WLPP No.	Item no. 3
DA No.	DA-2023/367
Proposal	Mixed use - demolition of existing structures, tree removal, construction of eight (8) storey shop top housing development, basement parking, associated earthworks and landscaping, Subdivision - Torrens title - two (2) lots, and land dedication for footpath widening
Property	300-302 Crown Street Wollongong
Applicant	Albert Zhang - Truland Development Pty Ltd
Responsible Team	Development Assessment and Certification - City Centre Major Development Team (NL)
Prior WLPP meeting	**N/A**

Assessment Report and Recommendation

Executive Summary

Reason for consideration by Local Planning Panel

The proposal has been referred to Local Planning Panel pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Schedule 2 clause 4(b) of the Local Planning Panels Direction of 6 September 2023, the application is for development to which SEPP 65 applies.

Proposal

The proposal is for the demolition of all structures and construction of an 8 storey shop top housing development above basement car parking. The proposal also involves the voluntary dedication of an approximately 1.8m wide strip of land along the Crown Street frontage to Council as road (footpath) under the Roads Act.

Permissibility

The site is zoned E2 Commercial Centre pursuant to Wollongong Local Environmental Plan 2009. The proposal is categorised as shop top housing and is permissible in the zone with development consent.

Consultation

The proposal was notified in accordance with Council's Notification Policy and received 6 submissions. Concerns relate to impacts to the easement benefitting the adjoining property (right of carriageway), adequacy of Waters Lane to service the development, traffic safety concerns, construction impacts and noise impacts. These matters are discussed at section 1.5 of this report.

Key issues

- Clause 4.6, building separation variation (clause 8.6 of Wollongong Local Environmental Plan 2009)
- Development potential future development of the adjoining properties to the west (Lot 50 and 51) and the right of carriageway over the subject site benefitting Lot 50 (discussed at section 1.5).
- Setback variations (discussed at Chapter A1)
- Management of construction impacts on other users of Waters Lane.
- Voluntary dedication of land to Council.

RECOMMENDATION

It is recommended that the application be approved subject to conditions as contained at **Attachment 8**.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

State Environmental Planning Policies:

- SEPP (Resilience and Hazards) 2021
- SEPP (Transport and Infrastructure) 2021
- SEPP (Building Sustainability Index: BASIX) 2004 (saved)
- SEPP 65 (Design Quality of Residential Apartment Development) (saved)

Local Environmental Plans

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan 2009

Other policies

- Wollongong City Wide Development Contributions Plan
- Wollongong Community Participation Plan 2019

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the following:

- Demolition of 2 attached two storey commercial buildings
- Removal of three (3) trees (one ficus macrocarpa (dieback, poor vigour), one acacia falcata (acute dieback), one Callistemon (dead).
- Construction of an 8 storey shop top housing development comprised of:
  - Three ground level commercial tenancies along the Crown Street frontage
  - Communal open space on levels 1 and 7
  - 47 units, 8 x 1 bed (17.0%), 33 x 2 bed (70.2%), 6 x 3 bed (12.8%)
  - Two levels of car parking, including one basement and one sleeved by ground floor commercial tenancies, containing:
    - 43 resident car spaces including 4 accessible.
    - 9 residential visitor car spaces
    - 4 retail / commercial car spaces
    - 18 residential bicycle spaces
- Dedication of ~1.8m wide strip of land along the Crown Street frontage as public road under the Roads Act for the purpose of widening the footpath.

1.3 BACKGROUND

DA-2021/1312 for a shop top housing development was withdrawn by the applicant on 23 June 2022 following preparation of an assessment report which was prepared for a Planning Panel meeting.

No pre-lodgement meeting was held for the current proposal on the basis that the previous application had sufficiently investigated the constraints and opportunities for the site and the current scheme did not differ in such a way as to warrant an additional pre-lodgement meeting.

Customer service actions

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

1.4 SITE DESCRIPTION

The site is located at 300-302 Crown Street Wollongong and the title references are:

- Lot A DP 340505
- Lot 1 DP 354072
- Lot 2, 3 and 4 DP 16300
- Lot 1 DP 339403

The site is irregular in shape with an approximately 48m frontage to Crown Street at the low side and a frontage of 20m and access to Waters Lane at the rear. The fall between Waters Lane and Crown Street is approximately 5m.

The eastern part of the site is vacant with the western half being occupied by a two storey commercial building.

Adjoining development is as follows:

- North: Waters Lane and a large shop top housing development with vehicular access to Waters Place.
- East: 5 storey commercial building with vehicular access to Waters Place
- South: Crown Street and 8 storey shop top housing development and 7 storey commercial building opposite.
- West: 6 storey commercial building with associated at grade car parking adjacent and accessed from Railway Parade.

The locality is characterised by commercial and mixed-use developments of varying scale. The site is approximately 350m from the centre of the CBD to the east and approximately 130m to Wollongong Train Station to the southwest.

Figure 1: Aerial photograph

Figure 2: WLEP 2009 height map

Figure 3: Looking south from Waters Place towards site.

Figure 4: Looking southeast from Waters Place

Figure 5:Looking south along Waters Place towards site.

Figure 6: Looking southwest across site from Waters Place

Figure 7: Looking east over Lot 50 towards site (note retaining wall between site and adjoining property)

Site Constraints

<u>Easement for right of access over Lot 1 DP 354072 to lot 50 DP 712555</u>

Lot 1 DP 354072 contains a restriction on the title for right of carriageway benefitting Lot 50 DP 712555 immediately to the west as illustrated at Figure 8 and Figure 9. The development preserves that right of access from the road level of Waters Place into a future first floor level post construction.

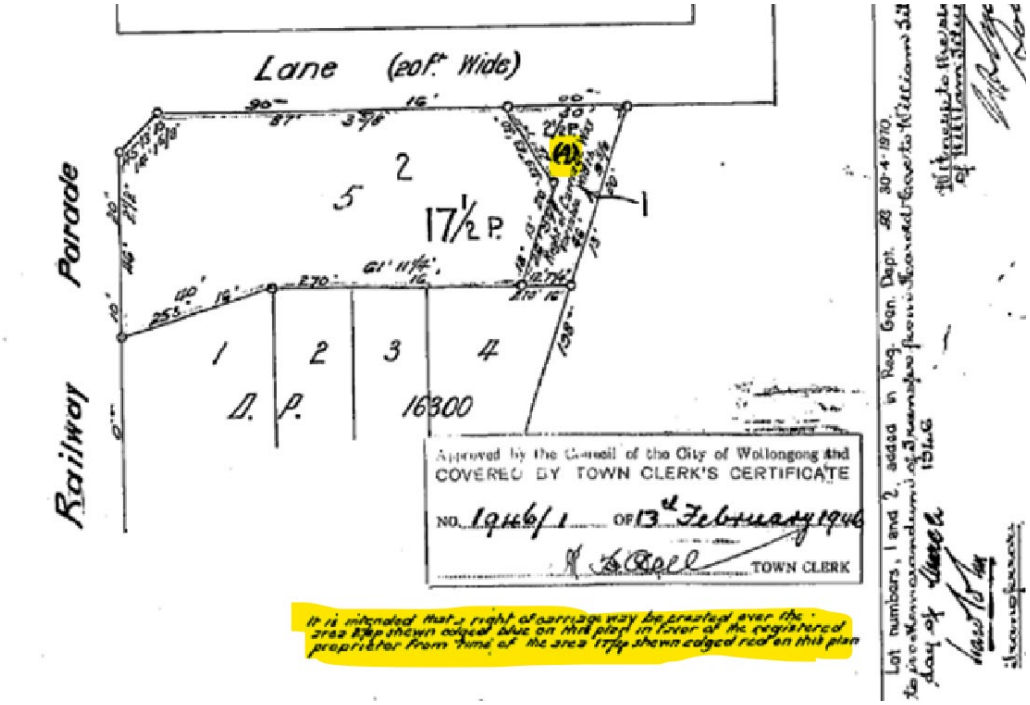


Figure 8: DP354072

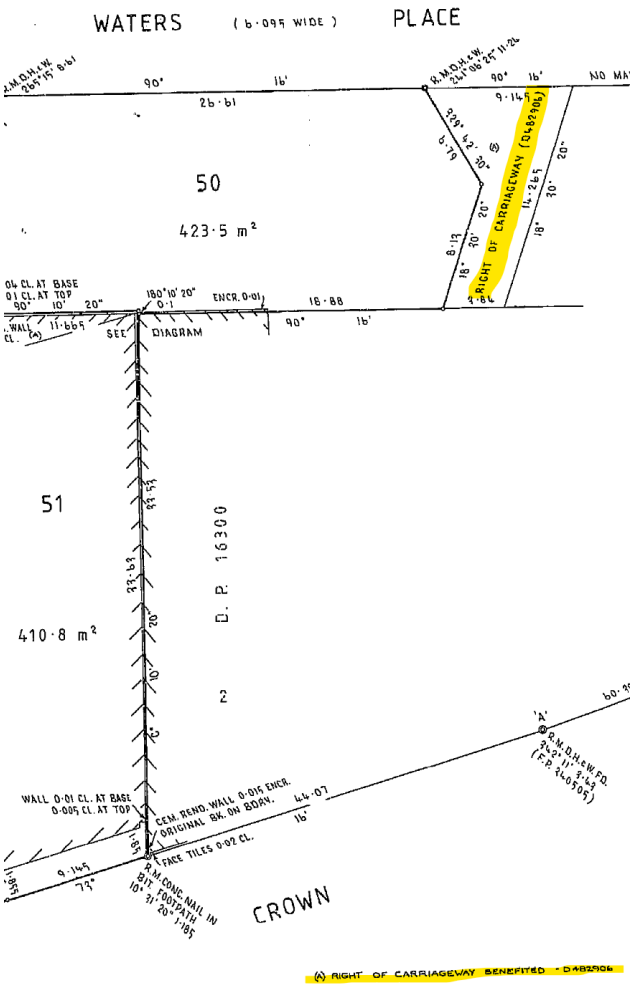


Figure 9: DP712555

Access to that right of carriageway is maintained by the development as highlighted in yellow at Figure 10 below. However, the level differences between the right of way and the carpark on Lot 50 currently preclude access.

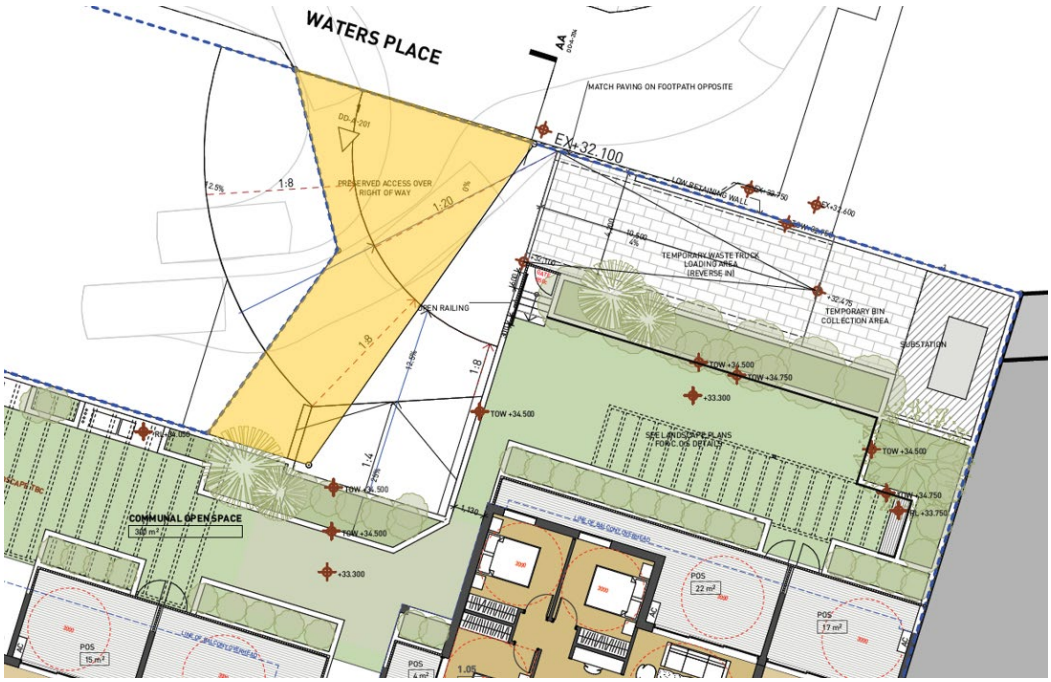


Figure 10: Proposed Level 1 plan with right of access area highlighted orange

1.5 SUBMISSIONS

The application was notified in accordance with Council's Community Participation Plan 2019 and received six submissions and the issues identified are discussed at Table 1 below.

Figure 11: Notification map

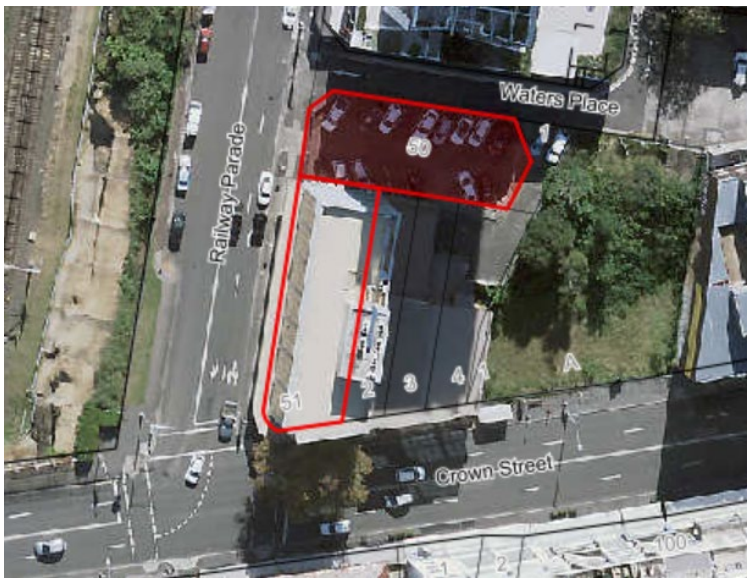
Table 1: Submissions

Concern	Comment
Proposed changes to the grade of the right of carriageway benefitting adjoining property without approval of that owner.	The proposal retains level access to Waters Lane and demonstrates a transition to a first floor of potential redevelopment on Lot 50 can be achieved. Legal advice has been provided by the applicant confirming that consent from the owner benefitting from the easement is not required.
The proposal will result in isolation of Lot 51 and Lot 50 to the west and will adversely impact the development potential of these lots.	See discussion below this table.
Impacts of future redevelopment of lots 50 and 51 will have adverse amenity impacts to the subject development (e.g., overshadowing, outlook).	Development potential of lot 50 and 51 is limited given the constraints as discussed above. That land is also currently being used to the extent permitted by the planning controls. Given the limited development potential of Lot 50, potential impacts of redevelopment to the subject proposal are not a determinative factor for this proposal.
The subject site should amalgamate with lots 50 and 51 to realise a better built form outcome for both properties.	Consolidation of the subject site with adjoining lots 50 and 51 would present greater opportunities to realise the potential of the land inherent under the applicable controls. However, the subject site and the adjoining land is not so constrained that a lack of consolidation would warrant refusal of the current proposal. Lots 50 and 51 both meet the minimum lot size width under WLEP2009.
The rear setback of the proposal should be 12m	The rear setback to the southern boundary of Lot 50 of approximately 6.4m at level 1 and ~7.3m at levels above. Setbacks and separation are discussed under various controls in other sections of this report (ADG 3F Visual Separation; WLEP 2009 clause 8.6 Building separation; Chapter D13, section 2.5). Regarding the proposed setbacks, the design has been evaluated as a suitable response to the unique characteristics of the site and context in relation to potential future development on adjoining land.
The owner of lots Lot 50 and 51 intends to lodge a DA in the near future and will require the easement to remain at the current grades	The easement is at the level of Waters Lane. Vehicles seeking to utilise the right of carriageway would have to use the Waters Lane level as the starting point prior to any transition into lot 50. A transition down to the Railway Parade RL from that right of carriageway is not practicable given the differences in grade to the existing car par at the lower level. Access would logically be at a future first floor level; the proposal does not preclude this from occurring.

Concern	Comment
Impacts to traffic movement, residents and service vehicle access in Waters Lane arising from construction.	The proponent has supplied a Construction Pedestrian Traffic Management Plan (Varga Traffic Planning 21 September 2023) which details the following measures to mitigate traffic impacts to Waters Lane: • Initial demolition and excavation material is to be removed via a temporary access to Crown Street. This arrangement is supported by TfNSW and Council's Traffic Officer. • As excavation for basement progresses, loading of spoil will be transferred to Waters Place. • Presence of traffic control staff will manage conflicts with construction traffic and other users of Waters Place throughout construction.
Safety impacts of additional traffic entering Waters Lane	Traffic generation by the proposal and impacts on the surrounding road network including Waters Lane have been assessed by Council's Traffic Officer and Transport for NSW and no concerns raised.
Noise impacts to nearby residents and commercial tenants arising from construction.	Construction of the proposal will unavoidably generate noise. It is noted that the proposal involves excavation for one level of basement and as such the period of disturbance will be lower than other larger developments that have occurred in recent times in the city centre. The construction will be subject to standard construction controls regarding hours of work and noise limitations.
Inadequate time to prepare submission	The application was notified in accordance with Council policy.

Development potential of adjoining lot

The adjoining land to the west contains an at grade car park (Lot 50) and 6 storey commercial building (Lot 51) as illustrated below.



Lot 51 DP 712555 measures approximately 12m x 35m with an area of 423m². A seven-storey commercial building is located on the lot.

Lot 50 DP 712555 measures approximately 13m x 30m with an area of 410m². An at grade car parking area is located on this lot which services the commercial building on lot 51.

Lot 50 and 51 are in the same ownership and are not isolated lots as described in the DCP. Both lots have a street frontage exceeding 20m as required by clause 8.4 of the LEP.

Redevelopment of one or both of those lots would present challenges due to the configuration and limited depth.

Lot 51 contains a tenanted commercial building with lot 50 providing parking to service that building. The existing use represents an FSR of approximately 2.9:1 [(2,400m² (6 levels of approximately 400m²) / 828m² (combined site area of Lot 50 and 51)]. The maximum FSR permitted for that land under clause 4.4A of the LEP for a commercial development would be approximately 3.56:1 (or 2,948m² GFA).

The existing built form is therefore under what would technically be possible under clause 4.4A (see calculation below). Reaching that GFA is unlikely to be feasible however, given the limited opportunity for parking and challenges with providing basement parking due to the constrained width which would likely preclude internal ramping.

In summary, it is acknowledged that lot 50 and 51 do not reach the maximum FSR allowable under the LEP and the land would be challenging to redevelop independently. However, the existing built form provides commercial floor area in close proximity to public transport within the commercial core. The use appears economic in terms of occupancy, and the built form is not out of character with similar development in relation to maximum height and FSR permitted under the controls.

4.4A calculation

(3) For land within Zone E2 Commercial Centre with a site area equal to or greater than 800 square metres and less than 2,000 square metres and a street frontage equal to or greater than 20 metres, the maximum floor space ratio for any building on that site is—

(a) $(2+1.5X):1$ —if the building is used only for residential purposes, or

(b) $(3.5+2.5X):1$ —if the building is used only for purposes other than residential purposes,

where—

X is $(\text{the site in square metres} - 800)/1200$

X = (828 – 800) /1200 = 0.233

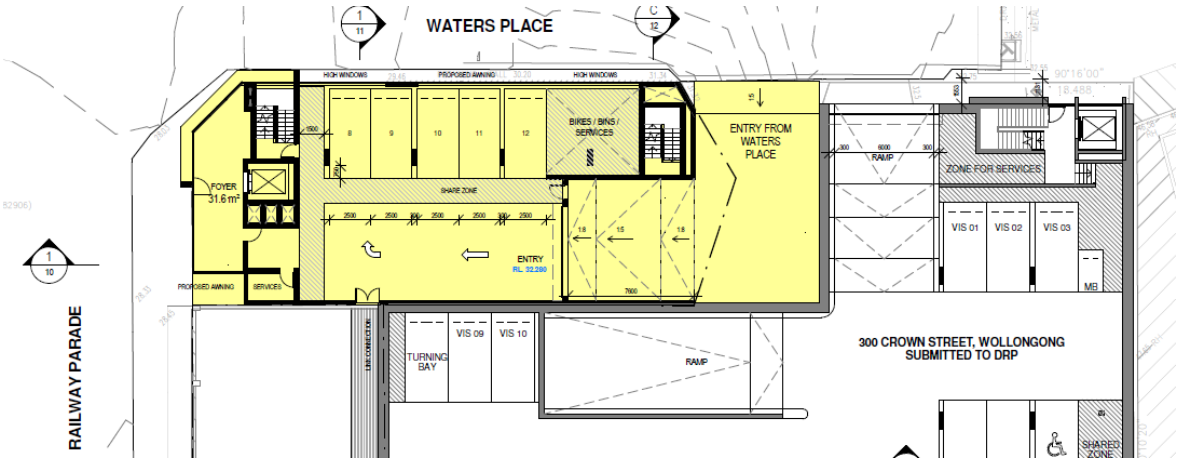
Other than residential: 3.5 + 2.5 x 0.233 = 3.5583:1

It is noted that the proponent has provided a concept plan of potential redevelopment of lots 50 and 51 which is contained at **Attachment 6**.

The owner of Lot 50 and 51 has previously had a pre-lodgement with Council for redevelopment of this land (PL-2019/76 – see **Attachment 5**). That identified a potential 6 storey building on Lot 50 as illustrated at Figure 12 below.

Figure 12: Concept plan provided in PL-2019/76 looking from northwest with subject site behind

This scheme identified an additional GFA of approximately 1369.8m² resulting in a total GFA of 3769.8m² that exceeds that permitted under the LEP. Further, the design would significantly compromise the right of carriageway for the subject site due to the narrowing of the access to a 6m ramp only an illustrated below.



The scheme presented at this meeting would unlikely be supported with consideration to the controls and impacts to the right of carriageway.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Geotechnical Engineer

Council's Geotechnical Officer has reviewed the application and has provided a satisfactory referral. Conditions of consent were recommended and are included in the consent.

Landscape Architect

Council's Geotechnical Officer has reviewed the application and has provided a satisfactory referral. Conditions of consent were recommended and are included in the consent.

Heritage Officer

Council's Heritage Officer requested the application be notified to Heritage NSW due the State Heritage listed Wollongong Train station in the vicinity under the NSW Heritage Act 1977. A referral to Heritage NSW is not a legislative requirement in this instance. The site is not within the visual catchment of the railway station and no heritage impacts to that item are expected. It was further requested that there be greater articulation of the podium through setbacks or materiality along with an increase in the setback of levels 7-8. Changes have been made since the initial review that suitably address this concern.

Environment Officer

Council's Environment Officer has reviewed the proposal with regard to matters relating to contamination, sustainability, impacts to the water table, noise and construction impacts. Conditions of consent have been recommended.

Traffic Officer

Council's Traffic Officer has reviewed the proposal with regard to traffic, parking, manoeuvring, servicing matters and has provided recommended conditions of consent.

Waste services

Council's Waste Services officer has advised that the proposed method of waste collection off Water Lane would be supported by Council's contractors.

Stormwater Officer

Council's Stormwater Officer is satisfied the concept stormwater plans are acceptable with regard to Council requirements and has provided conditions of consent.

Strategic Planning

Council's Strategic Planning Officer provided the following comments:

- Adequacy of open space areas in light of lack of public open space in the locality – Comment: The proposal complies in terms of minimum required areas and the lack of public open space in the locality is a broader strategic matter not within the scope of the current application to resolve.
- Pedestrian access to Waters Lane conflicting with vehicular access – Comment: Changes have been made to improve sight lines.
- Legibility and accessibility of the bicycle parking – Comment: Bicycle parking layout has been improved.
- Opportunity for street trees – Comment: Services within the footpath preclude street tree.
- Alignment of proposal with adjoining buildings – Comment: The ground floor aligns with the adjoining buildings.
- Servicing of commercial tenancies – Comment: Amendments made to improve this aspect.
- Amenities for commercial tenancies – Comment: Each tenancy now provided with amenities.
- Legibility of commercial and residential lobby entries – Comment: Separate residential and commercial lobby areas are provided.
- Concerns regarding non-compliant street setback above street frontage height – Comment: Discussed under Chapter A1.

Statutory Property

Council's Statutory Property Officer has comments regarding requirements for approval under the Roads Act for any part of the building overhanging the footpath and that any dedication of land for footpath would also need approval from Transport for NSW. The awning does project over the footpath as is ordinary for such structures. These matters are addressed via conditions of consent.

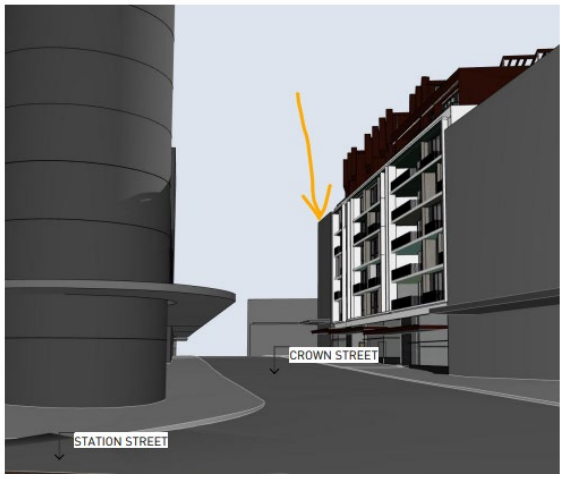
1.6.2 EXTERNAL CONSULTATION

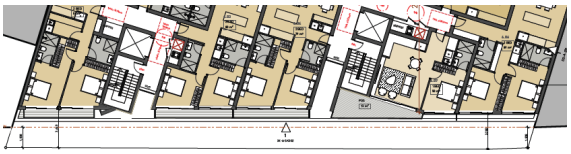
Design Review Panel

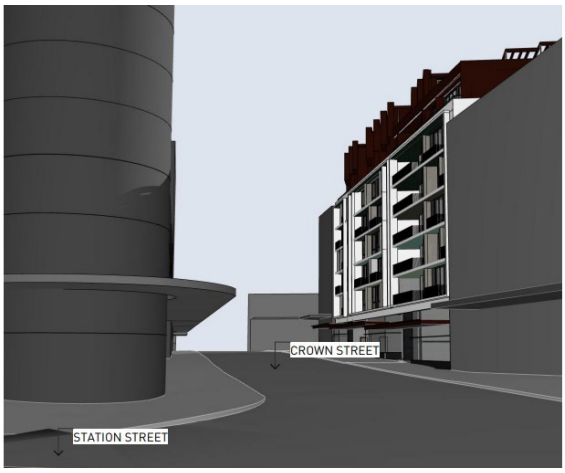
The application was reviewed by the Design Review Panel (DRP) under the requirements of SEPP 65 (Design Quality of Residential Apartment Development) clause 28(2)(a) on 22 June 2023, the notes of which are contained at (**Attachment 7**). Amendments have been made to the proposal in response to the DRP commentary and the table below provides an outline of how comments have been addressed.

The proposal was also reviewed by Council's in house architect and their comments have informed redesign of the proposal.

DRP comment	Response
Additional data on the site and context drawings highlight the key issues driving the planning and design approach.	Suitable detail has been provided in order to understand the design approach to the site.
Any redevelopment potential of the adjoining land to the west would need to include a comprehensive analysis against the relevant planning controls.	See discussion at section 1.5 above.
The legality of undertaking any work within the easement (right of carriageway) should be verified by the applicant.	The applicant has provided legal advice concluding owners consent from the property benefitting from the right of carriageway is not required for the DA. The right of carriageway function is maintained by the development.

DRP comment	Response
Contextual information is required to better understand how the proposal relates to existing and potential future context. Street elevations should be provided from the street corner down to and including the two-storey street wall towards the western end of Crown Street.	Further drawings have been provided illustrating the building within the context of adjoining development (see plans 21_114DD-A-902-904, 21_114DD-A-906, 21_114DD-A-908,
A 3D street view looking west from the Station St intersection is recommended to illustrate upper floor relationship with the Telstra building.	Provided in plan DD-A-858 

DRP comment	Response
The two storeys located above the street wall has been expressed with deep metal hoods with minimal setback (approximately 900mm) from the street wall. This appears to diminish the clarity of the street wall. Levels above the street wall are required to be set back 4m from the street wall below (WDCP 2009). The Panel accepts that a full 4m setback may not be necessary to meet the intent of Council's controls and establish a clearly defined street wall. However, if a departure from the controls is to be considered, further refinement of the current proposal is required. The extent to which the level 7 hoods extend towards the boundary should be reduced. This may be achieved by rationalizing the geometry of the level 7 bedrooms to provide rectangular rooms. This will allow the hoods to be setback further from the street, whilst still maintaining a similar depth / expression. A variety of possible options should be pursued towards providing an optimum relationship when viewed from the public domain.	The setback has been increased for levels 6 and 7 as shown below. **Level 6** Previous  As amended.  **Level 7** Previous  As amended.  The changes above whilst relatively minor, provide articulation and differentiation of the built form for the upper levels that suitably responds to the controls and the adjoining buildings.

DRP comment	Response
Street level perspectives should be developed to demonstrate that a clearly defined street wall has been established.	Street level perspectives have been provided as illustrated below.  Southwest view  Southeast view The building presents as a six storey “podium” with an additional two storeys above having a small setback and contrasting architectural treatment. This aligns appropriately with the adjoining built form.
Opportunities to harvest rainwater for use in maintaining any plantings established on the building or the site should be explored. Other water minimisation measures (reuse of rainwater for toilet flushing and washing machines) should also be considered.	The landscaped areas are not of a scale that would represent significant water savings via rainwater harvesting.
The use of solar power and solar water heating, as well as general electrification, is strongly encouraged, particularly to service communal circulation and parking areas.	Solar panels have been added to the roof plan to facilitate this.
Low embodied energy should be a consideration in material and finish selections.	Hebel panels are proposed, and they use 60% less embodied energy and produce 55% less greenhouse emissions compared to concrete or brick veneer.

DRP comment	Response
Landscape plantings should address aims for biodiversity protection, weed minimisation and low water use.	Updated landscaping schedule notes low water species and endemic planting. The landscape plan has been reviewed by Council's Landscape Officer as satisfactory.
The Panel strongly recommends that electric vehicle charging stations be provided in the different carpark levels and that spaces for car-sharing vehicles be provided.	The development will include an EV charging backbone and management system, to enable charging infrastructure to individual car spaces as required. This approach based on from guidance from NSW Government on Climate & Energy Action. All car spaces will eventually be able to connect to the backbone as the need arises, rather than providing a handful of chargers limited to visitor spaces now (which can create problems - notably the fair management of the spaces). This approach minimises upfront costs by removing the need for equipment that may not be on site for the next ten years (aging infrastructure problems) and provides sufficient infrastructure so that all spaces can be serviced in future.
The provision of street trees along the widened Crown Street footpath should be pursued in line with the objectives of Council's Urban Design Framework.	Street trees are not possible within the Crown Street footpath due to known service locations.
The future/ location of the bus-stop /shelter/ seating should be confirmed concurrently with façade design finessing.	During construction the bus stop will be temporarily re-located. Once construction is complete the bus stop will revert to its current position. There are currently three benches provided, two are part of the existing bus shelter and one is a timber bench without cover. As the awning will provide cover it is proposed that the bus shelter be removed. Three benches will be provided in line with councils City Centre Public Domain Technical Manual. The benches will have a spacing of approximately 1.5m, to allow pedestrians to pass freely between them.

Communal open space

Explore opportunities to reduce paving and maximise planting on both level 1 and level 7 communal spaces. Harness opportunities to create seating nooks that cater for both groups and individuals.

Explore amenity across both communal spaces to maximise use of residents. Consider providing outdoor gym equipment, table tennis, raised vegetable gardens and edible plant species near BBQ areas for outdoor cooking.

It is recommended that larger planter widths are provided along Crown Street edges to minimise noise and pollution impact from street below.

The Landscape Plan has been updated as shown below. Planting beds have been widened in select areas. Both levels have separated seating areas. Outdoor gym equipment has not been integrated however the building is not of a scale that warrants this. Communal vegetable gardens would likely become a maintenance issue and not be practicable. The planter along the level 7 COS area has been widened slightly and an enclosed communal room added.

