximum height allowed for the site with a The design of the building integrates with the d future character of the area. The proposal will apacts with regard to solar access and privacy.	Yes
4.4 Front Setbacks		
In the B2 Local Centre zone the bu boundary, where a continuous faça streets is desired. The front proper that presents to the town centre an	Yes	
4.5 Side and Rear Setbacks / Buil Separation	ding	
Within the B2 Local Centre a contine for mixed use developments except	uous street line and zero side setback is required where the site directly abuts residentially zoned	Yes

land.

Side Setbacks

Northern boundary (Collins Street)

The majority of the ground and first floor of the building along the eastern boundary has nil setback. The design of the proposal allows for surveillance of both streets and is of a scale that is appropriate to the desired area as a two storey development located on the edge of the local centre.

Eastern boundary (Pacific Hwy)

The proposal has a nil setback to the eastern boundary. The remainder of the building on ground and the first floor is setback 900mm along this boundary. The proposal does not comply with the nil setback required in the B2 zone. Along the western elevation of the proposed building a number of windows and openings are proposed.

Rear setback (western boundary)

To the rear (western boundary) the property adjoins a RoW, which provides access to the two properties to the south of the site, it is not a public road and is in private ownership. This portion of land is zoned B2 Local Centre. Access to street parking is provided along this boundary. The proposal meets this setback as the car park is to the rear of the ground floor.

Located on the first floor to the rear of the building are units and this requires a 6m rear setback. The proposal complies with this requirement providing a setback greater than 6m at approximately 11 494 metres to each upper floor.

4.6 Built Form

The proposal is of a siting, form, height and design generally in keeping with the character of the area that is undergoing transition. The development provides articulated facades to add visual interest to the building. Refer to ADG compliance

There are two commercial premises proposed on the ground floor fronting both table street frontages, which provide active frontages.

No residential accommodation is proposed on the ground floor. Parking and the entry foyer are located on the ground floor. The floor to ceiling heights of the ground is 3.3m high. Refer also to ADG assessment under SEPP 65 at Attachment 2.

The entrance for the both business premises are located on a street frontage. A separate entrance for the units is located on the Princes Highway street frontage.

The servicing of the residential units and the other uses are separate. Habitable rooms of the units are orientated towards the street and provide casual surveillance.

The design of the corners adds variety and interest and the roof form is integrated into the design of the building.

The proposed building has been designed to address both frontages being located on a corner site. Green walls are incorporated into the design to minimise solid walls.

The building is considered to maintain the balance of horizontal and vertical proportions of other existing buildings in the locality.

A schedule of proposed external building materials and finishes has been provided and is satisfactory.	
4.7 Active Street Frontages	
There are two business premises proposed on the ground floor fronting the street. The ground floor of the building along Collins Street contains access to parking, green walls and access to services but does not contain more than 5m of solid wall. Both street frontages contain clear glazing and entry to the ground floor uses.	Yes
4.8 Awnings	
A continuous street front awning is provided along the entire length of Princes Highway and continues around Collings Street for the length the ground floor building. It appears the awning is setback greater than 600mm from the kerb. Under the awning lighting will be conditioned.	Yes – to be conditioned lighting
4.9 Car Parking	
Refer to discussion in Chapter E3 in WDCP 2009.	Yes
4.10 Basement Car Parking	
Due to the slope of the site, carparking is provided from the street under the residential component of the building. This will require excavation at the western side of the carparking area and fill to the eastern side to provide a level area. However, the parking area is not located in an underground basement.	NA
Parking is also proposed at the rear of the site at ground level.	
4.11 Driveways	
The proposed driveway for the development is located on the secondary frontage. The driveway is located greater than 6m from the intersection and setback more than 1.5m from the rear boundary. The design of the driveway and crossover is considered satisfactory as reviewed by Council's Traffic Officer subject the conditions.	Yes
4.12 Landscaping	
Due to the design and siting of the proposed residential and commercial component it is considered there are limited opportunities if any for overlooking between the uses and therefore landscaping as the provision of screening on the balconies is not required.	Yes
Landscaping including deep soil planting is to be provided where mixed use developments are located adjacent residential zones. However, the subject land does not directly abut residentially zoned land.	
The site is located on the edge of the B2 zone at its northwest point; however, it is not adjacent to residential buildings therefore the residential component of the development does not need to adopt the respective landscape requirement of the a residential apartment building.	
An existing street tree is located on Collins Street. A footpath is also proposed along both frontages.	
4.13 Communal Open Space	
The proposal has eight dwellings and communal open space is not applicable. Refer	N/A

Controls/objectives	Comment	Compliance
to ADG assessment under SEPP 65 at Attac	chment 2.	
4.14 Private Open Space/ 4.15 Solar Access		
Private open space and solar access have Refer to ADG assessment under SEPP 65 at	been assessed under the ADG guidelines. t Attachment 2.	Refer to ADG compliance table
4.16 Visual privacy		
The building is sited and orientated to prohave also been included in the design to not comprise access to sunlight or natural	ovide for visual privacy. Privacy measures minimise any overlooking impacts and do ventilation.	Refer to ADG compliance table
Overall the proposal will maintain a roccupants and adjoining residents. Refe Attachment 2.	reasonable level of amenity for future r to ADG assessment under SEPP 65 at	
4.17 Acoustic privacy		
The site has a frontage to Princes Highwar this location. The units have been arrang transition within minimal shared walls and other.	y but it is not classified as a major road in ged within the building to minimise noise I locating similar areas/rooms next to each	Yes
4.18 Adaptable Housing		
One adaptable unit has been proposed. R Attachment 2.	efer to ADG assessment under SEPP 65 at	Yes
4.19 Residential Component - Apartment Mix and Layout		
The development does not propose 10 dw	ellings or more.	N/A
4.20 Natural Ventilation		
Natural ventilation is achieved with four Refer to ADG assessment under SEPP 65 at	of the eight units having a dual aspect. t Attachment 2.	Yes
4.21 Adaptive Re-use		
There are no residential dwelling unit development sought is for shop top housir	ts proposed at ground level and the ng.	Yes
4.22 Crime Prevention Through Environmental Design (Safety and Security)		
The proposal has been designed to allow the entrances located and easily identif minimised and adequate lighting is to be p	for casual surveillance opportunities, with fiable. Areas of concealment have been provided via suitable conditions.	Yes
5 GENERAL REQUIREMENTS FOR ALL MIXED USE DEVELOPMENT		
5.1 Floodplain Management		
The site is not identified to be flood affecte	ed.	N/A

Controls/objectives	Comment	Compliance
5.2 Land Re-Shaping Works (Cut and Fill Earthworks)		
Excavation and fill are required for the considered to compromise adjoining structure imposed. The application has been reviet the proposed stormwater disposal and we conditions.	construction of the building but are not ctures/building; however, condition will be ewed by Council's Stormwater Officer and orks are considered satisfactory subject to	Yes
5.3 Retaining Walls		
No retaining walls are proposed for the part of the building.	e development other than walls that form	N/A
5.4 Soil Erosion and Sediment Control		
Conditions of consent are recommender erosion control measures to be in place d	d in regard to appropriate sediment and uring works.	Yes
<u>5.5 Fences</u>		
None proposed		Yes
5.6 Access for People with a Disability		
Refer to discussion in Chapter E1 of WDC	P 2009.	Yes
5.7 Services		
The site is already connected and service the relevant services can be readily ex proposed development.	ed by the required utilities. It is considered tended or augmented if required for the	Yes
5.8 Swimming Pools		
No swimming pool is proposed.		N/A
5.9 Fire Brigade Servicing		
Conditions with be included in any con adequately serviced by fire fighting vehicle	nsent to ensure the development can be es.	Yes
5.10 Site Facilities		
Site facilities will be conditioned.		Yes
5.11 Storage Facilities		
Adequate storage has been provided. Ref	er to ADG assessment under SEPP 65	Yes
5.12 Waste Management		
Bins will be place on the street for servic level. Refer to discussion in Chapter E7.	ing and contained within the Ground Floor	Yes

CHAPTER B4 – DEVELOPMENT IN BUSINESS ZONES

The development is located in a business zone and as such this chapter is applicable to the development. An assessment against the relevant sections is outlined below. Noting compliance under SEPP 65 is contained within the ADG compliance table at Attachment 2.

2 Objectives

The development is considered consistent with the objectives of development in business zones.

3. Retail and business centre hierarchy strategy

The proposal is generally consistent with the objectives and the site is located in a major town centre (district centre) Corrimal. The retail shop proposed, does not seek the first use as part of this development application. The proposed two business premises will cater for surrounding community.

4 Economic impact assessment – retail hierarchy

Not applicable, as the proposal does not involve retail development involving a gross floor area of 3,500sqm or more.

5 Planning requirements for development in the regional city and major regional centres

N/A

6 Planning requirements for development in the major town centres

6.1 Corrimal Major Town Centre

The precinct planning controls for the Corrimal retail and business centre will be the subject to the separate revitalisation study for the centre that has been adopted by Council.

7 Planning requirements for development in the town centres

N/A

8 Planning requirements for development in the village (local convenience) centres

N/A

9 General design requirements for retail and business premises developments

9.1 Objectives

The proposal is considered general consistent with the objectives of this control.

9.2 Development Controls

9.2.1 Floor Configuration

The ground floor of the development is considered to be of a level to allow for an even transition from the building and the footpath. The business development on the ground floor is less than 20m in depth and the first floor residential development component will not exceed 18m in depth. The floor to ceiling height for the ground floor is 3.3m.

9.2.2 Building Appearance

The proposal has a building appearance that will not be out of character with the transitional nature of the B2 zoning of the site and consistent with the controls. The building is considered to be well articulated on both frontages and does not exceed the building height controls. A schedule of the proposed external building materials and finishes has been submitted with the application.

9.2.3 Building Alignment

The design of the proposed generally reflects the conditions of the site and immediate locality. The building will be of a nil setback to both street frontages except when recessed for entrances and a footpath is to be constructed along both frontages. There is no residential accommodation proposed on the ground floor only access areas and associated parking that is permissible.

9.2.4 Active Street Frontages

The proposal provides for active street frontages at ground level and not more than 5m of ground floor wall without an opening. The medical centre entrance is recessed from the front setback and there is no use sought for the first use of the retail shop as part of this application. The street frontage windows are proposed with clear glazing.

9.2.5 Urban Design / Streetscape Appearance

The proposal is of a siting, form, height and external appearance generally in keeping with the character of the area that is undergoing transition. The development provides articulated facades to add visual interest to the building.

There are two business premises proposed on the ground floor fronting the primary and secondary frontages.

The design of the roof form is provides an interesting roof scape and is integrated into the design of the building. The proposed building has been designed to address both frontages being located on a corner site and well-articulated to provide visual interest.

A schedule of proposed external building materials and finishes has been provided and is satisfactory.

9.2.6 Pedestrian Access

The proposal does not provided pedestrian through site route. However, footpaths will be provided along both street frontages.

9.2.7 Awnings

Addressed at Chapter B3

9.2.8 Public Domain – Footpath Paving

No street furniture is proposed: however, a footpath is proposed along both frontages for the site. Conditions will be included in any consent that the footpath paving treatment is considered to the Public Domain Technical Manual.

9.2.9 Solar access and overshadowing

The proposal will minimise overshadowing impacts on adjoining properties and solar access is maintained for nearby residential dwellings. Refer to ADG assessment under SEPP 65.

9.2.10 Shower and Change Facilities & Parenting Facilities in Large Business Premises / Commercial Office Buildings

Due to the size and use of the ground floor development these facilities are not required.

9.2.11 Advertising Signage

SEE SEPP 64 and Chapter C1.

9.2.12 Wind Impact Assessment

Not required as the building is not a height of 32m.

9.2.13 Access, Car parking and Servicing

See Chapter E3 for discussion.

9.2.14 Access for People with a Disability

See Chapter E1 for discussion.

9.2.15 Land Consolidation

The development is proposed on one lot and therefore no land consolidation required.

(1) 10 General design requirements for retail shopping centres

The proposal does not involve a retail shopping centre.

(2) 11 General building design requirements for fast food restaurants

The proposal does not propose a fast food restaurant.

(3) 12 Peripheral sales (bulky goods) precincts

The proposal is not for bulky goods retailing.

(4) 13 Works in the public domain

A footpath is proposed along both frontages, conditions will be included in any consent that the footpath paving treatment is considered to the Public Domain Technical Manual.

CHAPTER B2 – RESIDENTIAL SUBDIVISION

The proposal includes strata title subdivision – 10 lots. The controls within this chapter would not strictly apply; however, Council's subdivision engineer has provided satisfactory referral advice and recommended conditions.

CHAPTER D1 – CHARACTER STATEMENTS

<u>Corrimal</u>

Future Desired Character

The desired future character for Corrimal is to retain the existing street and built form character of the

Corrimal retail and business centre through maintaining an active street frontage with continuous retail uses on the ground floor level and a two storey street façade. Continuous awnings will also be retained along footpath areas. Active retail frontages will be strongly encouraged for the facades of "big box" retail centres to improve the streetscape appearance of each shopping centre and to improve the overall vitality of the Corrimal retail centre.

The built form should also take a "perimeter block" form where public parts of buildings are orientated towards public roads and parking and service loading areas should be internalised.

The location and provision of parking is critical to achieving accessibility to and within the retail centre as well as the vision of a centre that is a general destination rather than a predominantly point-based and car dependent internalised shopping venue.

Off-street parking needs to be located as close as possible to retail and commercial activities but should not sacrifice pedestrian and streetscape amenity.

Residential uses are encouraged for all parts of the Corrimal retail and business centre with the blurring of the edges of the centre encouraged by mixed use development. Ground and first floors are to be designed for retail and commercial office use with residential activity permitted above the first floor.

Higher density mixed use retail, commercial office and residential apartment development is to be orientated towards Princes Highway, Railway Street and Underwood Street.

The strengthening of connections between the Stockland Mall in the south to Collins Street and to the north, along the Princes Highway is recommended.

Clear pedestrian linkages should be provided from Underwood Street to the Princes Highway and the Corrimal Memorial Park. This will also require stronger linkages between Corrimal Memorial Park and Ziems Park and key sites such as the Underwood Street carpark site and the proposed eastward expansion of the Stockland Mall shopping centre. Clear pedestrian routes are also necessary from parking areas to the retail and commercial centre. Through site links are also to be provided in accordance with the DCP.

Additionally, pedestrian linkages should be strengthened between Corrimal retail and commercial centre and Corrimal railway station through to the beach.

All public spaces (including roads, parks and plazas) should be directly overlooked by adjacent development and street planting is to be designed to avoid any potential concealment opportunities. Night time activities such as restaurants, cinemas etc are encouraged to enliven the retail and commercial centre.

A range of community facilities are also envisaged for the Corrimal centre.

The proposed development has considered this chapter of the DCP and Corrimal Town Centre Plan 2015 – 2025. The proposal is considered to be sympathetic with the desired future character of Corrimal and not inconsistent with the Town Centre Plan.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The proposal will be conditioned to comply with the DDA on any consent granted.

Control/objective	Comment	Compliance
<u>3.1 Lighting</u>		
	Indicative lighting details have been proposed.	Yes
3.2 Natural surveillance and		
<u>sightlines</u>	The design of the development provides for passive surveillance and good sightlines to the entries of each unit.	Yes
<u>3.3 Signage</u>		
	No specific signage has been proposed for the development.	Yes
3.4 Building design		
	The design has the entries clearly defined and easily identifiable. No blank walls are proposed. Overall it is considered the proposal minimises the potential areas for entrapment and provides for casual surveillance internally within the site.	Yes
3.5 Landscaping		
	Landscaping proposed will not obscure entry points and windows.	Yes
3.6 Public open space and parks.	The proposal does not adjoin public open space/park.	N/A
3.7 Community facilities and public amenities	The proposal is for shop top housing.	N/A
3.8 Bus stops and taxi ranks	The proposal does not relate to a bus stop/taxi rank.	N/A

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

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

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

Residential

13 car parking spaces (including 1 adaptable car parking space)

- 1 motorbike parking space
- 3 secure (Class B) residential bicycle spaces
- 1 visitor bicycle space (Class C)

Commercial

2 car parking spaces (including 1 disabled car parking space)

1 secure (Class B) employee bicycle space

The number of spaces provided for the proposal complies with the requirements in this chapter. There is adequate manoeuvring area within the site for the vehicles to enter and exit the site in a forward direction.

CHAPTER E6: LANDSCAPING

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

CHAPTER E7: WASTE MANAGEMENT

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

CHAPTER E14 STORMWATER MANAGEMENT

Council's Stormwater Engineer has assessed the application and has provided satisfactory referral advice with the imposition of conditions.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

The proposal does not include removal of trees. The existing street tree is to remain. The application was referred to Council's Landscape Officer and satisfactory referral advice was provided.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The proposal involves minimal earthworks to prepare the site for the development.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

No concerns are raised in regard to contamination. See Section 2.1.1.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

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

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

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

2.4 WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2018

The estimated cost of works is >\$100,000 (\$3 245 000.00) and a levy of 1% is applicable under this plan as the threshold value is \$100,000.

Proposed cost of carrying out development (Determined in accordance with Clause 18 of this Plan)	Levy Rate
Up to and including \$100,000	Nil
More than \$100,000 and up to and including \$200,000	0.5%
More than \$200,000	1%

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

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

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

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

Conditions of consent will be imposed with regard to demolition.

<u>93 Fire safety and other considerations</u>

Not applicable.

94 Consent authority may require buildings to be upgraded

Not applicable

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

Context and Setting:

The matters such as overshadowing, privacy concerns, bulk scale and setbacks are relevant. The development will result in some overshadowing of the business property to the south. This is not however, considered unacceptable given the circumstances of the case. The development is within the allowable height and FSR for the site.

In regard to the visual impact, the development is considered to be largely in harmony with the surrounding buildings and character of the street. The area is characterised by a mixture of commercial developments. It is likely that more high density developments will occur in future given the height and FSR maximums for the area.

The scale of the development as viewed from the street is comparable to other developments in the locality, notably the shop top housing development on the Princes Highway to the south of the site.

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

Public Domain:

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

Utilities:

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

Heritage:

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

Other land resources:

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

Water:

The site is presently serviced by Sydney Water, which could be readily extended to meet the requirements of the proposed development.

The proposal would not be envisaged to have unreasonable water consumption.

Soils:

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

Air and Microclimate:

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

Flora and Fauna:

Council's Landscape Officer has considered the proposed development and raised no objection subject to conditions.

Waste:

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

Energy:

The proposal would not be expected to have unreasonable energy consumption. A BASIX Certificate has been provided. See Section 2.1.3.

Noise and vibration:

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

Natural hazards:

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

Technological hazards:

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

Safety, Security and Crime Prevention:

There are no concerns with regard to safety and security.

Social Impact:

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

Economic Impact:

The proposal is not expected to create negative economic impact.

Site Design and Internal Design:

The application has an exception to the site width requirement of WLEP 2009 development standards. Considering the nature of the request and the mitigating of any impacts, the exception is considered capable of support. Internal design, residential amenity, vehicular manoeuvring and pedestrian access have been accounted for in the design and site layout.

Construction:

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

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

Cumulative Impacts:

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

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

Does the proposal fit in the locality?

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

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

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

See section 1.5 of this report.

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

The application is not expected to have 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.

It is considered that the applicant has provided adequate justification for the exception to the WLEP 2009 development standard for minimum site width as discussed in the body of the report and the exception is considered capable of support.

Satisfactory referral advice was provided by internal and external referral groups and there are no outstanding issues. It is considered the proposed development has been designed appropriately given the constraints and characteristics of the site, is not inconsistent with the existing and desired future character of the locality and is unlikely to result in significant adverse impacts on the amenity of the surrounding area.

4 **RECOMMENDATION**

It is recommended that the development application DA-2018/1219 be **determined** by way of **approval** subject to the conditions at Attachment 8.