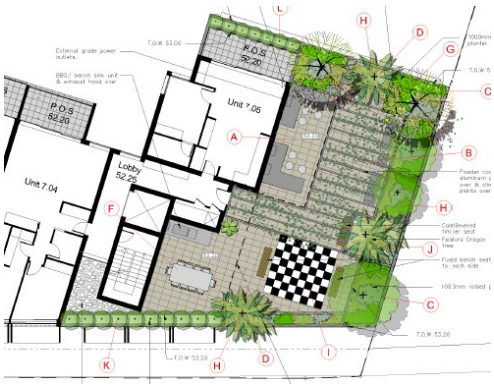
<u>Level 1</u>

Original

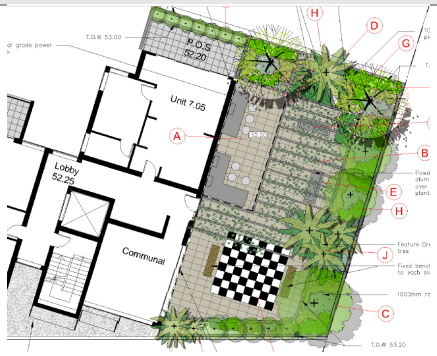
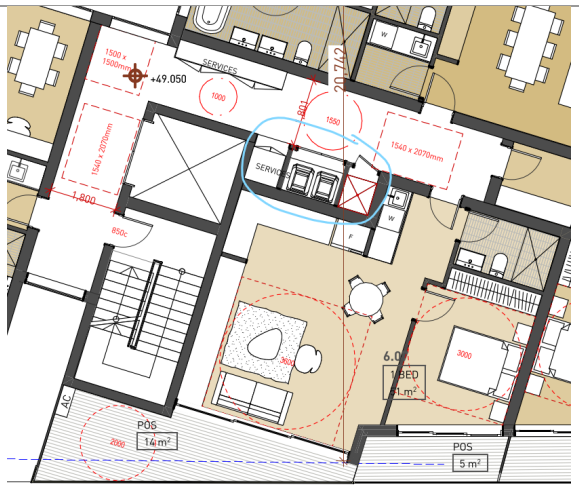
Amended

<u>Level 7</u>

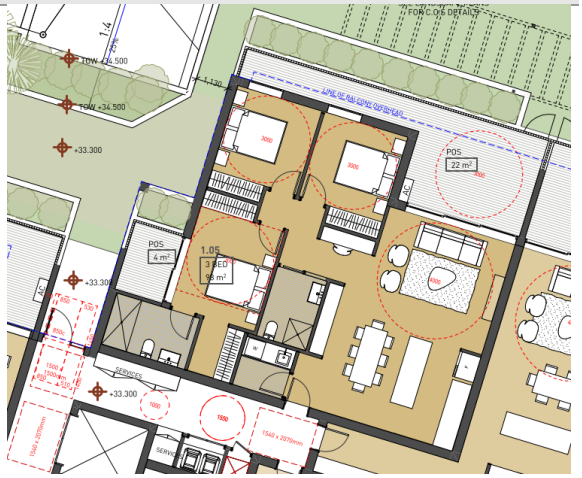
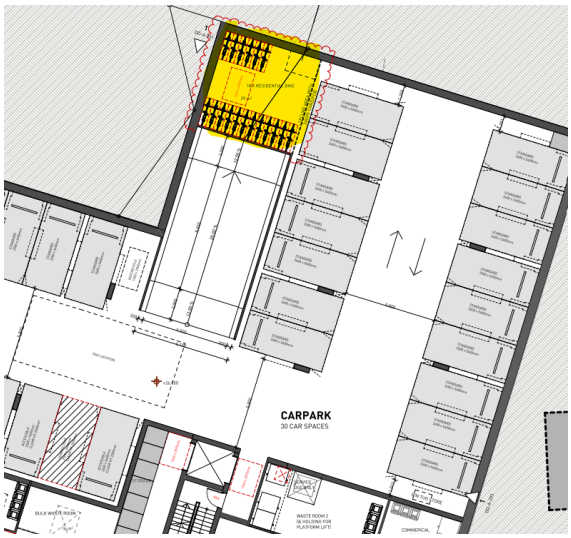
Original



Amended

DRP comment	Response
	
To confirm compliance with the ADG objectives, dimensions of rooms and POS must be provided.	Provided.
Consideration should be given to relocating the services cupboard in the eastern core to allow the proportions living space to units 107 to 607 to be improved. A more rectangular living space, that can accommodate well-proportioned dining/ kitchen area may be possible if the services cupboard were located on western side of the fire stair.	 This has not occurred for the following reasons: • A smaller living room to the south facing one bed performs better than reducing the living room in the two bedrooms. Both apartments still achieve minimum room dimensions. • This location on the waste chute in the basement level is preferable, as it is located in the waste room and is collocated with the platform lift.
Further detail development of accessible unit plans is recommended. The accessible bathroom should ideally be paired with the accessible bedroom. Consideration must be given to the spatial requirements of both entering and exiting the accessible bedroom. If an adaptation plan requires the relocation of an island bench, it is recommended that the island bench does not contain a sink.	See Plan DD-A-108
The proposed retail spaces are detached from the building, (accessible only from the street) and provide a poor level of amenity for tenants.	The level 0 carparking is not at the same level as the retail tenancies due to the split-level site, and use of the lifts or stairs is required to access the tenancies from the carparking level. This is

DRP comment	Response
	proposed to be controlled with the use of fobs or passes, in the same manner as resident access is controlled. The B99 parking for retail guests, loading and tenants is provided on the level 0 basement level, in the car parking closest to the tenancies. This area is also sectioned off from the residential parking, meaning that retail visitors will not have access to the residential parking or storage areas. Large delivery vehicles will need to use the loading bay. Considering the size of the tenancies and the subsequent uses that they are likely to accommodate (i.e., not a supermarket).
Retail spaces must be developed so they can be serviced directly from the level 0 basement.	The commercial waste room has been relocated to Level 0.
There must be a clear separation between services provided for retail tenancies and services provided for residents.	The residential parking and waste areas have been separated from the retail parking and waste areas. Vertical circulation is used by both retail tenants and residents, with fobs or access passes to control and limit access between the levels (in the same way that level 3 tenants will not be able to access level 4).
Each retail space should be provided with its own WC as the single WC that is accessed directly from the street, adjacent to the residential lobby is unacceptable.	Each now has its own accessible bathroom.
The privacy of unit 105 (particularly bedroom 3) is compromised by the proximity and narrow proportions of the circulation path from Waters Place on the level 1 COS. Unit 105 should be reconfigured to mitigate potential privacy issues and provide more generously proportion circulation space within the COS.	This bedroom has now been set back into the building, and a fenced courtyard with landscape buffer has been provided to create privacy between the COS and this unit. 

DRP comment	Response
	
Bicycle storage half a level above vehicle access is inconvenient. Access via the lifts is inappropriate.	The residential bicycle storage has been moved to the carparking side of the level C1 basement. This means that it can be accessed via the vehicle ramps without the need to use the lifts to get to the storage. 
Shadow impact analysis to the RFB opposite the site on Crown Street needs to confirm which units will have less than the minimum standard of solar access directly attributable to proposal.	See new shadow diagrams showing the impact on the residential apartments at 313-323 Crown Street. The areas highlighted are (as closely can be located from online residential data) the living rooms and balconies of the apartments. The upper level of the apartment building has been set from survey data, with standard residential storey heights shown and number of storeys illustrated. There is only one apartment which receives less than 2hrs sun on the 21st June. The shadows impacting this apartment is from the bulk of the proposed apartment building and the leading edge of the communal open space planter. As established, this edge of the building is 6m (almost 2 storeys) under the height limit.

DRP comment	Response
	The remainder of the apartments facing Crown Street receive at least 2hrs sun. Hours of sun to the residential apartments on the lowest level is shown on the diagram.
A BCA report is recommended to confirm key egress and safety compliance.	Updated plans now show separated egress from upper and lower levels.
Any external AC units should be located on plans to ensure climbing hazard (and aesthetic) issues are addressed.	These are on balconies on the north facing façade against solid walls, not against the edge. They are set back into the building so that their visibility is reduced.
Large scale detail sections for planters should be provided to ensure climbing and maintenance hazards are addressed.	Planters on the podium and level 6 have a height of 1m from the finished floor level, acting as a balustrade. None are sufficient in depth to require a maintenance worker to climb atop them, and they can be maintained by standing in the COS area. Where a seat is directly adjacent to the planter, a balustrade 1m over the height of the seat has been included to prevent a person standing on the seat and then climbing onto the planter.
Secure separation of retail, resident and visitor parking should be addressed.	Retail and visitor parking is now separated from residential parking and storage.
The practical workability of the loading dock, and supply authority sanction of the substation's location and relationship with the dock need to be demonstrated.	Swept paths were included as part of the submitted traffic report for the loading dock. The size & buffer area of the substation complies with relevant requirements. Council's waste and traffic sections have reviewed the design of the service dock and are satisfied that it meets Council requirements and can be practically serviced. Endeavour Energy have reviewed the proposal in regard to the substation location and not raised any objection.

DRP comment	Response
To assist in establishing a scale and rhythm that will reconciles the six-storey street wall scale (western end of street) with the finer grain two storey scale (eastern end of street) it is suggested that a finer grain expression is developed for the Crown Street façade. This may be achieved by more deeply recessing the glazing to the vertical circulation cores and allowing them to extend to the top of the street wall. This will break the horizontal expression of the façade and allow the building to be expressed as three separate elements. Contextual elevations (existing and potential future) should be developed to assist in refining the façade expression. The western stair/core warrants concurrent finessing (increased setback?) to address its awkward relationship with floors above the street wall.	Street elevations and study were undertaken to understand the proposed Crown Street facades. The Crown Street façade is currently segmented in to three framed elements while helps establish a rhythm to the descending height of the streetscape. This creates a finer grain presentation to crown street. The change in the orientation of the hoods has added a new angle and element to the façade also. The suggestion of more deeply recessing the corridors so that the building reads (at its base) as three distinct elements was explored. With the new orientation of the hoods, this ended up looking a little disjointed and very busy on the façade. The connection between the 3 frames helps the building to retain a cohesive presentation to the street and this length of building is common in both the Telstra building and apartment building opposite.
A larger scale detail section would assist in providing a better understanding of the quality of finishes being proposed and also help to ensure that the architect's design intent is realised. All proposed screens should be detailed (materials, finish, opening sizes etc). A plan detail of how the proposal Crown Street façade interfaces with its neighbours (street wall and street level) should also be provided.	Two larger scale details have been provided on drawing DD-A-207 and DD-A-208.
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 and fire hydrant boosters should be accommodated. Consideration must be given to both materials and the integration of services.	Risers have been shown/added throughout the building. AC units have been added to the plan. Carpark exhaust is shown next to the western lobby. Down Pipe locations will be added after detailed advice at CC stage. Fire hydrant booster is shown on level 0 on the Crown Street façade.

Transport for NSW

Transport for NSW were referred the proposal due to the site being located on a Classified Road pursuant to clause 2.119 of State Environmental Planning Policy (Transport and Infrastructure) - Development with frontage to classified road. Concerns were raised with respect to construction management, particularly how the effective operation of the bus stop adjacent to the site would be maintained. The proponent provided additional detail in a Construction Pedestrian Traffic Management Plan which has been reviewed as satisfactory by Transport for NSW subject to conditions of consent as contained at **Attachment 8**.

Endeavour Energy

Endeavour Energy have provided recommended conditions of consent.

Sydney Water

Sydney Water have not raised any objections subject to conditions of consent.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

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

NSW BIODIVERSITY CONSERVATION ACT 2016

The site is not identified as being of high biodiversity value on the Biodiversity Values Map. The development proposed is not a key threatened process. The proposal does not trigger the requirement for a biodiversity offset scheme. The development will not result in adverse impacts on biodiversity and is consistent with the provisions of the Biodiversity Conservation Act 2016.

2.1.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 Remediation of land

4.6 Contamination and remediation to be considered in determining development application.

Council records do not indicate the site as being contaminated.

The applicant has prepared a Preliminary Site Investigation and Detailed Site Investigation.

The DSI concluded that the site would be suitable for the development subject to the following conditions being met:

- Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the "Waste Classification Guidelines, Part 1: Classifying Waste" NSW EPA (2014).
- An asbestos clearance is recommended to be completed across the site surfaces after removal of any sealed surfaces, rubbish and /or grass and shrubs.
- An unexpected finds protocol has been included in **Appendix N** and should be followed during the construction phase of the development.

The Preliminary and Detailed Site Investigation has been reviewed by Council's Environment Officer. A number of recommendations are made to enable the land to be made suitable for the intended use and the draft consent reflects these requirements. Council and the panel can be satisfied that the requirements of this clause are met and the land can be made suitable for the development.

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

Subdivision 2 Development in or adjacent to road corridors and road reservations

The proposal has frontage to Crown Street which is a classified road and the relevant provision of this section are addressed below.

2.119 Development with frontage to classified road

(1) The objectives of this section are—

(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and

A Construction Pedestrian Traffic Management Plan has been provided detailing the construction methodology and how impacts to Crown Street are managed including the functioning of the bus stop adjacent the site, which will be temporarily relocated further east. This has been reviewed by Transport for NSW as satisfactory subject to conditions.

(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.

See discussion below.

(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—

(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and

(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—

(i) the design of the vehicular access to the land, or

(ii) the emission of smoke or dust from the development, or

(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and

Aside from some construction traffic, future vehicular access including waste collection is to be provided from Waters Lane and not Crown Street. The volume of traffic generated by the development will not result in service levels of intersections on the classified road being significantly impacted.

(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

An acoustic report has been provided that details the design measures to mitigate noise impacts to residents from vehicle traffic.

2.120 Impact of road noise or vibration on non-road development

(1) This section applies to development for any of the following purposes that is on land in or adjacent to the road corridor for a freeway, a tollway or a transitway or any other road with an annual average daily traffic volume of more than 20,000 vehicles (based on the traffic volume data published on the website of TfNSW) and that the consent authority considers is likely to be adversely affected by road noise or vibration—

(a) residential accommodation,

(b) a place of public worship,

(c) a hospital,

(d) an educational establishment or centre-based child care facility.

(2) Before determining a development application for development to which this section applies, the consent authority must take into consideration any guidelines that are issued by the Planning Secretary for the purposes of this section and published in the Gazette.

(3) If the development is for the purposes of residential accommodation, the consent authority must not grant consent to the development unless it is satisfied that appropriate measures will be taken to ensure that the following LAeq levels are not exceeded—

(a) in any bedroom in the residential accommodation—35 dB(A) at any time between 10 pm and 7 am,

(b) anywhere else in the residential accommodation (other than a garage, kitchen, bathroom or hallway)—40 dB(A) at any time.

An Acoustic Report (Acoustic Logic Rev 2 28 February 2023) has been provided with the application. The report assessed and made recommendations regarding rail noise, traffic noise, and patron noise from late trading premises in the locality. This includes recommendations for acoustic treatment of

doors, windows and walls and concludes that internal levels cannot be achieved with windows open on any facade, therefore air conditioning must be installed to meet AS 1668.2 requirements.

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 Part 3 Division 1 Section 27 of the Environmental Planning and Assessment Regulation 2021, 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.

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

The development meets the definition of a 'residential flat building' as it is more than 3 storeys in height and comprises more than 4 dwellings. As such, the provisions of SEPP 65 apply. The proposal has been considered by Council's DRP in accordance with Clause 28 and Schedule 1, as reflected above.

A statement has been prepared by a Registered Architect addressing the requirements of SEPP 65 and was submitted with the application at lodgement accordance with the Environmental Planning and Environment Regulation.

Schedule 1 of SEPP 65 sets out the design quality principles for residential apartment development. These must be considered in the assessment of the proposal pursuant to clause 30(2)(a) of the Policy and are discussed below.

Principle 1: Context and neighbourhood character

The proposal is consistent with the desired future character of the area as identified through the development standards and controls applicable to the land. Variations to setbacks do not result in any significant adverse impacts as discussed elsewhere in this report.

Principle 2: Built form and scale

The bulk and scale of the development is acceptable having regard to the applicable planning controls. The form of the proposal is compatible with the existing and likely future built form on adjoining land and in the locality.

Principle 3: Density

The density of the development complies with the maximum FSR 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.

Principle 4: Sustainability

The proposal provides the following measures to address sustainability.

- A Site Waste Management and Minimisation Plan has been provided indicating recycling of materials from the demolished dwellings.
- The proposal does not 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 and public open space.
- The proposal accommodates EV facilities.
- Solar panels are provided.

Principle 5: Landscape

The proposal provides suitable landscaped areas and communal open space that will provide amenity for the occupants and soften the appearance of the development from adjoining properties and the public domain.

Principle 6: Amenity

The proposal meets the minimum requirements for solar access, private and communal open space, storage, visual and acoustic privacy, access and the like.

Principle 7: Safety

The proposal is satisfactory regarding safety and security.

Principle 8: Housing diversity and social interaction

The proposal provides a compliant mix of unit sizes including adaptable and universal design units along with opportunities for socialisation within communal open space areas.

Principle 9: Aesthetics

The proposal is of a high quality regarding its appearance. A mixture of materials and finishes is provided, and the bulk of the development is suitably articulated.

An assessment of the application against the Apartment Design Guide (*ADG*) is provided at **Attachment 2**.

2.1.5 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

shop top housing means one or more dwellings located above the ground floor of a building, where at least the ground floor is used for commercial premises or health services facilities.

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies.

The zoning map identifies the land as being zoned E2 Commercial Centre.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- *To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.*
- *To encourage investment in commercial development that generates employment opportunities and economic growth.*
- *To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.*
- *To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To encourage development that is consistent with the centre's position in the centres hierarchy.*
- *To strengthen the role of the Wollongong city centre as the business, retail and cultural centre of the Illawarra region.*

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; Artisan food and drink industries; Backpackers' accommodation; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Exhibition homes; Function centres; Helipads; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Self-storage units; Service stations; Sex services premises;* ***Shop top housing****; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Wholesale supplies*

The proposal is categorised as a shop top housing as defined above and is permissible in the zone with development consent.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The proposed building height of 28m does not exceed the maximum of 32m permitted for the site.

Clause 4.4A Floor space ratio – Wollongong city centre

Level	Commercial	residential
Ground	242m²	
Level 1		656
Level 2		697
Level 3		680
Level 4		697
Level 5		680
Level 6		640
Level 7		470
	242 (5%)	4,520 (95%)
Total GFA	4,762m²	
Site area:	1,546m²	
Proposed FSR	4,762/1,546 = 3.08:1	

(3) For land within Zone E2 Commercial Centre with a site area equal to or greater than 800 square metres and less than 2,000 square metres and a street frontage equal to or greater than 20 metres, the maximum floor space ratio for any building on that site is—

(a) $(2+1.5X):1$ *—if the building is used only for residential purposes, or*

(b) $(3.5+2.5X):1$ *—if the building is used only for purposes other than residential purposes,*

where— ***X*** *is* $(\text{the site in square metres} - 800)/1200$.

X = (1,546 – 800)/1200 = 0.622

(2 + 1.5 (0.622)):1 = 2.9325:1 (resi)

(3.5 + 2.5 x 0.622):1 = 5.054:1 (non-resi)

(4) The maximum floor space ratio for a building on land within Zone E1 Local Centre, Zone E2 Commercial Centre, Zone E3 Productivity Support or Zone MU1 Mixed Use, that is to be used for a mixture of residential purposes and other purposes, is—

(NRFSR x NR/100) + (RFSR x R/100):1, where

NR is the percentage of the floor space of the building used for purposes other than residential purposes. (**5**)

NRFSR is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for purposes other than residential purposes. (**5.054**)

R is the percentage of the floor space of the building used for residential purposes. (**95**)

RFSR is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for residential purposes. (**2.9325**)

Calculation: (5.054 x 0.5) + (2.9325 x 0.95) = 2.527 + 2.785875 = 5.31:1

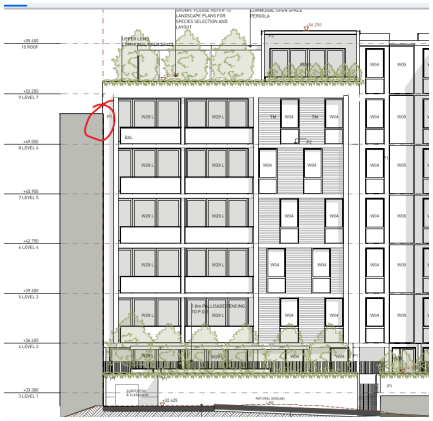
Maximum GFA permitted: 1,546 x 5.31 = 8,942m²

Clause 4.6 Exceptions to development standards

(Note: Changes were made to clause 4.6 on 1 November 2023 however savings applied and the previous wording of clause 4.6 applies to applications lodged prior to this date.)

The proposal seeks a development departure for separation requirements under clause 8.6 of the LEP and a variation is provided in accordance with this clause below.

WLEP 2009 clause 4.6 proposed development departure assessment	
Development departure	Clause 8.6 building separation
Is the planning control in question a development standard	Yes
4.6 (3) Development consent must not be granted to development that contravenes a development standard unless the consent authority is satisfied the applicant has demonstrated that—	
(a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and	The applicant has provided a satisfactory clause 4.6 variation request as contained at **Attachment 4**. The objective of clause 8.6 is to ensure sufficient separation of buildings for reasons of visual appearance, privacy and solar access. Visual privacy is discussed under 3F of the ADG and is acceptable in this instance. The variation to separation does not impact on privacy to occupants of the development or adjoining land. The objectives of the zone are outlined above and the variation is consistent with the objectives and is an appropriate development outcome.
(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.	The proposal involves a build to boundary approach up to a street frontage height of approximately 22.55m. This is consistent with Chapter D13, 2.3 Street frontage heights in commercial core. That control recommends a street frontage height for buildings within the commercial core of between 12-24m. This control does not

	preclude residential units where it can be demonstrated the amenity of those units is not compromised. In terms of the separation distance to the western boundary, the separation provided does not compromise the privacy or amenity for occupants of the development or the adjoining building. The adjoining commercial building is also built to the boundary with a blank façade. In terms of building separation to the east, the adjoining development in that direction is also commercial built to boundary with a blank façade. Above the street frontage height (levels 6 and 7) there is no adjoining building to the west and at level 7 to the east. On level 6 to the east a nil setback is proposed adjacent to the upper portion of the top floor of the adjoining commercial building. The façade of that building is blank. This is illustrated below.   There are sufficient environmental planning grounds to justify the contravention of the development standard because; (a) it is consistent with the objectives of the building separation standard; (b) the objectives for development within the B3 zone will be achieved; (c) the development will not compromise the development potential of neighbouring sites and will provide for an improved relationship with neighbouring and nearby buildings. (d) Visual privacy under 3F of the ADG is acceptable.

	(e) Solar access under 4A of the ADG is achieved. The proposed development achieves FSR controls, and the massing and modulation of the building will not result in unreasonable loss of amenity to adjoining properties. The visual appearance is consistent with the desired urban form. The proposal provides a mixture of residential and commercial development in close proximity to public transport and services that is compatible with surrounding development. The Design Review Panel supports the proposed setbacks. There are sufficient environmental planning grounds that are unique to the site to justify contravening the development standard, namely that the development departures arise partly in response to the existing non-compliant setback of the adjoining buildings and that the variation will provide for a continuous street wall which responds to the immediate street context in this locality. There is no public benefit served in this instance by insisting on strict compliance with the standard.
(4) Development consent must not be granted for development that contravenes a development standard unless— (a) the consent authority is satisfied that—	
(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and	See above.
(ii) the proposed development will be in the public interest 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	See above.
(b) the concurrence of the Planning Secretary has been obtained.	Not required.

Part 5 Miscellaneous provisions

Clause 5.10 Heritage conservation

There are a number of heritage items in the locality as illustrated below.

The proposal is not expected to have an adverse heritage impact to any of these items.

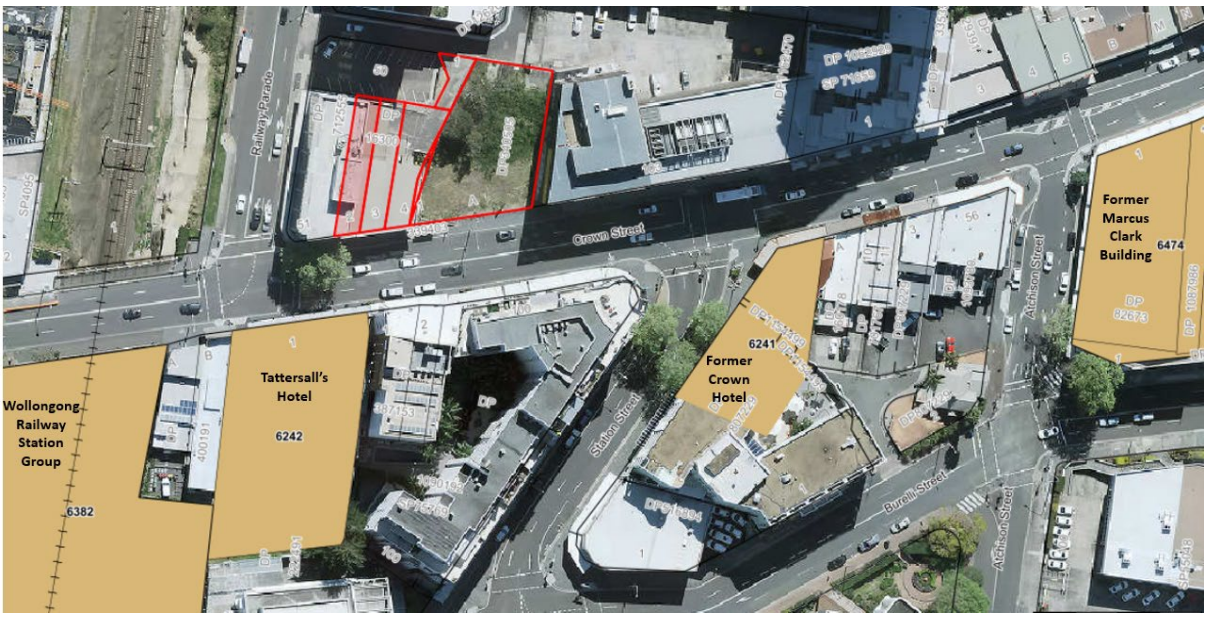


Figure 13: Heritage items

Figure 14: Tattersall's Hotel

Figure 15: Former Crown Hotel

Figure 16: Railway station western side

Figure 17: Railway station eastern side

A referral to Heritage NSW is not a legislative requirement in this instance. The site is not within the visual catchment of the railway station and no heritage impacts to that item are expected. The building articulation has been refined to address concerns by council heritage officer.

Clause 5.21 Flood planning

Council's Stormwater Officer has reviewed the proposal with regard to flooding and has recommended appropriate conditions of consent.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The proposal has been sent to Sydney Water and Endeavour Energy who have given satisfactory referrals. Condition of consent are recommended.

Clause 7.5 Acid Sulfate Soils

The site is identified as being affected by class 5 acid sulphate soils. A Preliminary Acid Sulfate Soil Assessment has been submitted that concluded based on borehole sampling that the site was not impacted by acid sulfate soils however that a detailed Acid Sulfate Soil Assessment be completed during future site works to further assess the risk at depth. This is addressed by way of conditions.

Clause 7.6 Earthworks

The proposal comprises excavation for basement car parking and the provisions of this clause apply.

The earthworks are not expected to have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features surrounding land. Conditions of consent are recommended with regard to management of construction impacts.

(3) Before granting development consent for earthworks, the consent authority must consider the following matters—

(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,

Conditions of consent are recommended with regard to potential impacts to groundwater. The basement is proposed to be tanked.

(b) the effect of the proposed development on the likely future use or redevelopment of the land,

Satisfactory

(c) the quality of the fill or of the soil to be excavated, or both,

The site is not identified as being contaminated and there are no prior land uses that would indicate potential for contamination. A DSI has been prepared that concluded the site could be made suitable for the proposal subject to conditions.

(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,

Some degree of impact to the amenity of nearby residents and building occupants arising during excavation is unavoidable. A variety of conditions are recommended to mitigate such impacts where practicable.

(e) the source of any fill material or the destination of any excavated material,

As noted above, excavated material will likely be readily disposed of.

(f) the likelihood of disturbing Aboriginal objects or other relics,

The site is not identified as having Aboriginal heritage significance.

(g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

N/A

Clause 7.13 Certain land within business zones

The proposal provides an active use at ground floor level in accordance with this control.

Clause 7.14 Minimum building 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.

The subject site has a width of approximately 53m and complies with this requirement.

Clause 7.18 Design excellence in Wollongong city centre and at key sites

(4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters:

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

The building is articulated in a way that provides visual interest, reduces bulk and positively contributes to the streetscape. The design and scale of the proposal is compatible with the adjoining development and the locality. The comments from the Design Review Panel have been taken into consideration and have informed the current design.

(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,

The proposal uses a mixture of materials and finishes and the scale is broken up into the ground level interface, build to boundary element and recessed and articulated portion at the upper levels. The proposal also involves a widening of the footpath to provide a more generous area for movement along Crown Street and accommodation of the bus stop.

(c) whether the proposed development detrimentally impacts on view corridors,

No.

(d) whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,

No.

(e) how the proposed development addresses the following matters:

(i) the suitability of the land for development,

The character and form of the development responds to the particular site constraints and opportunities.

(ii) existing and proposed uses and use mix,

The proposal does not result in unreasonable amenity impacts to existing development in the locality and would not restrict future development. See discussion above with regard to the relationship of the proposal to vacant land to the west.

(iii) heritage issues and streetscape constraints,

The proposal will not have adverse heritage impacts.

(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

The proponent has provided sufficient documentation to demonstrate minimum targets for solar access and natural ventilation under the ADG are achieved.

There is a setback to the building line at level (level 7) to the eastern boundary containing a communal open space area. This is a reasonable response to the existing form on the adjoining land and to potential redevelopment of a similar character to the proposal in future.

Levels 6 and 7 will extend above the height of the adjoining building to the west. The extent of exposed wall is not excessive and would not be a dominant feature of any view towards the site from the public domain.

With regard to the relationship of the tower to Lot 50 to the north, it is noted the proposal has a reduced rear setback in this location (~7m, 12m recommended). This is primarily of concern were Lot 50 to be redeveloped to anything more than 2-3 storeys in height. Such a built form outcome would unlikely be supported.

The upper two levels of the proposal are setback from the Crown Street elevation and articulated with a different material appearance which provides visual interest and mitigates the visual bulk.

On balance, the proposal is an acceptable response to the unique site characteristics, and the existing and likely future development in terms of urban form.

(v) bulk, massing and modulation of buildings,

See discussion at iv) above.

(vi) street frontage heights,

The DCP anticipates a street frontage height of between 12 and 24m in this location. The proposal has an overall height of ~28m, with an effective street frontage height of ~22.5m. The built form at the upper two levels above the street frontage height is setback, articulated and differentiated from the levels below in terms of finishes and materials. Whilst the set

back above the street frontage height is not the 4m recommended by the controls, the response is reasonable as discussed at Chapter A1.

(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,

In regard to sustainability, the proposal incorporates the following:

- Solar panels on the roof
- EV charging backbone and management system install to enable charging infrastructure to individual car spaces as required.
- Ceiling fans to bedrooms to be conditioned.
- Separation of waste streams
- Provision of suitable bicycle facilities

The proposal does not unreasonably compromise solar access to existing or likely future development.

The proposal is not over 32m in height and does not require a wind effects report. An awning is provided across the frontage which will mitigate downdraft from the built form above.

The facades are not dominated by glazing and are not expected to result in adverse glare or reflectivity.

(viii) the achievement of the principles of ecologically sustainable development,

The proposal is an economic and appropriate use of the land.

There will not be adverse impacts to flora or fauna.

Off-site impacts by way of overshadowing are acceptable.

The proposal provides a range of unit sizes and contributes towards supply of housing in the locality.

Reasonable measures have been incorporated in relation to sustainable design.

(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,

Pedestrian access to the commercial tenancies and residential lobby areas is at grade and legible and a pedestrian link for residents is provided to Waters Lane connecting to the communal open space.

Cycle access accessing the site would come in via the Waters Lane driveway and down the ramps to the secure bicycle storage area on level C1.

Internal manoeuvring of vehicles is satisfactory subject to conditions.

Waste servicing is to occur from the external service dock adjacent to Waters Lane.