5 ATTACHMENTS

- 1 Architectural Plans
- 2 ADG compliance table
- 3 Design Review Panel notes
- 4 Design Verification Statement
- 5 Wollongong Design Review Panel Architectural response
- 6 Pre-lodgement notes
- 7 Clause 4.6 Justification Statement
- 8 Conditions

DEVELOPMENT APPLICATION

151-153 PRINCES HIGHWAY, CORRIMAL, NSW, 2518 LOT 6 Sec C DP 4167

DRAWINGS

A.0001	COVER PAGE	NTS
A.1001	SITE SURVEY	1:200
A.1002	SITE PLAN	1:200
A.1003	SITE ANALYSIS	1:200
A.1201	DEMOLITION PLAN	1:200
A.2001	GROUND FLOOR PLAN	1:200
A.2002	FIRST FLOOR PLAN	1:200
A.2003	SECOND FLOOR PLAN	1:200
A.2004	ROOF PLAN	1:200
A.2101	ADAPTABLE FLOOR PLAN	1:100
A.3001	ELEVATIONS 1	1:200
A.3002	ELEVATIONS 2	1:200
A.3101	SECTIONS	1:200
A.6001	ADG CALCULATIONS	NTS
A.6002	JUNE 21 - OVERSHADOWING 1	NTS
A.6003	JUNE 21 - OVERSHADOWING 2	NTS
A.6301	EXTERNAL FINISHES SCHEDULE	NTS
A.6501	PHOTOMONTAGE	NTS





PROJECT CORRIMAL SHOP TOP HOUSING NO. DATE NO. DATE AMENDMENT AMENDMEN
 27/10/2017
 PRE-DA MEETING ISSUE

 13/11/2017
 PRE-DA MEETING ISSUE

 02/02/2018
 CONSULTANTS ISSUE

 13/03/2018
 PRE-DA MEETING CHANGES

 13/04/2018
 PRE-DA MEETING CHANGES

 13/04/2018
 POR DA DRAWINGS
 SYDNEY COSEBERY NSW 2018 02 9313 7800 151 - 153 PRINCES HIGHWAY CORRIMAL NSW 2518 KIAMA 4/125 TER KIAMA N CLIENT: KANA

B H I ARCHITECTS PTY LTD





DRAWING TI	TLE:		STATUS:	
COVE	R SHEET		RFI	
DRAWN	CHKD	DATE	SCALE@A3:	
MD	MH	29/01/201	9	
PROJECT NO).	DRAWING NO.	REVISION	
8677		A.0001	G	



MASTERS SURVEYING 15 Control Street, Wellongorg NSW 25 Volcagera

	Masters Job No	w17008	s _{cale:} 1:100 at A1
	Level Datum:	.D Origin:	Co-ord System:
	A.H	PM 3758	N/A
02 4228 9911 masterssurveying.com.au	Masters Drawin	ng No: Revision:	sheet:
CADASTRAL CONSTRUCTION ENGINEERIN	W17(008-1 0	1 OF 1



NOTE:	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	PROJECT		BHI AR
L TWARE FRAMING AND WIND BRACINGT ID COMPLY WITH ASTRAFAND TO NOW TWARE RANNIG ANNALA MANDEEDT SJUTH NO TERMAN CATEGORY. 2 PROVIDE CERTIFIED TERMITE ANRERS YSTEM TO AS MAG. 3 STILCTED WINDOWS AND DOORS TO JUT DEGARATE DWIN: TERMAN CATEGORY. 3 STILCTED WINDOWS AND DOORS TO JUT DEGARATE DWIN: TERMAN CATEGORY. 5 DO NOT SCALE THE DRAWING LES TARGET DWIN TERMAN CATEGORY. 5 DO NOT SCALE THE DRAWING LES TARGET DWIN TERMAN CATEGORY. 5 DO NOT SCALE THE DRAWING LES TARGET DWIN TERMAN 6 CIRCLA ALL DWINGTON STILL ESTATISTICATION OF THE DRAWING 5 DO NOT SCALE THE DRAWING LES TOTES THAT THE DRAWING TO AND THE 7 DRAWING TO CONTRIBUTION OF THE DRAWING THE TARGET DRAWING THE TO THE TARGET DRAWING THE TARGET DRAWING THE TARGET DRAWING THE DRAWING T	A B C D E F	27/10/2017 13/11/2017 02/02/2018 13/03/2018 15/06/2018 16/08/2018	CONCEPT ISSUE PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANGES DRAFT DA DRAWINGS FOR DA LODGEMENT	G	29/01/2019	RFI ISSUE	CORRIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORRIMAL NSW 2518 CLIENT: KANA	\bigcirc	SYDNEY 3.10/77 DU ROSEBERY 1 02 9313 780 KIAMA 4/125 TERR KIAMA NSV 02 4232 21

HITECTS PTY LTD		DRAWING TITLE	i: AN		status: RFI	_
INING AVE SW 2018 J	hhi	drawn MD	снкр МН	DATE 29/01/2019	SCALE@A3: 1:200	
LONG STREET 2533 5		PROJECT NO. 8677		DRAWING NO.	REVISION G	_











		DRAWING TITLE	status: RFI			
NSW 2018	hhi	drawn MD	снкр МН	DATE 29/01/2019	SCALE@A3: 1:200	
ALONG STREET V 2533 25		PROJECT NO.		DRAWING NO.	REVISION G	_



NOTE:	NO.	DATE	AMENDMENT	NO. I	DATE	AMENDMENT	PROJECT		BHI ARCHI
L TWEEF FRANKICS AND VIND BRACING TO COMPLY WITH ASTIGA AND TO NSW TIMBER FRANKING MANULA MANDREDG TO SUT WIND TEBRANC ACTROCOM. 2 PROVIDE CERTIFICID TEBNIK ASTRETS NOT AS 346. 3 ELECTED WINDOWS AND DOOSY TO SUIT DESCARATE WIND TEBRAN CATEGORY. 3 ELECTED WINDOWS AND DOOSY TO SUIT DESCARATE WIND TEBRAN CATEGORY. 5 DO NOT SCALE THE REWING WIND TEBRANC ACTROCOM. 6 CHIECA ALL DAVISOR ON SUIT ESCARATE WIND TEBRANCH TO SUIT COMPANY AND THE DOWN AND THE AND THE TO SUIT AND THE AND ALL DAVIS AND THE AND THE AND THE AND THE AND THE AND THE CHIEF DOWN AND THE AND THE AND THE AND THE AND THE AND THE CHIEF DOWN AND THE AND THE AND THE AND THE AND THE AND THE CHIEF DOWN AND THE AND THE AND THE AND THE AND THE AND THE CHIEF DOWN AND THE AND THE AND THE AND THE AND THE AND THE PROFILE OCCURRENT AND THE AND THE AND THE AND THE AND THE ALL DAVIS AS SUBJECT TO COPYRIGHT.	A B C D E F	27/10/2017 13/11/2017 02/02/2018 13/03/2018 15/06/2018 16/08/2018	CONCEPT ISSUE PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANGES DRAFT DA DRAWINGS FOR DA LODGEMENT	G 2	9/01/2019	RFI ISSUE	CORIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORIMAL NSW 2518 CLIENT: KANA	\bigcirc	SYDNEY 3.10/77 DUNNIN ROSEBERY NSW 02 9313 7800 KIAMA 4/125 TERRALOI KIAMA NSW 253 02 4232 2125

IECTS PTY LTD			IE ND FLO	OR PLAN	status: RFI			
NG AVE / 2018	hhi	drawn MD	снкр МН	DATE 7/03/2019	SCALE@A3: 1:200			
NG STREET 33	BHI ARCHITECTS	PROJECT NO.		DRAWING NO. A.2001	revision G			



NOTE:	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	PROJECT	BI	HI ARC
L TIMBER PRAVINCS AND WIND BRACINGT TO COMPLY WITH ASTAGA AND TO NOW TIMBER PRAVING ANALYAL AMONDED TO SUT WIND TERRAN CATEGORY. 2. PROVIDE CERTIFICID TERMIC BARRER SYSTEM TO AS 3440. 3. EXECUTED TERMIC BARRER SYSTEM TO AS 3440. 3. DO NOT SCALE THE DRAWING, SEE TO AS 3440. 3. DO NOT SCALE THE DRAWING, SEE TO AS 3440. 3. DO NOT SCALE THE DRAWING, SEE TO AS 3440. 3. DO NOT SCALE THE DRAWING, SEE TO AS 3440. 3. DO NOT SCALE THE DRAWING, SEE TO AS 3440. 3. DO NOT SCALE THE DRAWING, SEE SUBJECT TO COPYRIGHT. 8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	A B C D F	27/10/2017 13/11/2017 02/02/2018 13/03/2018 15/06/2018 16/08/2018	CONCEPT ISSUE PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANGES DRAFT DA DRAWINGS FOR DA LODGEMENT	G	29/01/2019	RFI ISSUE	CORRIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORRIMAL NSW 2518 CLIENT: KANA	SYI 3.1 RC 02 KI 4/1 KIA 02	DNEY 10/77 DU DSEBERY 1 9313 780 AMA 125 TERR AMA NSV 2 4232 21:

CHITECTS PTY LTD		DRAWING TITLE	OOR F	IAN	status: RFI
NSW 2018 00	hhi	drawn MD	снкр МН	DATE 29/01/2019	scale@a3: 1:200
RALONG STREET W 2533 25		PROJECT NO.		DRAWING NO.	revision G

CHITE

DUNNING 2Y NSW 2 7800



NOTE:	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	PROJECT		BHI ARCHITEC
L TIMEER FRAMING AND WIND BRACING TO COMPLY WITH ASTAEA AND TO NOW TIMEER FRAMING ANALVAL ANDERDED TO SUTING TERSANG CATEGORY. 2 PROVIDE CERTIFICID TERMING LARGERY SYSTEM TO AS 3440. 3 ELECTED WINGKING AND DOOLST DUI DESCANTE TO WIND TERSAN CATEGORY. 3 ELECTED WINGKING AND DOOLST DUI DESCANTE TO WIND TERSAN CATEGORY. 5 DO NOT SCHLE THE DOWNER OF CATEGORY TO COMMENCEMENT. 5 CIRCLE ALL DAVISORIES TO ARCHITECT FRANCE TO COMMENCEMENT. 6 CIRCLE ALL DAVISORIES OF ARTIGUES AND FRANCE THE DAVISOR THE SCHLERE ARCHITEGA TRANS. 7 DOR TO CONSTRUCTION. AND EXCENTING ANY TERM. 8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	A B C D E F	27/10/2017 13/11/2017 02/02/2018 13/03/2018 15/06/2018 16/08/2018	CONCEPT ISSUE PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANGES DRAFT DA DRAWINGS FOR DA LODGEMENT	G	29/01/2019	RFI ISSUE	CORRIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORRIMAL NSW 2518 CLIENT: KANA	\mathcal{I}	SYDNEY 3.10/77 DUNNING ROSEBERY NSW 20 02 9313 7800 KIAMA 4/125 TERRALONG KIAMA NSW 2533 02 4232 2125

CHITECTS PTY LTD		DRAWING TITLE: SECOND FLOOR PLAN			status: RFI
NNING AVE NSW 2018 IOO	hhi	drawn MD	снкр МН	DATE 29/01/2019	scale@a3: 1:200
RALONG STREET W 2533 25		PROJECT NO. TECTS 8677		DRAWING NO. A.2003	REVISION G



IRAVING AVAILAL ADDITION DISTUINT DERIVATION AND ADDITION DISTUINT DERIVATION DE	SYDNEY 3.10/77 DUNNING ROSEBERY NSW 20 02 9313 7800 KIAMA 4/125 TERRALONG KIAMA NSW 2533 02 4232 2125

CHITECTS PTY LTD		DRAWING TITLE: ROOF PLAN			status: RFI
NSW 2018 00	hhi	drawn MD	снкр МН	DATE 18/03/2019	scale@a3: 1:200
RALONG STREET W 2533 25	BHI ARCHITECTS	PROJECT NO. 8677		DRAWING NO. A.2004	REVISION G


NOTE:	NŌ.	DATE	AMENDMENT N	NO. I	DATE	MENDMENT	PROJECT		BHI ARCH
TIMBER FRAMING AND WIDD BRACHIG TO COMPY WITH AST BRAYD TO ISW TIMBER FRAMING ANAULAN AMERIDED TO SUIT WIDD TERRAIN CATECORY. PROVIDE CERTIFIC TERMINE DARRER SYSTEM TO AS 346.0. SELECTED WINGWA AND DOORS TO SUIT DESIGNANE DWIND TERRAIN CATEGORY. AST AND A THE AND	A B C D E	27/10/2017 13/11/2017 02/02/2018 13/03/2018 15/06/2018	CONCEPT ISSUE PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANGES DRAFT DA DRAWINGS	G 2	29/01/2019	FIISSUE	CORRIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORRIMAL NSW 2518 CUENT:	\mathbf{i}	SYDNEY 3.10/77 DUNN ROSEBERY NSV 02 9313 7800 KIAMA 4/125 TERRALO
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	F	16/08/2018	FOR DA LODGEMENT				ARA		02 4232 2125

1

1:100

HITECTS PTY LTD		DRAWING TIT	LE: ABLE FI	LOOR PLAN	status: RFI	-
SW 2018	hhi	drawn MD	снкр МН	DATE 29/01/2019	SCALE@A3:	_
LONG STREET 2533 5		PROJECT NO		DRAWING NO.	revision G	-





NORTH ELEVATION

NOTE:	NO.	DATE	AMENDMENT N	10.	DATE	AMENDMENT	PROJECT	BHI A
I. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH ASTRAFAND TO NSW TIMBER FRAMING ANALUMA ANAFIDED TO SUIT WIDT TERMA CARCEGORY. 2 PROVIDE CRITIED TERMITE AARBIER SYSTEM TO AS 34.0. SUBCCTO WARDED AND DIDORS TO SUIT TO BE CONTRACT TO THE CONTRACT OF THE	A B C D E F	27/10/2017 13/11/2017 02/02/2018 13/03/2018 15/06/2018 16/08/2018	CONCEPT ISSUE CO PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANGES DRAFT DA DRAWINGS FOR DA LODGEMENT	G	29/01/2019	RFI ISSUE	CORIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORRIMAL NSW 2518 CLIENT: KANA	SYDNEY 3.10/77 D ROSEBER 02 9313 7 KIAMA 4/125 TER KIAMA NS 02 4232 2

1:200

ARCHITECTS PTY LID DUINING AVE RYNOW 2613 2125 CONTROL OF CON

50



COLLINS STREET - EAST ELEVATION



WEST ELEVATION

NOTE:	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	PROJECT		B H I ARCHITECT
TIMBER FRAMING AND WIND BEACTICS TO COMENY WITH ASTREAM TO TO INSY TIMBER FRAMING MANUAL ANARDISETIO DO INWID TBERAN CHICCORY: 2 PROVIDE CERTIFED TENTINE BANDRER SYSTEM TO AS 340. 3.ELECTED WINDOWS AND DOODS TO STUTIESEGNATED WIND TBERAN CATEGORY. 4.LISTE CONDITIONS INCLUONS IN STUTIESEGNATED WIND TBERAN CATEGORY. 4.LISTE CONDITIONS INCLUONS IN STUTIESEGNATED WIND TBERAN CATEGORY. 4.LISTE CONDITIONS INCLUONS INTERIOS CONSTITUTIONS ON THE STATEMENT. 5.CECC. ALL DIMENSIONS ON STITE BERGHERACTING ANY TIBA. 5.CECC. ALL DIMENSIONS ON STITE BERGHER FARACTING ANY TIBA. 7.DEWWINGS TO BE CIFECTERED BY A PRACTICIES STRUCTURAL HIGHNERE	A B C D	27/10/2017 13/11/2017 02/02/2018 13/03/2018	CONCEPT ISSUE PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANGES DRAET DA DRAWINGS	G	29/01/2019	RFI ISSUE	CORRIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORRIMAL NSW 2518		SYDNEY 3.10/77 DUNNING AV ROSEBERY NSW 2018 02 9313 7800 KIAMA 4/125 TERRALONG S
PRIOR TO CONSTRUCTION. 8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	F	16/08/2018	FOR DA LODGEMENT				KANA	\bigcirc	KIAMA NSW 2533 02 4232 2125

1:200

1:200





	ELEVA	TIONS 2		RFI	
h	drawn MD	снкр МН	DATE 29/01/2019	scale@a3: 1:200	
11).	DRAWING NO.		
ITECTS	86//		A.3002	G	





NOTE: NO	10.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	PROJECT		BHI ARCHITEC
I. TINGEF FRAMEG AND WIDE DERICHEGT DI COMPLY WITH VATIGAL AND TO NOW TIMBER FRAMEG GAVAULA ANAFORD TO SITI WIDE TERMAN CATEGORY. PROVIDE CERTIFICI TEAMITE BASERE SYSTEM TO AS SAGL. S. ELECTED WINGS AND DOOLS TO SITI DESCANATE WITH TERMAN CATEGORY. S. STRECTED WINGS AND DOOLS TO SITI DESCANATE WITH TERMAN CATEGORY. DO ADD ADD AND THE DASERE SYSTEM TO AS SAGL. S. DO ADD ADD AND THE DASERE TO ARCHITECT PROVIDE DANAFORS. S. DO ADD ADD AND THE DASERE SYSTEM TO ADD ADD AND AND DOCERTIFICATION OF AND DOOLS TO ADD ADD AND DOCERTIFICATION OF AND DOOLS TO ADD AND AND DOCERTIFICATION OF AND THE DOVER THE DASER AND THE DASERES. S. DO ADD ADD AND THE DAMANGUE OF PROVIDED DANAFORS. S. DO ADD AND THE DAMANGUE OF PROVIDED DANAFORS. S. DO ADD ADD AND THE DAMANGUE OF PROVIDED DANAFORS. S. DO ADD ADD AND THE DAMANGUE OF PROVIDED DANAFORS. S. DO ADD ADD AND THE DAMANGUE OF PROVIDED DANAFORS. S. DO ADD ADD AND THE DAMANGUE OF PROVIDED DANAFORS. S. DO ADD ADD AND THE DAMANGUE OF PROVIDED DANAFORS. S. DO ADD ADD AND THE DAMANGUE OF PROVIDED DANAFORS. S. DO ADD ADD AND THE DAMANGUE OF PROVIDED DANAFORS. S. DO ADD ADD AND THE DAMANGUE OF PROVIDED DANAFORS. S. DO ADD ADD AND THE DAMANGUE OF PROVIDED DANAFORS. S. DO ADD ADD AND THE DAMANGUE OF PROVIDED DANAFORS. S. DO ADD ADD AND THE DAMANGUE OF PROVIDED DANAFORS. S. DO ADD ADD ADD ADD ADD ADD ADD ADD ADD	A : B C (D E F	27/10/2017 13/11/2017 02/02/2018 13/03/2018 15/06/2018 16/08/2018	CONCEPT ISSUE PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANGES DRAFT DA DRAWINGS FOR DA LODGEMENT	G	29/01/2019	RFI ISSUE	CORIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORIMAL NSW 2518 CLIENT: KANA)	SYDNEY 3.10/77 DUNNING , ROSEBERY NSW 201 02 9313 7800 KIAMA 4/125 TERRALONG KIAMA NSW 2533 02 4232 2125

ARCHITECTS PTY LTD		DRAWING TITL	E:		STATUS:
r		SECTIO	NS		RFI
RY NSW 2018	1 1 •	DRAWN	CHKD	DATE	SCALE@A3:
3 7800	nni	MD	MH	29/01/2019	1:200
ERRALONG STREET		PROJECT NO.		DRAWING NO.	REVISION
NSW 2533 2 2125	BHI ARCHITECTS	8677		A.3101	G





NOTE:	NŌ.	DATE	AMENDMENT NO	. DATE	AMENDMENT	PROJECT	BHI ARC
Inteler FRANKIG AND WIRD BRACING TO COMPY WITH ASTRAL AND TO IS'N TIMEE FRANKIG KANNULA MARTIDED TO SUIT WIDT TREAN CATECORY. // ROVUEL CERTIED TRAINE BARGER SYSTEM TO AS 3460. SUIT CONTINUES AND DOORS TO SUIT DESIGNATED WIDT TREAN CATEGORY. 4 ALL SITE CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO A ARRONE AND THE AS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO A ARRONE ANY THEA. SUIT CONTINUES AND THE ARRORE SYSTEM TO A ARRONE ANY THEA. SUIT CONTINUES AND THE ARRORE SYSTEM TO A ARRONE ANY THEA. SUIT CONTINUES AND THE ARRORE SYSTEM TO A ARRONE ANY THEAS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO A ARRONE ANY THEAS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO A ARRONE ANY THEAS 3400. SUIT CONTINUES AND THE ARROR SYSTEM TO A ARRONE ANY THEAS 3400. SUIT CONTINUES AND THE ARROR SYSTEM TO A ARRONE ANY THEAS 3400. SUIT CONTINUES AND THE ARROR SYSTEM TO A ARRONE ANY THEAS 3400. SUIT CONTINUES AND THE ARRONE ANY THEAS 3400. SUIT CONTINUES AND THE ARROR SYSTEM TO A ARRONE ANY THEAS 3400. SUIT CONTINUES AND THE ARRORE SYSTEM TO A ARRONE ANY THEAS 3400. SUIT CONTINUES AND THE	A B C D E F	27/10/2017 13/11/2017 02/02/2018 13/03/2018 15/06/2018 16/08/2018	CONCEPT ISSUE G PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANGES DRAFT DA DRAWINGS FOR DA LODGEMENT	29/01/20	9 RFI ISSUE	CORIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORIMAL NSW 2518 CLIENT: KANA	SYDNEY 3.10/77 DU ROSEBERY 02 9313 780 KIAMA 4/125 TERR KIAMA NSY 02 4232 21:

DAYLIGHT	ACCESS (1	MIN 70% <u>)</u>							
Level	2 Hours	Units							
1	* 4	4							
2	* 4	4							
Total	8	8							
%	100%								
	/ENTILATIC	N (MIN 60%)							
1	↔ 2	4							
2	↔ 3	4							
Total	5	8							
%	62.5%								
COMMUNAL OPEN SPACE									
Туре	Required	Provided							
C.O.S.	224m² (25%)	240m² (26.7%)							
Deep Soil	63m² (7%)	80m ² (8.9%)							

PROPOSED FSR	
GROUND FLOOR	198m ²
FIRST FLOOR	396m ²
SECOND FLOOR	396 m ²
TOTAL GFA	990m²
SITE AREA	897m ²
TOTAL FSR	1.1:1
The proposed FSR is	compliant as < 1.5:1

CHITECTS PTY LTD		DRAWING TITL		ATIONS	STATUS: RFI	
ISW 2018	hhi	drawn MD	снкр МН	DATE 29/01/2019	SCALE@A3:	
ALONG STREET / 2533 /5		PROJECT NO.		DRAWING NO.	REVISION G	







11AM



NOTE:	NO.	DATE	AMENDMENT NO	. DATE	AMENDMENT	PROJECT		BHI ARC
I. TIMBER FRAMING, AND WIND BRACING TO COMPY WITH ASIA4 AND TO NSW TIMBER FRAMING ANALINAL ANALISED TO SUM WIND TBRAKE ACTOCOMY. TRAINING ANALINAL ANALISED TO SUM TO TRAVE ACTOCOMY. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TBRANK CATEGORY. ALL SITE CONTROLS INCLUDING LIVELYS TO BE COMPRISED, AND ANY SUM TO SUM SUM TO SUM SUM TO SUM SUM TO SUM SUM TO SUM SUM TO SUM SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM TO SUM TO SUM SUM TO SUM TO SUM SUM SUM TO SUM SUM TO SUM S	A B	27/10/2017 13/11/2017	CONCEPT ISSUE G PRE-DA MEETING ISSUE	29/01	2019 RFI ISSUE	CORRINAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY	\int	SYDNEY 3.10/77 DU ROSEBERY 02 9313 78
	DE	13/03/2018 15/06/2018	PRE-DA MEETING CHANGES DRAFT DA DRAWINGS			CURRINAL INSW 2518 CLENT: KANA	У	KIAMA 4/125 TERRI KIAMA NSV
	F	16/08/2018	FOR DA LODGEMENI	1				UZ 4232 215