(x) impact on, and any proposed improvements to, the public domain.

The proposal involves a widening of the footpath along the frontage through land dedication to Council along with replacing the footpath in accordance with Council's Public Domain Technical Manual. This will result in an improved public domain.

Clause 7.19 Active Street frontages

The proposal activates the street frontage or Crown Street by providing commercial/retail spaces fronting the public domain.

Part 8 Local provisions—Wollongong city centre

Clause 8.1 Objectives for development in Wollongong city centre

The proposal is satisfactory with regard to this clause.

Clause 8.4 Minimum building street frontage

A minimum frontage of 20m is required and the proposal complies.

Clause 8.6 Building separation within Zone B3 Commercial Core or Zone B4 Mixed Use

(1) The objective of this clause is to ensure sufficient separation of buildings for reasons of visual appearance, privacy and solar access.

(2) Buildings on land within Zone E2 Commercial Centre or MU1 Mixed Use must be erected so that—

(a) there is no separation between neighbouring buildings up to the street frontage height of the relevant building or up to 24 metres above ground level whichever is the lesser, and

Complies

(b) there is a distance of at least 12 metres from any other building above the street frontage height and less than 45 metres above ground level, and

Above the street frontage height there are no adjoining buildings.

(c) there is a distance of at least 28 metres from any other building at 45 metres or higher above ground level.

N/A

(3) Despite subclause (2), if a building contains a dwelling, all habitable parts of the dwelling including any balcony must not be less than—

(a) 20 metres from any habitable part of a dwelling contained in any other building, and

N/A

(b) 16 metres from any other part of any other building.

The proposal is built to boundary on the eastern and western sides and does not satisfy this requirement. See discussion above under clause 4.6 in this regard.

(4) For the purposes of this clause, a separate tower or other raised part of the same building is taken to be a separate building.

(5) In this clause—

street frontage height means the height of that part of a building that is built to the street alignment.

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

A full assessment of the proposal against the relevant Chapters of Wollongong Development Control plan 2009 is provided at Attachment 3. Variations are discussed below.

CHAPTER A1 – INTRODUCTION

8 Variations to development controls in the DCP

Set back above street frontage height

(a) The control being varied;

Chapter D13, 2.3 Street frontage heights in commercial core – A 4m setback required above street frontage height.

(b) The extent of the proposed variation and the unique circumstances as to why the variation is requested; and

The proposal has a staggered setback above the street frontage height of approximately 1.3-3.5m at levels 6 and 7 as shown below. The building sits below the maximum allowable height limit (28.6m v 32m) and below the maximum permitted street frontage height (22.55m v 24m). The proposal further provides a widened footpath through dedication of approximately 1.8m strip of land along the frontage to Crown Street which will improve the public domain.

(c) Demonstrate how the objectives are met with the proposed variations; and

The variation is acceptable having regard to the objectives of the control as follows:

a) *To achieve comfortable street environments for pedestrians in terms of daylight, scale, sense of enclosure and wind mitigation as well as a healthy environment for street trees.*

   The proposal is below the maximum allowable height and dedicates a strip of land for footpath widening.

   There are not expected to be significant wind impacts.

   The locality does not support street trees due to service locations.

b) *To reinforce the intrinsic character of Wollongong City Centre while enabling flexibility in building design.*

   Satisfactory

c) *To enhance the distinctive character of Special Areas with compatible development*

   The site is not within a special area.

d) *To protect solar access to key streets and public spaces.*

   N/A

(d) Demonstrate that the development will not have additional adverse impacts as a result of the variation.

As noted above, the proposal is below the maximum permitted height and provides a more generous footpath through voluntary land dedication. There is minimal additional overshadowing from the non-compliant section of the building. Levels 6 and 7 are set back from the levels below and have a differing material appearance.

The variation does not result in any significant impacts beyond that which would be experienced by a fully compliant form.

Rear and side setbacks

(a) The control being varied;

Chapter D13, 2.5 Side and rear building setbacks and building separation.

Zone	Building condition	Minimum side setback	Minimum rear setback
Commercial Core	Up to street frontage heights	0m	0m
	Residential uses (habitable rooms) between street frontage height and 45m	12m	12m
	All uses (including non-habitable residential) between street frontage height and 45m	6m	6m

(b) The extent of the proposed variation and the unique circumstances as to why the variation is requested; and

The proposal has a zero side setback up to street frontage height as anticipated under this control.

For the two levels above street frontage height, the side and rear setbacks do not comply as illustrated at the two images below.

Level 6

Level 7

The site is of unusual dimensions and sits between two commercial buildings with zero setbacks. Lot 50 is currently utilised for at grade car parking and the rear setback is acceptable in that context. There is a question as to the potential impacts of redevelopment of that lot on the proposed development however it appears unlikely that any redevelopment of that land would be sufficient to impact on more than the lower western portion of the tower.

The scheme is an acceptable response to the existing and likely future form on adjoining land.

(c) Demonstrate how the objectives are met with the proposed variations; and

The proposal is acceptable regarding the objectives of the control as follows:

a) *To ensure an appropriate level of amenity for building occupants in terms of daylight, outlook, view sharing, ventilation, wind mitigation, and privacy.*

   The development meets the minimum targets for daylight.

   Outlook from units is not significantly compromised by the variation.

   The variation does not impact on view corridors.

   Natural ventilation targets for the proposal are met.

   The variation is not expected to contribute to any particular wind impacts.

   Privacy to occupants or adjoining development is not compromised by the variation.

   See above for discussion of potential impacts arising from redevelopment of Lot 50.

b) *To achieve usable and pleasant streets and public domain areas in terms of wind mitigation and daylight access.*

Wind impacts are not expected to be exacerbated by the proposal. The proposal is below the maximum permitted height for the land and provides a widened footpath which combined reasonably counter any impacts arising from the variation in terms of daylight access to the street.

(d) Demonstrate that the development will not have additional adverse impacts as a result of the variation.

See discussion above.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN

Wollongong City-Wide Development Contributions Plan - City Centre

The Wollongong City-Wide Development Contributions Plan applies to the subject property. This Plan levies a contribution based on the estimated cost of development.

- The proposed cost of development* is over $250,001 – a levy rate of 2% applies:

  ***Contribution Amount** = Cost of Works $15,800,000 x 2% levy rate = $316,000*

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

None applicable.

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

Environmental Planning and Assessment Regulation 2021

61 Additional matters that consent authority must consider

Conditions of consent are recommended with regard to demolition.

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

The proposal is acceptable with regard to the likely impacts.

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

Does the proposal fit in the locality?

The proposal is consistent with the form anticipated by the planning controls and is a suitable response to adjoining development and the locality. Impacts are acceptable. The proposal fits in the locality.

Are the site attributes conducive to development?

The site is suitable for the development.

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

Submissions are discussed at section 1.5 above.

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

The likely impacts from the proposal are acceptable as discussed elsewhere in this report. The proposal is of an appropriate character, form and scale having regard to the zoning, applicable planning controls. The relationship of the proposal to adjoining existing and potential future development is acceptable. With regard to other applicable policy or Council strategic direction, the Urban Design Framework has been taken into consideration and relevant provisions discussed below.

Submissions have been taken into consideration in assessing the proposal and have either been addressed with additional information or do not warrant further redesign. The proposal is in the public interest.

3 CONCLUSION

This application has been assessed having regard to the Heads of Consideration under Section S4.15(1) of the Environmental Planning and Assessment Act 1979. The proposed development is permissible with consent and has regard to the objectives of the zone and is consistent with the applicable provisions of the relevant planning instruments including Wollongong LEP 2009, relevant state policies, Council DCPs, Codes and Policies.

The proposal does not fully comply with the building separation development standards under WLEP 2009. The applicant has followed the process set out in clause 4.6 of WLEP 2009 and adequately justified the development standard departures. The proposal also involves variations under WDCP2009. This variation request has likewise been assessed as reasonable. The character and form of the development is consistent with the zoning and reasonably responds to the surrounding context and the applicable controls.

The recommendations of the Design Review Panel have been adopted in the revised plans and matters raised by the Panel are satisfactorily resolved.

Submissions raised during public exhibition have been addressed at section 1.5. The development is of a scale that will have some impacts from surrounding properties. However, these impacts arise from a built form outcome that is largely anticipated by the current controls and is consistent with existing surrounding development particularly to the east and west, refusal, or redesign of the development is not warranted on this basis. The proposal also provides for a voluntary dedication of land to Council for the purposes of footpath widening.

Internal and external referrals are generally satisfactory subject to conditions of consent. The application does not have unreasonable impacts as discussed above. The proposed development has been designed appropriately given the nature and characteristics of the site and is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area.

4 RECOMMENDATION

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

Attachments

1 Plans

2 ADG Compliance table

3 WDCP 2009 compliance table

4 Clause 4.6 variation

5 Pre-lodgement plans

6 Concept plans for Lot 50 and 51

7 DRP notes

8 Draft conditions of consent

Attachment 1 - Architectural Plans

DEVELOPMENT APPLICATION

300-302 CROWN STREET WOLLONGONG

300-302 Crown Street Wollongong NSW

TRULAND DEVELOPMENT

11.09.2023 ADDITIONAL INFORMATION REQUEST RESPONSE #2

03.10.2023 ADDITIONAL INFORMATION REQUEST RESPONSE #3
- DRP COMMENTS & LANDSCAPE

05.12.2023 ADDITIONAL INFORMATION REQUEST RESPONSE #4
- MINOR OUTSTANDING ISSUES

05.02.2024 ADDITIONAL INFORMATION REQUEST RESPONSE #4
- CHANGES TO STORMWATER AND TRAFFIC

SMITH & TZANNES

21_114

REV D-05-02-2024

DRAWING SCHEDULE

DRAWING ...	DESCRIPTION	REV & DATE
DD-A-000	TITLE	D-05-02-2024
DD-A-001	NOTES	D-05-02-2024
DD-A-010	SITE PLAN	C 5-12-2023
DD-A-011	DEMOLITION PLAN	A 31-03-2023
DD-A-012	SUBDIVISION PLAN	A 31-03-2023
DD-A-100	LEVEL C1 - BASEMENT	D-05-02-2024
DD-A-101	LEVEL 0 - CROWN STREET LEVEL	D-05-02-2024
DD-A-102	LEVEL 1	D-05-02-2024
DD-A-103	LEVEL 2 & 4	C 5-12-2023
DD-A-104	LEVEL 3 & 5	C 5-12-2023
DD-A-105	LEVEL 6	C 5-12-2023
DD-A-106	LEVEL 7	C 5-12-2023
DD-A-107	ROOF	C 5-12-2023
DD-A-108	ADAPTABLE PLANS	B 26-10-2023
DD-A-109	LIVABLE PLANS	B 26-10-2023
DD-A-200	ELEVATION - SOUTH (CROWN STREET)	C 03-10-2023
DD-A-201	ELEVATION - NORTH (WATERS PLACE)	C 03-10-2023
DD-A-202	ELEVATION - EAST	C 5-12-2023
DD-A-203	ELEVATION - WEST	C 5-12-2023
DD-A-204	SECTION - AA	D 5-12-2023
DD-A-205	SECTION - BB	C 5-12-2023
DD-A-206	FACADE SECTION A	- 03-10-2023
DD-A-207	FACADE SECTION B	- 03-10-2023
DD-A-800	GFA CALCULATIONS	C 03-10-2023
DD-A-801	GFA CALCULATIONS	C 03-10-2023
DD-A-802	AREA CALCULATIONS	C 03-10-2023
DD-A-803	SOLAR & CROSSVENT	C 03-10-2023
DD-A-804	STORAGE 1	C 03-10-2023
DD-A-805	STORAGE 2	C 03-10-2023
DD-A-806	HEIGHT PLANE	C 03-10-2023
DD-A-850	SHADOWS - WINTER SOLSTICE	C 03-10-2023
DD-A-851	SHADOWS - WINTER SOLSTICE	C 03-10-2023
DD-A-852	SHADOWS - VIEW FROM THE SUN	C 03-10-2023
DD-A-853	SHADOWS - VIEW FROM THE SUN	C 03-10-2023
DD-A-854	SHADOWS - IMPACT ANALYSIS	C 03-10-2023
DD-A-855	SHADOWS - IMPACT ANALYSIS	C 03-10-2023
DD-A-856	SIDE SETBACK NON-COMPLIANCE	C 03-10-2023
DD-A-857	EXTERNAL MODEL VIEWS	C 03-10-2023
DD-A-858	CROWN STREET VIEWS	C 03-10-2023
DD-A-859	SHADOWS - RESIDENTIAL IMPACTS	C 03-10-2023
DD-A-860	SHADOWS - RESIDENTIAL IMPACTS	C 03-10-2023
DD-A-900	CROWN STREET VIEW	C 03-10-2023
DD-A-900	SITE ANALYSIS	C 03-10-2023
DD-A-902	LOCAL CONTEXT PLAN	- 13-09-2023
DD-A-903	WIDER CONTEXT PLAN	- 13-09-2023
DD-A-904	STREETSCAPE	- 13-09-2023
DD-A-905	304 - PARKING & EASEMENT	B 5-12-2023
DD-A-906	304 - CROWN STREET TYPICAL LEVELS	B 5-12-2023
DD-A-907	304 - DIAGRAMS	B 5-12-2023

SYMBOL LEGEND

+ EX+00.000	EXISTING SPOT LEVEL
+ RL+00.000	PROPOSED SPOT LEVEL

GENERAL NOTES

TO BE READ IN CONJUNCTION WITH SURVEY DRAWINGS

REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL DETAILS

REFER TO CONSULTANT DRAWINGS AND SPECIFICATIONS FOR ALL SERVICES REQUIREMENTS AND DETAILS

FINAL LOCATION OF SERVICES PENETRATIONS TO BE COORDINATED WITH SERVICES CONSULTANTS & SETOUT BY SURVEYOR

REFER TO VERTICAL TRANSPORTATION CONTRACT SPECIFICATIONFOR LIFTS & STRUCTURAL OPENING REQUIREMENTS

REFER TO ELECTRICAL ENGINEERS SCHEDULE FOR LIGHTING SPECIFICATION

REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING LOCATIONS, SCHEDULE AND SPECIFICATION

SETOUT DIMENSIONS ON GRID SETOUT PLAN. DIMENSIONS TO BE VARIFIED WITH THE SURVEYOR & ARCHITECT PRIOR TO COMMENCEMENT OF WORK
ALL WALLS TO BE UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE.

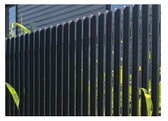
ALL OPERABLE WINDOWS WITHIN 1000mm AFFL TO BE FITTED WITH RESTRICTED OPENING FITTING IN ACCORDANCE WITH RELEVANT STANDARDS.

ALL FLOOR FINISHES AND ASSOCIATED SLIP-RATING TO COMPLY WITH AS4586-2014, BCA HANDBOOK, SA HB 196-2014 AND RELEVANT STATUTORY REQUIREMENTS.

ALL CLADDING, APPLIED COATING SYSTEMS: INCLUDING WATERPROOF SYSTEMS AND DECORATIVE FINISH SYSTEMS, SUBSTRATES, INSULATION, SARKING, WALL WRAPS, VAPOUR BARRIERS, AND THE LIKE TO BE TESTED AS NON COMBUSTIBLE UNDER AS 1530.1 AND ACHIEVE COMPLIANCE WITH TESTS 1530.3 AND 1530.4 IN ACCORD WITH BCA A2.3 AND A2.4

ALL LOAD BEARING ELEMENTS (INCLUDING WALL SYSTEMS) ARE TO BE ACCOMANIED BY STRUCTURAL CERTIFICATION SPECIFIC TO THE PROJECT AND REFER TO SITE SPECIFIC CONDITIONS.

MATERIALS

	P1 - DULUX WHITE DUCK QUARTER (OR SIMILAR)	LEVELS 1-5 MAIN FACADE AND FRAMING ELEMENTS
	P2 - DULUX/CB WINDSPRAY (OR SIMILAR)	LEVELS 1-5 FEATURE FACADE WALLS, WINDOW FRAMES AND EXTERNAL DOOR FRAMES
	P3 - DULUX/CB MANOR RED (OR SIMILAR) VERTICAL POWER PATTERN OR SIMILAR PRODUCT	LEVELS 6-7 FACADE WALLS, L7 PERGOLA & METAL FRAMED ELEMENTS ON L7
	P4 - DULUX GARLIC SUEDE/WHITE CABBAGE/ OLIVE LEAF (OR SIMILAR)	LEVELS 1-5 SOFFITS TO CROWN STREET - GRADUATED COLOUR
	TM - NON COMBUSTIBLE TIMBER LOOK WALLS IN COVET SUPURINGU OKU (OR SIMILAR)	LEVELS 1-5 FEATURE TIMBER-LOOK WALLS
	TL - DARK TILE, RUNNING BOND	GROUND LEVEL WALLS TO CROWN STREET
	BAL - METAL BLADE BALUSTRADE IN CB MANOR RED (OR SIMILAR)	
	BAL - GLASS BALUSTRADE SEE DETAIL ON DD-A-102	
	PAV - PAVING TO CROWN STREET (AND IN FOOTPATH WIDENING ZONE TO MATCH EXISTING)	
	AL - ALUMINIUM WINDOWS & DOORS IN WINDSPRAY AWS VANTAGE SYSTEM OR SIMILAR	

VERSION
DA - AMENDED

REV D-05-02-2024 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
NOTES

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-001

0
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

NOTES
1. NEVER scale off drawings, use figured dimensions only.
2. Verify all dimensions on site prior to commencement & report discrepancies to the architect.
3. Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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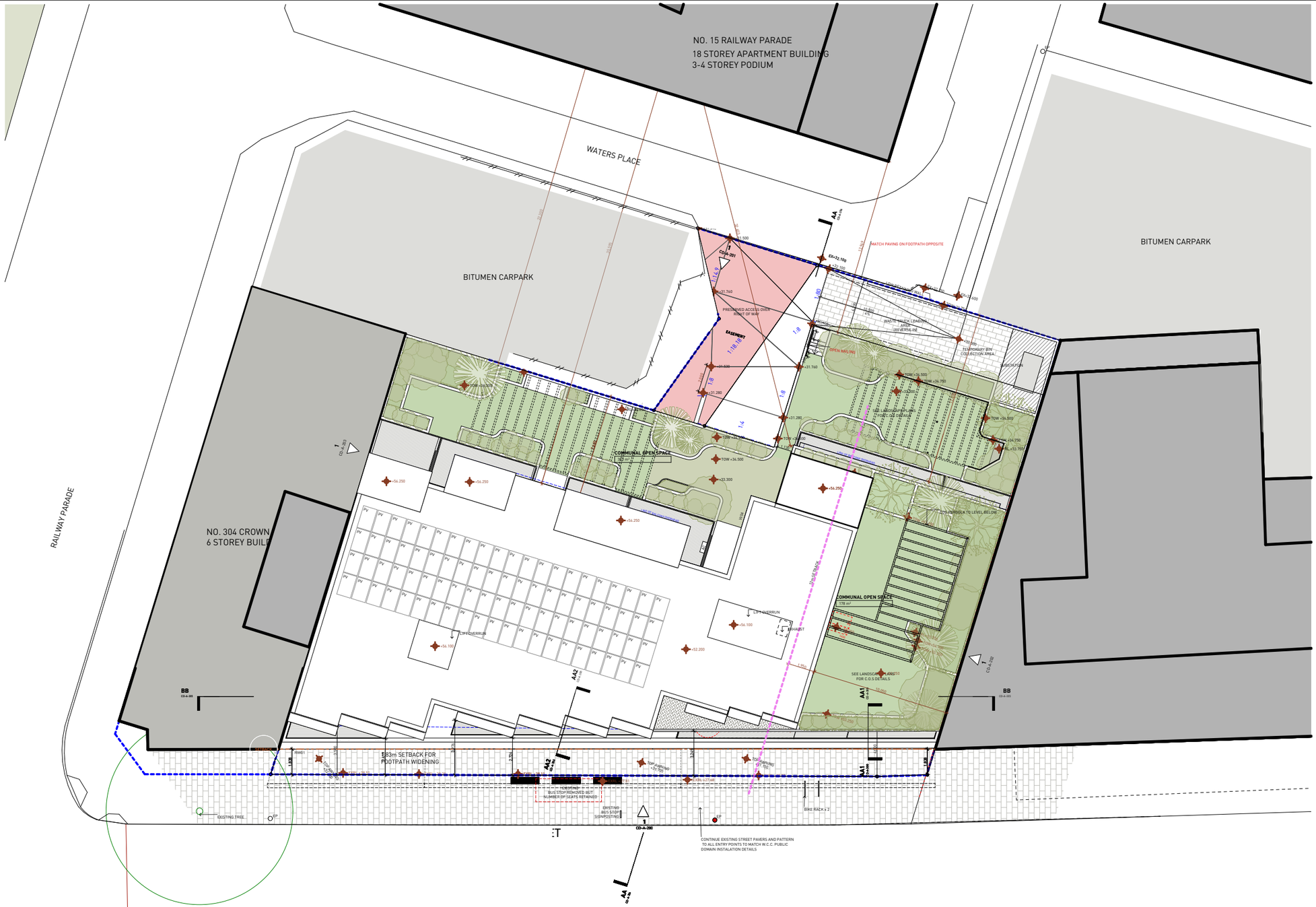
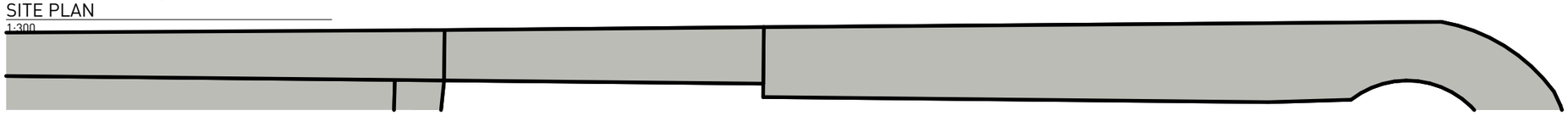
LEGEND
Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 **E** email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith [Reg 7024]
SMITH & TZANNES



1 SITE PLAN
1:300



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10m - 1:200
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DOCUMENT
SITE PLAN

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

ARCHITECTURE URBAN PLANNING
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21_114DD-A-010

1 DEMOLITION PLAN
1:200

KEY

TO BE DEMOLISHED

*CONCRETE DRIVEWAY & SLAB TO BE DEMOLISHED

VERSION
DEVELOPMENT APPLICATION

REV A 31-03-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
DEMOLITION PLAN

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114DD-A-011

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10m - 1:200
5.0m - 1:100
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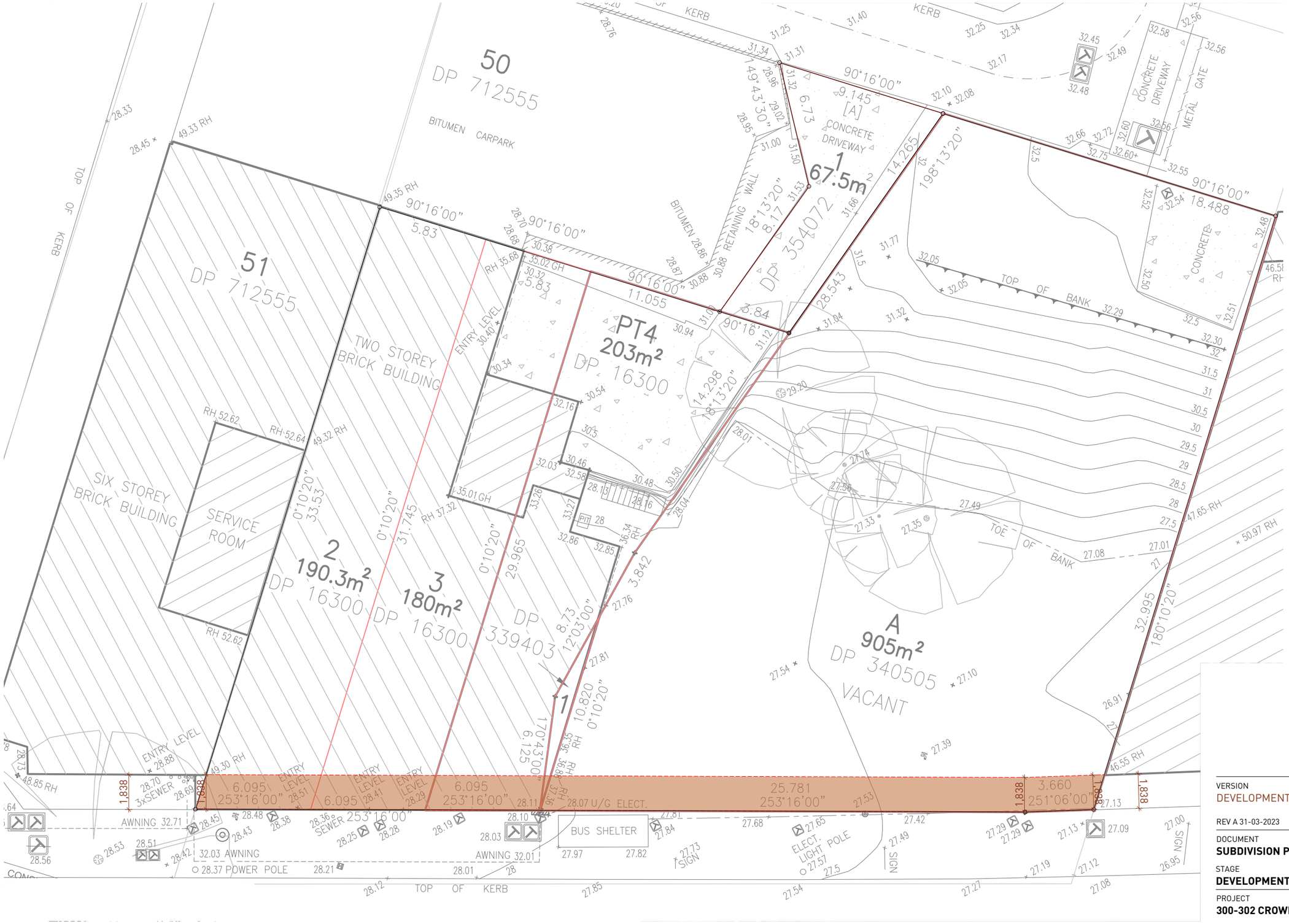

IT IS INTENDED THAT THE 1.838m STRIP HIGHLIGHTED ON THIS SUBDIVISION PLAN BE DEDICATED AS PUBLIC ROAD.

1 SUBDIVISION PLAN
1:200

0 | 10m - 1:200 | 5.0m - 1:100 | 2.5m - 1:50 | 1.25m - 1:25

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REV A 31-03-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
SUBDIVISION PLAN

STAGE
DEVELOPMENT APPLICATION

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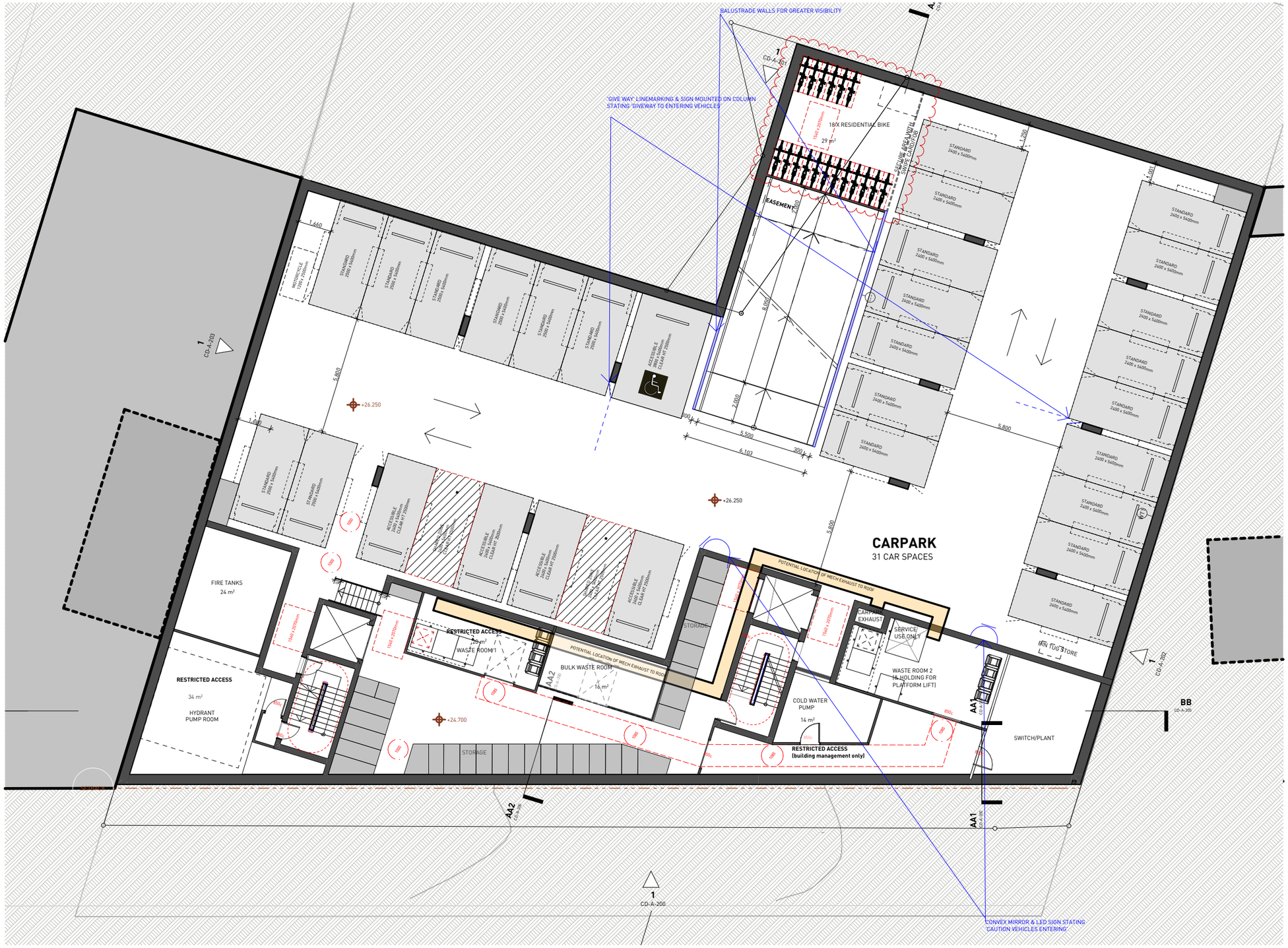
21_114 DD-A-012



1 LEVEL C1
1:200

March 2023		BSA Reference: 19312
Building Sustainability Assessments		Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au		www. buildingsustainability.net.au

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.

In NSW both BASIX & the BCA variations must be complied with, in particular the following:
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1
- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)
- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e)
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction		*Added Insulation*
75mm AAC Veneer		R2.0
Internal Wall Construction		*Added Insulation*
Plasterboard on studs (internal to units)		None
75mm AAC on studs (adjacent to common lobbies)		R2.0
Concrete + Plasterboard (adjacent to lift/stair cores)		R2.0
75mm AAC on studs (party wall between units)		R2.0
Ceiling Construction		*Added Insulation*
Plasterboard		R3.0 to ceilings adjacent to roof and decks above
Roof Construction	*Colour (Solar Absorptance)*	*Added Insulation*
Concrete	Concrete default (SA0.70)	None
Floor Construction	*Covering*	*Added Insulation*
Concrete	As drawn	R1.0 to Level 1 units where open or carpark below
Concrete	As drawn (if not noted default values used)	None to all other levels

Windows	*Glass and frame type*	*U value*	*SHGC Range*	*Area sq m*
ALM-001-03 A	Aluminium Type A Low-e clear	*5.40*	*0.44 - 0.54*	Unit 607 Only
ALM-002-03 A	Aluminium Type B Low-e clear	*5.40*	*0.52 - 0.64*	Unit 607 Only
ALM-001-01 A	Aluminium Type A Single clear	*6.70*	*0.51 - 0.63*	All other units
ALM-002-01 A	Aluminium Type B Single clear	*6.70*	*0.63 - 0.77*	All other units

Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights	*Glass and frame type*	*U*	*SHGC*	*Area sq m*	*Detail*

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified

Shade elements	*(eaves, verandahs, awnings etc)*
All shade elements modelled as drawn	
Ceiling Penetrations	*(downlights, exhaust fans, flues etc)*
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA	
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.	
Additional Notes	
Nil	

CARPARKING

1 BED = 0.6 x 8 = 4.8
2 BED = 0.9 x 33 = 29.7
3 BED = 1.4 x 6 = 8.4
TOTAL RESIDENTIAL REQUIRED = 42.9 (43 PROPOSED)

VISITOR = 0.2 x 47 = 9.4 (9 PROPOSED)

TOTAL RETAIL PARKING REQUIRED = 4 SPACES

TOTAL PARKING REQUIRED = 56.2
TOTAL PARKING PROVIDED = 56*

***Includes 1 x accessible retail space and 5 x accessible residential spaces.**

VERSION
DA - AMENDED

REV D-05-02-2024 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
LEVEL C1 - BASEMENT

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-100

0 | | | | | |
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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P 02 9516 2022 **E** email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES

1 LEVEL 0 - CROWN STREET LEVEL
1:200

APARTMENT SCHEDULE

BEDS
1 BED
8
2 BED
33
3 BED
6
47

RETAIL SCHEDULE

LEVEL 0	242
	242 m²

VERSION
DA - AMENDED

REV D-05-02-2024 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
LEVEL 0 - CROWN STREET LEVEL

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-101

0
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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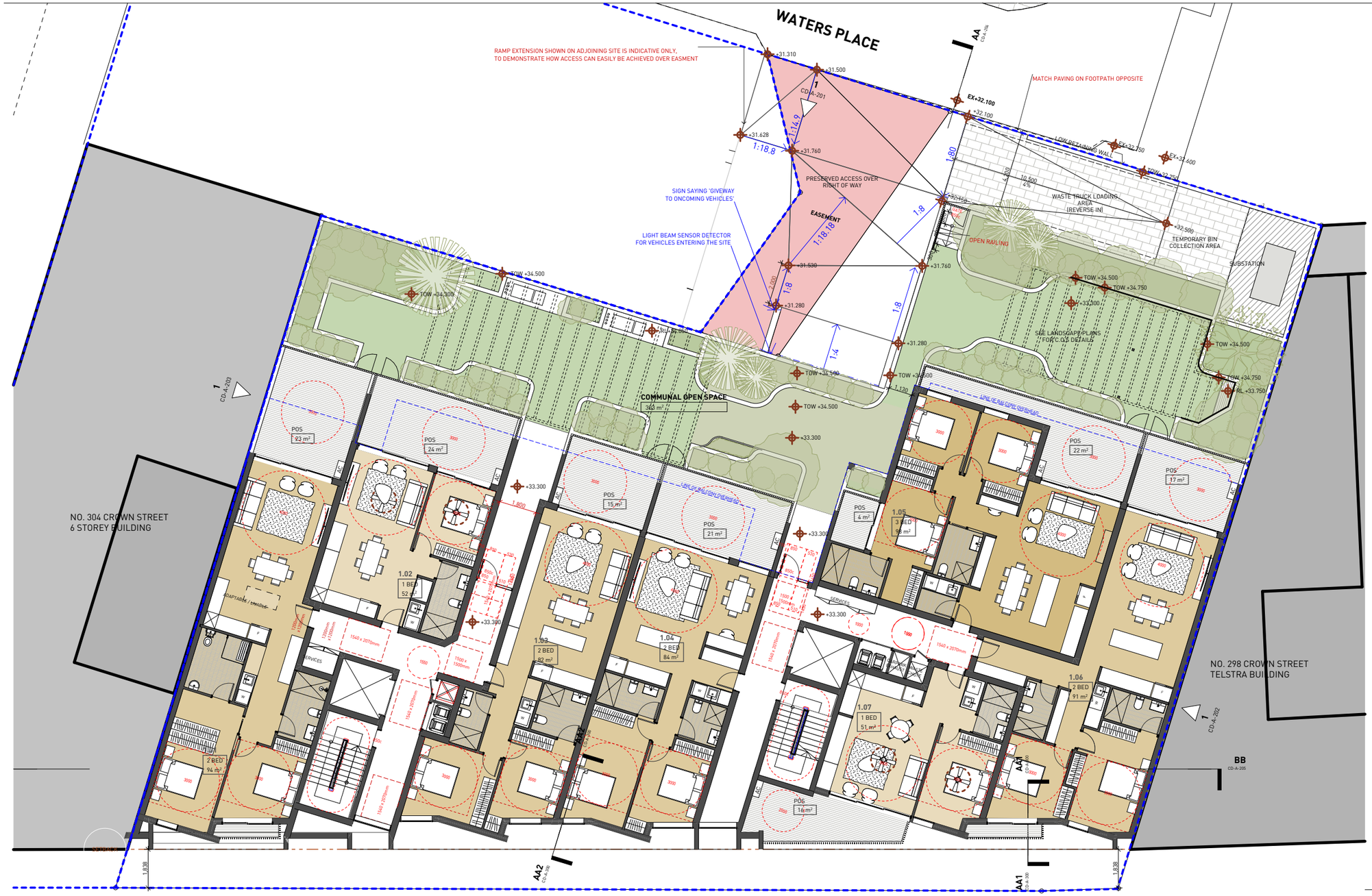

1 LEVEL 1
1:200

VERSION
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DOCUMENT
LEVEL 1

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-102

0 | 10m - 1:200 | 5.0m - 1:100 | 2.5m - 1:50 | 1.25m - 1:25

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1 LEVEL 2
1:200

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0 | 10m - 1:200 | 5.0m - 1:100 | 2.5m - 1:50 | 1.25m - 1:25

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VERSION
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REV C 5-12-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
LEVEL 2 & 4

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

ARCHITECTURE URBAN PLANNING
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21_114DD-A-103

1 LEVEL 3,5
1:200

VERSION
DA - AMENDED

REV C 5-12-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
LEVEL 3 & 5

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114DD-A-104

0
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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1
CD-A-200

1 LEVEL 6
1:200

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DOCUMENT
LEVEL 6

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-105

0
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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1 LEVEL 7
1:200

VERSION
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DOCUMENT
LEVEL 7

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114DD-A-106

0 | | | | | |
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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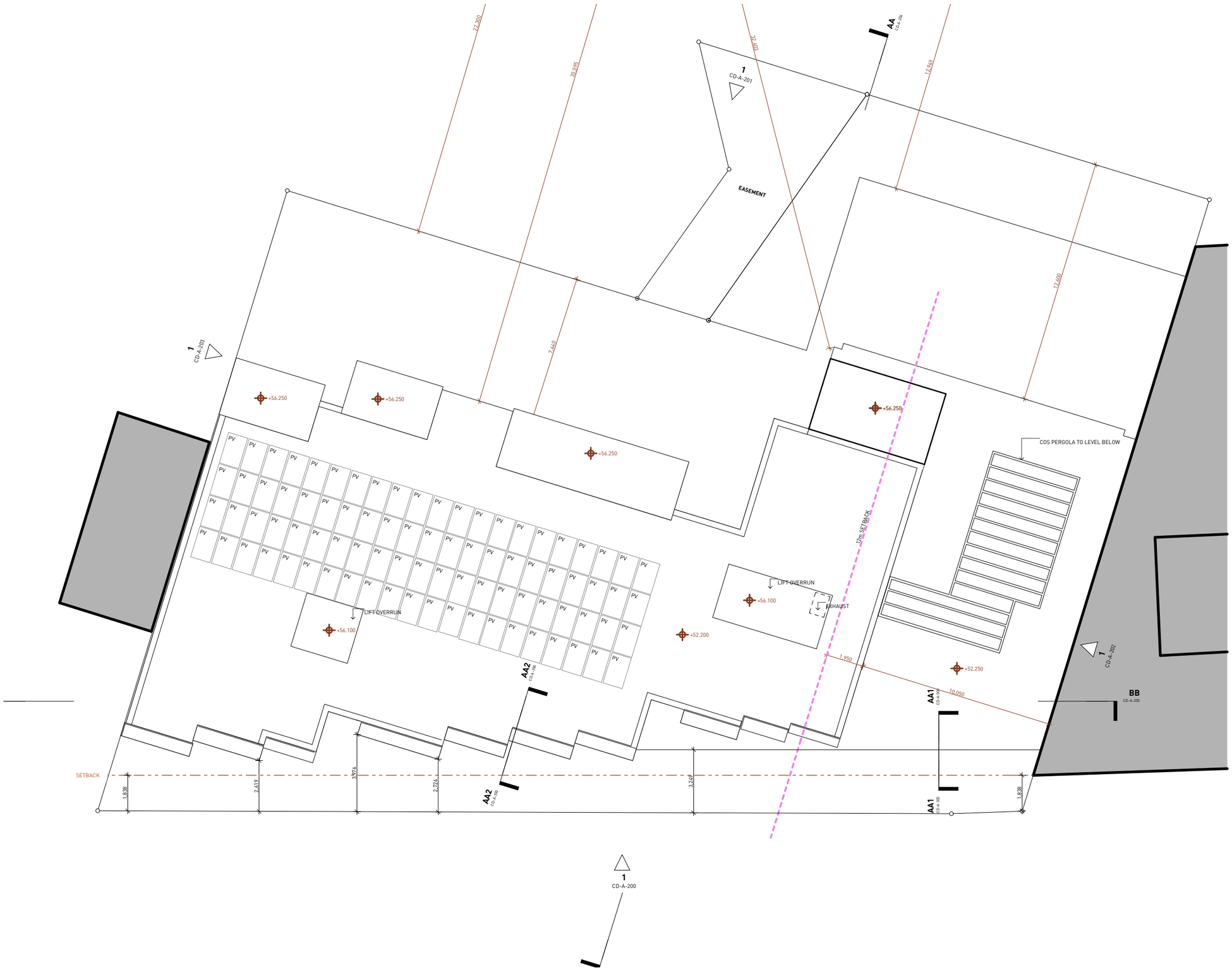

1 ROOF
1:200

0 | 10m - 1:200 | 5.0m - 1:100 | 2.5m - 1:50 | 1.25m - 1:25

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VERSION
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DOCUMENT
ROOF

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

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21_114 DD-A-107

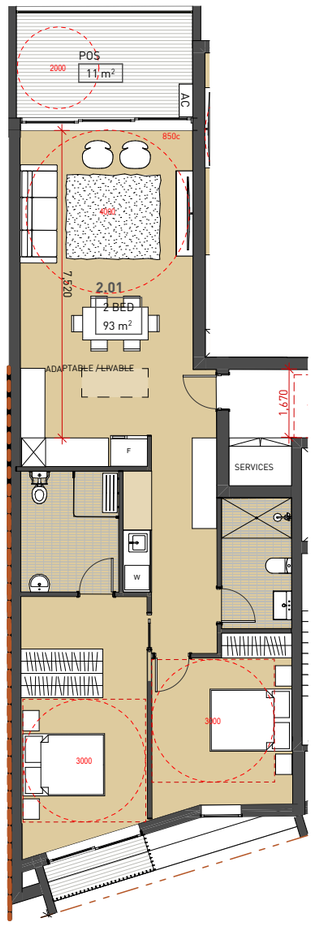
ADAPTABLE RESIDENTIAL UNITS SPECIFICATION

10% Adaptable apartments required = 5

ADAPTABLE APARTMENTS: 1.01, 2.01, 3.01, 4.01, 5.01 = 5 UNITS

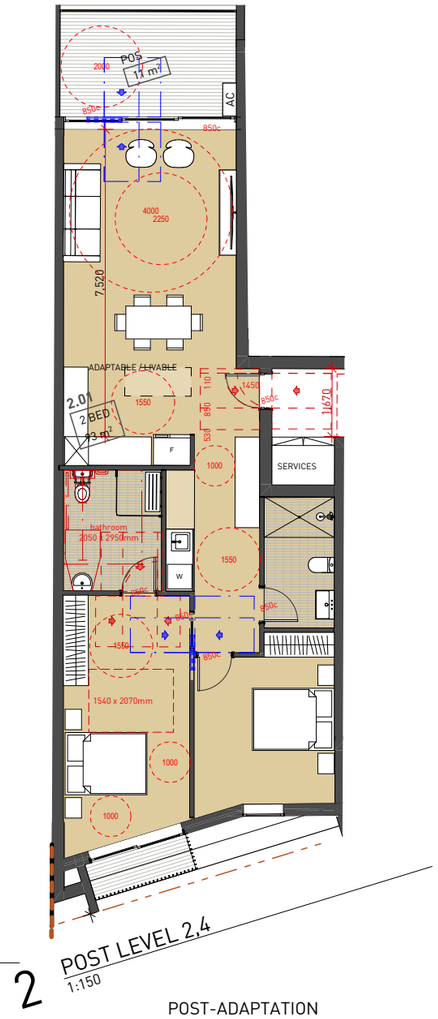
SCHEDULE OF FEATURES FOR ADAPTABLE HOUSING

(Item numbers relate to relevant items in Appendix A AS4299-1995)
SITE
3 SITING Continuous accessible path provided from street and from accessible carspaces.
11 LETTERBOXES Located outside main lobby entry off Lacy Street. Area is flat, paved and accessible from the street and main entrance walkway.
14 CARSPACES Minimum area 5.4m x 2.4m. 3 resident carspaces have been allocated to the accessible apartments and 1 visitor carspace . Comply with AS1428.1 (Min 5.4m x 2.4m)
ENTRANCE
20 ENTRY Entry to apartments accessible by ramp direct from street or lift from carpark.
22 LEVEL Accessible entry to be level (Max 1:40 slope)
23 THRESHOLD Threshold to be low-level
24 LANDING Landing to enable wheelchair manoeuvrability.
25 ENTRY DOORS Min 920mm leaf.
27 DOOR HARDWARE Door lever and hardware to AS 1428.1
INTERNAL GENERALLY
32 INTERNAL DOORS Min 870mm leaf.
33 CORRIDORS Min 1000mm width clearance.
34 DOOR APPROACHES Comply AS 1428.1 - refer to drawings.
LIVING
36 LIVING SPACE CIRCULATION Provision for circulation space of min 2250mm diameter.
37 POWER Provide 4 double GPO.
38 PHONE Provide phone outlet adjacent.
41 ILLUMINATION Min 300 lux.
KITCHEN
42 BENCHES Min width 2700mm. Min 1550mm clear between benches.
43 CIRCULATION Comply with AS 1428.1 - refer to drawings.
44 BENCH Adjustable/removable surface 800mm wide adjacent cooktop.
45 REFRIGERATOR Located adjacent worksurface.
46 SINK Plumbing to allow to make adjustable in height.
47 SINK BOWL Max depth 150mm.
48 TAPS Lever handles.
49 TAPS Locate to side of sink.
51 COOKTOP Provide side located crossbar controls.
52 COOKTOP Provide isolating switch.
53 WORKSURFACE Min 800mm length adjacent to cooktop at same height.
54 OVEN Oven located adjacent to an adjustable height or replaceable work surface.
59 POWER GPO to comply with AS 1428.1 within 300mm of worksurface.
60 POWER GPO located at side of refrigerator.
61 FLOOR Slip resistant.
MAIN BEDROOMS
62 BEDROOM To accomodate circulation space to AS 1428.2.
63 POWER Two power outlets on either side of bed location.
64 POWER One GPO on opposite wall to bed.
65 PHONE Outlet provided near bed.
66 TV Outlet provided in wall opposite bed.
67 LIGHT Two way light switch: One switch located at bed, other switch located at door.
68 ILLUMINATION Min 300 lux.
69 ROBE Sliding mirror doors.
BATHROOMS
75 AREA Bathroom area to compy with AS 1428.1.
76 FLOOR Slip resistant floor surface.
77 SHOWER Min size 1160mm x 1100mm.
78 SHOWER WATERPROOFING Comply with AS 3740.
79 SOAP HOLDER Recessed.
80 TAPS Shower taps positioned for easy reach to access side of shower sliding track.
82 SHOWER ROSE Handheld.
83 SHOWER Wall studs located to enable grab rails to be installed.
86 TAPS Located to AS 1428.1 with lever handles with single outlet.
88 BASIN Clearance to comply with AS 1428.1.
90 POWER Double GPO beside mirror.
93 TOILET Position and circulation to comply with AS 1428.1.
94 WC Location to comply with AS 1428.1.
95 WALLS Locate to enable grab rails to be installed.
96 FLOOR Slip resistant floor surface.
LAUNDRY
98 CIRCULATION Circulation at doors to comply with AS 1428.1.
99 CIRCULATION Min 1150mm clearance in front of appliances.
100 WASHING MACHINE Provide automatic washing machine.
102 CLOTHES LINE Direct path to external clothes line.
105 POWER Double GPO.
108 FLOOR Slip resistant.
DOOR LOCKS
110 HARDWARE Locate between 900mm - 1100mm above floor.
FLOOR COVERINGS
111 INTERNAL/EXTERNAL Generally slip resistant surfaces.
BCA PART D3
1. An accessible path of travel is provided to the entrance doorways of each sole occupancy unit served by the lift from the street and carspace .
2. Accessible parking spaces are available at grade.



1 PRE LEVEL 2,4
1:150

PRE-ADAPTATION



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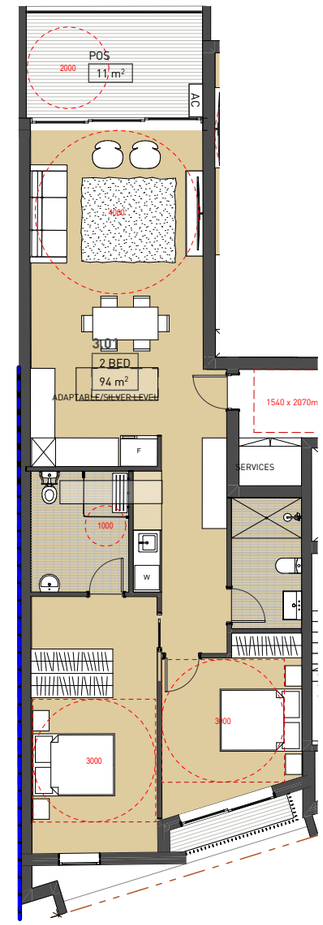
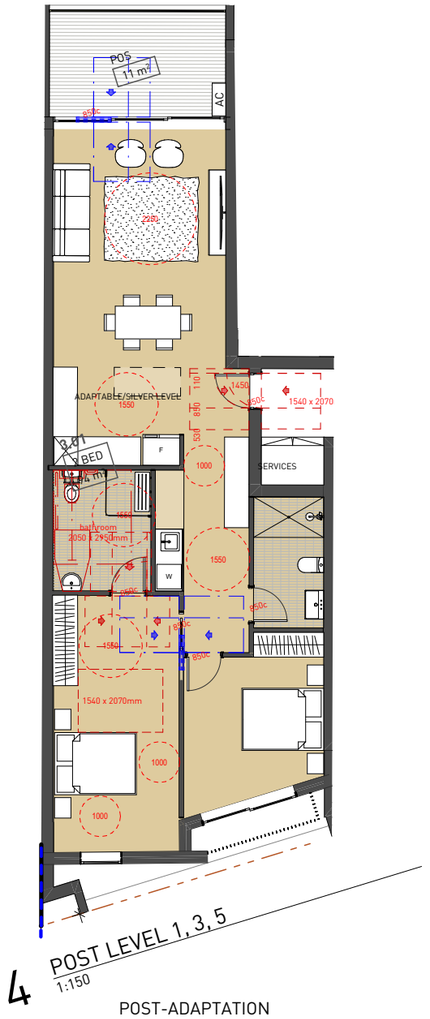
1:150

POST-ADAPTATION



3 PRE LEVEL 1, 3, 5
1:150

PRE-ADAPTATION



4 POST LEVEL 1, 3, 5
1:150

POST-ADAPTATION

VERSION
DA - AMENDED

REV B 26-10-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
ADAPTABLE PLANS

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-108

0
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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LHA SILVER LEVEL COMPLIANCE SPECIFICATIONS
20% Silver Level units required = 10

SILVER/LIVABLE APARTMENTS: 1.01, 2.01, 3.01, 4.01, 5.01, 1.05, 2.05, 3.05, 4.05, 5.05, 6.05 = 11 UNITS

External works
- Access is required from either Option 1- Accessible pathway from site boundary or Option 2- Access from a car parking space.

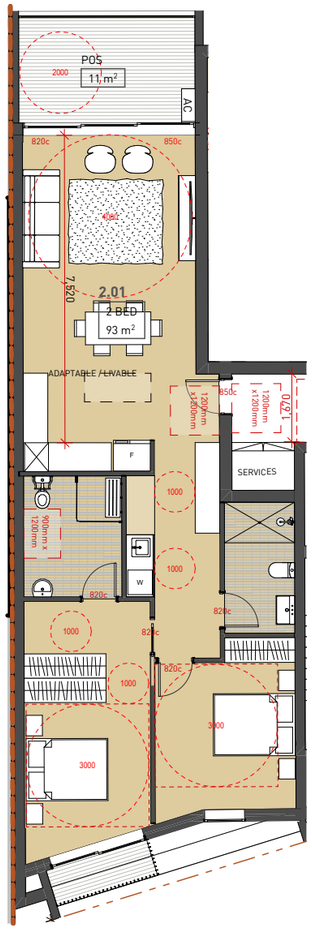
Option 1 details
- Pathway linking the site boundary to the main entry doorway to be step free, have min clear width of 1000mm, an even, firm, slip resistant surface and a crossfall of not more than 1:40.
- If a ramp is required to the access pathway, then a maximum pathway slope to be 1:14, with landings provided at no greater than 9m for a 1:14 ramp and no greater than 15m for ramps steeper than 1:20. Landings should be not less than 1200mm in length.
- If the height is 190mm or less, a step ramp may be provided at an entrance doorway with a max gradient of 1:10 and a minimum clear width of 1000mm.
- Level landings to be no less than 1200mm in length, exclusive of the swing of the door or gate (if provided) that opens onto them, must be provided at the head and foot of the ramp.

Option 2 details
- A car parking space to be provided with CLEAR size of 3200x5400 and connected to the main house with a level difference of not more than 35mm (flush is preferred).
- Even, firm and slip resistant surface with grade of no more than 1:40.

General external requirements
- A level landing area of 1200mm x 1200mm should be provided at the level (step-free) entrance door with roof over.
- Where the threshold at the entrance / garage door exceeds 5mm and is less than 56mm, a 1:8 grade ramped threshold is to be provided within 20mm of the door leaf.

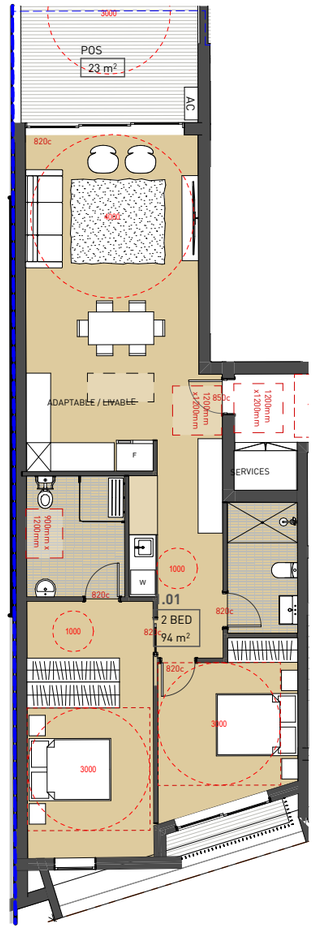
Internal works
- All doorways to the entry level to have a minimum clear opening width of 820mm. If the entry level does not have a shower then the door to bathroom on upper floor level with shower is also required to have a minimum clear opening width of 820mm. Provision of bath-tub is not mandatory but where provided, the bathroom with the bathtub is also required to have a minimum clear opening width of 820mm.
- A level (step-free) transition and threshold (maximum vertical tolerance of 5mm between abutting surfaces is allowable provided the lip is rounded or bevelled) is to be provided to all areas on the ground floor level.
- Internal corridors/passageways to the doorways to entry level should provide a minimum clear width of 1000mm when measured from skirting to skirting or skirting to benchtop or benchtop to benchtop.
- 1 WC pan on entry level to have slip resistant flooring and to have a minimum clear space of 900mm (width) x 1200mm (forward of pan) clear of door swing or any fixtures including hand basins.
- Min 600mm wall forward of the WC pan is required to have noggings and to be clear of the door frame or any window openings.
- One bathroom should feature a slip resistant, hobless (step-free) shower recess in the corner of the room. Shower screens are permitted provided they can be removed at a later date.

Wall reinforcements for the toilet on the ground floor and 1 corner shower and to bathtub (if any) are required to be as shown in the Livable Housing Guidelines ie 25mm nogging or 12mm sheeting
- Internal Stairway where provides is required to provide a continuous handrail on one side. If winders are provided to the mid landings then the continuous handrail is to be on the outside. (not on the side where the steps merge)



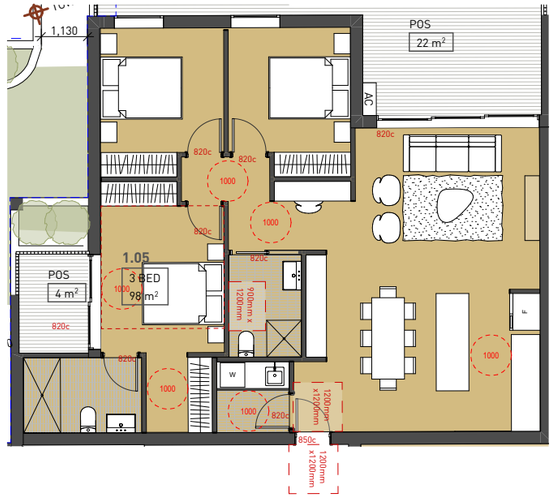
1 LIVABLE UNIT TYPE 1
1:150

UNITS: 2.01, 4.01



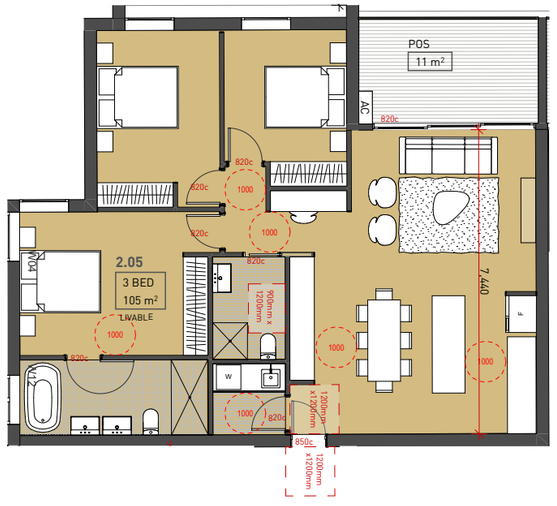
2 LIVABLE UNIT TYPE 1
1:150

UNITS: 1.01, 3.01, 5.01



3 LIVABLE UNIT TYPE 3
1:150

UNITS: 1.05



4 LIVABLE UNIT TYPE 4
1:150

UNITS: 2.05, 3.05, 4.05, 5.05, 6.05

VERSION
DA - AMENDED

REV B 26-10-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
LIVABLE PLANS

STAGE
DEVELOPMENT APPLICATION

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TRULAND DEVELOPMENT

21_114 DD-A-109

0 | | | | | |
10m - 1:200
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M1/147 McEvoy Street Alexandria NSW 2015
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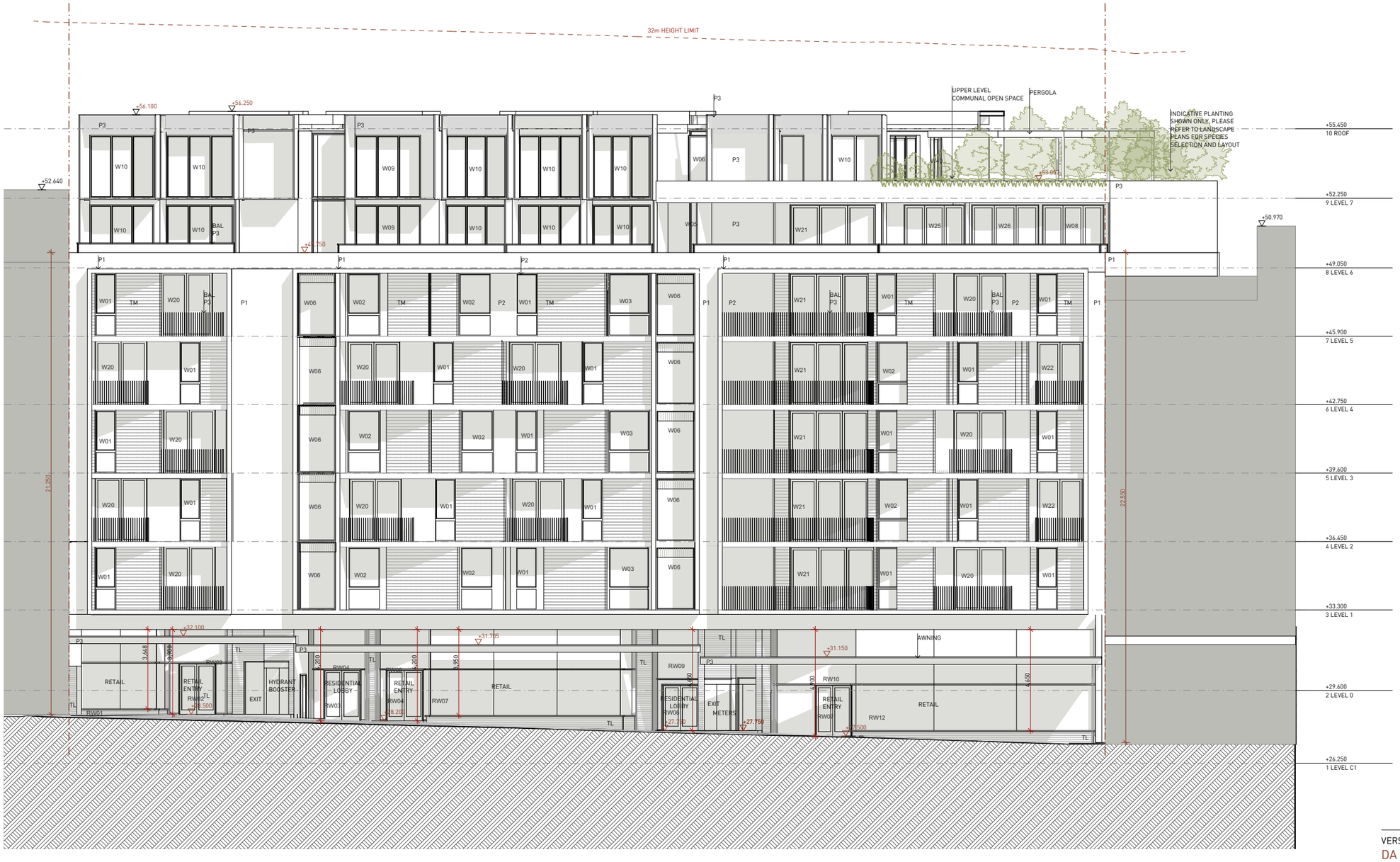
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES



1 SOUTH ELEVATION
1:200

VERSION
DA - AMENDED

REV C 03-10-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
ELEVATION - SOUTH (CROWN STREET)

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-200

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2.5m - 1:50
1.25m - 1:25

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1 NORTH ELEVATION
1:200

VERSION
DA - AMENDED

REV C 03-10-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
ELEVATION - NORTH (WATERS PLACE)