RALONG STREET W 2533







1. Instruct Praving Pra	NOTE:	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	PROJECT		BHI A
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. F 16/08/2018 FOR DA LODGEMENT 0 24 422	I. TNIER FRAMENG AND WOD BARCING TO COMPY WITH ASIGA AND TO NOW TIMEER FRAMEIG ANALYMANDEDD TO SUIT WHOT TERMAN CATEGORY: PROVED CERTIFICE TERMIT BARRER SYSTEM TO AS 346. SILECTED WORKS AND DOORS TO SUIT DISCOMETOR WIGH TERMAN CATEGORY: AD ROUGH AND DOORS TO SUIT DISCOMETOR WIGH TERMAN CATEGORY: DOORSTANLISS TO REFERENCE TO ARCHITECT PROVIDE TO COMMENCEMENT. SO HOT SCALE THE DOWNS, USE TRADUCTIONED WIGH TERMAN CATEGORY: AC ORECK, ALL DARRENDO NO SUIT ESTORY TO COMMENCEMENT. A CHECK, ALL DARRENDO NO SUIT ESTORY TO ANY TIRM. A CHECK, ALL DARRENDO NO SUIT ESTORY TO ANY TIRM. B. THESE DRAWINGS ARE SUBJECT TO COMPRISE AN APOLICIENCE STRETCHING AND REPROVED TO APOLICIES STRETCHING AND REPROVED TO APOLICIES STRETCHING AND REPROVE TO COMPRISE TO APOLICIES STRETCHING AND REPROVED TO APOLICIES STRETCHING AND REPROVE TO APOLICIES STRETCHING APOLICIES APOLICIES STRETCHING APOLICIES APOLICIES STRETCHING APOLICIES STRETCHING APOLICIES APOLICIES STRETCHING APOLICIES STRETCHING APOLICIES APOLICIES STRETCHING APOLICIES STRETCHI	A B C D E F	27/10/2017 13/11/2017 02/02/2018 13/03/2018 15/06/2018 16/08/2018	CONCEPT ISSUE PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANGES DRAFT DA DRAWINGS FOR DA LODGEMENT	G	29/01/2019	RFI ISSUE	CORRIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORRIMAL NSW 2518 CLIEMT: KANA		SYDNEY 3.10/77 E ROSEBER 02 9313 7 KIAMA 4/125 TER KIAMA N 02 4232 2

ARCHITECTS PTY LTD

DUNNING AVE RY NSW 2018 3 7800





EXTERNAL FINISHES SCHEDULE REFERENCE MATERIAL LOCATION SUPPLIER DESCRIPTION COLOUR PAINTED WALLS TO EXTERNAL WALLS ABOVE TO BE SUPPLIED BY CONTRACTOR RENDERED CONCRETE WALLS PAINTED IN DULUX WEATHERSHIELD MATT GROUND FLOOR EXCEPT THOSE ACRYLIC IN 'NATURAL WHITE' OR SIMILAR NOTED OTHERWISE IN THIS SCHEDULE BRICK WALLS TO SELECT PORTIONS OF GROUND TO BE SUPPLIED BY CONTRACTOR BOWRAL BRICK IN 'BOWRAL BLUE' OR SIMILAR FLOOR EXTERNAL WALLS AND CORNER ELEMENT ABOVE GROUND FLOOR PAINTED WALLS TO EXTERNAL WALLS AT GROUND TO BE SUPPLIED BY CONTRACTOR RENDERED CONCRETE WALLS PAINTED IN DULUX WEATHERSHIELD MATT FLOOR EXCEPT THOSE NOTED ACRYLIC IN 'COLORBOND IRONSTONE' OR SIMILAR OTHERWISE IN THIS SCHEDULE WOOD LOOK ALUMINIUM ACCENT WALLS ALPOLIC ALUMINIUM COMPOSITE MATERIAL USED AS EXTERIOR CLADDING COMPOSITE PANELS ALUMINUM BATTEN FACADE PRIVACY/SHADING SCREENS TO WOODFORM CONCEPT CLICK ALUMINIUM BATTEN SCREENING SYSTEM ATTACHED SCREENING BALCONIES UNLESS NOTED TO SHS ALUMINIUM FRAME, 50x62mm IN "COLORBOND DEEP OCEAN" OTHERWISE IN THIS SCHEDULE **OR SIMILAR** ALUMINUM BATTEN FACADE PRIVACY/SHADING SCREENS TO ALPOLIC ALUMINIUM COMPOSITE BATTEN SCREENING SYSTEM ATTACHED TO SHS ALUMINIUM FRAME, 50x62mm IN "WOOD LOOK" OR SIMILAR SCREENING CORNER ELEMENT BALCONIES METAL AWNING AWNING COLORBOND STEEL AWNING IN COLORBOND ULTRA 'DEEP OCEAN'

NOTE:	NO.	DATE	AMENDMENT NO.	DATE	AMENDMENT	PROJECT		BHI ARC
Intel® FRANKIC AND WIND BRACING TO COMPY WITH ASLEAL AND TO NOW TIMBLE FRANKIC MANULAL ANDIGED TO SITU WIND TERMAN CARTECORY. PROVIDE CERTIFICI TERMITE BARRIES SYSTEM TO AS \$460. ALL SITE CONTROLS INCLUDING LIVES TO BE CONTROL TO TRAVING CARTECORY. ALL SITE CONTROLS INCLUDING LIVES TO BE CONTROL TO TRAVING CARTECORY. SALL SITE CONTROLS INCLUDING LIVES TO BE CONTROL TO TRAVING CARTECORY. SALL SITE CONTROLS INCLUDING LIVES TO BE CONTROL TO TRAVING CARTECORY. SALL SITE CONTROLS INCLUDING LIVES TO BE CONTROL TO TRAVING CARTECORY. SALL SITE CONTROLS INCLUDING LIVES TO BE CONTROL TO TRAVING CONTROL AND ANY DSCEPTINGES TO BE REFERED TO ARCHITECT FOR TO COMMENCEMENT. SOL ON ST ALL HE POXAVING LIVE REGIED DIABACING. SOL NOT SALL HE POXAVING LIVE REGIED DIABACING. SOL NOT SALL HE POXAVING LIVE REGIED DIABACING. TO SALL SHORE DIA ANY	A B C D	27/10/2017 13/11/2017 02/02/2018 13/03/2018	CONCEPT ISSUE G PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANGES	29/01/201	RFI ISSUE	CORIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORRIMAL NSW 2518		SYDNEY 3.10/77 DUI ROSEBERY N 02 9313 780
 DRAWINGS TO BE CHECKED AND CERTIFIES & A PRACTICING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT. 	E F	15/06/2018 16/08/2018	DRAFT DA DRAWINGS FOR DA LODGEMENT			CLIENT: KANA	\checkmark	4/125 TERR/ KIAMA NSW 02 4232 212

	IMAGE
CHITECTS PTY LTD	DRAWING TITLE: STATUS: EXTERNAL FINISHES SCHEDULE RFI
	MD MH 29/01/2019 PROJECT NO. DRAWING NO. REVISION
W 2533 25 BHI ARCHITE	CTS 8677 A.6301 G



NOTE:	NO.	DATE	AMENDMENT N	NO.	DATE	AMENDMENT	PROJECT		E
1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL AMENDED TO SUIT WIND TERRAIN CATEGORY. 2. PROVING CERTIFIED TERMITE RAPPIEP SYSTEM TO AS 3440	А	27/10/2017	CONCEPT ISSUE	G	29/01/2019	RFIISSUE	CORRIMAL SHOP TOP HOUSING SITE-	\frown	S
A SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY. ALL STE CONDITIONS INCLUDING LEVELS TO BE CONDITIONS INCLUDING LEVELS TO BE CONDITIONS INCLUDING LEVELS TO BE CONDITIONS	В	13/11/2017	PRE-DA MEETING ISSUE				151 - 153 PRINCES HIGHWAY		R
DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT. 5. DO NOT SCALE THE DRAWING, USE FIGURED DIMENSIONS.	С	02/02/2018	CONSULTANTS ISSUE				CORRIMAL NSW 2518)	U
 CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTICING STRUCTURAL ENGINEER 	5	15/03/2018	PRE-DA MEETING CHANGES				CLIENT:		K 4
PRIOR TO CONSTRUCTION. 8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	F	16/08/2018	FOR DA LODGEMENT				KANA	\smile	K O

0/77 DUNNING AVE DSEBERY NSW 2018 9313 7800

> ALONG STREET / 2533 /5



DRAWING II	ILE:		STATUS:	
PHOTO	DMONT	AGE	RFI	
DRAWN	CHKD	DATE	SCALE@A3:	
MD	MH	29/01/2019	1:0.96	
PROJECT NO).	DRAWING NO.	REVISION	
8677		A.6501	G	

151-153 PRINCES HIGHWAY

Corrimal NSW 2518

LANDSCAPE DOCUMENTATION FOR DEVELOPMENT APPLICATION

CONTEXT PLAN STREET COLLINS ≥ NO 151 - 153 Т C I NO 26 S ш C z NO 159 R NO 161

DRAWING REGISTER

DRAWING NUMBER	DRAWING NAME	SCALE / SIZE
LDA-00	LANDSCAPE COVER SHEET	NOT TO SCALE
LDA-01	EXISTING TREE PLAN	1:100 / A1
LDA-02	LANDSCAPE MASTERPLAN	1:100 / A1
LDA-03	LANDSCAPE DETAILS	1:10 / A1

GROUND ÍNK LANDSCAPE ARCHITECTS Suite 201, 75 Archer St, Chatswood NSW 2067 Ph. (02) 9411 3279 ABN 55 163 0025 456 www.groundink.com.au Registered Landscape Architect: Rob Loughman # 7813

Drawing pot intended for tender or construction. Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect prior to construction. Figured dimensions to be taken in preference to scaled drawings, All work is to conform to relevant Australiant standards and other codes an applicable. Dial Before you dig. Location of underground services to be proven on site and protected in necessary prior to construction. Plant species and quantities shown are indicative only and are subject to change based on future project requirements. © Ground Ink Pty Ltd

LANDSCAPE COVER SHEET





EXISTING TREE SCHEDULE

ID	DESCRIPTION	EXISTING HEIGHT	PROPOSED ACTION
1	Melaleuca linariifolia	1m	Retained
2	Callistemon viminalis	4m	Retained
3	Melaleuca linariifolia	3m	Retained
4	Melaleuca bracteata	7m	Retained
5	Cupressus × leylandii	8m	Retained
6	CMetrosideros Kermadecensis	5m	Dead tree
7	Melaleuca styphelioides	7m	Retained

* Tree retention and removal based on Horticultural Management Services aborist report issued 13.04.2018



Drawing not intended for tender of construction. Vering all cameronom on site before commencing work. Hoperal all discrepancies to Landscape Architect prior to construction. Figured dimensions to be taken in preference to scaled diarnings. All work is to conform to relevant Australian standards and other codes as applicable. Dial before you dig. Location of underground services to be proven on size and protected in an industry pior to aconstruction. Plant species and guantifies shows are requirements. © Ground Ink Pty Ltd

EXISTING TREE PLAN





LEGEND

- - Proposed handrail
- FFL Finished floor level
- EX Existing spot level
- 1 Proposed unit paving e.g. bluestone or granite subject to future details
- 2 Proposed timber decking or composite material
- 3 Proposed raised planter box
- 4 Proposed weather-proof pergola with BBQ facilities and seating opportunities
- 5 Small feature trees providing shade and amenity
- 6 Proposed seating
- 7 Proposed round planting box with seating
- 8 Proposed residential parking entry
- 9 Proposed driveway cross-over









Round planting box with seating

Section of weather-proof pergola

Section of raised planter box

LANDSCAPE MASTERPLAN

PLANT PALETTE

N Australian Native

TREES UP TO 10 METRES HIGH



MEDIUM TREE: 1m SOIL DEPTH



MEDIUM TREE: 1m SOIL DEPTH

SHRUBS BELOW 2 METRES HIGH





GROUNDCOVERS BELOW 1 METRE HIGH



Quantity: 25 (150mm pot)

C Lomandra 'Wyalla' Quantity: 35 (150mm pot)









OUTLINE LANDSCAPE SPECIFICATION

General

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. The landscape contractor shall attend the site on a weekly basis to maintain the landscape works for the full term approved at CC stage of the maintenance period (commencing from practical completion).

Rubbish Removal

During the term of the maintenance period the Landscape Contractor shall undertake rubbish removal from the site on a weekly basis to ensure the site remains in tidy condition.

Weed Eradication

Weed growth that may occur in, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide, (e.g. 'Roundup', applied in accordance with the manufacturer's directions) or hand weeding.

Tree Replacement

Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants. Frequency: as required.

Pruning

Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Irrigation

A low volume drip irrigation system may be installed at the discretion of the Developer. Position of control box, solenoids and irrigation conduits to be designed by gualified irrigation engineer at CC stage

Controllers shall be mounted on a stable wall, power rack, or formed and constructed concrete based pedestal mount. Performance specification to be provided by landscape architect, nominally 25mm delivered to plant areas each week during establishment (depending on weather conditions). After establishment, irrigation rates can be decreased in certain areas of the landscape depending on the species.



Suite 201, 75 Archer St, Chatswood NSW 2067 Ph. (02) 9411 3279 ABN 55 163 025 456

www.groundink.com.au Registered Landscape Architect: Rob Loughman # 7813

Drawing not intended for tender or construction. Verify all dimensions on site before commencing work. Report all discrepancies to Landscape Architect prior to construction. Figured dimensions to be taken in preference to scaled drawings. All work is to conform to relevant Australian standards and other codes as applicable. Dial before you dig. Location of underground services to be proven on site and protected if necessary prior to construction. Plant species and quantities shown are indicative only and are subject to change based on future project requirements. © Ground Ink Pty Ltd

Watering Frequency: Weekly or as required.

0.1

0

Drainage

Soils Garden Beds plans.

Cultivation All garden beds to be cultivated to a min depth of 150mm and tree pits to the depth of the root ball only. If additives such as gypsum are required conduct this after cultivation into the top 100mm of soil.

Planting soil level.

Mulchina The Landscape Contractor shall supply and install 10mm Pine Bark Mulch to all garden beds shown on the landscape plans, to a minimum depth of 75mm. All mulch is to be free of deleterious matter such as soil, weeds and sticks. Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstate depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Maintain watering rings around trees. Top up mulch levels prior to handover to client.

Plant species refer to landscape plan

Drainage inspection upstand with screw cap for clearing access

Waterproof membrane

Slab and waterproofing to Engineer's details



Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species.

All landscape areas are to have positive drainage to SW systems. If areas of poor drainage are identified on site then this should be brought to the site superintendents attention. Install agg lines if required.

The landscape contractor shall supply and install 'Organic Garden Mix', as supplied by ANL, to a depth of 300mm to all garden beds as shown on the landscape

All planting to be grown to NATSPEC specifications. Contractor to prepare site for planting including watering, handling, setting out and excavation. Excavate a hole for each plant large enough to provide not less than 100mm all around the root system of the plant. For tree planting each hole shall be dug with a shovel, backhoe or similar tool. Individual holes shall be excavated to allow root system to sit flat on the excavated hole and 400mm to each side of the root system. Backfill planting holes with existing site soil and topsoil as described in section 'Soil', plant / Tree shall be set plumb, with the root ball set slightly below the final

LANDSCAPE DETAILS

Pest and Disease Control

Frequency: weekly inspection

Fertilising

Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys KOKEI pellets, analysis 6.3:1.8:2.9 or similar approved. KOKEI pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree. Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions.







10			11			12	
27 97 26,19							A
26.15 26.37 26.37 26.37 26.37 26.37 26.33 26.33 26.33 26.33 26.33 26.37 26.33 26.33 26.33 26.33 26.35 26.37 26.33 26.37 26.33 26.37 26.33 26.37 26.57	6 6.0 U/S awn 7 6 6	25.90 25.91 25.30 25.30 25.30 25.30	A A Se. 00				В
$\begin{array}{c} 3.70 \\ 6.39 \\ \hline 26.29 \\ 26.40 \\ CP \\ 26.29 \\ 26.35 \\ \hline 26.35 \\ 26.35 \\ \hline 26.3$	26.08 26.08 26.11 bin 26.12 26.13 12 26.13 27.10	kerb lip & & 25.90 % & 25.90 % & 25.90 % & 25.90 %	Ч С П Ц	100∅ SE DRAININ CONNEC WOLLON DETAILS IL = 25.7	WER GRADE PI G STREEET AW TED TO STREE IGONG CITY CO & SPECIFICATI 72 TBC PRIOR (PE, NING T AS PER OUNCIL ONS CC STAGE.	С
$\begin{array}{c} 26.39\\ 26.73\\ 26.40\\ 26.40\\ 26.42\\ 26.42\\ 26.42\\ 26.42\\ 27\\ 29.7\\ 1\\ 29.7\\ 1\\ 29.7\\ 1\\ 29.4\\ 3\\ 29.4\\ 3\\ 3\\ 3\\ 3\\ 3\\ 3\\ 3\\ 3\\ 3\\ 3\\ 3\\ 3\\ 3\\$	²⁰ 29.73 50 50 29.7 39 26.22 10 20 kerb ² top 26.1 26.00 26.1	26.06 26.00 26.01	Z С Ш С С				D
29.10 29.10 29.10 29.10 29.10 29.10 29.10 29.10 29.10	26.26 26.26 26.28 26.28 26.28 2.92 26.28 2.92 2.92 2.92 2.92 2.92 2.92 2.92 2	26.12	PIT	SCHEDU	JLE		E
	PIT	GRATE	SIZE	RL	IL	COMME	
	Р1	CLASS C(ii)	600 x 600	28.45	28.05	SURFACE	PIT
	P2	CLASS C(ii)	600 x 600	28.45	27.95	SURFACE	PIT
	Р3	CLASS C(ii)	600 x 600	28.45	27.85	SURFACE I	PIT
	P4	CLASS C(ii)	600 x 600	28.30	27.75	SURFACE I	_{PIT} F
	P5	CLASS C(ii)	600 x 600	29.60	29.05	SURFACE I	РІТ
	P6	CLASS C(ii)	600 x 600	29.65	29.15	SURFACE I	РІТ
	P7	CLASS C(ii)	600 × 600	29.70	29.25	SURFACE I	ΡΙΤ
		CLAS	S OF G	RATE AS	3996.2	006	
	A B C(i C(i D	– 10kN – 80kN) – 150ki i) – 150ki – 210ki	PEDESTRIA LIGHT VER N LIGHT TI N SLOW TR N HIGHWA	AN HICLES RUCK RUCK Y VEHICLES		~ =	G
			FPT		SIGN		
				NOIKUU		UKPUS	
VEL SIW SIT	e pla	IN	<u></u>	SCALES 1:250 @	@ A1, 1:500 @ A	08/0	PLOTTED 08/18
PF HOUSING				DESIGNED G.U.		DATU	M A.H.D.
HIGHWAY						DAT	E CHKƊ
			P	roject No 18012	DWG	SHEET – OF	revision 2

Attachment 2 – ADG Compliance Table

An assessment of the application against the Apartment Design Guide (ADG) is contained below.

(1) Apartment Design Guide		
Standards/controls	Comment	Compliance
Part 1 – Identifying the context		
1A Apartment building types		
Generic apartment building types can be used to:	The proposal is	s for a shop top Ye
Determine the appropriate scale of future built form	apartment build	ing.
Communicate the desired character of an area		
Assist when testing envelope and development controls achieve high amenity and environmental performance.	s to	
Building types include:		
Narrow infill apartments		
Row apartments		
Shop top apartments		
Courtyard apartments		
Perimeter block apartments		
Tower apartments		
Hybrid developments		
1B Local character and context		
This guideline outlines how to define the setting and scale development, and involves consideration of the desired fur character, common settings and the range of scales.	of a The strategic loo future desired site is set by 2009 (B2 Loo Wollongong Di LEP and DC assessed in de 2.1.5 and assessment rep	cal character and character of the Wollongong LEP cal Centre) and CP 2009. Both P clauses are etail at Sections 2.3.1 of the port.
1C Precincts and individual sites		
Individual sites:		
New development on individual sites within an establis area should carefully respond to neighbouring developm and also address the desired future character at neighbourhood and street scales. Planning and des considerations for managing this include:	hed The site cor ent, individual site the Town Centre. sign and has take neighbouring	mprises of an Ye within Corrimal It is a corner site n into account development,
Site amalgamation where appropriate	scale of	other nearby
Corner site and sites with multiple frontages can be mefficient than sites with single frontages	nore development proposed shop	to inform the top housing.
Ensure the development potential for adjacent sites is retain	ned Site amalga	amation was t not considered
Avoid isolated sites that are unable to realise the developm	nent appropriate in th	ne circumstances

Standards/controls	Commer	nt	Com	pliance	e
potential.	of th	nis case.			
Part 2 – Developing the controls					
These guidelines include tools to support the stra planning process when preparing planning controls, and a relevant to the development assessment of indiv proposals.	ategic Stra aren't note ridual	ategic plann ed.	ing tool	intent	N/A
Part 3 Siting the development					
<u>3A Site analysis</u>					
Site analysis uses the following key elements to demons that design decisions have been based on opportunities constraints of the site conditions and their relationship to surrounding context:	strate Deta and provo the	ailed site vided with the	analysis e DA mater	plans ial.	Yes
Site location plan					
Aerial photograph					
Local context plan					
Site context and survey plan					
Streetscape elevations and sections					
Analysis					
A written statement explaining how the design of the proper development has responded to the site analysis a accompany the development application.	osed must				
<u>3B Orientation</u>					
Buildings must be oriented to maximise norther oriental response to desired character, promote amenity for occupant and adjoining properties, retain trees and of spaces and respond to contextual constraints such overshadowing and noise.	ation, The the add open of t n as des to n	built form ress the two he site; the igned with re atural light an	is orientate street from units are egard to ac nd ventilatio	ed to tages well ccess on.	Yes
Objective 3B-1:	Cor	nmercial sp	aces and	the	
Building types and layouts respond to the streetscape and while optimising solar access within the development	d site unit the for s	s above are o street, offeri surveillance o	priented tow ng opportu	wards nities t.	
Design Guidance	Mos	st units appea	ar to eniov	aood	
Buildings should define the street by facing it and prov direct access	viding sola	ar access.			
Objective 3B-2	l he bus	 proposed iness premis 	ground ses addres	level s the	
Overshadowing of neighbouring properties is minimised du mid- winter	uring stre	et with acces ancies rea	ss to and v sonably	within well	
Design Guidance	legi	ble and th	e shop f	fronts	
Overshadowing should be minimised to the south or dow by increased upper level setbacks	n hill fron	vide for ar tage.	active :	street	
Refer sections 3D & 4A below for solar access requiremen	nts The rest	 scale of bonds to the 	the bu desired f	ilding future	
A minimum of 4 hours of solar access should be retaine solar collectors on neighbouring buildings	ed to cha in th plar ratio sett	racter sough ne location a nning contro o, height, packs).	t to be ach s defined b ls (floor s and bu	ieved by the space ilding	
	The	strategic loc	<u>al characte</u>	er and	

Standards/controls	Comment	t Compliance		
	future desire site is set b 2009 (B2 zor Development Chapter D2 Corrimal an Centre Plan.	d character of the y Wollongong LEP e) and Wollongong Control Plan 2009 – Section 3.18 d Corrimal Town		
	The shadow that the acceptable overshadowin site has an shadows f southern bu overshadowin acceptable.	diagrams indicate proposal will be in relation to ng impacts. The east/west axis and fall across the usiness sites and ng is considered		
3C Public domain interface				
Key components to consider when designing the int include entries, private terraces or balconies, fences and changes in level, services locations and planting.	erface Active stree walls, provided in commercial	et frontages are the form of active uses at ground	Yes	
The design of these elements can influence the reperceived safety and security of residents, opportuniti social interaction and the identity of the development viewed from the public domain	eal or es for The develo when designed t interaction	pment has been o provide good with the street		
Objective 3C-1:		public domain.		
Transition between private and public domain is acl without compromising safety and security	nieved opportunities street leve	for surveillance at by business		
Design Guidance	tenancies. T	he design provides		
Terraces, balconies and courtyards should have direct entry, where appropriate	street tenancies, w important ele	ment of the façade.		
Changes in level between private terraces etc above level provide surveillance and improved visual priva ground level dwellings.	street cy for legible and w	Iding entries are rell defined.		
Front fences and walls along street frontages shoul visually permeable materials and treatments. The hei	d use ght of	ecurity matters are be well resolved.		
solid fences or walls should be limited to 1m.	Opportunities	for casual		
Opportunities should be provided casual interaction be residents and the public domain eg seating at building e near letterboxes etc	ntries,	are available in aces.		
Objective 3C-2:				
Amenity of the public domain is retained and enhanced				
Design Guidance				
Planting softens the edges of any raised terraces to the (eg basement podium)	street			
Mailboxes should be located in lobbies perpendicular to alignment or integrated into front fences.	street			
Garbage storage areas, substations, pump rooms and service requirements should be located in basement car	other parks. Residential	balconies face the	Yee	
Durable, graffiti resistant materials should be used	opportunities	for natural	100	

Standards/controls	Comment	Complianc
Where development adjoins public parks or open space t design should address this interface.	he surveillance. The amenity domain will be by development proposed. The of provide for acti- uses and an presence on bot- domain works co- and existing stre- planting will als public domain, with Council's C Domain Technic Conditions are r this regard.	of the public vastly improved t of the site as development will ve ground floor active street th streets. Public omprising paving set tree and wall so enhance the , in accordance ity Centre Public al Manual.
	Garbage sto substation, fire s like are to be within the buildi which will not design quality. Mailboxes will b	brage areas, services and the accommodated ng in a manner detract from its be located within
	the residential lo	bbies.
	Durable material	ls proposed.
<u>3D Communal and public open space</u>		
Objective 3D-1		
An adequate area of communal open space is provided enhance residential amenity and to provide opportunities landscaping	to The principal use for communal open located on t	eable part of the space will be the roof and
Design Criteria	accessible to all has been made	units. Provision for an outdoor
1.Communal open space has a minimum area of 25% of t site area	he area with casu DSZ tree plantin	ial seating and g.
2. 50% direct sunlight provided to principal usable part communal open space for a minimum of 2 hours between 9a and 3pm on 21 June	of Sunlight to the am achieved. An will provide shad	e area can be outdoor pergola de as needed.
Design Guidance		
Communal open space should be consolidated into a w designed, usable area.	ell	
Minimum dimension of 3m		
Should be co-located with deep soil areas		
Direct & equitable access required		
Where not possible at ground floor it should be located podium or roof level.	at	
Where developments are unable to achieve the design criter such as on small lots, sites within business zones, or in	ia, a	

Standards/controls	Cor	nment Compliane	ce
provide communal spaces elsewhere such as a roof top terrace or a common room	a landscaped		
provide larger balconies or increased private op apartments	en space for		
demonstrate good proximity to public open space and/or provide contributions to public open space	and facilities		
Objective3D-2			
Communal open space is designed to allow fo activities, respond to site conditions and be a inviting	r a range of ttractive and		
<u>Design guidance</u>			
Facilities to be provided in communal open space of age groups, and may incorporate seating, barl play equipment, swimming pools	s for a range beque areas,		
Objective 3D-3			
Communal open space is designed to maximise s	afety		
Design guidance			
Communal open space should be visible from hat and POS areas and should be well lit.	bitable rooms		
Dbjective 3D-4			
Public open space, where provided, is responence of the neighbourhood	nsive to the		
<u>3E Deep soil zones</u>			
Objective 3E-1			
3E-1 Deep soil zones provide areas on the site t and support healthy plant and tree growth. T residential amenity and promote management of	that allow for hey improve water and air	There is no DSZ at ground level; however, deep soil planting is proposed on structure.	Yes
quality.		Within business zones there is	
<u>Design Criteria:</u>	a minimum	be achieved and rather planting	
requirements:	iy minimum	on structure is accepted due to boundary setbacks and in this	
Site area Minimum Deep soil zone dimensions (% of site area)	<u>Design</u>	providing access to off street parking across the rear of the	
less than 650m ² - guid	ance:	site. There is generous planting	
650m ² - 1,500m ² 3m Dee shou	p soil zones uld be	and within the communal open	
greater than 1,500m ² 6m 7% loca	ted to retain	space rooftop terrace area.	
greater than 1,500m ² with significant 6m sign	ificant trees.		
3F Visual privacy			
Objective 3F-1			
Adequate building separation distances are share between neighbouring sites, to achieve reasona external and internal visual amenity.	red equitably ble levels of	Northern boundary – levels Ground through to Level 2 are proposed to be built to the nil	Yes
Design Criteria:		setback to both street frontages.	
		The Ground floor will	

Standards/controls			Cor	nment	Compliance
Minimum required se side and rear bounda	eparation dis ries are as fo	tances fro bllows:	om buildings to the	accommodate activities and re- foyer, whilst L1	commercial sidential entry to L2 will
Building height	Habitable rooms and balconies	Non- habitable rooms	<u>Design</u> Guidance	Communal open	space areas
up to 12m (4 storeys)	6m	3m	Apartment	are located on L3.	
up to 25m (5-8 storeys)	9m	4.5m	buildings should	Solid blank walls	are proposed
over 25m (9+ storeys)	12m	6m	have an increased	boundary on the s	outhern side.
separation distance requirements) when lower density resid transition in scale.	of 3m (i adjacent to a ential deve	n additio a different lopment	n to the above zone that permits to provide for a	The proposal requirements for setback to the wes for habitable roo	meets the a 6 metre stern boundary ms on upper
Direct lines of sight sh	nould be avo	ided		levels.	
No separation is requ	ired betweer	n blank wa	lls		
Objective 3F-2:				In conclusion, the 3F are consid	ered to be
Site and building de compromising access views from habitable	esign elemer s to light and rooms and p	nts increat air and b rivate ope	se privacy without alance outlook and n space	achieved as adec internal and ex would be achie	quate levels of ternal privacy eved via the
<u>Design Guidance</u>				applicant's prop approach. Cha	osed design anges to the
Communal open spa should be separated apartments. Design s	ace, commo from private olutions inclu	on areas open spa ude:	and access paths ce and windows to	design have be response to DRP	een made in advice.
Setbacks,				available to the	units as these
Solid or partly solid ba	alustrades to	balconies	5	are designed to north.	face east and
Fencing or vegetation	to separate	spaces			
Screening devices					
Raising apartments/ domain	private opei	n space	above the public		
Planter boxes incor increase visual separ	porated into ation	o walls a	nd balustrades to		
Pergolas or shading o	devices to lim	nit overloo	king		
Only on constrained s layout opportunities panels	sites where it are limited	's demons – fixed	strated that building louvres or screen		
Windows should be buildings	offset from	n the win	dows of adjoining		
3G Pedestrian acces	ss and entri	<u>es</u>			
Objective 3G-1					
Building entries and addresses the public	d pedestriar domain	access	connects to and		
Design Guidance					
Multiple entries should	d be provide	d to activa	te the street edge.		
Buildings entries sho entries should be clea	uld be clear arly distinguis	ly identifia shable fror	ble and communal n private entries.		

Standards/controls	Comment	Compliance
Objective 3G-2		
Access, entries and pathways are accessible and eas identify	y to	
Design Guidance		
Building access areas should be clearly visible from the p domain and communal spaces	blic	
Steps and ramps should be integrated into the overall buil and landscape design.	ding activate the	tries are proposed to Yes street edge. Entries
Objective 3G-3	Proposed	entry addresses the
Large sites provide pedestrian links for access to streets	and public doma	ain.
	Lift and sta to all dwelli and ground points are d	ir access is provided ings from the carpark d floor level. Access clearly visible.
	The dev provision obtained to (inclusive of and the re either stairs	velopment makes for access to be o the ground floor of commercial spaces esidential lobby) via s or ramps.
<u>3H Vehicle access</u>		
Objective 3H-1		
Vehicle access points are designed and located to ach safety, minimise conflicts between pedestrians and veh and create high quality streetscapes	ieve cles	
Design Guidance		
Car park entries should be located behind the building line	Proposed of positioned	car park entries are Yes
Access point locations should avoid headlight glare habitable rooms	to line on frontage.	the Collins Street
Garbage collection, loading and service areas should screened	be Proposed appropriate	driveway location location in relation to
Vehicle and pedestrian access should be clearly separate improve safety	d to	service areas all
Where possible, vehicle access points should not domi the streetscape and be limited to the minimum width possil	nate ole. contained areas screened fr	within the carparking d accordingly are om view.
	Vehicle an separated.	d pedestrian access
	Driveway width is acc	and vehicular entry ceptable.
3J Bicycle and car parking		
Note:		
1. Under Clause 30, car parking cannot be used as a rea for refusal where the proposal meets the minimum standar	ason ds	
2. Also, under the amended SEPP 65 car-parking has bec a non-discretionary development standard (in accordance Cl. 79(C) of the EP&A Act. Therefore, a departure from th	ome with is is	

Standards/controls	Com	iment Complianc	Compliance	
likely to generate referral to LPP, despite not specifica a "Local Environment Planning' development (Charter 3.3)	ally being standard			
Objective 3J-1				
Car parking is provided based on proximity to public in metropolitan Sydney and centres in regional areas	transport			
Design Criteria				
On land zoned B3 or B4 and located within 400m zoned B3 and B4, the minimum car parking require residents and visitors is set out in the Guide fo Generating Development, or Council's car requirement, whichever is less.	of land ment for or Traffic parking			
The carparking needs for a development must be pro street.	vided off			
Objective 3J-2				
Parking and facilities are provided for other modes of t	ransport			
Design Guidance				
Conveniently located and sufficient numbers of parking should be provided for motorbikes and scooters	g spaces	Adequate vehicle, motor bike and bicycle parking provided meeting relevant requirements	Yes	
Secure undercover bicycle parking should be provide easily accessible from both the public domain and areas.	ed that is common	with regard to Chapter E3 of WDCP 2009. All parking is to be provided within the ground parking levels. Appropriate resident bicycle security arrangements are proposed.		
Objective 3J-3				
Car park design and access is safe and secure				
Design Guidance				
Supporting facilities within car parks (garbage rooms, areas, car wash bays) can be accessed without parking spaces	, storage crossing	Supporting facilities generally adequately located. Car parking layout is appropriate with regard	Yes	
A clearly defined and visible lobby or waiting area sl provided to lifts and stairs.	hould be	to safety and security. Car parking levels are		
Permeable roller doors allow for natural ventilat improve the safety of car parking areas by enabling surveillance.	tion and passive	adequately ventilated.		
Objective 3J-4				
Visual and environmental impact of underground can are minimised	r parking			
Design Guidance			Yes	
Excavation should be minimised through efficient layouts and ramp design.	carpark	Car park walls are to be built to the side and rear boundaries.		
Protrusion of carparks should not exceed 1.0m above level.	e ground	Car park layout appears to be reasonably efficient and natural ventilation is available to the car		
Natural ventilation should be provided to basement a basement car parking areas.	and sub-	parking area located under the residential component.		

Standards/controls	Com	nment Compliance		
Ventilation grills or screening devices should be integrated the façade and landscape design.	into			
Objective 3J-5				
Visual and environmental impacts of on-grade car parking minimised	are			
On grade car parking should be avoided				Yes
Design guidelines provided where it's unavoidable				
Objective 3J-6		No visually apparent parking proposed Ca	on-grade	
Visual and environmental impacts of ground enclosed parking are minimised	car	proposed at the re- building and accessed	ar of the d from the	
Exposed parking should not be located along primary st frontages	treet	RoW is not located on street frontage.	a primary	Yes
Positive street address and active street frontages should provided at ground level.	d be	A positive street ade active street fronta provided at ground lev	dress and ages are rel.	
Part 4 – Designing the building - Amenity				
4A Solar and daylight access				
Objective 4A-1				
To optimise the number of apartments receiving sunligh habitable rooms, primary windows and private open space	nt to			
Design Criteria				
1. Living rooms and private open spaces of at least 70% apartments in a building receive a minimum of two (2) he direct sunlight between 9am and 3pm in mid-winter Wollongong LGA.	% of ours r in	The applicant has evidence that at least units can achieve a solar access (living r	provided 70% of the appropriate	Yes
A maximum of 15% of apartments in a building receive direct sunlight between 9am and 3pm at mid winter	e no	private open spaces minimum of 2 hour	receive a s sunlight	
Design Guidance		between 9am-3pm mid	d- Winter.)	
The design maximises north aspect and the number of sinal aspect south facing apartments is minimised	ngle	The northern aspect utilised to maximi access to 6 of the 8	has been se solar proposed	
To optimise the direct sunlight to habitable rooms balconies, the following design features are used:	and	units. 2 of these units access.	have dual	
Dual aspect,		There are no units pro	posed that	
Shallow apartment layouts		east and will rece	eive solar	
Bay windows		access in the morning	S.	
To maximise the benefit to residents, a minimum of 1m direct sunlight measured at 1m above floor level, is achie for at least 15 minutes.	n ² of eved			
Objective 4A-2				
Daylight access is maximised where sunlight is limited				
Design Guidance				
Courtyards, skylights and high level windows (sill height 1500m or greater) are used only as secondary light source babitable rooms	ts of es in			Yes
		There are no window westerly direction. Ro	s facing a oof terrace	

Standards/controls	Comment	omment Compliance	
Objective 4A-3	will contain sh	ade trees and	
Design incorporates shading and glare control, particularly warmer months	for pergola.		
Design Guidance			
Design features can include:			
Balconies			
Shading devices or planting			
Operable shading			
High performance glass that minimises external glare			
4B natural ventilation			
Objective 4B-1			
All habitable rooms are naturally ventilated.			
Design Guidance			
A building's orientation should maximise the prevailing wir for natural ventilation in habitable rooms	nds Units have been designed to	enerally been achieve cross	Yes
The area of unobstructed window openings should be equa at least 5% of the floor area served.	I to		
Doors and openable windows should have large opena areas to maximise ventilation.	ble		
Objective 4B-2			
The layout and design of single aspect apartments maximis natural ventilation	ses		
Design Guidance			
Single aspect apartments should use design solutions maximise natural ventilation.	to		
Objective 4B-3	Four of the eight	t units are single	Yes
The number of apartments with natural cross ventilation maximised to create a comfortable indoor environment residents	is aspect units. for These are gener	ally shallow and	
Design Criteria:	which should	assist in	
 60% of apartments are naturally cross ventilated in first nine storeys 	the ventilation is ach	tilation. Cross ieved.	
2. Overall depth of a cross-over or cross-throu apartment does not exceed 18m, measured glass line to gla line.	ugh ass		
4C Ceiling heights			
Objective 4C-1			
Ceiling height achieves sufficient natural ventilation a daylight access	and Minim and		
Design Criteria	proposed to	habitable (all)	res
Minimum 2.7m for habitable rooms and 2.4m for non-habita rooms	ble rooms.	. ,	
			1

Standards/controls C	Comment Complia		
Note:			
 Under Clause 30, ceiling height cannot be used as a reasor for refusal where the proposal meets the minimum standards 			
2. Also, under the amended SEPP 65 ceiling height has become a non-discretionary development standard (ir accordance with Cl. 79(C) of the EP&A Act. Therefore, a departure from this is likely to generate referral to LPP, despite not specifically being a "Local Environment Planning development standard (Charter 3.3)	5 1 2 2		
Objective 4C-2			
Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms	1		
Objective 4C-3			
Ceiling height contribute to the flexibility of building use ove the life of the building	r		
Design Guidance			
Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses.	2 A		
Note:	Apartment size and layo	out is Yes	
Note: 1. Under Clause 30, apartment size cannot be used as a reason for refusal where the proposal meets the minimun	Apartment size and layo generally functional, organised and provide	out is Yes well s a	
standards	for future residents. The	unit	
2. Also, under the amended SEPP 65 apartment size has become a non-discretionary development standard (ir accordance with Cl. 79(C) of the EP&A Act. Therefore, a departure from this is likely to generate referral to LPP, despite not specifically being a "Local Environment Planning development standard (Charter 3.3)	a layout has been considered the Design Review Panel a considered to be acceptable ;	ed by and is e.	
Objective 4D-1			
The layout of rooms within an apartment is functional, we organised and provides a high standard of amenity	I All units achieve compl with the minimum internal	iance areas	
Design Criteria:	specified.		
Minimum internal areas:			
Studio – 35m ²			
1 bed – 50m ²			
2 bed – 70m ²			
3 bed – 90m ²			
The minimum internal areas include only 1 bathroom Additional bathrooms increase the minimum internal areas by 5m ² each.			

Standards/controls	Comment	Complianc	e
Every habitable room must have a window in an extern with a total minimum glass area of at least 10% of th area of the room	al wall e floor		
Design Guidance:	All habitable	e rooms have	Yes
Where minimum areas are not met, need to demonstrative usability and functionality of the space with realistically furniture layouts and circulation areas.	ate the scaled Habitable roor	n depths comply.	
Objective 4D-2			
Environmental performance of the apartment is maximis	ed		
Design Criteria:			
Habitable room depths are limited to a maximum of ceiling height	2.5 x		
In open plan layouts (where the living, dining and kitch combined) the maximum habitable room depth is 8m window.	en are from a		
Design Guidance:			
Greater than the minimum ceiling heights can proportionate increases in room depths.	allow 2.7m ceiling	heights proposed	
Where possible, bathrooms and laundries should ha external openable window.	ave an Most units w are designed	ithin the proposal with bathrooms	Yes
Main living spaces should be oriented towards the p outlook.	orimary and laundries	without external lows to allow all	
Objective 4D-3	access to exte	ernal windows.	
Apartment layouts are designed to accommodate a val household activities and needs	riety of		
Design Criteria:			
Master bedrooms have a minimum area of 10m ² and bedrooms 9m ² (excl wardrobe space)	l other		
Bedrooms have minimum dimension of 3m (excl wardrol	be) iving spaces	are generally	Yes
Living rooms have minimum width of:	outlook and/ o	r orientation.	
- 3.6m for studio and 1 bed apartments and	Bedroom ar	nd living room	Yes
- 4m for 2+ beds.	dimensions ar	e adequate.	
The width of the crossover or cross through apartments least 4m internally to avoid deep narrow apartment layout	are at its.		
Design Guidance:			
Access to bedrooms, bathrooms and laundries is sep from living areas	arated		
Minimum 1.5m length for bedroom wardrobes			
Main bedroom apartment: minimum 1.8m long x 0.6m a 2.1m high wardrobe	deep x		
Apartment layouts allow for flexibility over time, ind furniture removal, spaces for a range of activities and p levels within the apartments.	cluding privacy		

Standards/controls			Сог	mment Compliand	ce
4E Private open spa	ce and bal	conies			
Objective 4E-1					
Apartments provide and balconies to enha	appropriate ance reside	ely sized p ntial amen	rivate open space ty		
1. Minimum balo	cony depth	s are:	-	All balcony areas achieve the	Y
Dwelling type	Minimum area	Minimum depth	The minimum balcony depth to	minimum area and depth requirements.	
Studio apartments	4m ²	+	contributing to		
1 bedroom apartments	8m ²	2m	the balcony area		
2 bedroom apartments	10m ²	2m	is im.		
3+ bedroom apartments	12m ²	2.4m	level apartment		
POS must have minir	num rea of	15m ² and	nin. depth of 3m		
Objective 4E-2					
Primary private open located to enhance liv	n space an /eability for	d balconie residents	s are appropriately		
Design Guidance					
POS & Balconies si facing outwards to rooms.	hould be o	priented will laylight ac	th the longer side cess into adjacent		
Objective 4E-3					
<u>Objective 4E-3</u> Primary private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building				No ground level apartments proposed	Y
Design Guidance					
A combination of soli need for privacy with	d and trans surveillanc	parent ma	terials balances the blic domain		
Full width glass balus	trades alor	e are not d	esirable		
Operable screens et and provide increase storage and external	c are used d privacy fo clothes dry	to control or occupanc ing.	sunlight and wind, by while allowing for		
Objective 4E-4				POS of all units are located	Y
Private open space a	nd balcony	design ma	ximises safety	adjoining and accessible from	
Design Guidance				iiving/aining areas.	
Changes in ground le	vels or land	dscaping ar	e minimised.		
				Adequate solar access appears to be available to the private	Y
				open space areas.	Y
				Balconies designed to articulate the façade. A variety of	

Standards/controls	Comment	Compliance	е
	including green wa	solid walls, glass and lls in part.	
4F Common circulation and spaces			
Objective 4F-1			
Common circulation spaces achieve good amenity a properly service the number of apartments.	and		
Design Criteria			
1. The maximum number of apartments off a circulat core on a single level is eight	tion		
2. For buildings of 10 storeys and over, the maxim number of apartments sharing a single lift is 40.	um		
Design Guidance			
Long corridors greater than 12m in length should articulated through the use of windows or seating.	be There is proposed	one residential lift to service the 8	Yes
Primary living rooms or bedroom windows should not op directly onto common circulation spaces, whether open enclosed. Visual and acoustic privacy from common circular spaces should be controlled.	oen or tion	ItS.	
Objective 4F-2			
Common circulation spaces promote safety and provide social interaction between residents	for		
Design Guidance:			
Incidental spaces can be used to provide seating opportuni for residents, and promotes opportunities for social interacti	ties Corridors on. and have via amendme corridors	are partly articulated access to natural light windows. Some ents were made to the in response to	Yes
	recomme Review F appropria to circulat	ndations of the Design Panel. Unit entries are itely located with regard tion spaces.	
	No living openings spaces.	or bedroom window to common circulation	
	Common proposed light and ventilation	circulation areas are to be lit with natural access to natural n.	
Storage			
Objective 4G-1			
Adequate, well designed storage is provided in eapartment	ach		