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-201

0 | 10m - 1:200 | 5.0m - 1:100 | 2.5m - 1:50 | 1.25m - 1:25

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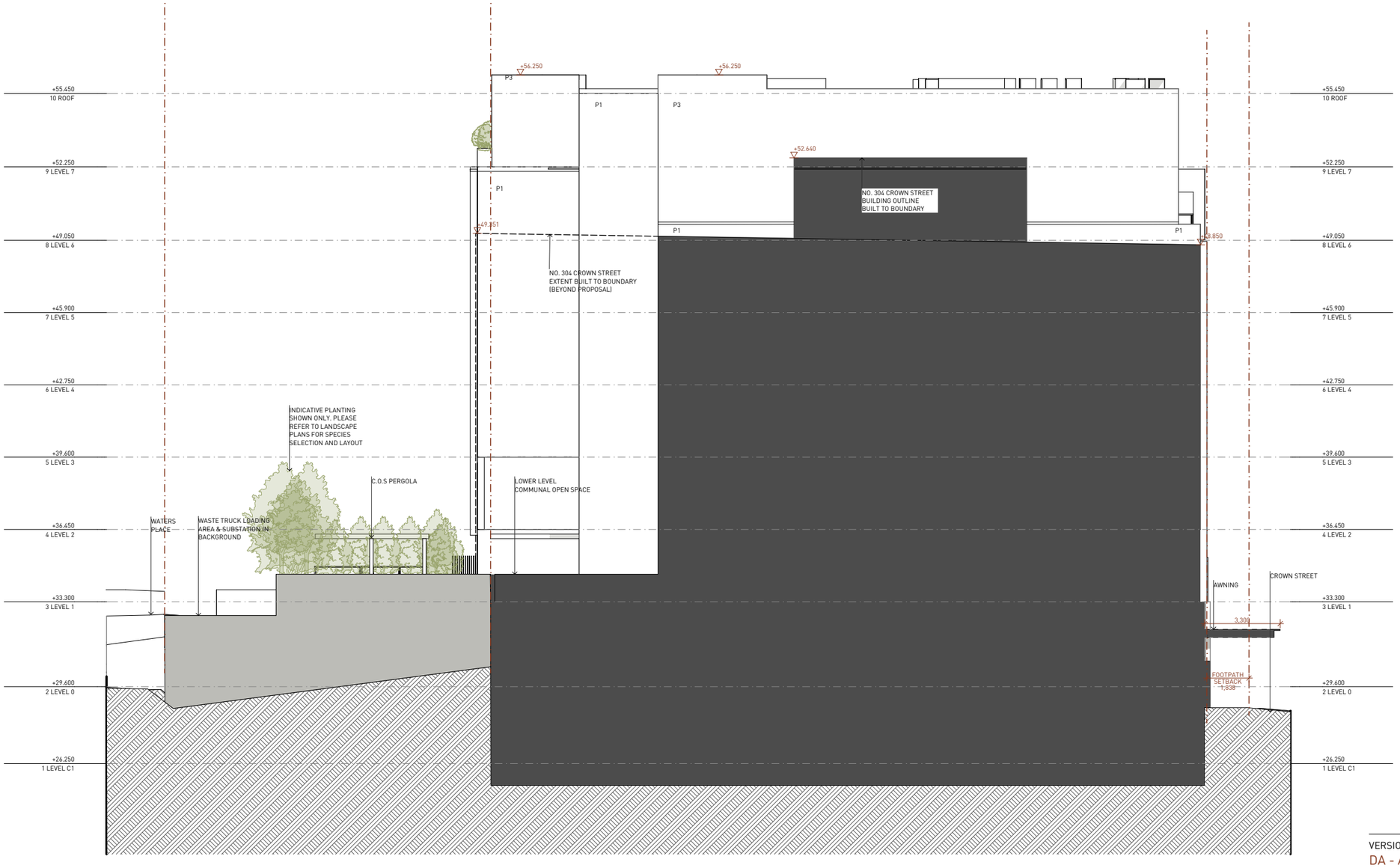

1 WEST ELEVATION
1:200

VERSION
DA - AMENDED

REV C 5-12-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
ELEVATION - EAST

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-202

0 10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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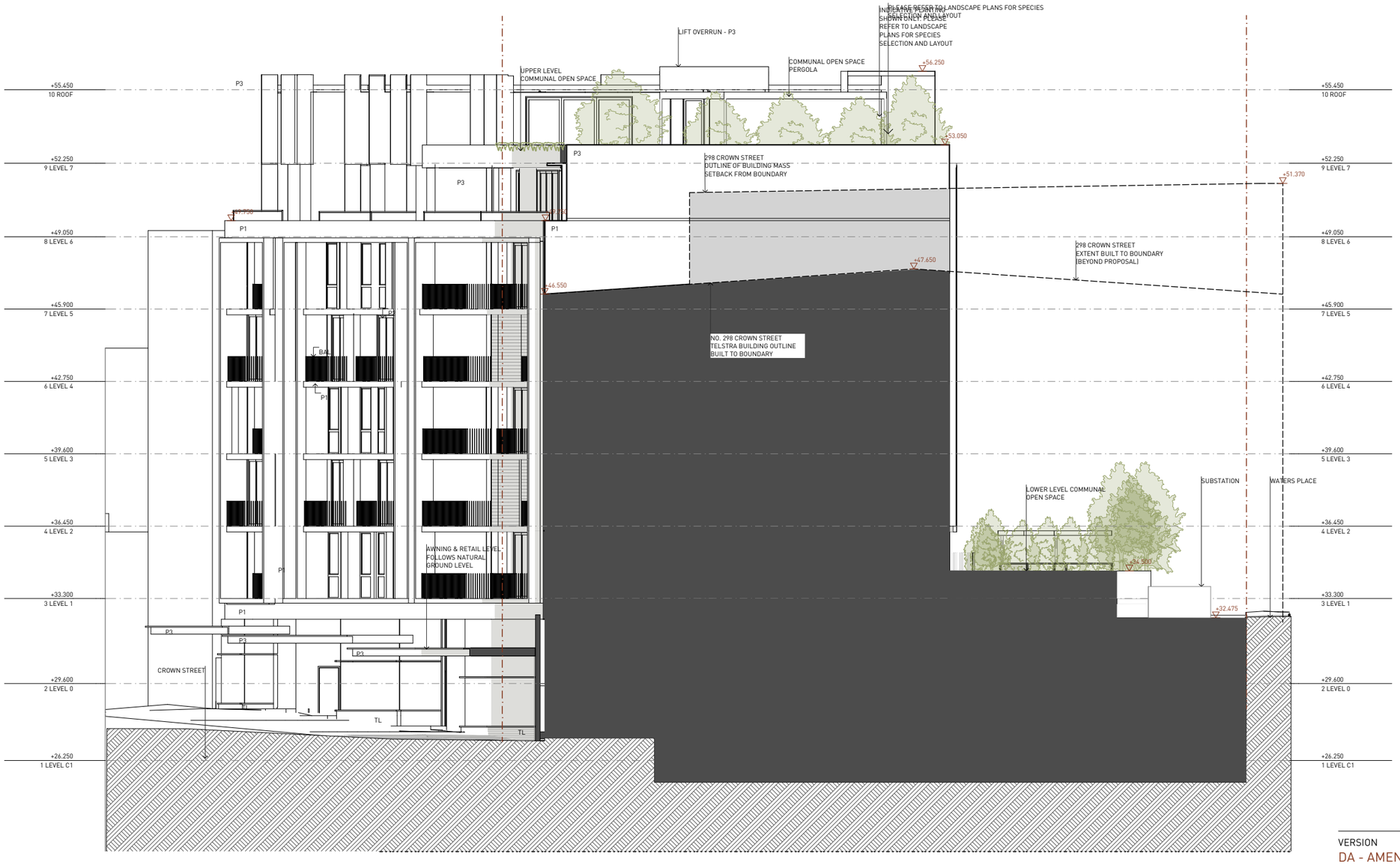

1 EAST ELEVATION
1:200

VERSION
DA - AMENDED

REV C 5-12-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
ELEVATION - WEST

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-203

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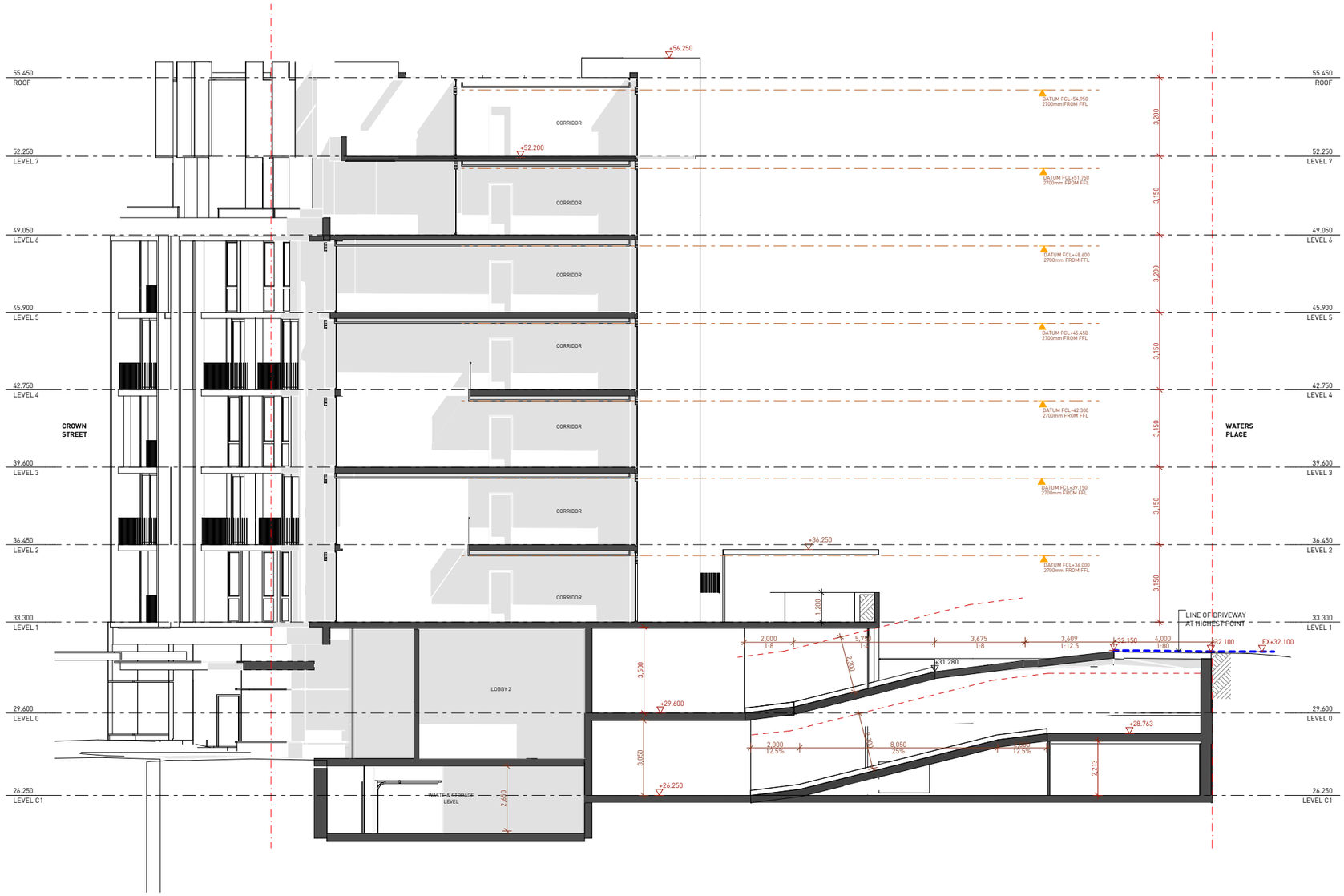

1 SECTION A
1:200

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1.25m - 1:25

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REV D 5-12-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
SECTION - AA

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

ARCHITECTURE URBAN PLANNING
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21_114 DD-A-204

1 SECTION BB
1:200

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5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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DOCUMENT
SECTION - BB

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

ARCHITECTURE URBAN PLANNING
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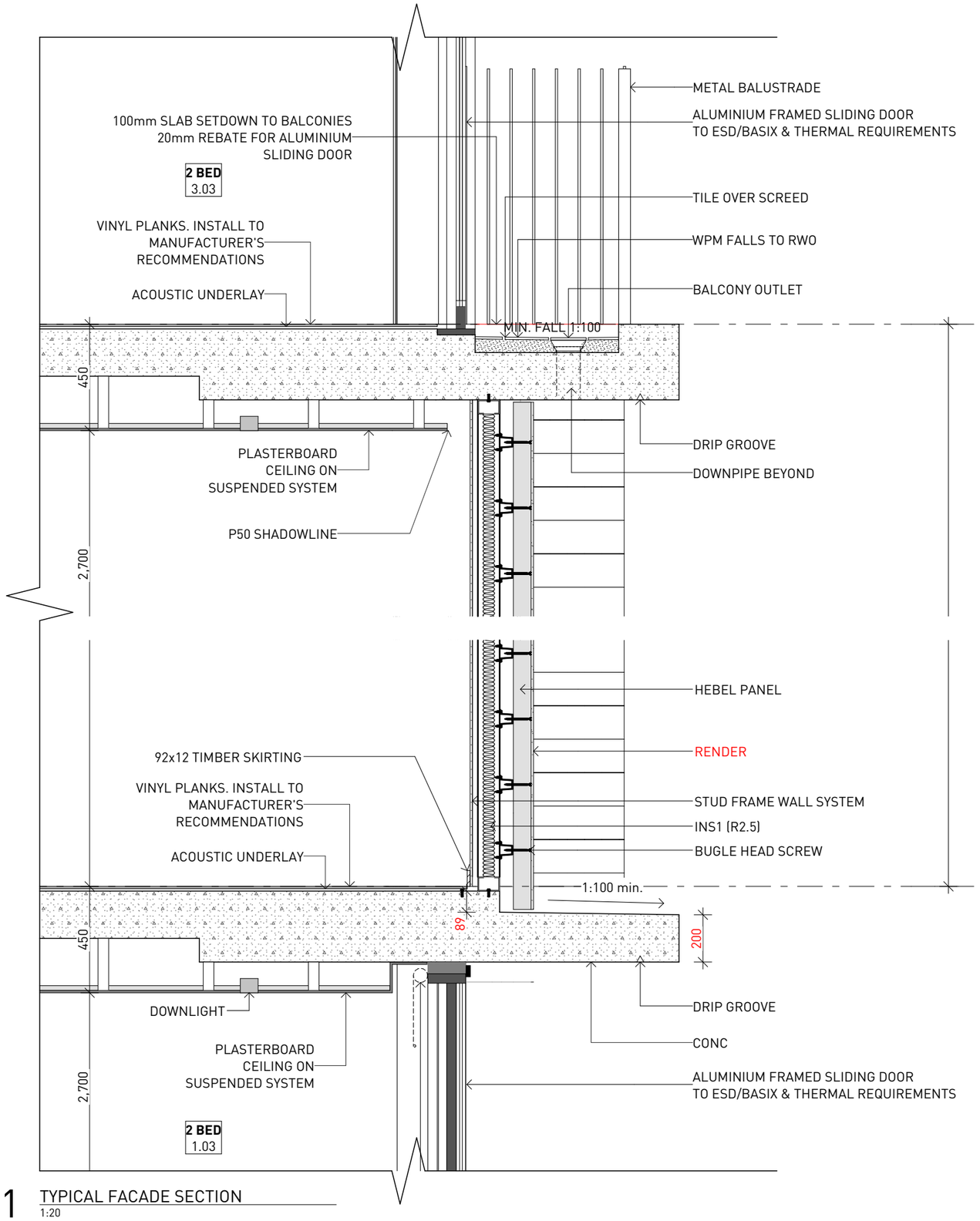
21_114 DD-A-205



1 TYPICAL FACADE SECTION
1:20

NOT FOR CONSTRUCTION

VERSION
DA - AMENDED

REV - 03-10-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
FACADE SECTION A

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-206

0 10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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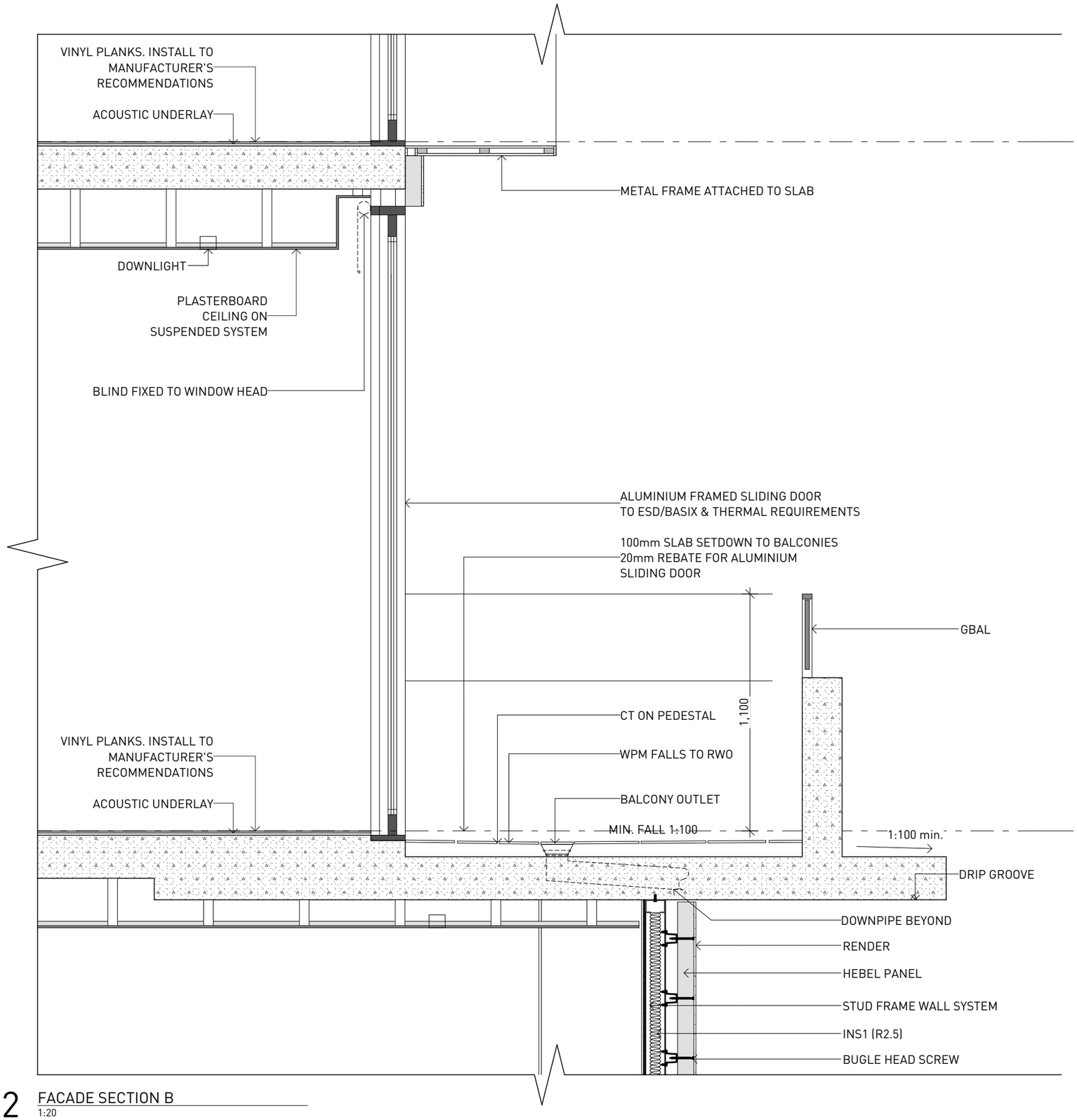

2 FACADE SECTION B
1:20

NOT FOR CONSTRUCTION

VERSION
DA - AMENDED

REV - 03-10-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
FACADE SECTION B

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-207

0 | | | | | |
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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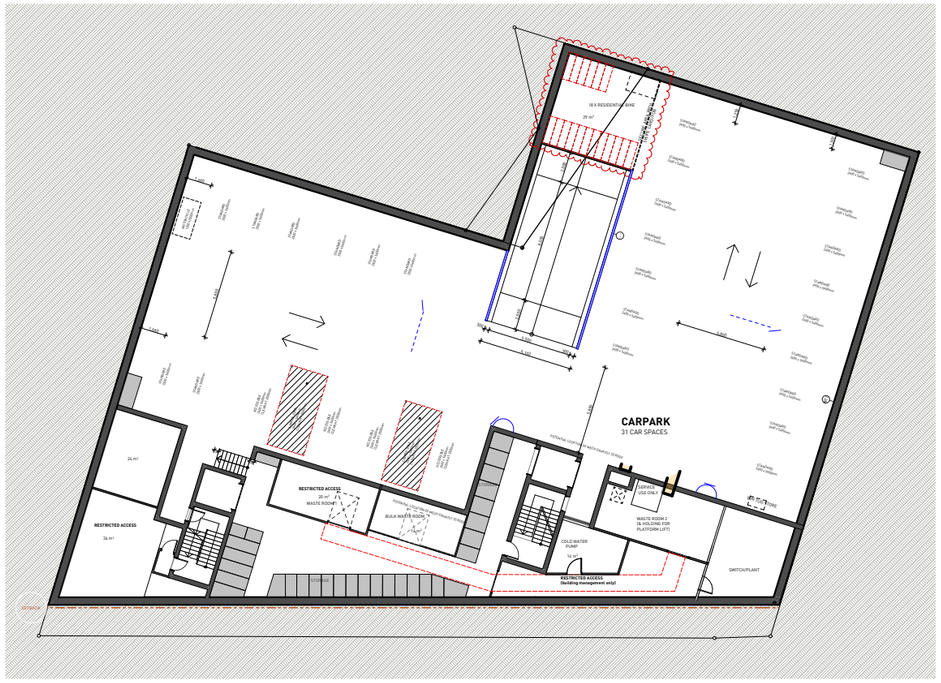
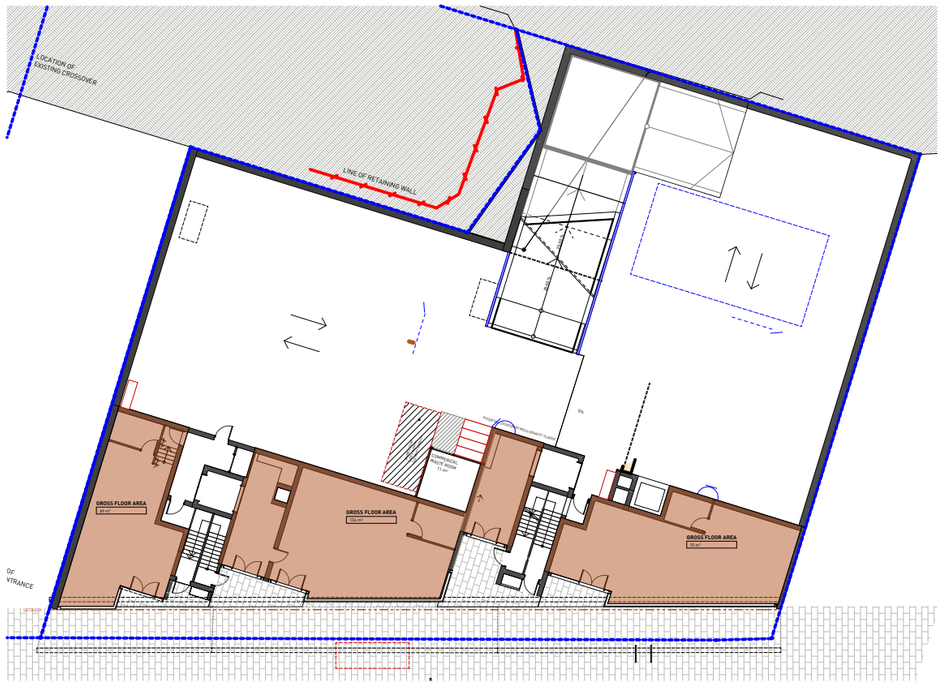


1 GFA - LEVEL C1
1:400



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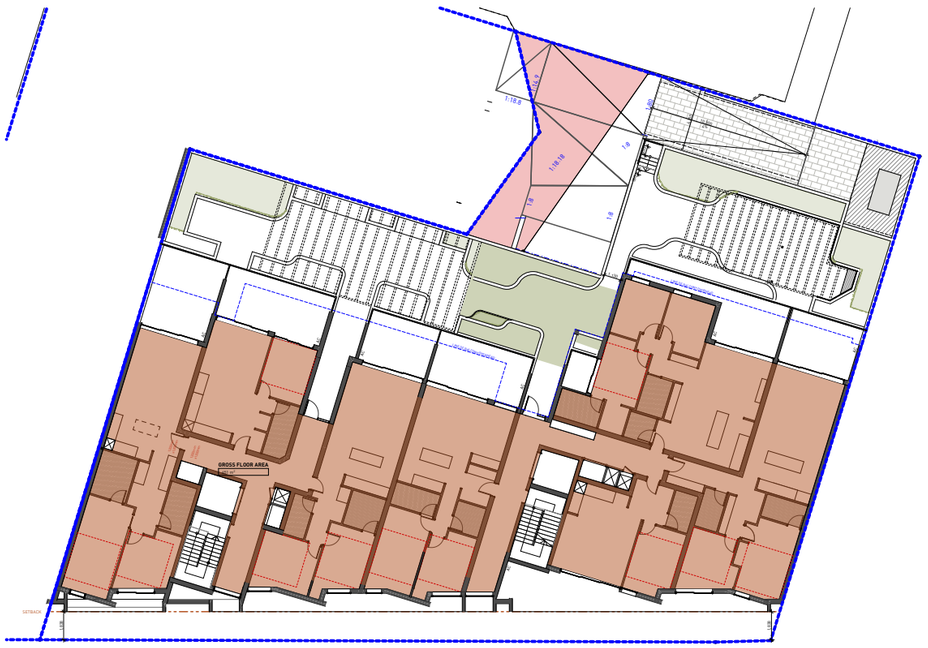
1:400



3 GFA - LEVEL 1
1:400

4 GFA - LEVEL 2 & 4
1:400

GROSS FLOOR AREA		
	LEVEL 0	296
	LEVEL 1	651
	LEVEL 2	656
	LEVEL 3	675
	LEVEL 4	657
	LEVEL 5	675
	LEVEL 6	628
	LEVEL 7	461
PROPOSED GFA		**4,699 m²**
MAXIMUM PERMISSIBLE GFA		4,702.5m²

KEY

GFA AREA

VERSION
DA - AMENDED

REV C 03-10-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
GFA CALCULATIONS

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-800

0
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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Nominated Architect: Peter Smith (Reg 7024)

SMITH & TZANNES

1 GFA - LEVEL 3 & 5
1:400

2 GFA - LEVEL 6
1:400

3 GFA - LEVEL 7
1:400

KEY

GFA AREA

VERSION
DA - AMENDED

REV C 03-10-2023 *MODEL 21_114 Model_CD_Rev 1 (Final Changes)*

DOCUMENT
GFA CALCULATIONS

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-801

0

10m - 1:200
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ATTACHMENT 2 - APARTMENT DESIGN GUIDE ASSESSMENT

Standards/controls	*Comment*
Part 3 Siting the development	
3A Site analysis	
Site analysis uses the following key elements to demonstrate that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context: - 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 proposed development has responded to the site analysis must accompany the development application.	A suitable site analysis has been provided to inform the design.
3B Orientation	
Objective 3B-1 Building types and layouts respond to the streetscape and site while optimising solar access within the development ***Design guidance*** Buildings along the street frontage define the street, by facing it and incorporating direct access from the street (see figure 3B.1) Where the street frontage is to the east or west, rear buildings should be orientated to the north Where the street frontage is to the north or south, overshadowing to the south should be minimised and buildings behind the street frontage should be orientated to the east and west (see figure 3B.2)	Satisfactory

Standards/controls	*Comment*
Objective 3B-2 Overshadowing of neighbouring properties is minimised during mid winter	The proposal is lower than the maximum permitted height for the land and overshadowing is considered reasonable in the context. Reduced setbacks at the upper level are not considered to exacerbate overshadowing to any residential development.
Design guidance	
Living areas, private open space and communal open space should receive solar access in accordance with sections 3D Communal and public open space and 4A Solar and daylight access	
Solar access to living rooms, balconies and private open spaces of neighbours should be considered	
Where an adjoining property does not currently receive the required hours of solar access, the proposed building ensures solar access to neighbouring properties is not reduced by more than 20%	
If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy	
Overshadowing should be minimised to the south or down hill by increased upper level setbacks	
It is optimal to orientate buildings at 90 degrees to the boundary with neighbouring properties to minimise overshadowing and privacy impacts, particularly where minimum setbacks are used and where buildings are higher than the adjoining development	
A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	

Standards/controls	*Comment*
3C Public domain interface *Objective 3C-1* Transition between private and public domain is achieved without compromising safety and security ***Design guidance*** Terraces, balconies and courtyard apartments should have direct street entry, where appropriate Changes in level between private terraces, front gardens and dwelling entries above the street level provide surveillance and improve visual privacy for ground level dwellings (see figure 3C.1) Upper level balconies and windows should overlook the public domain Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m Length of solid walls should be limited along street frontages Opportunities should be provided for casual interaction between residents and the public domain. Design solutions may include seating at building entries, near letter boxes and in private courtyards adjacent to streets In developments with multiple buildings and/or entries, pedestrian entries and spaces associated with individual buildings/entries should be differentiated to improve legibility for residents, using a number of the following design solutions: • architectural detailing • changes in materials • plant species • colours Opportunities for people to be concealed should be minimised	The proposal provides an acceptable public domain interface to Crown Street. The interface to Waters Lane is more challenging given the constrained frontage and need to provide all vehicular access from that point. The response is reasonable given the site constraints.

Standards/controls	*Comment*
Objective 3C-2 Amenity of the public domain is retained and enhanced	The proposal involves a widening of the footpath to Crown Street and upgrade of the paving. Services are integrated into the façade. The substation is located to the rear off Waters Lane.
Design guidance	
Planting softens the edges of any raised terraces to the street, for example above sub-basement car parking	
Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	
The visual prominence of underground car park vents should be minimised and located at a low level where possible	
Substations, pump rooms, garbage storage areas and other service requirements should be located in basement car parks or out of view	
Ramping for accessibility should be minimised by building entry location and setting ground floor levels in relation to footpath levels	
Durable, graffiti resistant and easily cleanable materials should be used	
Where development adjoins public parks, open space or bushland, the design positively addresses this interface and uses a number of the following design solutions: • street access, pedestrian paths and building entries which are clearly defined • paths, low fences and planting that clearly delineate between communal/private open space and the adjoining public open space • minimal use of blank walls, fences and ground level parking	
On sloping sites protrusion of car parking above ground level should be minimised by using split levels to step underground car parking	

Standards/controls	*Comment*
3D Communal and public open space *Objective 3D-1* An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping ***Design criteria*** 1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter) ***Design guidance*** Communal open space should be consolidated into a well designed, easily identified and usable area Communal open space should have a minimum dimension of 3m, and larger developments should consider greater dimensions Communal open space should be co-located with deep soil areas Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies Where communal open space cannot be provided at ground level, it should be provided on a podium or roof Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should: • provide communal spaces elsewhere such as a landscaped roof top terrace or a common room • provide larger balconies or increased private open space for apartments • demonstrate good proximity to public open space and facilities and/or provide contributions to public open space	The communal open space area is approximately 450/1,546 = 29% The communal open space will receive sufficient levels of sun. Both communal open space areas are accessible and the rooftop space includes an accessible toilet.

Standards/controls	*Comment*
Objective 3D-2 Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting ***Design guidance*** Facilities are provided within communal open spaces and common spaces for a range of age groups (see also 4F Common circulation and spaces), incorporating some of the following elements: • seating for individuals or groups • barbecue areas • play equipment or play areas • swimming pools, gyms, tennis courts or common rooms The location of facilities responds to microclimate and site conditions with access to sun in winter, shade in summer and shelter from strong winds and down drafts Visual impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, electrical substations and detention tanks	The rooftop space includes a chess board, communal room with accessible toilet, shaded pergola area and seating. The podium level COS area also contains two distinct areas for communal gathering.
Objective 3D-3 Communal open space is designed to maximise safety ***Design guidance*** Communal open space and the public domain should be readily visible from habitable rooms and private open space areas while maintaining visual privacy. Design solutions may include: • bay windows • corner windows • balconies Communal open space should be well lit Where communal open space/facilities are provided for children and young people they are safe and contained	The COS areas are considered safe with adequate passive surveillance.