Standards/controls		Cor	nment	Complianc
1. In addition to bedrooms, the followin	storage in kitchens g storage is provided	, bathrooms and	Individual sto proposed wit level. Addition provided for in	brage cages are hin the carpark nal storage also ternal to units.
Dwelling typeStudio apartments1 bedroom apartments2 bedroom apartments3+ bedroom apartmentsconveniently located, apartments	Storage size volume 4m ³ 6m ³ 8m ³ 10m ³ accessible and nomin	At least 50% of the required storage is to be located within the apartment <u>Objective 4G-2</u> Additional storage is ated for individual	The overall qu provision is co	uantum of storage mpliant.
Design Guidance: Storage not located w specific apartments.	ithin apartments shou	ld be allocated to		
<u>Objective 4H-1</u> Noise transfer is minin building layout <u>Design Guidance</u>	nised through the sitin	g of buildings and		
Adequate building seabove). Noisy areas within b above each other and areas. Storage, circulation ar- located to buffer noise Noise sources such communal open spa- located at least 3m aw <u>Objective 4H-2</u> Noise impacts are mit and acoustic treatment <u>Design Guidance</u> In addition to mindful acoustic seals and of methods to further redu <u>AJ Noise and pollution</u> <u>Objective 4J-1</u> In noisy or hostile env and pollution are min	paration is required uildings should be lo quieter areas next to eas and non-habitable from external sources as garage doors, pla ces and circulation ay from bedrooms. igated within apartments siting and orientation double or triple glaz uce noise transmission m	(see section 2F ocated next to or o or above quieter e rooms should be ant rooms, active areas should be nts through layout n of the building, ting are effective n.	The main so noise intrusio Hwy. A recommended acoustic perfunits. Building siting with regarding Internal layo appropriate amenity withi individual units The majority matching roo rooms below adjoining. It is reco conditions b relation to acou	purce of external n is the Princes condition is in relation to the formance of the g is appropriate to noise transfer ut provides for internal acoustic in and between s. of each floor has m types to the r / above and ommended that be imposed in ustic privacy.
layout of buildings				
			The site is not	located in a noisv

Standards/controls	Comment	Compliance	Compliance	
separation from the noise or pollution source,	or hos	tile environment.	Yes	
Objective 4J-2				
Appropriate noise shielding or attenuation technique building design, construction and choice of materials to mitigate noise transmission	es for the are used			
Design guidance:				
Design solutions include limiting openings to noise s providing seals to prevent noise transfer.	ources &			
Part 4 – Designing the building - Configuration				
4K Apartment mix				
Objective 4K-1				
A range of apartment types and sizes is provided to different household types now and into the future	cater for			
Design guidance				
A variety of apartment types is provided	A vari	etv of apartment types are	Yes	
The apartment mix is appropriate, taking into conside location of public transport, market demands, der affordable bousing different cultural/social groups	ration the proposition for bedroo	sed including 1, 2, and 3 om units.		
Flexible apartment configurations are provided to diverse household types and stages of life	support unit is	single bedroom adaptable proposed.		
Objective 4K-2				
The apartment mix is distributed to suitable locations building	within the			
Design guidance				
Larger apartment types are located on the ground or where there is potential for more open space and or where more building frontage is available	roof level n corners approj	3 bedroom units are dered to be located priately.	Yes	
4L Ground floor apartments				
Objective 4L-1				
Street frontage activity is maximised where grou apartments are located	und floor			
Design guidance				
Direct street access should be provided to grou apartments	und floor N/A, n	o ground floor apartments	NA	
Activity is achieved through front gardens, terraces facade of the building.	and the			
Ground floor apartment layouts support small offi office (SOHO) use to provide future opportur conversion into commercial or retail areas. In the provide higher floor to ceiling heights and grou amenities for easy conversion	ce home nities for se cases und floor			
Objective 4L-2				
Design of ground floor apartments delivers amenity a for residents	nd safety			

Standards/controls	Comment	Compliance
4M Facades		
Objective 4M-1		
Building facades provide visual interest along the street wh respecting the character of the local area	ile	
Design guidance		
To ensure that building elements are integrated into the over building form and façade design	all The applicar	nt has provided a Yes materials schedule
The front building facades should include a composition varied building elements, textures, materials, detail and colo and a defined base, middle and top of building.	of with the DA our considered acceptable.	. The schedule is generally
Building services should be integrated within the over facade	all Front building combination	g façade features a of building
Building facades should be well resolved with an appropria scale and proportion to the streetscape and human scale.	te elements al materials	nd a mixture of
To ensure that new developments have facades which define and enhance the public domain and desired street character.	ne Building serv into the faç which will no	vices are integrated ade in a manner t reduce the design
Objective 4M-2	quality of the	building.
Building functions are expressed by the facade	Commercial	glazed shopfronts
Design guidance	will occupy th	ne street frontage of floor, providing for
Building entries should be clearly defined	street activa presence. defined ar resolved.	tion and business Entries are well ad access well
	Awnings are provided	e proposed to be
	along the per frontages.	rimeter of the street
	The propose are reasonab	ed building entries ly well defined.
	Building funct and comme clearly expre treatment and	ctions, ie residential rcial functions are ssed by the façade d fenestration.
4N Roof design		
Objective 4N-1		
Roof treatments are integrated into the building design an positively respond t other street	nd	
Design guidance	The roof desi	ign is appropriate. Yes
Roof design should use materials and a pitched for complementary to the building and adjacent buildings.	m No roof t	the plans though
Objective 4N-2	conditions ar	re recommended in
Opportunities to use roof space for residential accommodation and open space are maximised	on relation to thi	s issue.
Design guidance		
Habitable roof space should be provided with good levels	of	

Standards/controls	Comment	Compliance
amenity.		
Open space is provided on roof tops subject to accepta visual and acoustic privacy, comfort levels, safety and secu considerations	ıble ırity	
Objective 4N-3		
Roof design incorporates sustainability features		
Design guidance		
Roof design maximises solar access to apartments dur winter and provides shade during summer	ring	
40 Landscape design		
Objective 4O-1		
Landscape design is viable and sustainable		
Design guidance	Landscape design	n is generally
Landscape design should be environmentally sustainable a can enhance environmental performance	and satisfactory. Satisfies relevant	provisions and
Ongoing maintenance plans should be prepared	is satisfactory	to Council's
Objective 40-2		
Landscape design contributes to the streetscape and ameni	ity	
Design guidance		
Landscape design responds to the existing site condition including:	ons	
changes of levels		
• views		
 significant landscape features 		
4P Planting on Structures		
Objective 4P-1		
Appropriate soil profiles are provided		
Design guidance		
Structures are reinforced for additional saturated soil weight	Building design	incorporates
Minimum soil standards for plant sizes should be provided accordance with Table 5	d in opportunities for structures. Designed	planting on gn solutions
Objective 4P-2	oreen walls at str	eet level
Plant growth is optimised with appropriate selection a maintenance	• green roofs plant	ing in the form
Design guidance	Pots and plant	sizes will be
Plants are suited to site conditions	conditioned.	51265 Will 56
Objective 4P-3		
Planting on structures contributes to the quality and amenity communal and public open spaces	y of	
Design guidance		
Building design incorporates opportunities for planting	on	

Standards/controls	Comment	Compliance
structures. Design solutions may include:		
• green walls with specialised lighting for indoor green walls		
 wall design that incorporates planting 		
• green roofs, particularly where roofs are visible from public domain	the	
planter boxes		
4Q Universal design		
Objective 4Q-1		
Universal design features are included in apartment design promote flexible housing for all community members	n to	
Design guidance		
A universally designed apartment provides design feature such as wider circulation spaces, reinforced bathroom we and easy to reach and operate fixtures	res alls The applicant has report verifying adaptable unit	s provided a Yes that the
Objective 4Q-2	compliance with	the relevant
A variety of apartments with adaptable designs are provided	d standard.	
Design guidance		
Adaptable housing should be provided in accordance with relevant council policy	the	
Objective 4Q-3		
Apartment layouts are flexible and accommodate a range lifestyle needs	e of	
Design guidance		
Apartment design incorporates flexible design solutions		
4R Adaptive reuse		
Objective 4R-1		
New additions to existing buildings are contemporary a complementary and enhance an area's identity and sense place	and No new additions.	NA
4S Mixed use		
Objective 4S-1		
Mixed use developments are provided in appropriate location and provide active street frontages that encourage pedestion movement	ons rian	
Design guidance		
Mixed use development should be concentrated around pu transport and centres	blic Mixed use prop street frontage is development will	provided and
Mixed use developments positively contribute to the pu domain.	blic positively to the p The location of the	ublic domain. e development
Objective 4S-2	site is appropriate	with regard to
Residential levels of the building are integrated within development, and safety and amenity is maximised residents	the public transport.	

Standards/controls	Comment	Compliance
Design guidance		
Residential circulation areas should be clearly defined.	Separate cir	rculation / entries are Yes
Landscaped communal open space should be provided podium or roof levels	at provided to commercial development	the residential and components of the it; clearly defined.
	Communal provided recommend	open space areas at rooftop as ed by DRP.
4T Awnings and signage		
Objective 4T-1		
Awnings are well located and complement and integrate w the building design	rith	
Design guidance	An awning	is proposed along Yes
Awnings should be located along streets with high pedestriation activity and active frontages	an part of the frontages	length of the street of the building;
Objective 4T-2	over the put	his will not extend blic footpath.
Signage responds to the context and desired streetsca character	pe	· · · · · · · · · · · · · · · · · · ·
Design guidance		
Signage should be integrated into the building design a respond to the scale, proportion and detailing of t development	nd he No specific s	signage proposed.
Part 4 – Designing the building - Configuration		
4U Energy efficiency		
Objective 4U-1	The applica	ant has obtained a Yes
Development incorporates passive environmental design	BASIX certif	ticate which confirms
Design guidance	will achieve	the required energy
Adequate natural light is provided to habitable rooms (see Solar and daylight access)	4A efficiency a targets of the	e SEPP.
Objective 4U-2	Adequate r	natural light will be all habitable rooms.
Development incorporates passive solar design to optim heat storage in winter and reduce heat transfer in summer	Plant room I	located within the car
Design Guidance	Refer to dis	cussion above at 4B
Provision of consolidated heating and cooling infrastructur should be located in a centralised location	ure in relation to	o natural ventilation.
Objective 4U-3		
Adequate natural ventilation minimises the need mechanical ventilation	for	
4V Water management and conservation		
Objective 4V-1	The applica	ant has obtained a Yes
Potable water use is minimised	BASIX certif	ficate which confirms
Objective 4V-2	will meet th	e NSW Government
Urban stormwater is treated on site before being discharged	to built in ac	ts tor sustainability if ccordance with the ts set out in the

Standards/controls	Comment	Compliance	
receiving waters	certificate. This	s relates to both	
Design guidance	energy and wat	er efficiency.	
Water sensitive urban design systems are desi suitably qualified professional	gned by a The stormwa satisfactory.	ter design is	
Objective 4V-3			
Flood management systems are integrated into site	design		
Design guidance			
Detention tanks should be located under par driveways or in basement car parks	ved areas,		
4W Waste management			
Objective 4W-1	The applicant	proposes waste	
Waste storage facilities are designed to minimise	impacts on storage within t	he carpark level.	
the streetscape, building entry and amenity of resid	ents Waste will be t garbage roo	ransported to the	
Design guidance	residential u	nits via the	
Common waste and recycling areas should be scr view and well ventilated	eened from residents. Waste betweer	o commercial and	
Objective 4W-2	residential is se	parated.	
Domestic waste is minimised by providing safe and source separation and recycling	convenient		
<u>Design guidance</u>			
Communal waste and recycling rooms are in conv accessible locations related to each vertical core	venient and		
For mixed use developments, residential waste ar storage areas and access should be separate and s other uses	nd recycling secure from		
Alternative waste disposal, such as compostin incorporated into the design of communal open spa	g, can be ce areas		
4X Building maintenance			
Objective 4X-1			
Building design detail provides protection from weat	thering		
Design guidance			
Design solutions such as roof overhangs to protect hoods over windows and doors to protect openin used.	t walls and The applicant ngs can be durable and r materials. A l	proposes to use readily cleanable arge number of	
Objective 4X-2	windows are	windows are unable to be	
Systems and access enable ease of maintenance	terraces for eas	se of cleaning so	
Design guidance	other cleaning	other cleaning methods will be	
Window design enables cleaning from the ins Building	ide of the		
Objective 4X-3			
Material selection reduces ongoing maintenance of	costs easily		

Wollongong Design Review Panel Meeting minutes and recommendations DA-2018/1219

Date	14 November 2018
Meeting location	Wollongong City Council Administration Offices
Panel members	David Jarvis
	Sue Hobley
	Tony Quinn
Apologies	
Council staff	John Wood - City Wide Development Manager
	Maria Byrne – Development Project Officer
Guests/ representatives of	Mark Dillon – BHI Architects Pty Ltd
the applicant	
Declarations of Interest	
Decidiations of interest	
Item number	1
DA number	DA-2018/1219
Determination pathway	SEPP 65 DA Stage
Property address	151-153 Princes Highway Corrimal
Proposal	Demolition of existing building and construction of a shoptop
	housing development including Subdivision - Strata title - 11 lots
Applicant or applicant's	
representative address to the	
design review panel	
Background	The site was Inspected by the Panel on 14 November 2018
Design quality principals SEPF	205
Character	 The proposal is located in local shopping centre (B2 201e) which consists predominantly of low scale, one and two storey buildings. However, council's current control accommodates a maximum building height of up to 15m, allowing four storeys buildings to be developed. A site to the south of the subject site (Cash converters) has recently been developed with a three-storey base and a recessive upper level. Setting the precedent for a three-storey street wall to be developed along this portion of Princes Highway. However, it should be noted that the predominate scale of Corrimal centre should be two storeys, to relate to existing built form and maintain views of the escarpment from the street and areas of public open space. To inform the proposal's response to the site, an urban design study should be developed to demonstrate how the two sites.
	 study should be developed to demonstrate now the two sites immediately to the south (41, DP618654 and 42 DP618654) can be developed to accommodate a mixed use building consistent with council's current controls. It must be demonstrated that these sites are not isolated and can be developed to provide amenity compliant with the requirements of the ADG and accommodate vehicular parking. For a full list of issues that should be addressed in a site analysis, refer to part 3A of the ADG.
Built Form and Scale	The proposed three storey scale is reasonable response to the immediate context of this site. However, further contextual analysis
	is required to develop an appropriate relationship with the adjoining sites to the south, as outlined above. The urban design study should ultimately be used to refine the form and detail treatment of the proposal. It is anticipated that it will demonstrate that a longer more-slender building with an increased set back from the site's southern boundary, will allow better solar access for the adjoining sites to the south.
----------------	--
	The Collins Street elevation also forms part of the local centre. Ideally this entire façade should contribute to an active street frontage by locating shops at street level and relocating the carpark access to the western service lane. Consideration should be given to minimizing blank walls to Collins St.
	However, the constraints of the site area are acknowledged. The relative level of the access lane (approximately 3m above Princes Highway) combined with the site's relatively narrow dimensions make it challenging to accommodate an economically viable multi-level basement car park.
	If the current driveway location is to be an acceptable solution, the quality of finishes of the building façade along with any element visible from the street must be of a standard appropriate for this town centre location. Screens and doors should be selected that conceal the carpark and contribute to the material quality and articulation of the building.
	The western lane way will also be highly visible from the street, the same consideration should be given to the materiality of the building in this location. Consideration should also be given to accommodating some planting within the laneway frontage.
	It should be noted that functional vehicular access strategy could be developed if the site were to be amalgamated with the adjoining sites to the south. This would be likely to allow these sites to be developed to their full potential. It would also allow a more useful and attractive landscape treatment to be developed.
Density	The proposal is significantly below the permissible FSR (1.5:1) for this site. The site yield appears to be driven by the amount of car parking that can be viably accommodated on the site.
	The lack of built form along Collins Street, could potentially create an inactive gap within the street. Extending the upper levels of the building further along Collins to complete the street and provide more casual surveillance of the street is encouraged.
Sustainability	The proposal appears capable of comfortably complying with the minimum requirements of the ADG for solar access.
	Cross ventilation diagrams show single sided units as being cross ventilated. These units do not meet the ADG requirements for cross ventilation. However, by introducing clere-storey windows into

	single sided units on the second floor, ADG cross ventilation requirements can be achieved.
	Windows / skylights should be provided to wet areas, where possible, to reduce dependency on artificial light and improve amenity.
	Opportunities to harvest rainwater for use in maintaining any plantings established on the building or the site should be explored. Other water minimization measures should be considered including the reuse of rainwater for toilet flushing and use in washing machines.
	Species selection for any plantings should aim to support council's commitment to maintaining local biodiversity and natural landscapes, and preventing future weed problems.
Landscape	The proposal does not provide for any deep soil planting on the site and must rely on the public domain for amenity tree plantings to screen the built form and provide shade at the frontages to the site. The plans confusingly refer to an existing street tree as a "proposed tree". It is recommended that the existing street tree be retained and that the applicant consult with Council to determine the need for any additional street trees in the nature strips adjacent to the site.
	The proposed Communal open space is very poorly configured raising concerns by the panel about its functionality, amenity and connectivity to the internal spaces of the building. Further, it is located such that the most useable space will be very exposed to the west while the remainder is located on the southern side of the building. Although it may benefit from fine views to the escarpment, the areas will be very problematic in terms of solar access and exposure to winds. The question was asked: "why would anyone go to this space?" When responding to the points raised above (under Built Form and also Sustainabililty) the issues raised in relation to communal open space need to be incorporated into the concept development of any redesign. See below (Amenity) for suggestions by the panel that could be explored.
	The proposed inclusion of small to medium-sized trees in on-slab planters is supported, provided they work to support a much more functional landscape. Opportunities to provide for plantings in private open space should also be explored.
	It is noted that, were the site to be amalgamated with the two adjacent sites, much better opportunities would be available for landscaping to contribute positively to the public and private amenity impacts of any development
Amenity	The challenges of vehicular access on this site have been previously highlighted (see Built Form). However, business premises must be provided with a more conveniently located loading area, that allows each unit to be serviced from the car park without leaving the building. Deliveries should not need to be

	carried along the street from rear of the building and tenants should not be required to carry their garbage along the street then back into the carpark. If business premises are not provided with a reasonable level of amenity, they will struggle to find tenants.
	The 1:14 ramp currently proposed within the residential entry foyer sits awkwardly within the entry detracting from the potential quality of this space. Consideration should be given to reconfiguring the lift and egress stair to allow the lift to accommodate the change in level between the entry foyer and the car park.
	As currently proposed, the fire egress stair discharges into the carpark. The applicant is encouraged to discuss this strategy further with a BCA consultant to confirm compliance with the requirements of the BCA.
	The currently proposed location of the communal open space appears to be restricting the potential quality of unit 1.01.and restricting the extent of building form along Collins Street. Consideration should be given to locating the communal open space above level 2 on the north side of the roof. This strategy will also allow unit 1.01 to be developed into a 3 bed unit with a generous terraces connected to its living room.
	The communal open space should be a minimum of 25% of the site area and be serviced with an accessible toilet. Some covered areas should be developed to provide a level of shade and shelter. The design should include functions for this space that will serve the targeted demographic of this development, with furniture and fittings indicated on the plans accordingly.
	Internal corridor of units 1.03 and 2.03 is long and contorted. Consideration should be given to turning units 1.04 and 2.04 into one bed room units and developing units 1.02 and 2.02 into two bed room units this will rationalize the circulation within the corner units (1.03 and 2.03) and help to elongate the building form along Collins Street.
	The proposal must demonstrate compliance with the minimum dimensional requirements of the ADG. Balconies, bed rooms and livings
	Some awkward spaces have been created in bed rooms and living rooms in an attempt to integrate the external form with the internal layouts. For example, the quarter circle niche created in the bed room of unit 1.03 and 2.03 is poorly proportioned and difficult to access and where will a TV be located in unit 1.02 and 2.02. Further development to integrated unit layouts with the building form is recommended.
Safety	A direct connection should be provided between loading / service areas and the proposed business premises. Servicing should not be from the street.

	Further development of the building form to provide more casual surveillance of Collins Street (and the laneway) is encouraged.
	The applicant is encouraged to discuss the building egress strategy further with a BCA consultant to confirm compliance with the requirements of the BCA.
Housing Diversity and Social Interaction	The proposal will potentially provide an appropriate mix of uses for this local centre location. However, ideally, retail / business premises should be provided along a greater extent of the Collins Street elevation. If the current proportion of retail / business premises is to be acceptable it must consist of high-quality spaces that offer a good level of amenity to its occupants. Issues relating to servicing of these spaces must be resolved.
	A competent aesthetic is being developed. The applicant is encouraged to develop further to:
	 Provide high quality materials to the ground plane along Collins Street and the laneway.
	 Extend the upper levels of the building form further along Collins Street.
	 Relate the building form and aesthetic to the internal planning of units.
	 Incorporate landscape plantings into the design to help soften the built form and support the contemporary style of the building.
	- Servicing of the building must be considered at this stage of the design process. The location of service risers, car park exhausts, AC condensers, down pipes, substation and fire hydrant boosters should be accommodated.
Key issues, further Comments & Recommendations	The proposal needs to be further examined and developed in its future built form context. An urban design study should be developed to inform how this proposal relates to its future neighbours to the south to provide a cohesive design response to the town centre block in which it is located. Other detail issues that require further consideration include:
	 Activation and presentation to Collins Street and the western access lane. Development of parking layout / vehicle access to provide appropriate servicing of all business premises. Configuration of built form to address Collins Street. Compliance with ADG cross ventilation requirements. Rationalisation of residential entry / vertical circulation. Relocation of communal open space to roof top. Refinement of internal planning to improve circulation and amenity. Further refinement of building and landscaping aesthetic.



REF: 8677 September 24, 2018

Attn: Development Assessment Officer - Planning Wollongong City Council 41 Burelli Street, Wollongong, NSW

<u>Design Verification Statement</u> Re: Erection of a Shop Top Housing Development 151 Princes Highway, Corrimal

In relation to the above project, I, Mark Hitchcock, confirm that as a Registered Architect with the Board of Architects of NSW, registration No. 4763, that I oversaw and directed the design process.

The proposed development achieves the design quality principals as set out in the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development.