Standards/controls	*Comment*
Objective 3D-4 Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood ***Design guidance*** The public open space should be well connected with public streets along at least one edge The public open space should be connected with nearby parks and other landscape elements Public open space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid Solar access should be provided year round along with protection from strong winds Opportunities for a range of recreational activities should be provided for people of all ages A positive address and active frontages should be provided adjacent to public open space Boundaries should be clearly defined between public open space and private areas	The COS areas provide a visual connection to both Crown Street and Waters Place and views towards the escarpment. Both areas are north facing and will receive sufficient solar access.
3E Deep soil zones *Objective 3E-1* Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality ***Design criteria*** 1. Deep soil zones are to meet the following minimum requirements: Site area / Minimum dimensions / Deep soil zone (% of site area) less than 650m² / - / 7% 650m² - 1,500m² / 3m greater than 1,500m² / 6m greater than 1,500m² with significant existing tree cover / 6m	N/A

Standards/controls	*Comment*
Design guidance On some sites it may be possible to provide larger deep soil zones, depending on the site area and context: • 10% of the site as deep soil on sites with an area of 650m² - 1,500m² • 15% of the site as deep soil on sites greater than 1,500m² Deep soil zones should be located to retain existing significant trees and to allow for the development of healthy root systems, providing anchorage and stability for mature trees. Design solutions may include: • basement and sub basement car park design that is consolidated beneath building footprints • use of increased front and side setbacks • adequate clearance around trees to ensure long term health • co-location with other deep soil areas on adjacent sites to create larger contiguous areas of deep soil Achieving the design criteria may not be possible on some sites including where: • the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) • there is 100% site coverage or non-residential uses at ground floor level Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure	N/A

Standards/controls	*Comment*
3F Visual privacy *Objective 3F-1* Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy ***Design criteria*** 1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Building height / Habitable rooms and balconies / Non-habitable rooms up to 12m (4 storeys) / 6m / 3m up to 25m (5-8 storeys) / 9m / 4.5m over 25m (9+ storeys) / 12m / 6m Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2) Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties	The site is located in an area where a nil setback is permitted up to street frontage height. For the levels above (6 and 7) the proposal does not have an interface with other residential development.

Standards/controls	*Comment*
Design guidance	
Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance	
For residential buildings next to commercial buildings, separation distances should be measured as follows: • for retail, office spaces and commercial balconies use the habitable room distances • for service and plant areas use the non-habitable room distances	
New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include: • site layout and building orientation to minimise privacy impacts (see also section 3B Orientation) • on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)	
Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)	
Direct lines of sight should be avoided for windows and balconies across corners	
No separation is required between blank walls	

Standards/controls	*Comment*
Objective 3F-2 Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	Satisfactory
Design guidance	
Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include: • setbacks • solid or partially solid balustrades to balconies at lower levels • fencing and/or trees and vegetation to separate spaces • screening devices • bay windows or pop out windows to provide privacy in one direction and outlook in another • raising apartments/private open space above the public domain or communal open space • planter boxes incorporated into walls and balustrades to increase visual separation • pergolas or shading devices to limit overlooking of lower apartments or private open space • on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies	
Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas	
Balconies and private terraces should be located in front of living rooms to increase internal privacy	
Windows should be offset from the windows of adjacent buildings	
Recessed balconies and/or vertical fins should be used between adjacent balconies	

Standards/controls	*Comment*
3G Pedestrian access and entries	
Objective 3G-1 Building entries and pedestrian access connects to and addresses the public domain	Satisfactory
Design guidance	
Multiple entries (including communal building entries and individual ground floor entries) should be provided to activate the street edge	
Entry locations relate to the street and subdivision pattern and the existing pedestrian network	
Building entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries	
Where street frontage is limited and multiple buildings are located on the site, a primary street address should be provided with clear sight lines and pathways to secondary building entries	
Objective 3G-2 Access, entries and pathways are accessible and easy to identify	Satisfactory
Design guidance	
Building access areas including lift lobbies, stairwells and hallways should be clearly visible from the public domain and communal spaces	
The design of ground floors and underground car parks minimise level changes along pathways and entries	
Steps and ramps should be integrated into the overall building and landscape design	
For large developments 'way finding' maps should be provided to assist visitors and residents (see figure 4T.3)	
For large developments electronic access and audio/video intercom should be provided to manage access	

Standards/controls	*Comment*
Objective 3G-3 Large sites provide pedestrian links for access to streets and connection to destinations ***Design guidance*** Pedestrian links through sites facilitate direct connections to open space, main streets, centres and public transport Pedestrian links should be direct, have clear sight lines, be overlooked by habitable rooms or private open spaces of dwellings, be well lit and contain active uses, where appropriate	N/A
3H Vehicle access *Objective 3H-1* Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes ***Design guidance*** Car park access should be integrated with the building's overall facade. Design solutions may include: • the materials and colour palette to minimise visibility from the street • security doors or gates at entries that minimise voids in the facade • where doors are not provided, the visible interior reflects the facade design and the building services, pipes and ducts are concealed	The vehicle access is to Waters Place and away from the primary pedestrian path across the Crown street frontage. The car park is sleeved along the Crown Street frontage with commercial tenancies. It will be visible at the rear however this is a service lane and not a primary public domain interface. The exposed section of the car park is discussed elsewhere in this report.

Standards/controls	*Comment*
Car park entries should be located behind the building line	
Vehicle entries should be located at the lowest point of the site minimising ramp lengths, excavation and impacts on the building form and layout	
Car park entry and access should be located on secondary streets or lanes where available	
Vehicle standing areas that increase driveway width and encroach into setbacks should be avoided	
Access point locations should avoid headlight glare to habitable rooms	
Adequate separation distances should be provided between vehicle entries and street intersections	
The width and number of vehicle access points should be limited to the minimum	
Visual impact of long driveways should be minimised through changing alignments and screen planting	
The need for large vehicles to enter or turn around within the site should be avoided	
Garbage collection, loading and servicing areas are screened	
Clear sight lines should be provided at pedestrian and vehicle crossings	
Traffic calming devices such as changes in paving material or textures should be used where appropriate	
Pedestrian and vehicle access should be separated and distinguishable. Design solutions may include: • changes in surface materials • level changes • the use of landscaping for separation	

Standards/controls	*Comment*
3J Bicycle and car parking ***Objective 3J-1*** Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas ***Design criteria*** 1. For development in the following locations: • on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or • on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street ***Design guidance*** Where a car share scheme operates locally, provide car share parking spaces within the development. Car share spaces, when provided, should be on site Where less car parking is provided in a development, council should not provide on street resident parking permits	The proposal satisfies the applicable car parking rate in the Guide to Traffic Generating Development.
Objective 3J-2 Parking and facilities are provided for other modes of transport ***Design guidance*** Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas Conveniently located charging stations are provided for electric vehicles, where desirable	Complies

Standards/controls	*Comment*
3J Bicycle and car parking *Objective 3J-3* Car park design and access is safe and secure ***Design guidance*** Supporting facilities within car parks, including garbage, plant and switch rooms, storage areas and car wash bays can be accessed without crossing car parking spaces Direct, clearly visible and well lit access should be provided into common circulation areas A clearly defined and visible lobby or waiting area should be provided to lifts and stairs For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards	Complies

Standards/controls	*Comment*
Objective 3J-4 Visual and environmental impacts of underground car parking are minimised	The car park is exposed at the back where it faces Waters Lane. This is discussed elsewhere in this report. The basement is mechanically ventilated to the roof.
Design guidance	
Excavation should be minimised through efficient car park layouts and ramp design	
Car parking layout should be well organised, using a logical, efficient structural grid and double loaded aisles	
Protrusion of car parks should not exceed 1m above ground level. Design solutions may include stepping car park levels or using split levels on sloping sites	
Natural ventilation should be provided to basement and sub basement car parking areas	
Ventilation grills or screening devices for car parking openings should be integrated into the facade and landscape design	
Objective 3J-5 Visual and environmental impacts of on-grade car parking are minimised	N/A
Design guidance	
On-grade car parking should be avoided	
Where on-grade car parking is unavoidable, the following design solutions are used: • parking is located on the side or rear of the lot away from the primary street frontage • cars are screened from view of streets, buildings, communal and private open space areas • safe and direct access to building entry points is provided • parking is incorporated into the landscape design of the site, by extending planting and materials into the car park space • stormwater run-off is managed appropriately from car parking surfaces • bio-swales, rain gardens or on site detention tanks are provided, where appropriate • light coloured paving materials or permeable paving systems are used and shade trees are planted between every 4-5 parking spaces to reduce increased surface temperatures from large areas of paving	

Standards/controls	*Comment*
Objective 3J-6 Visual and environmental impacts of above ground enclosed car parking are minimised ***Design guidance*** Exposed parking should not be located along primary street frontages Screening, landscaping and other design elements including public art should be used to integrate the above ground car parking with the facade. Design solutions may include: • car parking that is concealed behind the facade, with windows integrated into the overall facade design (approach should be limited to developments where a larger floor plate podium is suitable at lower levels) • car parking that is 'wrapped' with other uses, such as retail, commercial or two storey Small Office/Home Office (SOHO) units along the street frontage (see figure 3J.9) Positive street address and active frontages should be provided at ground level	The exposed section of car park is to the rear lane, away from primary street frontages.
4A Solar and daylight access **Objective 4A-1** To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space ***Design criteria*** 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas 2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter 3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	The proposal satisfies the minimum solar access requirement for internal living spaces and POS areas. 11% of units receive no direct solar access.

Standards/controls	*Comment*
Design guidance The design maximises north aspect and the number of single aspect south facing apartments is minimised Single aspect, single storey apartments should have a northerly or easterly aspect Living areas are best located to the north and service areas to the south and west of apartments To optimise the direct sunlight to habitable rooms and balconies a number of the following design features are used: • dual aspect apartments • shallow apartment layouts • two storey and mezzanine level apartments • bay windows To maximise the benefit to residents of direct sunlight within living rooms and private open spaces, a minimum of 1m² of direct sunlight, measured at 1m above floor level, is achieved for at least 15 minutes Achieving the design criteria may not be possible on some sites. This includes: • where greater residential amenity can be achieved along a busy road or rail line by orientating the living rooms away from the noise source • on south facing sloping sites • where significant views are oriented away from the desired aspect for direct sunlight Design drawings need to demonstrate how site constraints and orientation preclude meeting the design criteria and how the development meets the objective	Satisfactory

Standards/controls	*Comment*
Objective 4A-2 **Daylight access is maximised where sunlight is limited** ***Design guidance*** Courtyards, skylights and high level windows (with sills of 1,500mm or greater) are used only as a secondary light source in habitable rooms Where courtyards are used : • use is restricted to kitchens, bathrooms and service areas • building services are concealed with appropriate detailing and materials to visible walls • courtyards are fully open to the sky • access is provided to the light well from a communal area for cleaning and maintenance • acoustic privacy, fire safety and minimum privacy separation distances (see section 3F Visual privacy) are achieved Opportunities for reflected light into apartments are optimised through: • reflective exterior surfaces on buildings opposite south facing windows • positioning windows to face other buildings or surfaces (on neighbouring sites or within the site) that will reflect light • integrating light shelves into the design • light coloured internal finishes	Satisfactory

Standards/controls	*Comment*
Objective 4A-3 **Design incorporates shading and glare control, particularly for warmer months** ***Design guidance*** A number of the following design features are used: • balconies or sun shading that extend far enough to shade summer sun, but allow winter sun to penetrate living areas • shading devices such as eaves, awnings, balconies, pergolas, external louvres and planting • horizontal shading to north facing windows • vertical shading to east and particularly west facing windows • operable shading to allow adjustment and choice • high performance glass that minimises external glare off windows, with consideration given to reduced tint glass or glass with a reflectance level below 20% (reflective films are avoided)	Satisfactory
4B Natural ventilation	
Objective 4B-1 **All habitable rooms are naturally ventilated** ***Design guidance*** The building's orientation maximises capture and use of prevailing breezes for natural ventilation in habitable rooms Depths of habitable rooms support natural ventilation The area of unobstructed window openings should be equal to at least 5% of the floor area served Light wells are not the primary air source for habitable rooms Doors and openable windows maximise natural ventilation opportunities by using the following design solutions: • adjustable windows with large effective openable areas • a variety of window types that provide safety and flexibility such as awnings and louvres • windows which the occupants can reconfigure to funnel breezes into the apartment such as vertical louvres, casement windows and externally opening doors	Satisfactory

Standards/controls	*Comment*
Objective 4B-2 **The layout and design of single aspect apartments maximises natural ventilation** ***Design guidance*** Apartment depths are limited to maximise ventilation and airflow (see also figure 4D.3) Natural ventilation to single aspect apartments is achieved with the following design solutions: • primary windows are augmented with plenums and light wells (generally not suitable for cross ventilation) • stack effect ventilation / solar chimneys or similar to naturally ventilate internal building areas or rooms such as bathrooms and laundries • courtyards or building indentations have a width to depth ratio of 2:1 or 3:1 to ensure effective air circulation and avoid trapped smells	Satisfactory

Standards/controls	*Comment*
Objective 4B-3 **The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents**	The development provides 72% naturally cross ventilated. Building depth does not exceed 18m. Inlet opening sizes are equivalent to outlet opening sizes. Ceiling heights comply.
Design criteria	
1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	
2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	
Design guidance	
The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths	
In cross-through apartments external window and door opening sizes/areas on one side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/areas on the other side of the apartment (outlet side) (see figure 4B.4)	
Apartments are designed to minimise the number of corners, doors and rooms that might obstruct airflow	
Apartment depths, combined with appropriate ceiling heights, maximise cross ventilation and airflow	

Standards/controls	*Comment*
4C Ceiling heights	
Objective 4C-1 Ceiling height achieves sufficient natural ventilation and daylight access ***Design criteria*** 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: **Minimum ceiling height for apartment and mixed use buildings** Habitable rooms: 2.7m Non-habitable: 2.4m For 2 storey apartments: 2.7m for main living area floor; 2.4m for second floor, where its area does not exceed 50% of the apartment area Attic spaces: 1.8m at edge of room with a 30 degree minimum ceiling slope If located in mixed used areas: 3.3m for ground and first floor to promote future flexibility of use These minimums do not preclude higher ceilings if desired ***Design guidance*** Ceiling height can accommodate use of ceiling fans for cooling and heat distribution	Complies
Objective 4C-2 Ceiling height increases the sense of space in apartments and provides for well proportioned rooms ***Design guidance*** A number of the following design solutions can be used: • the hierarchy of rooms in an apartment is defined using changes in ceiling heights and alternatives such as raked or curved ceilings, or double height spaces • well proportioned rooms are provided, for example, smaller rooms feel larger and more spacious with higher ceilings • ceiling heights are maximised in habitable rooms by ensuring that bulkheads do not intrude. The stacking of service rooms from floor to floor and coordination of bulkhead location above non-habitable areas, such as robes or storage, can assist	Satisfactory

Standards/controls	*Comment*
Objective 4C-3 **Ceiling heights contribute to the flexibility of building use over the life of the building** ***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 (see figure 4C.1)	Satisfactory

Standards/controls	*Comment*
4D Apartment size and layout *Objective 4D-1* The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity ***Design criteria*** 1. Apartments are required to have the following minimum internal areas: The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms ***Design guidance*** Kitchens should not be located as part of the main circulation space in larger apartments (such as hallway or entry space) A window should be visible from any point in a habitable room Where minimum areas or room dimensions are not met apartments need to demonstrate that they are well designed and demonstrate the usability and functionality of the space with realistically scaled furniture layouts and circulation areas. These circumstances would be assessed on their merits	Complies

Apartment type	Minimum internal area
Studio	35m²
1 bedroom	50m²
2 bedroom	70m²
3 bedroom	90m²

Standards/controls	*Comment*
Objective 4D-2 **Environmental performance of the apartment is maximised**	Complies
Design criteria	
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	
Design guidance	
Greater than minimum ceiling heights can allow for proportional increases in room depth up to the permitted maximum depths	
All living areas and bedrooms should be located on the external face of the building	
Where possible: • bathrooms and laundries should have an external openable window • main living spaces should be oriented toward the primary outlook and aspect and away from noise sources	External windows to laundries and bathrooms are generally not achievable on the site.

Standards/controls	*Comment*
Objective 4D-3 **Apartment layouts are designed to accommodate a variety of household activities and needs** ***Design criteria*** 1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts ***Design guidance*** Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas All bedrooms allow a minimum length of 1.5m for robes The main bedroom of an apartment or a studio apartment should be provided with a wardrobe of a minimum 1.8m long, 0.6m deep and 2.1m high Apartment layouts allow flexibility over time, design solutions may include: • dimensions that facilitate a variety of furniture arrangements and removal • spaces for a range of activities and privacy levels between different spaces within the apartment • dual master apartments • dual key apartments *Note: dual key apartments which are separate but on the same title are regarded as two sole occupancy units for the purposes of the Building Code of Australia and for calculating the mix of apartments* • room sizes and proportions or open plans (rectangular spaces (2:3) are more easily furnished than square spaces (1:1)) • efficient planning of circulation by stairs, corridors and through rooms to maximise the amount of usable floor space in rooms	Satisfactory

Standards/controls	*Comment*
4E Private open space and balconies *Objective 4E-1* **Apartments provide appropriately sized private open space and balconies to enhance residential amenity** ***Design criteria*** 1. All apartments are required to have primary balconies as follows: 	Dwelling type	Minimum area	Minimum depth
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Studio apartments	4m²	-
1 bedroom apartments	8m²	2m
2 bedroom apartments	10m²	2m
3+ bedroom apartments	12m²	2.4m | The minimum balcony depth to be counted as contributing to the balcony area is 1m 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m ***Design guidance*** Increased communal open space should be provided where the number or size of balconies are reduced Storage areas on balconies is additional to the minimum balcony size Balcony use may be limited in some proposals by: • consistently high wind speeds at 10 storeys and above • close proximity to road, rail or other noise sources • exposure to significant levels of aircraft noise • heritage and adaptive reuse of existing buildings In these situations, juliet balconies, operable walls, enclosed wintergardens or bay windows may be appropriate, and other amenity benefits for occupants should also be provided in the apartments or in the development or both. Natural ventilation also needs to be demonstrated	Complies

Standards/controls	*Comment*
Objective 4E-2 **Primary private open space and balconies are appropriately located to enhance liveability for residents** ***Design guidance*** Primary open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space Private open spaces and balconies predominantly face north, east or west Primary open space and balconies should be orientated with the longer side facing outwards or be open to the sky to optimise daylight access into adjacent rooms	Complies

Standards/controls	*Comment*
Objective 4E-3 **Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building**	Complies
Design guidance	
Solid, partially solid or transparent fences and balustrades are selected to respond to the location. They are designed to allow views and passive surveillance of the street while maintaining visual privacy and allowing for a range of uses on the balcony. Solid and partially solid balustrades are preferred	
Full width full height glass balustrades alone are generally not desirable	
Projecting balconies should be integrated into the building design and the design of soffits considered	
Operable screens, shutters, hoods and pergolas are used to control sunlight and wind	
Balustrades are set back from the building or balcony edge where overlooking or safety is an issue	
Downpipes and balcony drainage are integrated with the overall facade and building design	
Air-conditioning units should be located on roofs, in basements, or fully integrated into the building design	
Where clothes drying, storage or air conditioning units are located on balconies, they should be screened and integrated in the building design	
Ceilings of apartments below terraces should be insulated to avoid heat loss	
Water and gas outlets should be provided for primary balconies and private open space	
Objective 4E-4 **Private open space and balcony design maximises safety**	Satisfactory
Design guidance	
Changes in ground levels or landscaping are minimised	
Design and detailing of balconies avoids opportunities for climbing and falls	

Standards/controls	*Comment*
4F Common circulation and spaces *Objective 4F-1* Common circulation spaces achieve good amenity and properly service the number of apartments ***Design criteria*** 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Satisfactory

Standards/controls	*Comment*
Design guidance	Satisfactory
Greater than minimum requirements for corridor widths and/ or ceiling heights allow comfortable movement and access particularly in entry lobbies, outside lifts and at apartment entry doors	
Daylight and natural ventilation should be provided to all common circulation spaces that are above ground	
Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors	
Longer corridors greater than 12m in length from the lift core should be articulated. Design solutions may include: • a series of foyer areas with windows and spaces for seating • wider areas at apartment entry doors and varied ceiling heights	
Design common circulation spaces to maximise opportunities for dual aspect apartments, including multiple core apartment buildings and cross over apartments	
Achieving the design criteria for the number of apartments off a circulation core may not be possible. Where a development is unable to achieve the design criteria, a high level of amenity for common lobbies, corridors and apartments should be demonstrated, including: • sunlight and natural cross ventilation in apartments • access to ample daylight and natural ventilation in common circulation spaces • common areas for seating and gathering • generous corridors with greater than minimum ceiling heights • other innovative design solutions that provide high levels of amenity	
Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level	
Primary living room or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces to any other rooms should be carefully controlled	

Standards/controls	*Comment*
Objective 4F-2 **Common circulation spaces promote safety and provide for social interaction between residents** ***Design guidance*** Direct and legible access should be provided between vertical circulation points and apartment entries by minimising corridor or gallery length to give short, straight, clear sight lines Tight corners and spaces are avoided Circulation spaces should be well lit at night Legible signage should be provided for apartment numbers, common areas and general wayfinding Incidental spaces, for example space for seating in a corridor, at a stair landing, or near a window are provided In larger developments, community rooms for activities such as owners corporation meetings or resident use should be provided and are ideally co-located with communal open space Where external galleries are provided, they are more open than closed above the balustrade along their length	Satisfactory

Standards/controls	*Comment*
4G Storage ***Objective 4G-1*** Adequate, well designed storage is provided in each apartment ***Design criteria*** 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Dwelling type / Storage size volume Studio apartments / 4m³ 1 bedroom apartments / 6m³ 2 bedroom apartments / 8m³ 3+ bedroom apartments / 10m³ At least 50% of the required storage is to be located within the apartment ***Design guidance*** Storage is accessible from either circulation or living areas Storage provided on balconies (in addition to the minimum balcony size) is integrated into the balcony design, weather proof and screened from view from the street Left over space such as under stairs is used for storage	Storage volumes comply and at least 50% is provided in the unit.

Standards/controls	*Comment*
Objective 4G-2 **Additional storage is conveniently located, accessible and nominated for individual apartments** ***Design guidance*** Storage not located in apartments is secure and clearly allocated to specific apartments Storage is provided for larger and less frequently accessed items Storage space in internal or basement car parks is provided at the rear or side of car spaces or in cages so that allocated car parking remains accessible If communal storage rooms are provided they should be accessible from common circulation areas of the building Storage not located in an apartment is integrated into the overall building design and is not visible from the public domain	There is a communal storage area within level C1.
4H Acoustic privacy	
Objective 4H-1 **Noise transfer is minimised through the siting of buildings and building layout** ***Design guidance*** Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses (see also section 2F Building separation and section 3F Visual privacy) Window and door openings are generally orientated away from noise sources Noisy areas within buildings including building entries and corridors should be located next to or above each other and quieter areas next to or above quieter areas Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources The number of party walls (walls shared with other apartments) are limited and are appropriately insulated Noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open spaces and circulation areas should be located at least 3m away from bedrooms	Satisfactory

Standards/controls	*Comment*
Objective 4H-2 **Noise impacts are mitigated within apartments through layout and acoustic treatments** ***Design guidance*** Internal apartment layout separates noisy spaces from quiet spaces, using a number of the following design solutions: • rooms with similar noise requirements are grouped together • doors separate different use zones • wardrobes in bedrooms are co-located to act as sound buffers Where physical separation cannot be achieved noise conflicts are resolved using the following design solutions: • double or acoustic glazing • acoustic seals • use of materials with low noise penetration properties • continuous walls to ground level courtyards where they do not conflict with streetscape or other amenity requirements	Satisfactory

Standards/controls	*Comment*
4J Noise and pollution *Objective 4J-1* **In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings** ***Design guidance*** To minimise impacts the following design solutions may be used: • physical separation between buildings and the noise or pollution source • residential uses are located perpendicular to the noise source and where possible buffered by other uses • non-residential buildings are sited to be parallel with the noise source to provide a continuous building that shields residential uses and communal open spaces • non-residential uses are located at lower levels vertically separating the residential component from the noise or pollution source. Setbacks to the underside of residential floor levels should increase relative to traffic volumes and other noise sources • buildings should respond to both solar access and noise. Where solar access is away from the noise source, non-habitable rooms can provide a buffer • where solar access is in the same direction as the noise source, dual aspect apartments with shallow building depths are preferable (see figure 4J.4) • landscape design reduces the perception of noise and acts as a filter for air pollution generated by traffic and industry Achieving the design criteria in this Apartment Design Guide may not be possible in some situations due to noise and pollution. Where developments are unable to achieve the design criteria, alternatives may be considered in the following areas: • solar and daylight access • private open space and balconies • natural cross ventilation	An Acoustic Report has been provided that identifies measures to maintain internal noise levels to acceptable standards. It is noted that this includes window and doors being required to remain closed. This will necessitate reliance on mechanical ventilation when noise attenuation is sought. It is recommended ceiling fans be provided within the bedrooms of the development to improve residential amenity.

Standards/controls	*Comment*
Objective 4J-2 **Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission** ***Design guidance*** Design solutions to mitigate noise include: • limiting the number and size of openings facing noise sources • providing seals to prevent noise transfer through gaps • using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens) • using materials with mass and/or sound insulation or absorption properties e.g. solid balcony balustrades, external screens and soffits	Satisfactory
4K Apartment mix	
Objective 4K-1 **A range of apartment types and sizes is provided to cater for different household types now and into the future** ***Design guidance*** A variety of apartment types is provided The apartment mix is appropriate, taking into consideration: • the distance to public transport, employment and education centres • the current market demands and projected future demographic trends • the demand for social and affordable housing • different cultural and socioeconomic groups Flexible apartment configurations are provided to support diverse household types and stages of life including single person households, families, multi-generational families and group households	Complies

Standards/controls	*Comment*
Objective 4K-2 The apartment mix is distributed to suitable locations within the building ***Design guidance*** Different apartment types are located to achieve successful facade composition and to optimise solar access (see figure 4K.3) Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	Satisfactory
4L Ground floor apartments	
Objective 4L-1 Street frontage activity is maximised where ground floor apartments are located ***Design guidance*** Direct street access should be provided to ground floor apartments Activity is achieved through front gardens, terraces and the facade of the building. Design solutions may include: • both street, foyer and other common internal circulation entrances to ground floor apartments • private open space is next to the street • doors and windows face the street Retail or home office spaces should be located along street frontages Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion	N/A

Standards/controls	*Comment*
Objective 4L-2 Design of ground floor apartments delivers amenity and safety for residents ***Design guidance*** Privacy and safety should be provided without obstructing casual surveillance. Design solutions may include: • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design Solar access should be maximised through: • high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer	N/A

Standards/controls	*Comment*
4M Facades	
Objective 4M-1 **Building facades provide visual interest along the street while respecting the character of the local area**	Satisfactory
Design guidance	
Design solutions for front building facades may include: • a composition of varied building elements • a defined base, middle and top of buildings • revealing and concealing certain elements • changes in texture, material, detail and colour to modify the prominence of elements	
Building services should be integrated within the overall facade	
Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. Design solutions may include: • well composed horizontal and vertical elements • variation in floor heights to enhance the human scale • elements that are proportional and arranged in patterns • public artwork or treatments to exterior blank walls • grouping of floors or elements such as balconies and windows on taller buildings	
Building facades relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights	
Shadow is created on the facade throughout the day with building articulation, balconies and deeper window reveals	
Objective 4M-2 **Building functions are expressed by the facade**	Complies
Design guidance	
Building entries should be clearly defined	
Important corners are given visual prominence through a change in articulation, materials or colour, roof expression or changes in height	
The apartment layout should be expressed externally through facade features such as party walls and floor slabs	

Standards/controls	*Comment*
4N Roof design	
Objective 4N-1 Roof treatments are integrated into the building design and positively respond to the street	Satisfactory
Design guidance	
Roof design relates to the street. Design solutions may include: • special roof features and strong corners • use of skillion or very low pitch hipped roofs • breaking down the massing of the roof by using smaller elements to avoid bulk • using materials or a pitched form complementary to adjacent buildings	
Roof treatments should be integrated with the building design. Design solutions may include: • roof design proportionate to the overall building size, scale and form • roof materials compliment the building • service elements are integrated	
Objective 4N-2 Opportunities to use roof space for residential accommodation and open space are maximised	Satisfactory
Design guidance	
Habitable roof space should be provided with good levels of amenity. Design solutions may include: • penthouse apartments • dormer or clerestory windows • openable skylights	
Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations	

Standards/controls	*Comment*
Objective 4N-3 **Roof design incorporates sustainability features** ***Design guidance*** Roof design maximises solar access to apartments during winter and provides shade during summer. Design solutions may include: • the roof lifts to the north • eaves and overhangs shade walls and windows from summer sun Skylights and ventilation systems should be integrated into the roof design	Satisfactory
4O Landscape design	
Objective 4O-1 **Landscape design is viable and sustainable** ***Design guidance*** Landscape design should be environmentally sustainable and can enhance environmental performance by incorporating: • diverse and appropriate planting • bio-filtration gardens • appropriately planted shading trees • areas for residents to plant vegetables and herbs • composting • green roofs or walls Ongoing maintenance plans should be prepared Microclimate is enhanced by: • appropriately scaled trees near the eastern and western elevations for shade • a balance of evergreen and deciduous trees to provide shading in summer and sunlight access in winter • shade structures such as pergolas for balconies and courtyards Tree and shrub selection considers size at maturity and the potential for roots to compete (see Table 4)	Satisfactory

Standards/controls	*Comment*
Objective 4O-2 **Landscape design contributes to the streetscape and amenity** ***Design guidance*** Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features including trees and rock outcrops Significant landscape features should be protected by: • tree protection zones (see figure 4O.5) • appropriate signage and fencing during construction Plants selected should be endemic to the region and reflect the local ecology	Opportunities for landscaping within the streetscape are precluded by services in the footpath.
4P Planting on structures	
Objective 4P-1 **Appropriate soil profiles are provided** ***Design guidance*** Structures are reinforced for additional saturated soil weight Soil volume is appropriate for plant growth, considerations include: • modifying depths and widths according to the planting mix and irrigation frequency • free draining and long soil life span • tree anchorage Minimum soil standards for plant sizes should be provided in accordance with Table 5	Landscaping has been provided on structure where possible to provide amenity to the communal open space areas. Depths and volumes are suitable to the planting proposed.

Standards/controls	*Comment*
Objective 4P-2 **Plant growth is optimised with appropriate selection and maintenance** ***Design guidance*** Plants are suited to site conditions, considerations include: • drought and wind tolerance • seasonal changes in solar access • modified substrate depths for a diverse range of plants • plant longevity A landscape maintenance plan is prepared Irrigation and drainage systems respond to: • changing site conditions • soil profile and the planting regime • whether rainwater, stormwater or recycled grey water is used	Satisfactory
Objective 4P-3 **Planting on structures contributes to the quality and amenity of communal and public open spaces** ***Design guidance*** Building design incorporates opportunities for planting on 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 the public domain • planter boxes Note: structures designed to accommodate green walls should be integrated into the building facade and consider the ability of the facade to change over time	Satisfactory

Standards/controls	*Comment*
4Q Universal design	
Objective 4Q-1 Universal design features are included in apartment design to promote flexible housing for all community members ***Design guidance*** Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features	11 units meet the silver level universal design requirements (1.01, 2.01, 3.01, 4.01, 5.01, 1.05, 2.05, 3.05, 4.05, 5.05, 6.05)
Objective 4Q-2 A variety of apartments with adaptable designs are provided ***Design guidance*** Adaptable housing should be provided in accordance with the relevant council policy Design solutions for adaptable apartments include: • convenient access to communal and public areas • high level of solar access • minimal structural change and residential amenity loss when adapted • larger car parking spaces for accessibility • parking titled separately from apartments or shared car parking arrangements	Satisfactory
Objective 4Q-3 Apartment layouts are flexible and accommodate a range of lifestyle needs ***Design guidance*** Apartment design incorporates flexible design solutions which may include: • rooms with multiple functions • dual master bedroom apartments with separate bathrooms • larger apartments with various living space options • open plan 'loft' style apartments with only a fixed kitchen, laundry and bathroom	Satisfactory

Standards/controls	*Comment*
4R Adaptive reuse ***Objective 4R-1*** New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place ***Design guidance*** Design solutions may include: • new elements to align with the existing building • additions that complement the existing character, siting, scale, proportion, pattern, form and detailing • use of contemporary and complementary materials, finishes, textures and colours Additions to heritage items should be clearly identifiable from the original building New additions allow for the interpretation and future evolution of the building	N/A

Standards/controls	*Comment*
Objective 4R-2 **Adapted buildings provide residential amenity while not precluding future adaptive reuse** ***Design guidance*** Design features should be incorporated sensitively into adapted buildings to make up for any physical limitations, to ensure residential amenity is achieved. Design solutions may include: • generously sized voids in deeper buildings • alternative apartment types when orientation is poor • using additions to expand the existing building envelope Some proposals that adapt existing buildings may not be able to achieve all of the design criteria in this Apartment Design Guide. Where developments are unable to achieve the design criteria, alternatives could be considered in the following areas: • where there are existing higher ceilings, depths of habitable rooms could increase subject to demonstrating access to natural ventilation, cross ventilation (when applicable) and solar and daylight access (see also sections 4A Solar and daylight access and 4B Natural ventilation) • alternatives to providing deep soil where less than the minimum requirement is currently available on the site • building and visual separation – subject to demonstrating alternative design approaches to achieving privacy • common circulation • car parking • alternative approaches to private open space and balconies	N/A

Standards/controls	*Comment*
4S Mixed use	
Objective 4S-1 **Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement**	Satisfactory
Design guidance	
Mixed use development should be concentrated around public transport and centres	
Mixed use developments positively contribute to the public domain. Design solutions may include: • development addresses the street • active frontages are provided • diverse activities and uses • avoiding blank walls at the ground level • live/work apartments on the ground floor level, rather than commercial	
Objective 4S-2 **Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents**	Satisfactory
Design guidance	
Residential circulation areas should be clearly defined. Design solutions may include: • residential entries are separated from commercial entries and directly accessible from the street • commercial service areas are separated from residential components • residential car parking and communal facilities are separated or secured • security at entries and safe pedestrian routes are provided • concealment opportunities are avoided	
Landscaped communal open space should be provided at podium or roof levels	

Standards/controls	*Comment*
4T Awnings and signage	
Objective 4T-1 **Awnings are well located and complement and integrate with the building design**	Satisfactory
Design guidance	
Awnings should be located along streets with high pedestrian activity and active frontages	
A number of the following design solutions are used: • continuous awnings are maintained and provided in areas with an existing pattern • height, depth, material and form complements the existing street character • protection from the sun and rain is provided • awnings are wrapped around the secondary frontages of corner sites • awnings are retractable in areas without an established pattern	
Awnings should be located over building entries for building address and public domain amenity	
Awnings relate to residential windows, balconies, street tree planting, power poles and street infrastructure	
Gutters and down pipes should be integrated and concealed	
Lighting under awnings should be provided for pedestrian safety	
Objective 4T-2 **Signage responds to the context and desired streetscape character**	Satisfactory
Design guidance	
Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	
Legible and discrete way finding should be provided for larger developments	
Signage is limited to being on and below awnings and a single facade sign on the primary street frontage	

Standards/controls	*Comment*
4U Energy efficiency	
Objective 4U-1 Development incorporates passive environmental design ***Design guidance*** Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) Well located, screened outdoor areas should be provided for clothes drying	Satisfactory
Objective 4U-2 Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer ***Design guidance*** A number of the following design solutions are used: • the use of smart glass or other technologies on north and west elevations • thermal mass in the floors and walls of north facing rooms is maximised • polished concrete floors, tiles or timber rather than carpet • insulated roofs, walls and floors and seals on window and door openings • overhangs and shading devices such as awnings, blinds and screens Provision of consolidated heating and cooling infrastructure should be located in a centralised location (e.g. the basement)	Satisfactory
Objective 4U-3 Adequate natural ventilation minimises the need for mechanical ventilation ***Design guidance*** A number of the following design solutions are used: • rooms with similar usage are grouped together • natural cross ventilation for apartments is optimised • natural ventilation is provided to all habitable rooms and as many non-habitable rooms, common areas and circulation spaces as possible	The building is situated in a location where managing noise impacts to residents works against natural ventilation. The site is in close proximity to the train line, Crown Street traffic and late trading venues. The Acoustic Report notes that achieving compliant internal noise levels, doors and windows would need to remain closed, thereby relying on mechanical ventilation where noise management is also desired. The acoustic report notes the following options to achieve natural ventilation in view of acoustic requirements:

Standards/controls	*Comment*
	This requirement is mirrored in the NSW Planning & Environment document *"Apartment Design Guide"* (2015), Objective 4B-2. The ADG also provides requirements for acoustically constrained sites in Section 4J (Noise & Pollution). With respect to cross ventilation, Objective 4J-1 notes that alternatives can be considered for natural cross ventilation, amongst other design criteria. Notwithstanding, dwellings may retain their windows open for ventilation – the acoustic requirements for the site do not provide any restriction on the operability of façade systems. Where this is provided on multiple façades, cross ventilation would also be achieved. It is, however, recommended that an alternative source of ventilation be considered for apartments, as outlined in the DNRCBR and the Wollongong DCP. This provides future occupants the ability to close windows or doors (for lower internal noise levels) whilst still receiving outside air, or alternatively opening windows and doors to maximise ventilation. A number of potential ventilation systems can be considered, including a centralised outside air system, individual apartment outside air systems, use of trickle vents or other similar devices, dedicated ventilation plenums provided with acoustic attenuation, amongst other novel solutions which may ultimately be developed for the project. I:\Jobs\2021\20210880\20210880.1\20231208BJA_R4_DA_Acoustic_Services.docx 17

	Depending on the specific type of ventilation system ultimately proposed, the following internal noise objectives are proposed:
	
	• For ventilation through façade openings (plenums, trickle vents etc.)
	  ○ 45dB(A) $L_{eq(9\ hour)}$ for bedrooms, during the night time period.
	  ○ 50 dB(A) $L_{eq(15\ hour)}$ for living rooms, during any time period.
	
	Any ventilation system to be installed, should be designed in conjunction with a mechanical consultant, to verify that the proposed system meets the project ventilation requirements. Where mechanical ventilation system is installed, this should be acoustically designed such that the acoustic performance of the façade is not reduced, and noise emissions comply with the relevant requirements detailed within this report.

4V Water management and conservation	
Objective 4V-1 Potable water use is minimised ***Design guidance*** Water efficient fittings, appliances and wastewater reuse should be incorporated Apartments should be individually metered Rainwater should be collected, stored and reused on site Drought tolerant, low water use plants should be used within landscaped areas	Satisfactory
Objective 4V-2 Urban stormwater is treated on site before being discharged to receiving waters ***Design guidance*** Water sensitive urban design systems are designed by a suitably qualified professional A number of the following design solutions are used: • runoff is collected from roofs and balconies in water tanks and plumbed into toilets, laundry and irrigation • porous and open paving materials is maximised • on site stormwater and infiltration, including bio-retention systems such as rain gardens or street tree pits	Satisfactory

Standards/controls	*Comment*
Objective 4V-3 Flood management systems are integrated into site design ***Design guidance*** Detention tanks should be located under paved areas, driveways or in basement car parks On large sites parks or open spaces are designed to provide temporary on site detention basins	Satisfactory
4W Waste management	
Objective 4W-1 Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents ***Design guidance*** Adequately sized storage areas for rubbish bins should be located discreetly away from the front of the development or in the basement car park Waste and recycling storage areas should be well ventilated Circulation design allows bins to be easily manoeuvred between storage and collection points Temporary storage should be provided for large bulk items such as mattresses A waste management plan should be prepared	Separate residential and commercial waste bin rooms are located within the basement levels. This includes a bulk waste room for residents. Collection is via a loading dock on site adjacent to the entry on Waters Place. The size of the waste room is sufficient to accommodate the requisite number of bins on level C1 for residents. Servicing will occur with the building manager taking bins from level C1 waste rooms to the service lift which goes to Level 0 from which a tug will transport the bins up to the level 1 waste collection area adjacent to Waters Place. A Waste Management Plan has been provided.
Objective 4W-2 Domestic waste is minimised by providing safe and convenient source separation and recycling ***Design guidance*** All dwellings should have a waste and recycling cupboard or temporary storage area of sufficient size to hold two days worth of waste and recycling Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses Alternative waste disposal methods such as composting should be provided	The development incorporates separation of waste streams including for FOGO waste.

Standards/controls	*Comment*
4X Building maintenance	
Objective 4X-1 Building design detail provides protection from weathering ***Design guidance*** A number of the following design solutions are used: • roof overhangs to protect walls • hoods over windows and doors to protect openings • detailing horizontal edges with drip lines to avoid staining of surfaces • methods to eliminate or reduce planter box leaching • appropriate design and material selection for hostile locations	Satisfactory
Objective 4X-2 Systems and access enable ease of maintenance ***Design guidance*** Window design enables cleaning from the inside of the building Building maintenance systems should be incorporated and integrated into the design of the building form, roof and facade Design solutions do not require external scaffolding for maintenance access Manually operated systems such as blinds, sunshades and curtains are used in preference to mechanical systems Centralised maintenance, services and storage should be provided for communal open space areas within the building	Satisfactory
Objective 4X-3 Material selection reduces ongoing maintenance costs ***Design guidance*** A number of the following design solutions are used: • sensors to control artificial lighting in common circulation and spaces • natural materials that weather well and improve with time such as face brickwork • easily cleaned surfaces that are graffiti resistant • robust and durable materials and finishes are used in locations which receive heavy wear and tear, such as common circulation areas and lift interiors	Satisfactory

ATTACHMENT 3 – WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 COMPLIANCE TABLES

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Measures to address the principles of Ecologically Sustainable Development within the design are as follows:

- Solar panels on the roof
- EV charging backbone and management system install to enable charging infrastructure to individual car spaces as required.
- Ceiling fans to bedrooms to be conditioned
- Separation of waste streams
- Provision of suitable bicycle facilities

CHAPTER B4 – DEVELOPMENT IN CENTRES AND PERIPHERAL SALES PRECINCTS

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.

2 Objectives

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

10 General design requirements for retail and business premises developments

Control	Comment
10.1 Objectives (a) To ensure all new ground floor retail shops and business premises are designed to provide a uniform transition between the floor level of the premises and Council's footpath, in order to provide satisfactory access along the footpath and into retail and commercial office buildings for all people, including people with a disability. (b) To ensure all ground level premises have direct access to street and clear glazing, to encourage active street frontages. (c) To set minimum floor to ceiling heights for new buildings, in order to maximise the flexibility in the future use of the ground floor and first floor levels in the building. (d) To encourage larger retail or commercial office floor space not requiring direct connection to the street to be 'wrapped' by smaller retail shops or commercial offices to avoid blank walls and encourage active street frontages. (e) To ensure security grilles are transparent and fitted to retail shopfronts only, in order to encourage active street frontages at night-time. (f) To ensure new retail or business premises buildings are consistent with the predominant built form character of the locality, in terms of built form and external appearance. (g) To ensure new buildings maintain the balance of horizontal and vertical proportions of other existing buildings in the locality. (h) To ensure the street corners of any new corner building are strengthened by massing and building articulation to both street frontages. (i) To ensure all new retail, business or mixed use buildings provide a continuous awning along the full length of the building's street frontage, in order to provide all weather protection for pedestrians. (j) To provide pedestrian amenity and provide a 'unique' streetscape character for each business centre. (k) To provide innovative roof elements and parapet walls which positively contribute to the overall design of the proposed building and the streetscape of the immediate locality. (l) To ensure all new retail and business developments are designed to minimise potential overshadowing impacts and maximise solar access opportunities to any adjoining residential properties and the public domain (public reserves and / or footpaths) in the locality.	Satisfactory

Control	Comment
10.2.1 Floor configuration	
1. The ground floor of developments is to be set at a level determined with reference to existing/required footpath levels in order to provide for an even transition between the building and the footpath and provide cross fall grades on footpaths that meet Council's standards. Council's Infrastructure Division may be contacted with regard to existing/required footpath levels. 2. Any retail premises of less than 200m^2 in gross floor area should generally have a depth to width ratio ranging between 1:1 and a maximum 3:1. 3. The maximum building depth for any ground floor retail or commercial office development shall be 20 metres with openings on one side only. The maximum building depth for any retail or office building with openings on two or more side is 30 metres. Shopping centre developments may vary from this control. 4. Any residential storeys in a building shall have a maximum building depth of 18 metres. 5. The floor to ceiling height of the ground floor development in an E1 or E2 zone shall be a minimum 3.3 metres, in order to allow flexibility in retail and / or other business tenancies in the future. 6. In the MU1 Mixed Use zone, the ground floor and first floor levels in a building shall incorporate a minimum 3.3 metre floor to ceiling height clearance, to maximise the flexibility in the future use of the building. 7. The floor to ceiling height requirements for ground and first floor levels of a development situated upon land within the E2 Commercial Centre zone of the Wollongong City Centre, are specified in clause 2.6.2 in Chapter D13 Wollongong City Centre to this DCP. 8. Large retail or commercial office floor space not requiring continuous and direct connection to the street (e.g. supermarkets) should be 'wrapped' by smaller retail shops or commercial offices to avoid blank walls and encourage active street frontages. 9. The retail frontage at street level for individual retail shops / units should match the existing traditional retail shop pattern for the specific retail and business centre. 10. Where sites are amalgamated, the design of any new building should express the existing or prevalent lot structure in the immediate locality.	Complies
10.2.2 Building Appearance	
1. New retail or business development shall continue the predominant built form character of the locality, including parapets, floor to ceiling heights and roof pitches. 2. For large buildings including multi-storey mixed use buildings, the treatment of the facades should be designed to provide character, visual legibility and human scale and to delineate the distinct uses. 3. Facades facing each street or lane should be composed as at least three distinct layers. In this respect: (a) The "base" of each building includes the ground floor, and may also include the second and third storey above street level. (b) The "middle" of each building should accommodate at least one level, but not the upper-most storey. (c) The "top" of each building should accommodate the upper-most storey and the roof. 4. New buildings should also maintain the balance of horizontal and vertical proportions of other existing buildings in the locality. 5. The street corners of any new corner building should be strengthened by massing and building articulation to both street frontages. In this regard, a variation may be supported to the height limits contained in this DCP (but no greater than the building height limit in the LEP) by permitting an additional 1 – 2 storeys for the corner element of a building where in the opinion of the consent authority a strong corner element is necessary for the building. Any such variation to the height limit will only be supported by Council in circumstances where in the opinion of the consent authority, the proposed development will exhibit design excellence through the provision a strong corner element in the proposed building. 6. The profile of parapets and roof top elements should be integrated in the overall roof design of the building. 7. The angle of any pitched roof shall be compatible with existing development. 8. Any development involving the re-use of existing buildings should reinstate any missing façade elements or other decorative details, wherever practicable. 9. The external building materials and finishes of any retail or business development should be sympathetic to the existing fabric and character of buildings within that retail and business precinct. 10. Highly reflective finishes, reflective glass and curtain wall glazing are not permitted above ground floor level. 11. The reflectivity of glazing shall be restricted to less than 20%. A reflectivity diagram may be required where in the opinion of Council has the potential to pose future glare impacts upon pedestrians within public domain areas or motorists travelling past the site. 12. All Development Applications for new buildings or external alterations and additions to existing premises in Centres must be accompanied by a schedule of proposed external building materials and finishes (colours) board which shows the proposed building materials and finishes (colours) to be used on the external facades of the building. An A4 sized photograph of the schedule of external building materials and finishes (colours) board is also required.	Satisfactory
10.2.3 Building Alignment	
1. The design of corner buildings should reflect the geometry of the road, topographical conditions of the immediate locality and sight lines. 2. Buildings should be aligned with footpaths to create spatial enclosure and a sense of place. 3. Buildings shall be designed for retail or business uses only at the ground floor of a building. Residential uses are not permitted on the ground floor of any land within a Centre with the exception of access areas for residential uses on upper levels of a building.	Complies

Control	Comment
10.2.4 Active Street Frontages	
1. All new retail, business or mixed use buildings are required to provide ground level active street frontages. 2. Buildings should contain no more than five (5) metres of ground floor wall without a door or window. Windows should make up at least 50% of the ground floor front wall. 3. Buildings with frontages to retail streets are to contribute to the liveliness and vitality of those streets by: (a) Providing product retailing and / or food and drink premises within all enclosed shop fronts; (b) Minimising the extent and visual impact of building entrances, office lobbies, foyers, vehicle entrances and other entries not associated with retail, service areas and fire escapes; (c) Locating activities that may involve queuing (e.g. automatic teller machines) behind building frontages so that footpaths remain free for pedestrian movement; and (d) Providing a high standard of finish to retail shopfronts. 4. All street frontage windows at ground level are to have clear glazing. 5. Display windows with clear glazing to ground floor retail and business premises are required with a maximum window sill height of 0.7 metres above finished ground level. 6. Security grilles are to be fitted only within the retail shopfront. Such grilles are to be transparent and not of any roller door type.	Complies
10.2.5 Urban Design / Streetscape Appearance	
1. The siting, form, height and external appearance of any retail or business premise development should be sympathetic with adjoining buildings in the surrounding retail and business precinct in addition to any abutting or nearby residential dwellings. 2. The parapet height of any retail or business premises building must be consistent with the parapet height of the surrounding streetscape of the locality. 3. Any retail or business premises (commercial office) building should feature highly articulated facades, particularly any facades facing road frontages and any abutting residential area, in order to add visual interest to the building. 4. The horizontal form of any building should also be broken up vertically, in order to provide visual relief and interest to the development. The horizontal and vertical emphasis is especially critical for the middle and upper levels of a building. 5. Any retail or commercial office building must be designed to provide active street frontages on the ground floor level of the building to all street frontages and in some cases, Council may require appropriate pedestrian thoroughfare links. 6. External walls should be constructed of high quality and durable materials and finishes with low maintenance costs. 7. Highly reflective finishes are not permitted above ground floor level. 8. An external materials and finishes board and accompanying A4 sized photograph of the external materials and finishes board must be submitted with the Development Application.	Complies
10.2.6 Pedestrian Access	
1. Pedestrian through-site routes must be direct without any concealment opportunities and designed to provide clear sightlines from one end to the other. 2. Pedestrian through-site links should be a minimum of three (3) metres in width and activated by retail, civic and /or commercial office land uses, wherever possible. 3. The pedestrian through-site links should also be well lit at night-time and publicly accessible at least between 7.00 am to 7.00 pm daily with preference for 24 hour public access. Any such pedestrian link should be designed to provide satisfactory access for all patrons, including patrons using wheelchairs or patrons using strollers for young children. 4. Direct pedestrian access and visual inspection should be provided from the front of the building, to encourage active street frontage to retail shops and business premises.	Complies
10.2.7 Awnings	
1. Buildings with frontage to any street must incorporate an awning or colonnade (only in areas where existing buildings have colonnades) along the full length of the building's street frontage. 2. All retail, business or mixed use buildings must provide a continuous awning along the full length of the building's street frontage, in order to provide all weather protection for pedestrians. 3. Awnings should be designed of a solid cantilevered / suspended steel box type section with a minimum soffit height of 3.2 metres, taking into account the grade of the road reserve (footway area). 4. Under awning lighting is required for the majority of Centres in the LGA, except for the small village Centres. The under awning lighting should either be recessed into the soffit of the awning or wall mounted on the building. 5. Awnings shall also be designed to provide adequate shade and shelter for pedestrians. 6. All awnings shall be weather sealed to the face of the building to which they are attached. 7. Awnings shall be setback a minimum of 600 millimetres from the kerb line of the road carriageway.	Complies

Control	Comment
10.2.8 Public Domain – Footpath Paving 1. Buildings, street furniture and landscaping are to contribute to the definition of the public/private interface and amenity of the locality. 2. Any large retail centre development may necessitate improvements to the adjoining public domain, particularly footpath areas connecting to the centre. 3. Street furniture and paving shall take into account the needs of people with a disability or decreased mobility and persons with young children and / or with a stroller. 4. Seating should be provided both internally within a shopping centre and externally within the public domain to provide patrons with places to rest or await other family or friends. 5. Pedestrian routes should be clear, safe and well-lit to all pedestrians including people with a disability or decreased mobility and children. 6. Footpath paving treatment should be consistent with the relevant Public Domain Technical Manual for the relevant business centre at either Appendix 2 or Appendix 3 to this DCP Note: Consultation is recommended at an early stage in the planning process with Council's City Planning staff to ascertain the exact requirements for footpath paving treatment and street furniture around the centre.	Complies
10.2.9 Solar access and overshadowing 1. All retail and business developments are to be designed so as to minimise overshadowing impacts and maximise solar access opportunities to any adjoining residential properties and the public domain (public reserves and / or footpaths) in the locality. 2. Solar access shall be maintained for any north facing window of a habitable room of any adjoining residential dwelling and at least 50% of the private courtyard area for a minimum 3-hour continuous period between 9.00 am and 3.00 pm for the 21 June winter solstice period. 3. The submission of shadow diagrams will be required for any new retail, business or mixed-use building or any major alterations and additions to an existing retail or business building where in the opinion of Council, the development may pose potential overshadowing impacts upon any residential land use or public domain area. The shadow diagrams will be required for the 9.00 am, 12 noon and 3.00 pm 21 June winter solstice periods, as a minimum. 4. Additional hourly shadow diagrams between 9.00 am to 3.00 pm 21 June may be required where Council is uncertain as to the potential adverse overshadowing impacts upon surrounding properties and / or the public domain. Further, Council may also require additional shadow diagrams for the equinox periods where the overshadowing impact of a development requires further in-depth assessment.	Solar access diagrams have been submitted and overshadowing impacts to nearby buildings are acceptable.
10.2.10 Shower and Change Facilities & Parenting Facilities in Large Business Premises / Commercial Office Buildings	N/A
10.2.11 Advertising Signage	N/A
10.2.12 Wind Impact Assessment	A wind impact assessment report is not required as the building is not over 32m in height.
10.2.13 Access, Car parking and Servicing	See Chapter E3
10.2.14 Access for People with a Disability	See Chapter E1
10.2.15 Land Consolidation	To be conditioned

11 General design requirements for retail shopping centres

N/A

12 General building design requirements for fast food restaurants

N/A

13 Peripheral sales (bulky goods) precincts

N/A

14 Works in the public domain

The proposal involves upgrade to the footpath for the frontage of the site in accordance with Council's Public Domain Technical Manual.

CHAPTER D13 – WOLLONGONG CITY CENTRE

2 Building form

Objectives/controls	*Comment*
2.2 Building to street alignment and street setbacks	
Build to street alignment	The proposal involves a widening of the footpath for the frontage which will improve the public domain and better align with adjoining buildings.
2.3 Street frontage heights in commercial core	
12-24m street frontage with 4m setback above.	See variation discussion at Chapter A1.
2.4 Building depth and bulk	
18m maximum depth.	Complies
2.5 Side and rear building setbacks and building separation	
<table><tr><th>Zone</th><th>Building condition</th><th>Minimum side setback</th><th>Minimum rear setback</th></tr><tr><td>Commercial Core</td><td>Up to street frontage heights</td><td>0m</td><td>0m</td></tr><tr><td></td><td>Residential uses (habitable rooms) between street frontage height and 45m</td><td>12m</td><td>12m</td></tr><tr><td></td><td>All uses (including non-habitable residential) between street frontage height and 45m</td><td>6m</td><td>6m</td></tr></table>	See variation discussion at Chapter A1.
2.6 Mixed used buildings	
a) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.	Flexibility above ground floor is not considered necessary in this instance.
b) Minimum floor to ceiling heights are 3.3 metres for commercial office and 3.6 metres for active public uses, such as retail and restaurants in the B3 Commercial Core zone. In the B4 Mixed Use zone, the ground floor and first levels of a building shall incorporate a minimum 3 metre floor to ceiling height clearance, to maximise the flexibility in the future use of the building.	The floor to ceiling heights comply. Commercial and residential entry and servicing is separated. Residential entries are legible. Secure access is provided within basement levels and communal courtyards. Active uses are provided on Crown Street.
c) Separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.	
d) Locate clearly demarcated residential entries directly from the public street.	
e) Clearly separate and distinguish commercial and residential entries and vertical circulation.	
f) Provide security access controls to all entrances into private areas, including car parks and internal courtyards.	
g) Provide safe pedestrian routes through the site, where required.	
h) Front buildings onto major streets with active uses.	
i) Avoid the use of blank building walls at the ground level.	

Objectives/controls	*Comment*
j) For mixed use buildings that include food and drink premises uses, the location of kitchen ventilation systems shall be indicated on plans and situated to avoid amenity impacts to residents.	
2.7 Deep soil zone	
N/A	
2.8 Landscape design	
See Chapter E6	
2.9 Green roofs, green walls and planting on structures	
Various	The depth and volumes of planters in communal open space areas are acceptable The proposed planting on structure has been reviewed by Council's Landscape Officer who has recommended appropriate conditions.
2.10 Sun access planes	
N/A	
2.11 Development on classified roads	
a) Consent must not be granted to the development of land that has a frontage to a classified road unless the consent authority is satisfied that:	The development provides vehicular entry from Waters Place.
b) Where practicable, vehicular access to the land is provided by a road other than the classified road; and	A Construction Pedestrian Traffic Management Plan has been prepared and reviewed by TfNSW as satisfactory subject to conditions.
c) The safety, efficiency and ongoing operation of the classified road will not be adversely affected by the proposed development as a result of:	
i) The design of the vehicular access to the land, or	
ii) The emission of smoke or dust from the proposed development, or	
iii) The nature, volume or frequency of vehicles using the classified road to gain access to the land, and	
d) The development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the proposed development.	

3 Pedestrian amenity

Objectives/controls	*Comment*
3.2 Permeability	
N/A	
3.3 Active street frontages	
a) In commercial and mixed use development, active street fronts are encouraged in the form of non-residential uses on ground level.	An active frontage is provided on Crown Street.

b) Active street fronts in the form of non-residential uses on ground level are required along streets, lanes and through site links shown in Figure 3.4 for all buildings in the Commercial Core and Tourist zones, and for mixed use buildings in the Mixed Use (city edge) and Enterprise zones. c) Active ground floor uses are to be at the same general level as the footpath and be accessible directly from the street. d) For all non-residential ground floor frontages outside the streets shown in Figure 3.4, provide clear glazing where ever possible to promote passive surveillance and contribute to street activity. e) Restaurants, cafes and the like are to consider providing openable shop fronts. f) Residential developments are to provide a clear street address and direct pedestrian access off the primary street front, and allow for residents to overlook all surrounding streets. g) Provide multiple entrances for large developments including an entrance on each street frontage	Transitions between the footpath and the internal floor levels are suitably addressed. Entry points are readily distinguishable.
<u>3.4 Safety and security</u>	
a) Ensure that the building design allows for casual surveillance of accessways, entries and driveways. b) Avoid creating blind corners and dark alcoves that provide concealment opportunities in pathways, stairwells, hallways and carparks. c) Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering. d) Where private open space is located within the front building alignment any front fencing must be of a design and/or height which allows for passive surveillance of the street. e) Provide adequate lighting of all pedestrian access ways, parking areas and building entries. Such lighting should be on a timer or movement detector to reduce energy consumption and glare nuisance. f) Provide clear lines of sight and well-lit routes throughout the development. g) Where a pedestrian pathway is provided from the street, allow for casual surveillance of the pathway. h) For large scale retail and commercial development with a GFA of over 5,000m², provide a ‘safety by design’ assessment in accordance with the CPTED principles. i) Provide security access controls where appropriate. j) Ensure building entrance(s) including pathways, lanes and arcades for larger scale retail and commercial developments are directed to signalised intersections rather than mid-block in the Commercial	Secure access to the communal open space from Waters Place. Secure access to the basement area is provided. Passive surveillance is provided to publicly accessible space and communal areas where practicable. Opportunities for concealment are minimised.

zone, Mixed Use (city edge) and Enterprise Corridor zones.	
3.5 Awnings	
a) Continuous street frontage awnings are to be provided for all new developments as indicated in Figure 3.6.	An awning is provided for the full frontage to Crown Street that meets the specifications of this control.
b) Awning design must match building facades and be complementary to those of adjoining buildings.	
c) Wrap awnings around corners for a minimum six metres from where a building is sited on a street corner.	
d) Awnings dimensions should generally be:	
i) Minimum soffit height of 3.3 metres,	
ii) Low profile, with slim vertical facias or eaves (generally not to exceed 300mm height),	
iii) Setback a minimum of 1.2 metres from the kerb, and	
iv) Generally minimum 2.4 metres deep.	
e) To control sun access/protection, canvas blinds along the street edge may be permitted, subject to design merit and assessment.	
f) Signage on blinds is not permitted.	
g) Provide under awning lighting to facilitate night use and to improve public safety	
3.6 Vehicular footpath crossings	
N/A	
3.7 Pedestrian overpasses, underpasses and encroachments	
N/A	
3.8 Building exteriors	
a) Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of:	The external appearance of the building is articulated with a mixture of finishes and materials to add visual interest. There are no expanses of glazing. The building is broken up into a ground level, mid tower and top element.
i) Appropriate alignment and street frontage heights.	
ii) Setbacks above street frontage heights.	
iii) Appropriate materials and finishes selection.	
iv) Façade proportions including horizontal or vertical emphasis.	
v) The provision of enclosed corners at street intersections.	
b) Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings are encouraged.	
c) Articulate facades so that they address the street and add visual interest.	

d) External walls should be constructed of high quality and durable materials and finishes with 'selfcleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass. e) Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided. f) To assist articulation and visual interest, avoid expanses of any single material. g) Limit opaque or blank walls for ground floor uses to 30% of the street frontage. h) Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass. i) Highly reflective finishes and curtain wall glazing are not permitted above ground floor level (see Section 5.3). j) A materials sample board and schedule is required to be submitted with applications for development over $1 million or for that part of any development built to the street edge. k) Minor projections up to 450mm from building walls in accordance with those permitted by the Building Code of Australia may extend into the public space providing it does not fall within the definition of gross floor area and there is a public benefit, such as: i) Expressed cornice lines that assist in enhancing the streetscape, ii) Projections such as entry canopies that add visual interest and amenity, and iii) Provided that the projections do not detract from significant views and vistas (see Figure 3.12). l) The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building <u>3.9 Advertising and signage</u> N/A <u>3.10 Views and view corridors</u> N/A	

4 Access, parking and servicing

Objectives/controls	*Comment*
<u>4.2 Pedestrian access and mobility</u> a) Main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of	Satisfactory

building address and contribute to visitor and occupant amenity. b) The design of facilities (including car parking requirements) for disabled persons must comply with the relevant Australian Standard (AS 1428 Pt 1 and 2, AS 2890 Pt 1, or as amended) and the Disability Discrimination Act 1992 (as amended). c) The development must provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor. d) The development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access. e) Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours in accordance with Council's Public Domain Technical Manual. f) Building entrance levels and footpaths must comply with the longitudinal and cross grades specified in AS 1428.1:2001, AS/NZS 2890.1:2004 and the Disability Discrimination Act.	
<u>4.3 Vehicular driveways and manoeuvring areas</u> a) Driveways should be: i) Provided from lanes and secondary streets rather than the primary street, wherever practical. ii) Located taking into account any services within the road reserve, such as power poles, drainage pits and existing street trees. iii) Located a minimum of 6 metres from the perpendicular of any intersection of any two roads. iv) If adjacent to a residential development setback a minimum of 1.5m from the relevant side property boundary. b) Vehicle access is to be designed to: i) Minimise the impact on the street, site layout and the building façade design; and ii) If located off a primary street frontage, integrated into the building design. c) All vehicles must be able to enter and leave the site in a forward direction without the need to make more than a three point turn. d) Design of driveway crossings must be in accordance with Council's standard Vehicle Entrance Designs, with any works within the footpath and road reserve subject to a s138 Roads Act approval. e) Driveway widths must comply with the relevant Australian Standards.	The access is provided from the service lane to the rear and the design and configuration has been reviewed as satisfactory by Council's Traffic Officer.

f) Car space dimensions must comply with the relevant Australian Standards.	
g) Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standard, (AS 2990.1).	
h) Vehicular ramps less than 20m long within developments and parking stations must have a maximum grade of 1 in 5 (20%). Ramp widths and design must be in accordance with AS 2890.1.	
i) Access ways to underground parking should not be located adjacent to doors or windows of the habitable rooms of any residential development.	
j) For residential development in the General Residential zone, use semi-pervious materials for all uncovered parts of driveways/spaces to provide for some stormwater infiltration	
<u>4.4 On-site parking</u>	
General (all development) a) On-site parking must meet the relevant Australian Standard (AS2890.1 2004 – Parking facilities, or as amended). b) Council may require the provision of a supporting geotechnical report prepared by an appropriately qualified professional as information to accompany a development application to Council. c) Car parking and associated internal manoeuvring areas which are surplus to Council's specified parking requirements will count towards the gross floor area, but not for the purpose of determining the necessary parking. d) Any car parking provided in a building above ground level is to have a minimum floor to ceiling height of 2.8m so it can be adapted to another use in the future. e) On-site vehicle, motorcycle and bicycle parking is to be provided in accordance with Part E of this DCP. f) To accommodate people with disabilities, provide a minimum of 1% of the required parking spaces, or minimum of 1 space per development, (whichever is the greater) as an appropriately designated and signed disabled parking space.	The design and layout of the parking has been reviewed by Council's Traffic Officer and conditions of consent recommended. A geotechnical report has been provided and reviewed by Council's Geotechnical Officer as satisfactory subject to conditions. Accessible car parking spaces are provided.
Residential flat buildings a) On-site parking is to be accommodated underground, or otherwise integrated into the design of the building.	Complies
Commercial developments within the commercial core and city edge zones a) On-site parking is to be accommodated underground, or otherwise integrated into the design of the building.	
Commercial developments and mixed use developments in all other zones	Access is away from the primary frontage.