Yours Sincerely,

Mark Hitchcock

Mark Hitchcock | Director B H I A r c h i t e c t s Registered Architect NSW 4763 Member AIA, PIA, GSAP





WOLLONGONG DESIGN REVIEW PANEL - ARCHITECTURAL RESPONSE



MEETING:14 November 2018PANEL:David Jarvis, Sue Hobley, Tony Quinn

Contents

- 1. Context and Neighbourhood Character
- 2. Built Form and Scale
- 3. Density
- 4. Sustainability
- 5. Landscape
- 6. Amenity
- 7. Safety
- 8. Housing Diversity and Social Interaction
- 9. Aesthetics
- 10. Conclusion



1. CONTEXT AND NEIGHBOURHOOD CHARACTER

The proposal is located in local shopping centre (B2 zone) which consists predominantly of low scale, one and two storey buildings. However, council's current control accommodates a maximum building height of up to 15m, allowing four storeys buildings to be developed.

A site to the south of the subject site (Cash converters) has recently been developed with a three-storey base and a recessive upper level. Setting the precedent for a three-storey street wall to be developed along this portion of Princes Highway. However, it should be noted that the predominate scale of Corrimal centre should be two storeys, to relate to existing built form and maintain views of the escarpment from the street and areas of public open space.

To inform the proposal's response to the site, an urban design study should be developed to demonstrate how the two sites immediately to the south (41, DP618654 and 42 DP618654) can be developed to accommodate a mixed use building consistent with council's current controls. It must be demonstrated that these sites are not isolated and can be developed to provide amenity compliant with the requirements of the ADG and accommodate vehicular parking. For a full list of issues that should be addressed in a site analysis, refer to part 3A of the ADG.

- An urban design study was undertaken to assess the viability of a mixed use development on the two adjoining sites to the South. It was concluded that, given the 3-4 storey precedent developments of 151 Princes Highway and 163 Princes Highway with similar site dimensions and corroborated by the indicative layouts produced, that the two lots are not isolated and can accommodate a viable shop top housing development.
- Refer to Appendix 1 of this report for indicative plans showing a 6 unit boutique development with a 2 storey presentation to Princes Highway in keeping with the desired future character for the area referenced by the Panel. A three storey component faces the rear "laneway".
- Adequate car parking is able to be accommodated in part due to the single-fronting nature of the development, with parking able to be accommodated from the rear access easement at-grade. Internal loading, commercial parking and visitor parking is also accommodated.
- A large Communal Open Space is accommodated at the podium level, with overshadowing diagrams demonstrating adequate sunlight access on June 21 in the worst-case shadow scenario. Further design iterations could readily increase sunlight access in response to proposed overshadowing.
- ADG compliance is readily achievable, with allowance for adequate sunlight access and cross ventilation. Unit sizing is compliant with ADG controls.
- This Urban Design Study has demonstrated that the two sites to the South of the proposed development site are capable of being developed into a viable boutique unit building, with many of the issues confronting the subject site due to a dual street frontage being ameliorated with a simple shop top housing arrangement to Princes Highway. Compliant amenity and car parking are demonstrated through preliminary sketches, with greater amenity surely able to be achieved with careful design development.



2. BUILT FORM AND SCALE

The proposed three storey scale is reasonable response to the immediate context of this site. However, further contextual analysis is required to develop an appropriate relationship with the adjoining sites to the south, as outlined above. The urban design study should ultimately be used to refine the form and detail treatment of the proposal. It is anticipated that it will demonstrate that a longer more-slender building with an increased set back from the site's southern boundary, will allow better solar access for the adjoining sites to the south.

The Collins Street elevation also forms part of the local centre. Ideally this entire façade should contribute to an active street frontage by locating shops at street level and relocating the carpark access to the western service lane. Consideration should be given to minimizing blank walls to Collins St.

However, the constraints of the site area are acknowledged. The relative level of the access lane (approximately 3m above Princes Highway) combined with the site's relatively narrow dimensions make it challenging to accommodate an economically viable multi-level basement car park.

- The reconfiguration of the building has resulted in a built form which extends further along Collins Street, resulting in an active street frontage increase from 30.5m to 39.4m, a 29% increase. The business premises provide an active street frontage increase from 18.8m to 24.6m.
- Options to relocate the car parking access to the Western access easement resulted in a significant loss of parking (3-4 spaces with stack parking) - the equivalent of all commercial car parking spaces. This is not considered a desirable outcome for the site, and the Traffic Impact Assessment concluded that the access arrangement as proposed is acceptable taking into consideration queueing distances with SIDRA modelling.



Image 1: Built form stretching further along Collins Street



If the current driveway location is to be an acceptable solution, the quality of finishes of the building façade along with any element visible from the street must be of a standard appropriate for this town centre location. Screens and doors should be selected that conceal the carpark and contribute to the material quality and articulation of the building.

 High quality materials are provided to the ground level along Collins Street, resulting in a minimisation of blank walls. A contrast in materials is expressed through the brick and dark grey render, and complemented by green wall landscaping and intricate brick patternation, along with screening to conceal with internal car parking. The ground plane, although stretching further along Collins Street, is more activated, articulated and engaging for pedestrians.

The western lane way will also be highly visible from the street, the same consideration should be given to the materiality of the building in this location. Consideration should also be given to accommodating some planting within the laneway frontage.

• Green wall landscaping adds visual interest to the wall adjacent to the rear of the site, with a canopy enclosing the car parking, reducing visibility of the at-grade parking and providing consistency along the streetscape.



Image 2: Green wall landscaping and brick patterns add visual interest to the streetscape

It should be noted that functional vehicular access strategy could be developed if the site were to be amalgamated with the adjoining sites to the south. This would be likely to allow these sites to be developed to their full potential. It would also allow a more useful and attractive landscape treatment to be developed.



- It is considered that amalgamation with the two adjacent sites is unnecessary given :
 - An urban design study has been carried out which indicates a viable development on the adjoining sites. In addition, a functional vehicular access strategy has been presented on the subject site, with SIDRA analysis indicating acceptable impacts traffic flow on Collins Street.
 - Adequate landscaping and Communal Open Space is provided on the subject site without the need to amalgamate. Opportunities for increased amenity upon amalgamation are not considered greatly in excess of what has been achieved on the subject site.

3. DENSITY

The proposal is significantly below the permissible FSR (1.5:1) for this site. The site yield appears to be driven by the amount of car parking that can be viably accommodated on the site.

The lack of built form along Collins Street, could potentially create an inactive gap within the street. Extending the upper levels of the building further along Collins to complete the street and provide more casual surveillance of the street is encouraged.

- The reconfiguration of the building has resulted in a built form which extends further along Collins Street, resulting in an active street frontage increase from 30.5m to 39.4m, a 29% increase. The business premises provide an active street frontage increase from 18.8m to 24.6m.
- Activation at street level with greater commercial frontage, landscaping and visual interest, and above with apartments with casual street surveillance results in a building which successfully addresses the street frontage, only having a gap in the built form where required by the driveway and easement.

4. SUSTAINABILITY

The proposal appears capable of comfortably complying with the minimum requirements of the ADG for solar access.

• The proposal maintains 100% solar access throughout the year.

Cross ventilation diagrams show single sided units as being cross ventilated. These units do not meet the ADG requirements for cross ventilation. However, by introducing clere-storey windows into single sided units on the second floor, ADG cross ventilation requirements can be achieved.

• A clerestory window has been introduced in the single sided one bedroom unit on the second floor, resulting in compliance with the ADG cross ventilation requirements.



Windows / skylights should be provided to wet areas, where possible, to reduce dependency on artificial light and improve amenity.

• Windows have been introduced to a majority of wet areas within apartments for improved amenity.

Opportunities to harvest rainwater for use in maintaining any plantings established on the building or the site should be explored. Other water minimization measures should be considered including the reuse of rainwater for toilet flushing and use in washing machines.

• Collection of run-off water in a central water tank is proposed within the BASIX Certificate to irrigate the common landscaping within the development. The current commitments in the "water" section of the certificate result in a score greater than the target, going above and beyond what is required.

Species selection for any plantings should aim to support council's commitment to maintaining local biodiversity and natural landscapes, and preventing future weed problems.

• Species selection for landscaping will reflect Council's policies.

5. LANDSCAPE

The proposal does not provide for any deep soil planting on the site and must rely on the public domain for amenity tree plantings to screen the built form and provide shade at the frontages to the site. The plans confusingly refer to an existing street tree as a "proposed tree". It is recommended that the existing street tree be retained and that the applicant consult with Council to determine the need for any additional street trees in the nature strips adjacent to the site.

- This street tree was mistakenly labelled as "proposed"; it has been re-labelled as "existing" and is to be retained.
- It is our understanding that no additional street trees are required along the street frontage.

The proposed Communal open space is very poorly configured raising concerns by the panel about its functionality, amenity and connectivity to the internal spaces of the building. Further, it is located such that the most useable space will be very exposed to the west while the remainder is located on the southern side of the building. Although it may benefit from fine views to the escarpment, the areas will be very problematic in terms of solar access and exposure to winds. The question was asked: "why would anyone go to this space?"

• The Communal Open Space has been relocated to the rooftop and redesigned, allowing for a greater level of amenity for residents, easier connectivity to all apartments and larger usable spaces. Views to the escarpment are also improved by locating the communal space higher on the site.





Image 3: Communal landscaping with flexible spaces and significant planting

• The C.O.S. is exposed to all orientations, with planting and a shade structure proposed for protection from the Western sun and winds while maintaining views to the escarpment.

When responding to the points raised above (under Built Form and also Sustainability) the issues raised in relation to communal open space need to be incorporated into the concept development of any redesign. See below (Amenity) for suggestions by the panel that could be explored.

• Refer to the relevant sections below for evidence of the careful consideration of these points in the redesign of the landscaping.

The proposed inclusion of small to medium-sized trees in on-slab planters is supported, provided they work to support a much more functional landscape. Opportunities to provide for plantings in private open space should also be explored.

- A significant increase in on slab planters is provided in the Communal Open Space, bounding the space to better integrate with communal uses and framing the rooftop.
- Private open spaces may include individual informal planters/pots on generous balconies. It was not deemed advisable to integrate planters on balconies due to ongoing maintenance concerns which could damage the aesthetic of the building.



It is noted that, were the site to be amalgamated with the two adjacent sites, much better opportunities would be available for landscaping to contribute positively to the public and private amenity impacts of any development.

- It is considered that amalgamation with the two adjacent sites is unnecessary given :
 - Adequate landscaping and Communal Open Space is provided on the subject site without the need to amalgamate. Opportunities for increased amenity upon amalgamation are not considered significant.
 - An urban design study indicates that successful landscaping on adjacent sites are capable of being achieved for future developments.

6. AMENITY

The challenges of vehicular access on this site have been previously highlighted (see Built Form). However, business premises must be provided with a more conveniently located loading area, that allows each unit to be serviced from the car park without leaving the building. Deliveries should not need to be carried along the street from rear of the building and tenants should not be required to carry their garbage along the street then back into the carpark. If business premises are not provided with a reasonable level of amenity, they will struggle to find tenants.

- A loading area is provided within the internal car park, allowing for internal servicing of tenancies through the lift or a ramp. Given the infrequency of deliveries expected for the business premises uses (office etc), this is not considered to be a significant imposition to the functionality of the car park or lift.
- A shared internal waste room for the tenancies also increases amenity.

The 1:14 ramp currently proposed within the residential entry foyer sits awkwardly within the entry detracting from the potential quality of this space. Consideration should be given to reconfiguring the lift and egress stair to allow the lift to accommodate the change in level between the entry foyer and the car park.

• The ramp has been removed and the residential lobby is completely flat. The lift and egress stair have been reconfigured to allow for a double sided lift to service the lobby and parking.

As currently proposed, the fire egress stair discharges into the carpark. The applicant is encouraged to discuss this strategy further with a BCA consultant to confirm compliance with the requirements of the BCA.

• The egress stair has been reconfigured to allow for direct egress to the street in full compliance with the BCA.

The currently proposed location of the communal open space appears to be restricting the potential quality of unit 1.01.and restricting the extent of building form along Collins Street. Consideration should be given to locating the communal open space above level 2 on the



north side of the roof. This strategy will also allow unit 1.01 to be developed into a 3 bed unit with a generous terraces connected to its living room.

• The Communal Open Space has been relocated to the rooftop, allowing for a generous terrace for unit 1.01, which has been developed into a 3 bedroom unit.

The communal open space should be a minimum of 25% of the site area and be serviced with an accessible toilet. Some covered areas should be developed to provide a level of shade and shelter. The design should include functions for this space that will serve the targeted demographic of this development, with furniture and fittings indicated on the plans accordingly.

- The Communal Open Space account for greater than 25% of the site area, with shade and shelter being provided by covered areas. The functions of the spaces are nominated on the landscape plan, including pergola with BBQ facilities and seating, seating areas scattered throughout and integrated planter and seating.
- It is deemed unnecessary to provide a toilet for the Communal Open Space given that the development only consists of 8 apartments, with convenient access to apartments from this space. Additional structure on the roof for this facility will result in greater overshadowing and building bulk.

Internal corridor of units 1.03 and 2.03 is long and contorted. Consideration should be given to turning units 1.04 and 2.04 into one bed room units and developing units 1.02 and 2.02 into two bed room units this will rationalise the circulation within the corner units (1.03 and 2.03) and help to elongate the building form along Collins Street.

- Units 1.02 and 2.02 have been developed into two bedroom units, and units 1.04 and 2.04 developed into one bedroom units. This allows for a more direct entry to units 1.03 and 2.03, removing the long corridors.
- This reconfiguration also extends the building further along Collins Street, resulting in an active street frontage increase from 30.5m to 39.4m.

The proposal must demonstrate compliance with the minimum dimensional requirements of the ADG. Balconies, bed rooms and livings.

• All balconies, bedrooms and living areas are dimensioned and meet or exceed the ADG requirements.

Some awkward spaces have been created in bed rooms and living rooms in an attempt to integrate the external form with the internal layouts. For example, the quarter circle niche created in the bed room of unit 1.03 and 2.03 is poorly proportioned and difficult to access and where will a TV be located in unit 1.02 and 2.02. Further development to integrated unit layouts with the building form is recommended.

• The internal and external forms of the apartments have been rationalised in order to produce a coherent built form. The niches in the building now provide light and



ventilation to bathrooms along Collins Street, while housing a large feature window in Unit 1.03. These niches have been squared and are all usable, efficient spaces.

• Layouts of living rooms have been standardised and are rectilinear, allowing for ease of furniture placement.

7. SAFETY

A direct connection should be provided between loading / service areas and the proposed business premises. Servicing should not be from the street.

• The loading area is provided within the internal car park, allowing for internal servicing of tenancies. No on-street loading will occur.

Further development of the building form to provide more casual surveillance of Collins Street (and the laneway) is encouraged.

• The building now extends further along Collins Street, resulting in an active street frontage increase from 30.5m to 39.4m. This allows for greater casual surveillance.

The applicant is encouraged to discuss the building egress strategy further with a BCA consultant to confirm compliance with the requirements of the BCA.

• Key travel distances within the building have been reduced to ensure compliance with the BCA - the distance from communal open space to the egress stair is more direct and shorter, and the fire stair discharges directly to Princes Highway.

8. HOUSING DIVERSITY AND SOCIAL INTERACTION

The proposal will potentially provide an appropriate mix of uses for this local centre location. However, ideally, retail / business premises should be provided along a greater extent of the Collins Street elevation. If the current proportion of retail / business premises is to be acceptable it must consist of high-quality spaces that offer a good level of amenity to its occupants. Issues relating to servicing of these spaces must be resolved.

• The business premises have been provided along a greater extent of Collins Street, resulting in an active street frontage increase from 18.8m to 24.6m. Increased amenity has been provided by internal servicing and a convenient waste room.

9. AESTHETICS

A competent aesthetic is being developed. The applicant is encouraged to develop further to:

- Provide high quality materials to the ground plane along Collins Street and the laneway.



- High quality materials are provided to the ground level along Collins Street. The glazed business premises frontage has been increased from 18.8m to 24.6m, and a recessed fire egress passage has been removed. A contrast in materials is expressed through the brick and dark grey render, and complemented by green wall landscaping and intricate brick patternation on otherwise blank walls. The ground plane, although stretching further along Collins Street, is more activated and engaging for pedestrians.
- A canopy for car parking along the "laneway" (access easement) to the rear of the site encloses the unsightly at-grade parking and provides consistency along the streetscape.



Image 4: High quality materials, extensive landscaping, logical built form expression and greater activation of streetscape contribute to a successful design aesthetic

- Extend the upper levels of the building form further along Collins Street.
 - The building now extends further along Collins Street, resulting in an active street frontage increase from 30.5m to 39.4m.
- Relate the building form and aesthetic to the internal planning of units.
 - The building form correlates completely with the internal planning of the units, with articulation niches serving practical uses in framing rooms. No awkward spaces result from the external expression of the building.



- Incorporate landscape plantings into the design to help soften the built form and support the contemporary style of the building.
 - Landscape planting has been more extensively incorporated within the building, including on-slab planter boxes to a significant portion of the rooftop communal open space which frames the built form, and green wall planting to the blank wall of the car parking to add visual interest and texture to the streetscape. The planting aids in complementing the contemporary style of the building.
- Servicing of the building must be considered at this stage of the design process. The location of service risers, car park exhausts, AC condensers, down pipes, substation and fire hydrant boosters should be accommodated.
 - All required servicing of the building has been included in revised plans.

10. CONCLUSION

The proposal needs to be further examined and developed in its future built form context. An urban design study should be developed to inform how this proposal relates to its future neighbours to the south to provide a cohesive design response to the town centre block in which it is located. Other detail issues that require further consideration include:

- Activation and presentation to Collins Street and the western access lane.
- Development of parking layout / vehicle access to provide appropriate servicing of all business premises.
- Configuration of built form to address Collins Street.
- Compliance with ADG cross ventilation requirements.
- Rationalisation of residential entry / vertical circulation.
- Relocation of communal open space to roof top.
- Refinement of internal planning to improve circulation and amenity.
- Further refinement of building and landscaping aesthetic.

In summary, the Design Review Panel's comments have been addressed by significant design changes, including:

- Activation and presentation to Collins Street and the western access lane
- Development of parking layout/vehicle access to provide appropriate servicing of all business premises
- Configuration of built form to address Collins Street
- Compliance with ADG cross ventilation requirements
- Rationalisation of residential entry/vertical circulation
- Relocation of communal open space to roof top
- Refinement of internal planning to improve circulation and amenity
- Further refinement of building and landscaping aesthetic

We ask that, in consideration of the above, that the Panel give their support to the revised proposal for approval by Wollongong Council.

Sadara 1		10		
CAR PARKING CANOPY	PROPOSED BUILT FORM		COMMUNAL OPEN SPACE	
	∳ ^{+31,700}	PODIUM 9		 ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓
ka ka ku	CAR PARKING <u>REQUIRED</u> PR 1 × LOADING 1 × 2 × BUSINESS PREMISES 2 × 8 × RESIDENTIAL 8 × 1 × VISITOR 1 × 12 SPACES TOTAL 12	OVIDED LOADING BUSINESS PREMISES RESIDENTIAL VISITOR SPACES TOTAL R3 R4 R5 R6	R8	BUSINESS PREMISE 80 m ²
SERVICES		SERVICES	VAN LOADING	FOYER
T				T

NOTE:	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	PROJECT		BHI AR
I. TIMBER FRAMING AND WARD BARCING TO COMPLY WITH ASTABLAND TO NSW TIMBER FRAMING AWAILVAL AMENDED TO SUIT WIDT TREMAN CAREGORY. 2 PROVIDE CERTIFIED TERMITE BARBER SYSTEM TO AS 346.1 SUIT-CETE WINGS AND DOODS TO SUIT DESCAMED WING TERBAN CAREGORY. SUIT-CETE WINGS AND DOODS TO SUIT DESCAMED WING TERBAN CAREGORY. SUIT-CETE WINGS AND DOODS TO SUIT DESCAMED WING TERBAN CAREGORY. SUIT-CETE WINGS AND DOODS TO SUIT DESCAMED WING TERBAN CAREGORY. SUIT-CETE WINGS AND DOODS TO SUIT DESCAME TO COMMENCEMENT. SO DO STOLEN THE DOWNING, USE TO REVER DARGCAREACHING ANY TERBAN CHECK ALL DARABODIS ON JUST BEFORE TO ARCHITECT PROR TO COMMENCEMENT. SO DON'S CARE THE DOWNING, USE TO REVERE DARGCAREACHING ANY TERBAN CHECK ALL DARABODIS ON JUST BEFORE TO ARCHITECTING STRUCTURAL BIODRER PROR TO CONSTITUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRICHT.	A B C D E F	27/10/2017 13/11/2017 02/02/2018 13/03/2018 15/06/2018 16/08/2018	CONCEPT ISSUE PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANGES DRAFT DA DRAWINGS FOR DA LODGEMENT	G	23/01/2019	RFI ISSUE	CORRIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORRIMAL NSW 2518 CLIENT: KANA	\bigcirc	SYDNEY 3.10/77 DL ROSEBERY 02 9313 78 KIAMA 4/125 TERR KIAMA NS 02 4232 21



 LTD
 DRAWING TITLE:
 STATUS:

 URBAN DESIGN STUDY 1
 RFI

 DRAWN
 CHKD
 DATE
 SCALE@A3:

 MD
 MH
 29/01/2019
 1:200

 PROJECT NO.
 DRAWING NO.
 REVISION

 8677
 A.5501
 G

RCHITECTS PTY LTD

DUNNING AVE RY NSW 2018 7800

RRALONG STREET NSW 2533 2125



NOTE:	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	PROJECT		BHI ARC
1. TUBBET FRAMING AND WIND BRACING TO COMPLY WITH ASTRAA NO TO NOW TUBBET FRAMIG MANULAL MANDROD TO SUIT WIND TUBBENA CAELCOOK: 2 PROVIDE CERTIERO TERMILE ARRIER SYSTEM TO AS 346.0. 3 SELECTED WINDERS AND EDUCED SUIT ESCANSE WINT TERMINAL CAELGORY: 2 SELECTED WINDERS AND EDUCED SUIT ESCANSE WINT TERMINAL CAELGORY: 4 DECEMPANCIES TO BE EFFERENT TO ARCHIECT PRORT TO COMMENCEMENT. 5 DON'S TO LET THE DRAWING, USE TO COMPLEX AND YOUR TO 5 DON'S TO LET THE DRAWING, USE THEORY TO ARCHIECT PRORT TO COMMENCEMENT. 5 DON'S COMPLEXATION TO AND THE SECOND AND ANY TERMINAL 5 DON'S COMPLEXATION TO AND THE SECOND AND ANY TERMINAL 5 DON'S COMPLEXATION TO ANY TERMINAL ON THE SECOND AND ANY TERMINAL 5 DON'S COMPLEXATION TO ANY TERMINAL ON THE SECOND AND ANY TERMINAL 5 DON'S COMPLEXATION TO ANY TERMINAL ON THE SECOND AND ANY TERMINAL ON THE SECOND ANY TERMINAL ON THE SECOND ANY TERMINAL ON THE SECOND AND ANY TERMINAL ON THE SECOND ANY TERMINAL ON THE SECOND AND ANY TERMINAL ON THE SECOND ANY TERMINAL ON THE SECOND AND ANY TERMINAL ON THE SECOND ANY TERMINA	A B C D F	27/10/2017 13/11/2017 02/02/2018 13/03/2018 15/06/2018 16/08/2018	CONCEPT ISSUE PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANGES DRAFT DA DRAWINGS FOR DA LODGEMENT	G	23/01/2019	RFI ISSUE	CORIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORIMAL NSW 2518 CLIENT: KANA	\bigcirc	SYDNEY 3.10/77 DU/ ROSEBERY N 02 9313 780 KIAMA 4/125 TERR/ KIAMA NSW 02 4232 212

HITECTS	PTY	LTD	

DUNNING AVE RY NSW 2018 7800



	URBAN	DESIG	RFI		
hhi	drawn MD	снкр МН	DATE 29/01/2019	SCALE@A3: 1:200	
	PROJECT NO.		DRAWING NO. A.5502	revision G	

ERRALONG STREET NSW 2533 2125



NOTE:	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT	PROJECT	BHI A
1. TIMBER FRAMING AND WIND BEACING TO COMPLY WITH ASTRAKAND TO NSW TIMBER FRAMING MANULA MARIDEO TO SUIWIND TERRAN CATEGORY. 2. PROVIDE CRITIERO TERMINE BARRER SYSTEM TO AS 3640. SELECCTO MINONS AND DOODS 10 SUI DESIGNATED WIND TERRAIN CATEGORY. 4. ALL STE CONDITIONS INCLUDING LEVISIT TO BE COMPRISED, AND ANY DESCRETAINCES TO BE REFERED TO ACHIECT (FYOR OTHER). DESCRETAINCES TO BE REFERED TO ACHIECT (FYOR OTHER).	A B C	27/10/2017 13/11/2017 02/02/2018	CONCEPT ISSUE PRE-DA MEETING ISSUE CONSULTANTS ISSUE	G	23/01/2019	RFI ISSUE	CORRIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORRIMAL NSW 2518	SYDNEY 3.10/77 ROSEBEI 02 9313
5. DO HOY SCALE THE DRAWING, USE ROURED DAMPSIGNS. 6. CHECK ALL DRAMENOSIS ON SITE ENGINEER FARRENTING ANY IEM. 7. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTICING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. 8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	D E F	13/03/2018 15/06/2018 16/08/2018	PRE-DA MEETING CHANGES DRAFT DA DRAWINGS FOR DA LODGEMENT				CLIENT: KANA	 KIAMA 4/125 TE KIAMA I 02 4232

ARCHITECTS	PTY	LTD	

DUNNING AVE RY NSW 2018 3 7800

TERRALONG STREET A NSW 2533 12 2125



DRAWING TI	ILE:	STATUS:		
URBAN DESIGN STUDY 3 RFI				
DRAWN	CHKD	DATE	SCALE@A3:	
MD	MH	29/01/2019	1:200	
PROJECT NO).	DRAWING NO.	REVISION	
8677		A.5503	G	



STATUS: RFI SCALE@A3 DATE 29/01/2019 DRAWING NO. REVISION G







NOTE:	NO.	DATE	AMENDMENT 1	NO. E	DATE	AMENDMENT	PROJECT	BHI AR
I. TUBER FRAME/G AND WORD BRACHEG TO COMPY WITH ASTRAM AND TO NW TUBER RAME GAMUAL AMENDED TO SUT WHO TERMAN CATEGORY: PROVEC CRITERO TEMMIC TRANSPORTED TO SUT DESCANA TO A STAGL PROVEC CRITERO TEMMIC TRANSPORTED TO SUT DESCANA TO THE TEMMIC ATEGORY: PROVEC CRITERO TEMMIC TRANSPORTED TO ADDRESS AND THE TEMMIC TRANSPORTED TO ADDRESS AND TO ADDR	27/10/2017 13/11/2017 02/02/2018	CONCEPT ISSUE PRE-DA MEETING ISSUE CONSULTANTS ISSUE PRE-DA MEETING CHANCES	G 23	3/01/2019	RFIISSUE	CORRIMAL SHOP TOP HOUSING SITE: 151 - 153 PRINCES HIGHWAY CORRIMAL NSW 2518	 SYDNEY 3.10/77 DL ROSEBERY 02 9313 7F	
	E	15/06/2018 16/08/2018	DRAFT DA DRAWINGS FOR DA LODGEMENT				CUENT: Kana	4/125 TERR KIAMA NS 02 4232 21

CHITECTS PTY LTD

JNNING AVE NSW 2018 00

ALONG STREET V 2533 25



DRAWING T	ITLE:	STATUS:		
URBAN DESIGN STUDY 5 RFI				
DRAWN	CHKD	DATE	SCALE@A3:	
MD	MH	29/01/20	19	
PROJECT NO.		DRAWING NO.	REVISION	
8677		A.5503	G	



WOLLONGONG CITY COUNCIL

Address 41 Burelli Street Wollongong • Post Locked Bag 8821 Wollongong DC NSW 2500 Phone [02] 4227 7111 • Fax [02] 4227 7277 • Email council@wollongong.nsw.gov.au Web www.wollongong.nsw.gov.au • ABN 63 139 525 939 - GST Registered

PRE-LODGEMENT NOTES – PL-2017/214

13 December 2017

Property:	151-153 Princes Highway, CORRIMAL NSW 2518 Lot 6 Sec C DP 4167		
Proposal:	Shop top housing		
Attendees:	Council:	Mari Byrne - Development Project Officer John Wood – City Wide Development Manager Andrew Heaven- Development Engineering Manager Maria Byrne- Traffic Engineer	
	Proponent:	Mark Hitchcock- BHI Architects Mark Dillon- BHI Architects Barry Catten- Planning Principles Troy Phipps- MMJ Real Estate	

Proposal/Project Overview:	Shop top housing development comprising of three ground floor shops and nine residential units over three upper floors.
Meeting Outcomes Summary:	Based on the plans submitted for the meeting and advice from various referral groups, the proposal is considered capable of support subject to a future development application submission responding to comments as detailed within the notes.
	The key issues regarding the proposal are planning/design issues and compliance with State Environmental Planning Policy 65 - Design Quality of Residential Apartment Development, stormwater/flooding and car parking/access requirements. Consideration should be given to a voluntary meeting with Council's Design Review Panel prior to lodgement of the application to provide applicant with design advice. Please note that any SEPP 65 application lodged must go through a DRP process prior to determination

Nominated Issues:

- General LEP and DCP requirements
- Adaptable unit provisions
- Parking arrangements
- Communal Open Space
- Trees on the southern boundary

Relevant Environmental Planning Instruments

The provisions of all relevant Environmental Planning Instruments and Development Control Plan(s) must be addressed within the Statement of Environmental Effects (SEE).

The relevant Environmental Planning Instruments and Development Control Plans are:

- Wollongong Local Environmental Plan 2009 (WLEP 2009)
- Wollongong Development Control Plan 2009 (WDCP 2009)
- Wollongong Section 94A Development Contributions Plan 2017
- State Environmental Planning Policy Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy No. 55 Remediation of Land
- State Environmental Planning Policy No 64 Advertising and Signage
- State Environmental Planning Policy No 65 Design Quality of Residential Apartment Development

State Environmental Planning Policy – (Building Sustainability Index: BASIX) 2004

The applicant must address any requirements of the SEPP within the Statement of Environmental Effects.

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55)

A separate submission is to be included within the Statement of Environmental Effects addressing the requirements of State Environmental Planning Policy No. 55 – Remediation of Land. SEPP55 applies to the State and <u>Clause 7</u> is relevant to all development applications.

Wollongong Section 94A Development Contributions Plan 2017:

A development contributions levy will apply to the proposed development if approved. A detailed cost estimate report is required to be provided in conjunction with the Development Application. (Please note: Council uses the Cordell's Ecosting Guide to confirm the accuracy of construction cost estimates).

A levy will apply to the proposed development if approved. A detailed cost estimate report is required to be provided in conjunction with the Development Application in accordance with Council's Section 94A Development Contributions Plan 2017.

State Environmental Planning Policy No 65-Design Quality of Residential Apartment Development

The applicant must address the relevant Clauses of this Policy, including but not limited to:

- Design Review Panel meeting
- Design Verification Statement
- Design Quality Principles
- Apartment Design Guidelines

Wollongong Local Environmental Plan 2009 (WLEP 2009)

The applicant will be required to submit a Statement of Environmental Effects addressing the relevant Cluses of the WLEP, including but not limited to:

<u>Clause 2.3 Zone objectives and land use table</u> - The zoning map identifies the land as being zoned B2 – Local Centre. 'Shop top housing' is permissible within the B2 zone. The Statement of Environmental

Effects (SEE) must address the permissibility of the proposal in relation to the zone objectives and the land use table definitions.

<u>Clause 4.3 Height of buildings -</u> A maximum building height of 15 metres is applicable.

<u>Clause 4.4 Floor space ratio</u>– Floor space ratio - A maximum FSR of 1.5:1 is permitted for the land zoned B2. Detailed FSR calculations are to be provided within the SEE demonstrating compliance with this development standard and the definition of gross floor area contained in WLEP 2009.

<u>Clause 7.3 Flood planning area</u> – see stormwater/flooding comments below.

Clause 7.6 Earthworks: This Clause to be addressed in the SEE.

<u>Clause 7.13 Ground floor development on land within business zones:</u> This Clause to be addressed in the SEE.

Wollongong Development Control Plan 2009 (WDCP 2009)

The development proposal must address the objectives and the development controls for all relevant sections of the DCP.

General planning issues:

- Compliance tables for both instruments (WLEP 2009 & WDCP 2009) should be detailed within the documentation and submitted for assessment with any application lodged. Any variation to a control contained within the WDCP 2009 should be accompanied by a variation statement.
- A comprehensive Site and Context Analysis Plan prepared in accordance with the minimum standards outlined within Chapter A1, Section 9 of Wollongong Development Control Plan 2009 is to be submitted with the development application.
- Chapter B3: Mixed Use Development applies and all controls are to be addressed in the statement. A minimum site width of 24m applies and the development site achieves this.
- Development incorporating more than 6 dwellings, 10% of all dwellings (or at least 1 dwelling) should be adaptable units. An Access report prepared by a suitably qualified consultant should be provided which demonstrates that the designated adaptable dwelling is capable of meeting the required standards.
- Consideration of Chapter E2 Crime Prevention through Environmental Design is required in the design of the development. The proposal is to address all the requirements contained in this chapter which includes lighting, landscaping and fencing for the development.
- Car parking appears to be insufficient for the proposed development. This is required to be addressed.
- Corrimal Town Centre Plan 2015-2025 is relevant and provides strategic guidance on the future of Corrimal Town Centre. Web link???

- The applicant must adequately address all site constraints and submit all relevant constraint reports with the development application including an arborist report in relation to trees on the southern boundary.
- Viewing to the escarpment from nearby vantage points should be a consideration.
- Existing and proposed finished floor levels are to be shown on the elevation plans to Australian Height Datum (AHD).
- A comprehensive set of architectural plans must be prepared in accordance with the minimum standards outlined within Part A, Chapter A1 of WDCP 2009. These should include plans illustrating all existing structures onsite, site plans, floor plans, elevations, sections, shadow diagrams, demolition plans, subdivision and concept strata subdivision plans.
- A schedule of external finishes is to be provided and should include samples of proposed colours and materials.
- The proposal when lodged will be notified in accordance with Wollongong Development Control Plan 2009 Appendix 1: Notification and Advertising Procedures.

Site information/constraints:

A Section 149 Certificate should be obtained to clarify details on any constraints affecting the proposed development site. All relevant site constraint reports should be included within the Statement of Environmental Effects.

- **149 (2) Certificate** Provides information about the zoning of the property, the relevant state, regional and local planning controls and other planning affectations such as heritage, land contamination and road widening; and
- **149 (2) and (5) Certificate** Provides additional advice regarding demolition, foreshore building lines, other heritage considerations and general advice.

Stormwater/Flooding:

- While the site does not appear to be immediately effected by flooding, the existing catchment is under review. In this regard it is recommended that flood level information should be obtained from Council. Flood information can be obtained via Council's Flood Level Information Request Form found on Council's website www.wollongong.nsw.gov.au or via Council's online services.
- An independent detailed survey plan of the site and frontage prepared by a registered surveyor to Australian Height Datum (AHD), including lot boundaries, contours/spot levels, easements, services, roads, etc. will need to be submitted with the development application.
- A stormwater concept plan will need to be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of the Wollongong DCP2009 and submitted with the development application.

Contact Details: The applicant's Consulting Engineer may contact Council's Stormwater Engineer through Council's Customer Service Centre on the telephone number (02) 4227 7111 if any issues arise through the design phase prior to the lodgement of the development application.

Traffic:

General

- The applicant should refer to Chapter E3 Car Parking, Access, Servicing/ Loading Facilities and Traffic Management of the Wollongong Development Control Plan 2009.
- The applicant must provide all internal access dimensions on the site plan, including grades, access widths, parking aisle widths which comply with AS2890.1.
- A Traffic Impact Assessment will need to be prepared by a suitably qualified consultant and be prepared in accordance with Table 2.1 of the RTA Guide to Traffic Generating Development.

Access and Manoeuvring

- Clause 3.2.3 of AS2890.1 states that driveways need to be located beyond the influence of normal queue lengths at intersections. The applicant must carry out an assessment of the queue lengths using SIDRA. If it is not possible to locate the access driveway outside of the normal queue length additional measures would be required as suggested under the above Clause to enable safe and efficient operation of the driveway.
- The proposed access design must comply with the AS2890 series and be designed for the largest anticipated vehicle to enter the site with adequate clearances adjacent to obstruction such as high walls.
- The gradient of the access driveway must comply with Clause 3.3 of AS2890.1 (commercial development).
- The access design should ensure that adequate pedestrian and vehicle sight distance is provided as per AS2890.1.
- All vehicles must be able to turn and exit in a forward direction in no more than a 3 point turn.

Car Parking

• Car parking, bicycle parking and motorcycle parking should be provided in accordance with Schedule 1 of Chapter E3 of the DCP.

Residential

- 1 car space per dwellings (<70m2) or 1.5 car spaces per dwelling (70-110m2) or 2 car spaces per dwelling (>110m2), plus 0.2 car parking spaces per dwelling for visitors.
- 1 bicycle space per 3 dwellings (residents) and 1 bicycle space per 12 dwellings (visitors).
- 1 motorcycle space per 15 dwellings.

Retail

- 1 car space per 25m2 GFA
- 1 bicycle space per 750m2 GFA for staff
- 1 bicycle space per 1000m2 GFA for shoppers
- 1 motorcycle space per 25 car parking spaces
- All car parking areas and internal roads must be constructed of a hard-standing all-weather material (ie concrete or asphalt bitumen), which must be maintained to the satisfaction of Council, at all times (Clause 7.13 (1) of Chapter E3 of the DCP).

Disabled Car Parking

• Disabled car parking must be provided for commercial premises. The specification must be in accordance with AS2890.6.

Residential Bicycle Security

• The applicant should show the location of residential bicycle parking which provides the appropriate level of security (User Class 2) as required by AS2890.3 and Austroads. This should be provided in a secure communal compound with self-closing door and combination lock.

Visitor Bicycle Security

• The applicant should provide any required visitor bicycle spaces in an accessible area within the site. These spaces have lower security requirements.

Employee Bicycle Security

• The applicant should show the location of staff bicycle parking for the commercial premises which provides the appropriate level of security (User Class 2) as required by AS2890.3 and Austroads. This should be provided in a secure communal cage.

Bicycle End-of-trip Facilities

• A development which requires more than 5 employee bicycle spaces needs to provide personal lockers and shower and change facilities as per Table 1 of Chapter E3 of the DCP.

Parking issues relating to this proposal:

• The proposed reduction in car parking is not accepted for residential development. As such the proposal would result in a shortfall of 3 residential car parking spaces.

- The required disabled car parking space must provide a shared area which will result in the loss of a retail car parking space. The loss of this car parking space will result in a shortfall of 1 retail car parking space.
- The applicant needs to provide a secure bicycle enclosure for residential and employee bicycle parking spaces. These facilities need to be provided as 'Class 2' bicycle facilities with a self-closing door and combination lock. This facility needs to provide adequate manoeuvring space for users to move their bicycles in and out of the enclosure and lock their bicycles to the bicycles racks provided.

Basement Security while Allowing Access for Visitors

• The installation of any security roller shutter for the basement car parking area shall not restrict access to any designated visitor car parking space. In the event that the approved visitor car parking spaces are located behind any proposed security roller shutter, an intercom system is required to be installed to enable visitor access into the basement car parking area. The applicant will need to show details of where visitors will wait and demonstrate that there will be no traffic impacts arising.

Waste Servicing and Deliveries

- Waste collection details are to be provided, such as the location of the bins for storage and collection, method of collection, and size of collection vehicle.
- It should be noted that street collection can be accepted where the total number of waste and recycling bins for all uses can be accommodated within 50% of the site frontage on collection day (Chapter E7, Clause 5.4.3). The applicant will need to show the bins on the road reserve fronting the site to allow assessment of the impact on the street frontage.
- If waste is to be collected from within the site, turning for waste collection vehicles (no more than 3 turning movements) should be demonstrated using swept paths. Overhead clearances must also be observed. The operating clearances for garbage trucks can be found within Chapter E7 of the DCP.
- AS2890.2 provides maximum grades for service vehicles which should also be taken into consideration.

Design Vehicle	Roadway/ramp grade* (max.)	Rate of change (max.)
SRV or smaller	1:6.5 (15.4%)	1:12 (8.3%) in 40 m of travel
MRV, HRV	1:6.5 (15.4%)	1:16 (6.25%) in 7.0 m of travel
AV	1:6.5 (15.4%)	1:16 (6.25%) in 10 m of travel

Table 3.2, AS2890.2

*The grade on a curve is measured along the inside of the curve. If reverse manoeuvres are permitted on a ramp, the maximum grade shall be 1:8 (12.5%).

Contact Details: The applicant's Traffic Engineer may contact Council's Traffic Engineer through Council's Customer Service Centre on the telephone number (02) 4227 7111 if any issues arise through the design phase prior to the lodgement of the development application.

Landscape:

- The developer is required to submit a Landscape Concept Plan (scale 1:100) as part of the Development Application in accordance with the requirement of Chapter E6 Landscape of Wollongong Development Control Plan 2009. The landscape plan must identify all proposed and existing driveways, surface treatment existing/proposed, existing vegetation to be removed/or retained and any proposed car parking area treatments/ surface penetrations.
- The Landscape Plan is to be prepared be a registered Landscape Architect or person eligible for registration with the Australian Institute of Landscape Architects in accordance with the requirement of Chapter E6 Landscape of WDCP 2009.
- The Business Centres Technical Manual is the reference document for footpath pavements. The applicant's Landscape Architect must address the streetscape requirements for the proposal in accordance with the requirements of this Technical Policy Manual available on Council's website.
- Site landscaping must be integrated with the stormwater management (drainage) controls. In particular, the location and nature of on-site stormwater detention should not conflict with landscaping areas and objectives.
- An arborist report to be lodged identifying trees on site and on neighbouring sites that may be impacted by the proposal.

Contact Details: The applicant's Landscape Architect may contact Council's Landscape Architect/Design Officer, through Council's Customer Service Centre on the telephone number (02) 4227 7111 if any issues arise through the design phase prior to the lodgement of the development application.

Please note: If construction cost estimate is known you may obtain a lodgement fee quote by contacting Council's Customer Service Centre on the telephone number (02) 4227 7111

WHAT INFORMATION IS NEEDED WITH A DEVELOPMENT APPLICATION?

In order for Council to conduct a proper and informed assessment of your application, the following information must be submitted.

(Required information)

- * Owner's Consent
- * Survey Plan
- * Site Context Analysis Plan
- * Demolition Plan and Photographs
- * BASIX assessment/certificate
- * Statement of Environmental Effects
- * Site Plan
- * Floor Plans
- * Building Elevations Plans
- * Building Sections Plan(s)
- * Shadow Profiles and Plans

- * Traffic Generation Impact Assessment
- * Plan of On-Site Traffic Movement/Parking/Loading
- * Stormwater Concept Plan
- * Landscape Concept Plan
- * Arborist Report
- * Disabled Access Design Provisions
- * Site Management Plan/Staging Plan
- * Waste Management Plan
- * Schedule of External Finishes
- * Photo Montages/Perspectives
- * Streetscape Sketch

OUR AGREEMENT:

This pre-lodgement information does not constitute an approval.

This meeting note represents an agreement for the submission of information considered necessary for the timely determination of an application.

The notes are provided in good faith to assist applicants in the preparation of a development application. Relevant legislation and Council's requirements can vary from the time of this meeting to lodgement of the application. Public exhibition of the application can also raise unexpected relevant issues requiring lodgement of new or amended information.

Accordingly Council's final position on the proposal can only be made once a development application has been lodged and assessed.

Development Project Officer: Maria Byrne



WLEP 2009 – CLAUSE 4.6 EXCEPTION TO DEVELOPMENT STANDARDS

1.0 Introduction

The proponent seeks development consent for a proposal consisting of demolition of the existing structures and the construction of Shop Top Housing consisting of ground floor business premises and eight (8) units above, with Strata Subdivision on Lot 6 Section C DP 4167 No. 151 – 153 princes Highway, Corrimal.

The subject site is located on the corner of Princes Highway and Collins Street, Corrimal within the B2 Local Centre Zone pursuant to the Wollongong Local Environmental Plan 2009 (WLEP2009), with the Princes Highway street frontage defined as the primary frontage and Collins Street defined as the secondary frontage.

The proponent is seeking a development departure to WLEP 2009 Clause 7.14 Minimum Site Width:

"(2) Development consent must not be granted for development for the purposes of a residential flat building unless the site area on which the development is to be carried out has a dimension of at least 24 metres."

This request is provided to address the relevant provisions of Clause 4.6 of WLEP 2009 and demonstrate that compliance with the minimum site width standard is unnecessary in this case and has sufficient environmental planning grounds to justify this departure.

The subject site is zoned B2 Local Centre, with the following objectives:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To allow for residential accommodation and other uses while maintaining active retail, business or other non-residential uses at the street level.

2.0 Details of the environmental planning instrument, the applicable development standard and proposed variation.

2.1 What is the applicable environmental planning instrument (EPI)?

The Wollongong Local Environmental Plan 2009.

2.2 What is the development standard being varied?

The minimum site width requirement of 24 metres as stated in Clause 7.14 of WLEP 2009.



2.3 What are the objectives of the standard?

Clause 7.14 of WLEP 2009 does not state objectives for the standard, however Chapter B3: Mixed Use Development of WDCP 2009 states the following:

- 4.1 Minimum Site Width
- 4.1.1 Objectives

(a) To allow for development of sites which are of sufficient width to accommodate the required building envelope, car parking and landscaping requirements.

(b) To allow for development of sites only where the land is not significantly constrained by flood, geotechnical or other environmental hazards.

(c) To promote the efficient utilisation of land.

(d) To encourage amalgamation of allotments to provide for improved design outcomes including greater solar access and amenity.

2.4 What is the percentage variation (between the proposal and the EPI)?

The site is 16.805m in width to the Princes Highway frontage, which is approximately 70% of the 24m width as required by Clause 7.14 of WLEP 2009. It must be noted that the secondary site frontage to Collins Street, which is still a major thoroughfare and key to the Corrimal Town Centre Plan 2015-2025, is 53.35m in width, which is 222% of the 24m required width.

3.0 Assessment of Proposed Variation

3.1 Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?

Compliance with Clause 7.14 Minimum Site Width is unnecessary in the circumstances of development on this site due to the following:

- Although the primary frontage to Princes Highway does not meet the 24m standard, the secondary frontage to Collins Street is 53.35m in width, which is 222% of the 24m required width. Collins Street is identified as a major pedestrian and vehicular thoroughfare and is shown as key to the Corrimal Town Centre Plan 2015-2025.
- The proposed development satisfies the DCP objectives for minimum site width, as outlined below:
 - The building envelope is satisfactorily contained within the site and compliant with the relevant building separation standards outlined within the Apartment Design Guide. The nil setback built form is supported in the B2 zone within the Corrimal Town Centre, and addresses both street frontages adequately.
 - The car parking requirements for the development have largely been met and are supported by the Traffic Impact Assessment prepared to accompany the application. All required residential car parking is contained within the site.



- Landscaping requirements have been met for the site, including provision of rooftop communal open space and adequate space for on-structure planting.
- The site is not significantly constrained by flood, geotechnical or other environmental hazards.
- The development efficiently utilises the land on which is located. The current site is derelict and underutilised, and is proposed to be replaced by a development which activates both street frontages, proposes a suitable built for and architectural expression and proposes suitable commercial and residential uses.
- Amalgamation of the site with the adjacent lots to the South was not deemed to be an appropriate outcome for the subject site owner for financial reasons, and was not deemed necessary for lot isolation reasons. An urban design analysis of the development potential for adjacent lots, contained within the architectural drawings package by BHI Architects, reveals that a development which achieves adequate solar access and amenity will be possible on these adjacent lots.
- The proposed development more-than-adequately affords amenity to residential apartments as defined by the Apartment Design Guide, including visual and acoustic privacy, natural cross ventilation, sunlight access, communal and private open space, apartment size and ceiling height etc.
- The nature of the site as a corner lot within the B2 zone dictates that a nil setback arrangement of commercial premises and residential units addressing both Princes Highway and Collins Street is necessary on the site, which is reflected in the proposed design. Given that all building separation requirements as per the Apartment Design Guide is satisfied by the proposal, the additional 7.2m width would not provide additional amenity or a more appropriate built form. The result would simply be a longer frontage to Princes Highway, which is not deemed necessary in this instance.
- Strict application of the current site width controls may prohibit the proposed development of a high quality building in a prominent location at the edge of the Corrimal Town Centre, resulting in the retention of the existing derelict building on the site.
- The proposed development satisfies the B2 zone objectives, as outlined below:
 - The development provides business uses that serve the needs of the locality.
 - Employment opportunities are created by the proposed business premises in an accessible location within the town centre.
 - The development is close to public transport routes including buses and trains, and contains multiple spaces for residential and commercial bicycle storage.
 - Residential accommodation is proposed while maintaining an active business frontage to Princes Highway and introducing an active business frontage to Collins Street.

3.2 Are there sufficient environmental planning grounds to justify contravening the development standard?

There are sufficient environmental planning grounds to justify contravention of the development standard, including:



- The proposed development satisfies the DCP objectives for minimum site width, as outlined below:
 - The building envelope is satisfactorily contained within the site and compliant with the relevant building separation standards outlined within the Apartment Design Guide. The nil setback built form is supported in the B2 zone within the Corrimal Town Centre, and addresses both street frontages adequately.
 - The car parking requirements for the development have largely been met and are supported by the Traffic Impact Assessment prepared to accompany the application. All required residential car parking is contained within the site.
 - Landscaping requirements have been met for the site, including provision of rooftop communal open space and adequate space for on-structure planting.
 - The site is not significantly constrained by flood, geotechnical or other environmental hazards.
 - The development efficiently utilises the land on which is located. The current site is derelict and underutilised, and is proposed to be replaced by a development which activates both street frontages, proposes a suitable built for and architectural expression and proposes suitable commercial and residential uses.
 - Amalgamation of the site with the adjacent lots to the South was not deemed to be an appropriate outcome for the subject site owner for financial reasons, and was not deemed necessary for lot isolation reasons. An urban design analysis of the development potential for adjacent lots, contained within the architectural drawings package by BHI Architects, reveals that a development which achieves adequate solar access and amenity will be possible on these adjacent lots.
- The proposed development satisfies the B2 zone objectives, as outlined below:
 - The development provides business uses that serve the needs of the locality.
 - Employment opportunities are created by the proposed business premises in an accessible location within the town centre.
 - The development is close to public transport routes including buses and trains, and contains multiple spaces for residential and commercial bicycle storage.
 - Residential accommodation is proposed while maintaining an active business frontage to Princes Highway and introducing an active business frontage to Collins Street.
- The proposed development more-than-adequately affords amenity to residential apartments as defined by the Apartment Design Guide, including visual and acoustic privacy, natural cross ventilation, sunlight access, communal and private open space, apartment size and ceiling height etc.
- Non-compliance with the standard will not result in any adverse environmental, residential amenity of built form impacts within or in the vicinity of the site.
- The proposed development is of high quality, satisfying the objectives of the Apartment Design Guide while replacing a derelict building currently located on the site.
- The proposed development will allow of the proper and orderly use of the site.


3.3 Is there public benefit in maintaining the development standard?

There is undoubtedly public benefit in maintaining the development standard in as much as it contributes towards the satisfactory development of buildings which are appropriate in scale and amenity for the site. However, the development standard does not take into account the situation of a corner lot which provides more than adequate site width and allows for a development which meets the objectives of design quality and amenity within the Apartment Design Guide. In this case, there is public benefit in contravening the standard in order to allow for a high quality development in a prominent location within the Corrimal Town Centre to replace a currently derelict and underused site.

4.0 Conclusion

As outlined above, compliance with the minimum site width standard is deemed to be unreasonable in the case of the proposed development at 151-153 Princes Highway, Corrimal. Detailed environmental planning justification for contravention of this standard has been provided, including consistency with the DCP objectives for minimum site width and the B2 zone objectives.

In conclusion, the objection is well founded and it is deemed that compliance with Clause 7.14 Minimum Site Width of WLEP 2009 is unreasonable in the case of the subject site.

Yours Sincerely,

Mark Hitchcock | Director BHI Architects Registered Architect NSW 4763 Member AIA, PIA, GSAP



Attachment 8

Approved Plans and Specifications

1 The development shall be implemented substantially in accordance with the details and specifications set out on Project No 8677 Drawing A.1002-G, A.1003-G, A.1201-G, A.2001-G to A.2004-G, A.2101-G, A.3001-G, A.3002-G and A.3101-G dated 29 January 2019 prepared by BHI 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 Restricted Vegetation Removal

This consent permits the removal of trees and other vegetation from the site within three (3) metres of the approved buildings. This consent also permits the pruning of trees within three (3) metres of approved buildings in accordance with AS 4373-2007 Pruning of Amenity Trees. No other trees or vegetation shall be removed or pruned, without the prior written approval of Council.

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 Height Restriction

The development shall be restricted to a maximum height of 15 metres from the natural ground level.

6 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.

7 Tree Retention/Removal

The developer shall retain the existing tree(s) indicated on the Arborist Report by Horticultural Management Systems, 13 April 2018 consisting of tree(s) numbered 1, 2, 3, 4, 5, 6 and 7.

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

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

All recommendations in Arborist's Report by Horticultural Management Systems dated 13 April 2018, page no. 22-23 to be implemented including and not restricted to: remedial tree pruning, deadwooding, fencing and signage, sediment buffer, stem protection, establishing tree protection zones and watering and root hormone application if required. The removal of tree 6 is on adjoining property and can only be removed with the consent of the owner of that property.

Prior to the Issue of the Construction Certificate

8 Flows from Adjoining Properties

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

9 Present Plans to Sydney Water

Approved plans must be submitted online using Sydney Water Tap, available through <u>www.sydneywater.com.au</u> 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 <u>www.sydneywater.com.au</u> or telephone 13 20 92 for further information.

10 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.

11 Car Parking and Access

The development shall make provision for the following:

Residential

13 car parking spaces (including 1 adaptable car parking space).

1 motorbike parking space.

3 secure (Class B) residential bicycle spaces.

1 visitor bicycle space (Class C).

Commercial

2 car parking spaces (including 1 disabled car parking space). 1 secure (Class B) employee bicycle space.

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.

12 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.

- 13 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.
- 14 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.
- 15 The designated loading/unloading facility shall be kept clear for that purpose at all times. The designated loading/unloading facility shall be shown on the Construction Certificate plans.
- 16 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.

17 A change in driveway paving is required at the entrance threshold to clearly show motorists they are crossing a pedestrian area. The developer must construct the paving 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.

18 Water/Wastewater Entering Road Reserve

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

- 19 The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.
- 20 The submission of a final Landscape Plan to the Principal Certifying Authority, prior to the release of the Construction Certificate. The final Landscape Plan shall address the following requirements:
 - a deletion of the following plant species since they are unsuitable for this type of development Eleaocapus eumundii;
 - b planting of indigenous plant species native to the Illawarra Region such as: *Syzygium smithii* (syn *Acmena smithii*) Lilly pilly, *Archontophoenix cunninghamiana* Bangalow palm, *Backhousia myrtifolia* Grey myrtle, *Elaeocarpus reticulatus* Blueberry ash, *Glochidion ferdinandii* Cheese tree, *Livistona australis* Cabbage palm tree, *Syzygium paniculatum* Brush cherry.
 - c All podium planter beds must be a minimum of 3500mm dimension and a depth 800mm where trees are placed.A further list of suitable suggested species may be found in Wollongong Development

Control Plan 2009 – Chapter E6: Landscaping.

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

- 21 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.
- 22 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.

23 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 Installation of Tree Protection Fencing A one (1) metre high exclusion fence must be installed around the extremity of the dripline of the tree/trees to be retained prior to any site works commencing. The minimum acceptable standard is a 3 strand wire fence with star pickets at 1.8 metre centres. This fence must be maintained throughout the period of construction to prevent any access within the tree protection area. Details of tree protection and its locations must be indicated on the architectural and engineering plans to be

submitted to the Principal Certifying Authority prior to release of the Construction Certificate.

- c 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.
- d Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the arborist's recommendations.

24 Stormwater Connection to Kerb

Connection across footways shall be by means of one or two (maximum), sewer grade UPVC pipe(s), 100mm diameter pipes with a continuous downslope gradient to the kerb. Connection to the kerb shall be made with a rectangular, hot dipped galvanised mild steel weephole(s) shaped to suit the kerb profile, with each weephole having the capacity equal to a 100mm diameter pipe. Alternatively, a maximum of two 150mm x 100mm hot dipped galvanised steel pipes may be used across footways, with the 150mm dimension being parallel to the road surface to suit the kerb profile.

25 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. This requirement shall be reflected on the Construction Certificate plans.

26 Property Addressing Policy Compliance

Prior to the issue of any construction certificate, the developer must ensure that any site addressing complies with Council's **Property Addressing Policy** (as amended). Where appropriate, the developer must also lodge a written request to Council's **Infrastructure Systems** & Support – Property Addressing (propertyaddressing@wollongong.nsw.gov.au), for the site addressing prior to the issue of the construction certificate. Please allow up to 3-5 business days for a reply. Enquiries regarding property addressing may be made by calling 4227 8660.

27 Footpath Paving in Commercial Village Centres

The developer is responsible for the construction of footpath paving for the entire frontage of the development. The type of paving for this development is full paving consisting of a header course along the boundary line and kerb and bands perpendicular to the kerb at 7m intervals with Urbanstone Spinifex Milled finish 400 x 400 X 50mm concrete paver or approved equivalent. Pavement body in a square herringbone pattern pattern equal to Claypave Regal Tan 230 x 110 x 50m. Provide samples for Council approval to ensure paving matches adjoining development.

Construction to be in accordance with the Wollongong City Council Regional Centres Public Domain Technical Manual. A nominal two percent (2%) minimum 1%, maximum two and a half (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 with 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.

28 Street Trees Commercial Village Centres

The developer must address the street frontage by installing street tree planting with edging/tree grate and tree guards. In keeping with the surrounding commercial precinct and the Business Centres Public Domain Technical Manual the type of the number and species for this development one Melaleuca linariifolia 200 litre container size in accordance with AS 2303:2015 Tree stock for landscape use. The tree guards and grate shall be 1800mm high Coniston Tree Guard.

Trees are to be installed in accordance with Wollongong Development Control Plan 2009 – Chapter E6: Landscaping. 'Dial Before You Dig' must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. 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 Works.

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

29 **Roofwater Drainage**

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

30 Stormwater Drainage Design

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

- a Be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent, and generally in accordance with the concept plan/s lodged for development approval, prepared by ATB Consulting Engineers, Reference Nos. 18012-SW2 and 18012-SW3, issue 2, dated 8 August 2018.
- 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.

31 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.

32 Council Footpath Reserve Works

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

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

33 **Development Contributions**

Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979 and the Wollongong City-Wide Development Contributions Plan (2018), a monetary contribution of \$32,450.00 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

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

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

Contribution at time of payment = \$C x (CP2/CP1)

Where:

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

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

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

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

METHOD	HOW	PAYMENT TYPE
Online	http://www.wollongong.nsw.gov.au/applicationpayments Your Payment Reference: 1037662	Credit Card
In Person	Wollongong City Council Administration Building - Customer Service Centre Ground Floor 41 Burelli Street, WOLLONGONG	CashCredit CardBank Cheque
PLEASE MAKE BANK CHEQUE PAYABLE TO: Wollongong City Council (Personal or company cheques are not accepted)		

The following payment methods are available:

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

Prior to the Commencement of Works

34 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.

35 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.

36 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.

37 **Demolition Works**

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

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

38 Demolition Notification to Surrounding Residents

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

39 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.

40 **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.

41 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.

42 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.

43 Works in Road Reserve – Major works

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

The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council's website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the roads act. It is advised that all applications are submitted and fees paid, five (5) days prior to the works within the road reserve are intended to commence. An application must be submitted must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing where it is proposed to carry out activities such as, but not limited to, the following:

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

Restoration must be in accordance with the following requirements:

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

44 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.

45 **Protection of Public Infrastructure**

Council must be notified in the event of any existing damage to any of its infrastructure such as the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development site, prior to commencement of any work.

Adequate protection must be provided for Council infrastructure prior to work commencing and during building operations.

Any damage to Council's assets shall be made good, prior to the issue of any Occupation Certificate or commencement of the operation.

46 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.

47 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 (<<u>http://www.safework.nsw.gov.au</u>>). 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.

48 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.

49 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.

During Demolition, Excavation or Construction

50 Survey Report for Floor Levels

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

51 Implementation Acoustic Recommendations

Amend doors, windows and ventilations design of residential units as per the acoustic report recommendation stated in Section 6.0 of acoustic report prepared by Day Design Pty Ltd. dated 29 January 2019.

52 Piping of Stormwater to Existing Stormwater Drainage System

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

53 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.

54 Restricted Hours of Construction Work

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

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

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

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

55 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 (<<u>http://www.safework.nsw.gov.au</u>>).

56 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 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.

57 **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.

58 **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.

59 **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.

60 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 (<<u>http://www.safework.nsw.gov.au</u>>).

61 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 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.

62 Acoustic Glazing to Comply with the SEPP Infrastructure 2007

Implement façade glazing and structural construction material recommended in acoustic report prepared by Day Design Pty Ltd. dated 29 January 2019 to minimise the airborne noise impact and to comply with the guidelines as stated below:

For Clauses 87 (Rail) and 102 (Road)

If the development is for the purpose of a building for residential use, the consent authority must be satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded:

- in any bedroom in the building : 35dB(A) at any time 10pm–7am
- anywhere else in the building (other than a garage, kitchen, bathroom or hallway): 40dB(A) at any time.

63 Excess Excavated Material – Disposal

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

64 Mechanical Plants and Exhaust Ventilation System

Mechanical Exhaust

Centralised mechanical exhaust ventilation must be provided to the building and all commercial kitchens such as cafes and restaurants cooking appliances installation as per AS4674-2004, AS1668.2-1991 and the grease filters to comply with AS1530.1.

Outdoor Air Conditioning or Refrigeration Units

The outdoor units for refrigeration system including air conditioners shall have suitable acoustic enclosure to comply with the noise guidelines.

Duct System

The ducting within the building must be mounted on vibration reducing pads to minimise vibration effect for residential and commercial spaces to comply with the vibration guidelines.

Prior to the Issue of the Occupation Certificate

65 Drainage

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

66 Works-As-Executed Plans - Works within Council Land

The submission of a Works-As-Executed (WAE) plan for works within Council land must be submitted to Councils Development Engineering Manager for assessment, prior to the release of the occupation Certificate. The Works-As-Executed plans shall be certified by a registered surveyor indicating that the survey is a true and accurate record of the works that have been constructed. The Works-As-Executed dimensions and levels must also be shown in red on a copy of the approved Construction Certificate plans. The Works-As-Executed (WAE) plans must include:

- a Final locations and levels for all works associated with the development within Council land.
- b The plan(s) must include, but not be limited to, the requirements stated in Chapter E14 of the Wollongong DCP 2009.

67 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.

68 Prior to issue of 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 51. A copy of the acoustic and vibration compliance report must be submitted to PCA and a copy forwarded to Council.

• Fire Safety Certificate

A Fire Safety Certificate must be issued for the building prior to the issue of an Occupation Certificate. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:

- a Must provide a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and
- b must provide a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

Access Certification

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

Prior to the Issue of the Subdivision Certificate

69 Existing Easements

All existing easements must be acknowledged on the final subdivision plan.

70 Existing Restriction as to Use

All existing restriction on the use of land must be acknowledged on the final subdivision plan.

71 Encroaching Pipes

A minimum one (1) metre wide easement to drain water shall be created over any encroaching drainage pipes.

For all drainage easements proposed over the subject lots, a works as executed/survey plan of all stormwater drainage within the site is to be submitted with the Subdivision Certificate Application to confirm this.

72 Encroaching Services

A minimum one (1) metre wide easement for services must be created over any encroaching utility service.

73 88B Instrument Easements/Restrictions

Any easements or restrictions required by this consent must nominate Wollongong City Council

as the authority to vary, modify or release/extinguish the easements or restrictions. The form of the easement(s) or restriction(s) created as a result of this consent must be in accordance with the standard format for easements and restrictions as accepted by the Land and Property Information Office.

74 Final Documentation Required Prior to Issue of Subdivision Certificate

The submission of the following information/documentation to the Principal Certifying Authority, prior to the issue of a Subdivision Certificate:

- a Completed Subdivision Certificate application form and fees in accordance with Council's fees and charges;
- b Original Construction Certificates and approved drawings (where issued by an accredited Private Certifying Authority);
- c Certificate of Practical completion from Wollongong City Council or an accredited Private Certifying Authority (if applicable);
- d Administration sheet prepared by a registered surveyor;
- e Section 88B Instrument covering all necessary easements and restrictions on the use of any lot within the subdivision;
- f Final plan of Subdivision prepared by a registered surveyor plus four (4) equivalent size paper copies of the plan;
- g Original Subdivider/Developer Compliance Certificate pursuant to Section 73 of the Water Board (Corporatisation) Act 1994 from Sydney Water;
- h Original Notification of Arrangement from an Endeavour Energy regarding the supply of underground electricity to the proposed allotments;
- i Original Compliance Certificate from Telstra or another Telecommunications Service Provider which confirms that the developer has consulted with the Provider with regard to the provision of telecommunication services for the development.
- j Payment of section 94 fees (Pro rata) (if applicable).

75 Dilapidation Report Post Construction

A Dilapidation Report detailing the current structural condition of adjoining buildings and roads shall be prepared and endorsed by a qualified structural engineer. The report shall be submitted to the satisfaction of the certifying authority prior to issue of the Occupation Certificate.

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

Operational Phases of the Development/Use of the Site

76 All on-site servicing and waste collection is to be carried out by a vehicle no larger than a Mitsubishi L300 Van or similar (max 4.78 metres in length).

77 Commercial Spaces

A separate DA must be lodged with the council for commercial and business space use within the building.

78 Site facilities, such as air-conditioning units, satellite dishes and other ancillary structures are to be adequately setback from neighbouring properties, located away from the street frontage and not in a place where they are a skyline feature.

79 Separate Consent for Signage

This consent does not authorise signage. Advertising signage will require separate Council approval.

- 80 All site servicing and deliveries are to be undertaken outside of normal retail trading hours and the traffic network peak to ensure that service/delivery vehicles reversing within car parking areas do not impact on the safety of the general public.
- 81 Garbage and recycling collection shall occur within the building. On-street placement of bins is not permitted.

82 Loading/Unloading Operations/Activities

All loading/unloading operations are to take place at all times wholly within the confines of the site or within the road reserve under an approved traffic control plan.