a) The impact of any on-grade car parking must be minimised by:	The basement is mechanically ventilated to the rooftop.
i) Locating parking on the side or rear of the lot away from the street frontage;	
ii) Provision of fencing or landscape to screen the view of cars from adjacent streets and buildings;	
iii) Allowing for safe and direct access to building entry points; or	
iv) Incorporating car parking into landscape design of the site (such as plantings between parking bays to improve views, selection of paving material and screening from communal and open space areas).	
b) Natural ventilation should be provided to underground parking areas where possible, with ventilation grilles and structures;	
i) integrated into the overall façade and landscape design of the development,	
ii) not located on the primary street façade, and	
iii) oriented away from windows of habitable rooms and private opens space areas.	
<u>4.5 Site facilities and services</u>	
Mail boxes	Mailboxes are incorporated into the residential lobby areas.
a) Provide letterboxes for residential building and/or commercial tenancies in one accessible location adjacent to the main entrance to the development.	
b) They should be integrated into a wall where possible and be constructed of materials consistent with the appearance of the building.	
c) Letterboxes shall be secure and large enough to accommodate articles such as newspapers.	
Communication structures, air conditioners and service vents	Complies
a) Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures:	
i) Away from the street frontage,	
ii) Integrated into the roof scape design and in a position where such facilities will not become a skyline feature at the top of any building, and	
iii) Adequately setback from the perimeter wall or roof edge of buildings.	
b) A master antennae must be provided for residential apartment buildings. This antenna shall be sited to minimise its visibility from surrounding public areas.	
Waste (garbage) storage and collection	Suitably sized waste rooms are provided to the commercial and residential components of the development.
General (all development)	
a) All development is to adequately accommodate waste handing and storage on-site. The size, location and handling procedures for all waste, including	

recyclables, is to be determined in accordance with Council waste policies and advice from relevant waste handling contractors.	Waste streams will be separated and there are dedicated general, bulky waste and commercial waste rooms.
b) Access for waste collection and storage is preferred from rear lanes, side streets or rights of ways.	Servicing will occur from the rear laneway where a waste collection bay is provided. This has been reviewed as satisfactory by Council waste contractors.
c) Waste storage areas are to be designed to:	
i) Ensure adequate driveway access and manoeuvrability for any required service vehicles,	Moving of waste from the waste rooms to the collection bay will be undertaken by the building managed via a tug.
ii) Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors such as habitable rooms of residential developments, and	Due to the difference in level between the commercial tenancies and basement C1, there is a small goods lift that will operate between basement level C1 and Level 0 that will be utilised by the building manager to transport waste to the tug and then to the collection bay.
iii) Screened from the public way and adjacent development that may overlook the area.	
d) The storage facility must be well lit, easily accessible on grade for movement of bins, free of obstructions that may restrict movement and servicing of bins or containers and designed to minimise noise impacts.	
Location requirements for Waste Storage Areas and Access	Complies
a) Where waste volumes require a common collection, storage and handling area, this is to be located:	
i) For residential flat buildings, enclosed within a basement or enclosed carpark,	
ii) For multi-housing, at ground behind the main building setback and façade, or within a basement or enclosed carpark,	
iii) For commercial, retail and other development, on-site in basements or at ground within discrete service areas not visible from main street frontages.	
b) Where above ground garbage collection is prohibitive or impractical due to limited street frontage, or would create an unsafe environment, an on-site basement storage area must be provided.	
c) Where a mobile compaction vehicle is required to enter the site, the access and circulation area shall be designed to accommodate a vehicle	
Service docks and loading/unloading areas	Complies
a) Provide adequate space within any new development for the loading and unloading of service/delivery vehicles.	
b) Preferably locate service access off rear lanes, side streets or rights of way.	
c) Screen all service doors and loading docks from street frontages and from active overlooking from existing developments.	
d) Design circulation and access in accordance with AS2890.1	
Fire service and emergency vehicles	Satisfactory

a) For developments where a fire brigade vehicle is required to enter the site, vehicular access, egress and manoeuvring must be provided to, from and on the site in accordance with the NSW Fire Brigades Code of Practice – Building Construction – NSWFB Vehicle Requirements. b) Generally, provision must be made for NSW Fire Brigade vehicles to enter and leave the site in a forward direction where: i) NSW Fire Brigade cannot park their vehicles within the road reserve due to the distance of hydrants from the building or restricted vehicular access to hydrants; or ii) The site has an access driveway longer than 15m.	
Utility Services The provision of utility services and access for regular servicing and maintenance must be considered at the concept stage of site development. a) Development must ensure that adequate provision has been made for all essential services including water, sewerage, electricity and telecommunications and stormwater drainage to the satisfaction of all relevant authorities. b) The applicant must liaise with the relevant power authority with regard to the need for a conduit to be installed within the foot way area for the future provision of an underground power supply and extension of the conduit up to the wall of the existing or proposed building. c) The development must ensure that ready connection of the building(s) can be made in future when underground power is installed and the overhead connection is replaced with a connection to the underground line. d) The applicant must liaise with the power authority with regard to the retention, relocation, or removal of any existing power pole.	Sydney Water and Endeavour Energy have provided satisfactory referrals.

5 Environmental management

Objectives/controls	*Comment*
<u>5.2 Energy efficiency and conservation</u> Residential New dwellings, including multi-unit development within a mixed use building and serviced apartments intended or capable of being strata titled, are to demonstrate compliance with State Environmental Planning Policy – Building Sustainability Index (BASIX). Council encourages all applicants to go beyond minimum BASIX requirements incorporating passive solar design and energy efficiency measures for residential development.	Satisfactory

Non-Residential	Satisfactory
For all non-residential development: a) Improve the control of mechanical space heating and cooling by: i) Designing heating/cooling systems to target only those spaces which require heating or cooling, not the whole building. b) Improve the efficiency of hot water systems by: i) Insulating hot water systems, and ii) Installing water saving devices, such as flow regulators, 3.5 stars rated shower heads, dual flush toilets and tap aerators. c) Reduce reliance on artificial lighting and designing lighting systems to target only those spaces which require lighting at any particular 'off peak' time, not the whole building. An energy efficiency report from a suitably qualified consultant is to accompany any development application for non-residential development with a construction cost of $1million or greater. This report must demonstrate commitment to achieving a minimum of 4 stars Green Star rating (design and as built tool) or 4 stars NABERS rating (energy tool) for the development.	
<u>5.3 Water conservation</u>	
Residential	Satisfactory
New dwellings, including a residential component within a mixed use building and serviced apartments intended or capable of being strata titled, are to demonstrate compliance with State Environmental Planning Policy – Building Sustainability Index (BASIX). Council encourages all residential development to go beyond the minimum BASIX requirements and enhance the water efficiency for their development.	
Non-residential	Conditions recommended
a) The following water saving measures are to be incorporated into non-residential building. Water fixtures (shower heads, taps, toilets, urinals etc) are to be 3 stars 3.5 stars or better rated. i) Appliances (dishwashers, clothes washers etc) are to be 3 stars 3.5 stars or better rated with respect to water use efficiency. Demonstrate, if necessary, how these requirements will be achieved for replacement appliances, appliances not installed at construction or bought in by occupants following construction, ii) Stormwater runoff control, capture and reuse, including water quality management in accordance with Council's guidelines,	

iii) Select water efficient plants and/or, indigenous vegetation for landscape in accordance with Council's recommendations, iv) Use non-potable water for watering gardens and landscape features, and v) Operating details for swimming pools and water features including filling, draining and maintenance activities. Covers are to be included in the design and operational aspects of swimming pool installations. b) Alternatives to the above water savings methods can be presented to Council and they will be assessed on merit.	
5.4 Reflectivity	
a) New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers. b) Visible light reflectivity from building materials used on facades of new buildings should not exceed 20%. c) Subject to the extent and nature of glazing and reflective materials used, a Reflectivity Report that analyses potential solar glare from the proposed development on pedestrians or motorists may be required.	The proposal does not involve substantive areas of glazing that would present a concern regarding reflectivity.
5.5 Wind mitigation	
a) To ensure public safety and comfort the following maximum wind criteria are to be met by new buildings: i) 10 metres/second in retail streets, ii) 13 metres/second along major pedestrian streets, parks and public places, and iii) 16 metres/second in all other streets. b) Site design for tall buildings (towers) should: i) Set tower buildings back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower, ii) Ensure that tower buildings are well spaced from each other to allow breezes to penetrate city centre, iii) Consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level, and iv) Ensure usability of open terraces and balconies. c) A Wind Effects Report is to be submitted with the DA for all buildings greater than 32m in height, d) For buildings over 50m in height, results of a wind tunnel test are to be included in the repor	The building is below 32m in height has a well articulated façade with an awning. Adverse wind impacts are not expected.
5.6 Waste and recycling	
Non-residential development	Satisfactory

a) Development applications for all non-residential development must be accompanied by a waste management plan that addresses: i) Best practice recycling and reuse of construction and demolition materials, ii) Use of sustainable building materials that can be reused or recycled at the end of their life, iii) Handling methods and location of waste storage areas in accordance with the provisions of Section 4.4.3 of this DCP, such that handling and storage has no negative impact on the streetscape, building presentation or amenity of occupants and pedestrians, and iv) Procedures for the on-going sustainable management of green and putrescible waste, garbage, glass, containers and paper, including estimated volumes, required bin capacity and on-site storage requirements. The waste management plan is to be prepared by a specialist waste consultant and is subject to approval by Council.	
Residential development Provision must be made for the following waste generation: a) In developments not exceeding six dwellings, individual waste storage facilities may be permitted. b) In development of more than six units or dwellings, or where the topography or distance to the street collection point makes access difficult for individual occupants, a collection and storage area is required. The storage area must be located in a position which is; i) Not visible from the street, ii) Easily accessible to dwelling occupants, iii) Accessible by collection vehicles (or adequately managed by the body corporate to permit relocation of bins to the approved collection point), iv) Has water and drainage facilities for cleaning and maintenance, and v) Does not immediately adjoin private open space, windows or clothes drying areas. c) Subject to Council collection policy, common garbage storage areas must be sized to either accommodate the number of individual bins required or to accommodate sufficient larger bins	Complies

6 Residential development standards

Objectives/controls	*Comment*
6.1 SEPP 65	
See discussion at relevant section of this report.	
6.2 Housing choice and mix	
a) Where residential units are proposed at ground level within the Mixed Use (City Edge) and Special Activities zone, a report must be provided with the development application demonstrating how future commercial uses can be accommodated within the ground level design. The report must address:	N/A
i) Access requirements including access for persons with a disability (Compliance with Disability Discrimination Act 1992),	
ii) Any upgrading works necessary for compliance with the Building Code of Australia, and	
iii) Appropriate floor to ceiling heights	
b) To achieve a mix of living styles, sizes and layouts within each residential development, comply with the following mix and size:	The unit mix provided is as follows: 8 x 1 bed (17.0%)
i) Studio and one bedroom units must not be less than 10% of the total mix of units within each development,	33 x 2 bed (70.2%) 6 x 3 bed (12.8%)
ii) Three or more bedroom units must not be less than 10% of the total mix of units within each development, and	
iii) For smaller developments (less than six dwellings) achieve a mix appropriate to locality	
c) For development built by (or on behalf of) the Department of Housing, an alternative mix of unit types may be approved, subject to housing needs being demonstrated by the Department.	N/A
d) For residential apartment buildings and multi-unit housing, 10% of all dwellings (or at least one dwelling) must be designed to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes “pre-adaptation” design details to ensure visitability is achieved.	10.6% provided
e) Where possible, adaptable dwellings shall be located on the ground floor, for ease of access. Dwellings located above the ground level of a building may only be provided as adaptable dwellings where lift access is available within the building. The lift access must provide access from the basement to allow access for people with disabilities.	Complies
f) The development application must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299-1995).	An Access report has been provided.

Objectives/controls	*Comment*
g) Car parking and garages allocated to adaptable dwellings must comply with the requirements of the relevant Australian Standard for disabled parking spaces.	Complies
h) For all residential apartment / flat buildings, 10% of all dwellings (or at least 1 dwelling) must be designed to achieve the Silver Standards of the Livable Housing Design Guideline (Livable Housing Australia 2015). All proposed livable dwellings must be clearly identified on the submitted DA plans.	Complies –Along with the 5 accessible units, a further 6 units achieve liveable standards, reaching a total of 23%.
i) Ceiling heights of apartments must be selected to encourage the penetration of natural sunlight into all areas of the building. Provide the following minimum floor to ceiling heights, for residential zones, as required by the Residential Flat Design Code: i) 2.7m minimum for all habitable rooms on all floors; ii) 2.25m to 2.4m minimum for non-habitable rooms on all floors; iii) for two storey apartments, 2.4m minimum for the second storey if 50% or more of the apartment has 2.7m minimum ceiling heights; iv) for two storey units with a two storey void space, 2.4m minimum ceiling heights; v) attic spaces, 1.5 minimum wall heights at edge of room with a 30 degree minimum ceiling slope.	Complies
<u>6.3 Dwelling houses</u> N/A	
<u>6.4 Multi dwelling housing</u> N/A	
<u>6.5 Dual occupancy</u> N/A	
<u>6.6 Basement Carparks</u>	
a) The scale and siting of the basement car park must not impact upon the ability of the development to satisfy minimum landscaping and deep soil zone requirements.	N/A
b) The roof of any basement podium, measured to the top of any solid wall located on the podium, must not be greater than 1.2m above natural or finished ground level, when measured at any point on the outside walls of the building. On sloping sites, a change in level in the basement must be provided to achieve this maximum 1.2m height. Generally variation to this 1.2m height will not be supported however Council recognises that there may be occasions where this standard cannot be achieved. Should such a circumstance arise, the additional portion of the basement podium above 1.2m height	On the north elevation facing Waters Lane, Level C1 will be exposed as indicated below. This is not considered an unreasonable design approach given the large change in grade between the lane and Crown Street and difficultly achieving reasonable amenity for that level if it were to be habitable space. If the adjoining vacant land were to be redeveloped, it would most likely have a build to boundary approach which would run up against this basement wall.

Objectives/controls	*Comment*
must be included in the total gross floor area calculation for the development.	
c) In addition, the following must be satisfied: i) Landscaped terraces are provided in front of the basement podium to reduce the overall visual impact; ii) The height of the basement does not result in the building having a bulk and scale which dominates the streetscape; and iii) The main pedestrian entry to the building is identifiable and readily accessible from the street frontage.	The exposed section of car parking is to the rear service lane and not the primary frontage to Crown Street. There is not a clear practical way to provide a landscaped interface to the rear.
d) The following setbacks from front, side and rear boundaries apply to basement podiums: i) Where the height of the basement podium (measured to the top of any solid wall located on the podium) is less than 1.2m above natural or finished ground level (whichever distance is greater), the basement podium may extend to the property boundary. A minimum 1.5m wide landscaped planter must be provided on the perimeter of any section of the basement podium which is located on a side or rear property boundary. Such planter must prevent direct access to the outer edge of the podium, to minimise direct overlooking of adjacent dwellings and open space areas. ii) Any portion of the basement which exceeds 1.2m above natural or finished ground level (whichever distance is greater) must be setback from the property boundaries by a ratio 1:1 (height: setback). A minimum setback of 1.5m applies in this instance, with this area to be landscaped. For the purpose of determining the height of the basement, any solid walls located on the podium shall be included in the overall height calculation	Setting the section of podium at the rear away from the boundary is not a practical design solution in this instance.
e) Where parking is provided in a basement, ventilation structures for the basement parking and air conditioning units must be orientated away from windows of habitable rooms and private open space areas. Ventilation grills must be integrated into the design of the façade of the building to minimise their visual impact.	Ventilation is to the roof
f) The visual impact of all basement walls must be minimised through the use of various design techniques including well proportioned ground level articulation and relief, mixed finishes and materials, terracing and/or dense landscaping.	Not considered necessary.
g) Basements must be protected from inundation from 100-year ARI flood levels (or greater).	Complies.

Objectives/controls	*Comment*
6.7 Communal open space	
a) Developments with more than 10 dwellings must incorporate communal open space. The minimum size of this open space is to be calculated at 5m2 per dwelling. Any area to be included in the communal open space calculations must have a minimum dimension of 5m	Required: 47 x 5 = 235m² Proposed: ~450m²
b) The communal open space must be easily accessible and within a reasonable distance from apartments, be integrated with site landscaping, allow for casual social interaction and be capable of accommodating recreational activities	Two spaces are provided, one on the rooftop and the other on the podium.
c) Where a minimum of 15% of the site is provided as a deep soil zone, combined use of part of the deep soil zone as communal open space may occur. The combined communal open space/deep soil area may be grassed but must not contain significant shade trees. A maximum of 1/3 of the required communal open space area may be combined with the deep soil zone.	N/A
d) Areas of the communal open space which are to be paved or which will contain shade structures, swimming pools or the like cannot be located within the deep soil zone.	N/A
e) The communal open space area must receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on June 21.	The two communal open space areas would provide options for maximising sun, noting both have a northerly aspect. The lower one will be more heavily overshadowed by existing development being at a lower level.
6.8 Private open space	
a) Private open space must be provided for each dwelling within a residential apartment building in the form of a balcony, courtyard, terrace and/or roof garden.	See ADG
6.9 Overshadowing	
	See ADG
6.10 Solar access	
	See ADG
6.11 Natural ventilation	
	See ADG
6.12 Visual privacy	
	See ADG
6.13 Acoustic Privacy	
	See ADG
6.14 Storage	
	See ADG

7 Planning controls for special areas

The site is not located within a special area.

8 Works in the public domain

The proposal involves a widening and renewal of the footpath for the frontage in accordance with Council requirements.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

An Access Report has been submitted with the proposal that indicates compliance with the BCA and Access to Premises Standard.

The proposal provides a compliant number of adaptable units (1.01, 2.01, 3.01, 4.01, 5.01) along with associated accessible car parking spaces.

Level access into and within the commercial tenancies is provided.

The rooftop communal open space has an accessible toilet.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is not designed in a way that raises concerns with regard to CPTED.

Entry areas are legible.

There aren't any particular concerns with regard to concealment.

Secure access is provided to the residential basement levels.

Publicly accessible areas are provided with passive surveillance where practicable and necessary.

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

6 Traffic impact assessment and public transport studies

6.1 Car Parking and Traffic Impact Assessment Study

A Traffic and Parking Assessment Report was submitted with the proposal which assessed traffic generation and impacts to the local road network along with parking and servicing requirements.

This has been reviewed by Council's Traffic Officer and Transport for NSW and conditions of consent recommended.

6.2 Preliminary Construction Traffic Management Plan

A Construction Pedestrian Traffic Management Plan has been provided

This includes a temporary relocation of the bus stop adjacent to the site further to the east.

Trucks will enter and exit the site in a forward direction at all times via a temporary construction site access driveway located off the Crown Street site frontage. That would limit entry and egress to Left only.

The construction traffic management plan has been reviewed by Transport for NSW along with Council's Traffic Officer and found to be satisfactory subject to conditions.

7 Parking demand and servicing requirements

7.1 Car Parking, Motor Cycle, Bicycle Requirements and Delivery / Servicing Vehicle Requirements

Total units proposed: 47

Mix: 8 x 1; 33 x 2; 6 x 3

Use	GTTGD 1: 0.6 2: 0.9 3: 1.4	DCP 0.75: <70 1: 70-110 1.25: >110	Proposed

commercial		230m²/60 = 4	4
1 bed	8 x 0.6 (4.8)		
2 bed	33 x 0.9 (29.7)		
3 bed	6 x 1.4 (8.4)		
Total	42.9	53	43
Visitor	0.2 * 47 = 9.4		10
Residential motorbike		47/15 = 3	2
Visitor motorbike		4/25 = 0.16	1
Residential bicycle		47/3 = 15	18
Residential visitor bicycle		47/12 = 4	4
Commercial bicycle 1/200m² staff 1/ 750m² visitor		 281/200 = 2 281/750 = 1	 2 1

7.2 Disabled Access and Parking

Accessible car parking spaces have been provided in accordance with Council controls.

7.3 Bicycle Parking / Storage Facilities and Shower and Change Facilities

Compliant bicycle parking has been provided. The commercial component is not of a scale to warrant provision of shower and change facilities.

7.7 Car Parking Layout and Design

The layout and design of the parking and servicing areas has been reviewed as satisfying the relevant standards.

7.8 Basement Car Parking

- A minimum 2.4m headroom height is provided throughout the basement car parking and traffic circulation area.
- A geotechnical report has been prepared
- Suitable flood proofing measures are integrated into the design
- Waste servicing is from a loading dock and does not require the vehicle to enter the basement
- Wheel stops are provided.

8 Vehicular access

Driveway grades and sight distances comply.

9 Loading / unloading facilities and service vehicle manoeuvring

The development complies with AS 2890.2.

Waste servicing will occur from the service dock adjacent to Waters Lane.

10 Pedestrian access

The proposal is satisfactory with regard to pedestrian access into the site and along the frontage.

11 Safety & security (Crime Prevention through Environmental Design) measures for car parking areas

The proposal is satisfactory with regard to the principles of CPTED. There is secure access to the residential parking levels and the design does not give rise to safety concerns.

CHAPTER E6: LANDSCAPING

The proposed landscaped areas have been reviewed by Council's Landscape Officer as being satisfactory subject to conditions.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided in accordance with this chapter.

The proposal involves demolition of a row of two storey attached commercial buildings and a demolition plan has accordingly been provided.

Suitable waste storage and servicing arrangements have been provided.:

- A garbage chute is proposed for general waste located adjacent to each lift along with a storage cupboard for recyclable waste and FOGO.
- Bins are taken from the waste rooms on level C1 to the bin tug area via a service lift from which they are transported to the bin collection area adjacent to Waters Lane.
- 5.3 of Waste Management Plan is to be amended to remove reference to bagging of recyclable waste
- 5.4 No formal green waste service will be provided – This is to be amended – FOGO waste management is an expectation to reduce landfill and appropriately address sustainability
- In regards to sections 5.5 and 5.6, the units will be levied for a 120L waste service including a 240l recycle bin and this is what will be rationalised to calculate how many bins will be delivered for use. Therefore the calculations would be 47 x 120l = 5,640l, rationalised to 1100l = 5 bins for waste, and 47 x 240l recycle bins (they don't have to take all of them). They will need to make sure they have enough space in bin room 2 to store 3 1100l bins not 2.
- Provision for problem waste streams also – e.g.

5.6 OTHER WASTE MANAGEMENT CONSIDERATIONS

The following waste management practices are recommended.

5.6.1 PROBLEM WASTE

The building manager is responsible for making arrangements for the disposal and recycling of problem waste streams with an appropriate contractor. Problem wastes cannot be placed in general waste as they can have adverse impacts to human health and the environment if disposed of in landfill.

Problem waste streams include:

- Unwanted clothing and shoes
- Printer cartridges
- Household batteries
- Light bulbs
- E-waste including mobile phones and accessories
- Polystyrene

- Two separate bulk waste rooms are provided

CHAPTER E9 HOARDINGS AND CRANES

Conditions of consent are recommended with regard to use of hoardings and or cranes.

CHAPTER E11 HERITAGE CONSERVATION

There are a number of heritage items within the vicinity however no particular heritage impacts are expected.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

The application has been reviewed by Council's Geotechnical Engineer and conditions have been recommended with respect to excavation works.

CHAPTER E13 FLOODPLAIN MANAGEMENT

The site is identified as being located within an uncategorised precinct. Council's stormwater engineer has reviewed the proposal with respect to the provisions of this chapter and clause 5.21 of WLEP 2009 and has recommended conditions of consent.

CHAPTER E14 STORMWATER MANAGEMENT

Stormwater is proposed to be disposed of to the street. Council's stormwater engineer has reviewed the proposal with respect to the provisions of this chapter and has recommended conditions of consent.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

Suitable documentation has been provided with the application (including a geotechnical report and Construction Pedestrian Traffic Management Plan) to assess impacts associated with the proposed earthworks. Adverse impacts to stormwater drainage, groundwater, surface water quality or land stability are not expected. Council's Geotechnical Engineer has recommended appropriate conditions of consent.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

See discussion under Chapter 4 of SEPP Resilience and Hazards.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Conditions of consent are recommended with regard to demolition.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

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

Attachment 4 - Clause 4.6 Statement

CLAUSE 4.6 VARIATION STATEMENT

BUILDING SEPARATION (CLAUSE 8.6 – 3B)

300-302 CROWN STREET WOLLONGONG NSW

21_114
REV – 05.03.24

SMITH & TZANNES

1. INTRODUCTION

This Variation Statement has been prepared in accordance with Clause 4.6 of Wollongong Local Environmental Plan (WLEP) 2009 to accompany an application for demolition of existing buildings and structures and the construction of an eight (8) storey shop top housing development, including car parking and associated earthworks and landscaping at No. 300-302 Crown Street, Wollongong ('the site'). The site is zoned B3 and is within the Wollongong CBD area.

2. BUILDING SEPARATION STANDARD

The proposed variation is to the Wollongong Local Environmental Pan 2009 (WLEP 2009). Clause 8.6 of WLEP 2009 prescribes the minimum building separation for developments in Zone B3 or B4 within Wollongong CBD. It is therefore applicable to the proposed development. Clause 8.6 states the following:

(2) Buildings on land within Zone B3 Commercial Core or B4 Mixed Use must be erected so that—

> *(a) there is no separation between neighbouring buildings up to the street frontage height of the relevant building or up to 24 metres above ground level whichever is the lesser, and*
>
> *(b) there is a distance of at least 12 metres from any other building above the street frontage height and less than 45 metres above ground level, and*
>
> *(c) there is a distance of at least 28 metres from any other building at 45 metres or higher above ground level.*

(3) Despite subclause (2), if a building contains a dwelling, all habitable parts of the dwelling including any balcony must not be less than—

> *(a) 20 metres from any habitable part of a dwelling contained in any other building, and*
>
> ***(b) 16 metres from any other part of any other building.***

(4) For the purposes of this clause, a separate tower or other raised part of the same building is taken to be a separate building.

3. PROPOSED VARIATION

The development standard sought to be varied is Clause 8.6, subclause 3(b) of the WLEP. The proposed development complies with Clause 8.6 subclause 2, in that;

2(a) There is a no setback between neighbouring buildings up to street wall height (24m).

2(b) No adjoining buildings are over street frontage height (24m), and therefore 2(b) does not apply.

2(c)The maximum height of the proposal is under 45m (at 28.7m) and therefore this clause does not apply. There is also a separation of over 28m to the tower at 15 Railway Parade.

3(a) The proposed development complies with subclause 3(a) in that it is over 20m from any habitable part of a dwelling contained in any other building, the closest being 22m away.

3(b) The proposed development is **non-compliant** and requests a variation in relation to subclause 3b, in that it is within 16 metres from any other part of any other building. The extent of the non-compliance is illustrated below, highlighted in yellow. It is the portion of the building that is built with a 0m side set back up to street wall height, setting back 0m to 304 Crown Street between 0m-3m to 298 Crown Street. This form and the 0m setback is required by subclause 2(a).

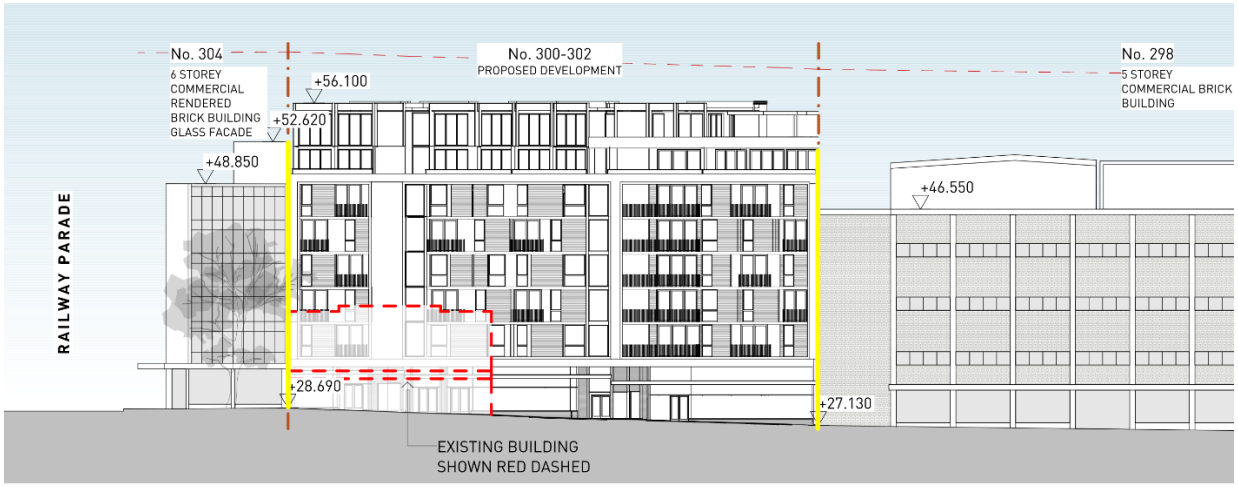

FIGURE 1: EXTENT OF NON COMPLIANCE WITH CL8.6 3B HIGHLIGHTED IN YELLOW

4. PROVISIONS OF CLAUSE 4.6

Clause 4.6 provides a framework for varying the applicable development standards under a Local Environmental Plan (LEP). Sub Clauses (3)(a) and (3)(b) state that development consent must not be granted unless the consent authority has considered a written request from the applicant that seeks to justify the contravention by demonstrating:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

5. ENVIRONMENTAL PLANNING GROUNDS TO JUSTIFY THE VARIATION

This Statement provides a written request seeking to demonstrate the development standard is unreasonable or unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify contravening the development standard based on the following rationale;

a) The development is consistent with the objectives of the B3 Commercial Core Zone.

b) The non-compliance is caused by compliance with subclause 2a which requires a street wall height to a maximum of 24m. It is not possible to comply with both subclause 2a and subclause 3b simultaneously in this instance.

c) A 16m separation in the street wall is not consistent with the established character along Crown Street.

d) The street wall form anticipated by subclause 2a is a contextual fit with existing development which also is built to boundaries. Contravening this development standard will allow the adjoining eastern and western sites to be developed with zero lot setbacks up to street wall height, thus able to reach their permitted capabilities in future.

e) The development largely complies with the other required numerical development standards of the LEP and DCP.

f) Separation is still achieved for reasons of visual privacy, acoustic privacy and solar access. Blank walls face the boundaries where 0m setbacks are proposed.

g) Solar diagrams and sun eye views have been prepared to assess the impacts of the development on properties to the south, which is less than the height control would generally anticipate (as the development is substantially under the height limit).

In this instance it is considered unnecessary to require strict compliance with the standard as:

- the proposal achieves the objectives of the standard notwithstanding the non-compliance.
- the particular context and circumstances of the site and existing building, and arrangement of the plan that provides a superior out-come.
- it is considered that there is an absence of any significant adverse impacts of the proposed non-compliance on the amenity of future building occupants, on area character and on neighbouring properties.

6. OBJECTIVES OF THE DEVELOPMENT STANDARD

The objective of Clause 8.6 is achieved not withstanding the non-compliance with the standard. With respect to the objective:

(1) The objective of this clause is to ensure sufficient separation of buildings for reasons of visual appearance, privacy and solar access.

The reduced building separation ensures that the development is a contextual fit with the current built form along Crown Street (which generally has a zero lot setback to street wall height), and the future potential built form which will continue this established pattern. This desired form is supported by subclause 2a which requires no separation between buildings up to street wall height.

The proposed massing allows for a development which is generally compliant with other controls applicable to the site, and is as envisioned by the controls. The portion of the building built to the boundary allows for future adjoining development to build up against it, as is characteristic of the street wall along Crown Street.

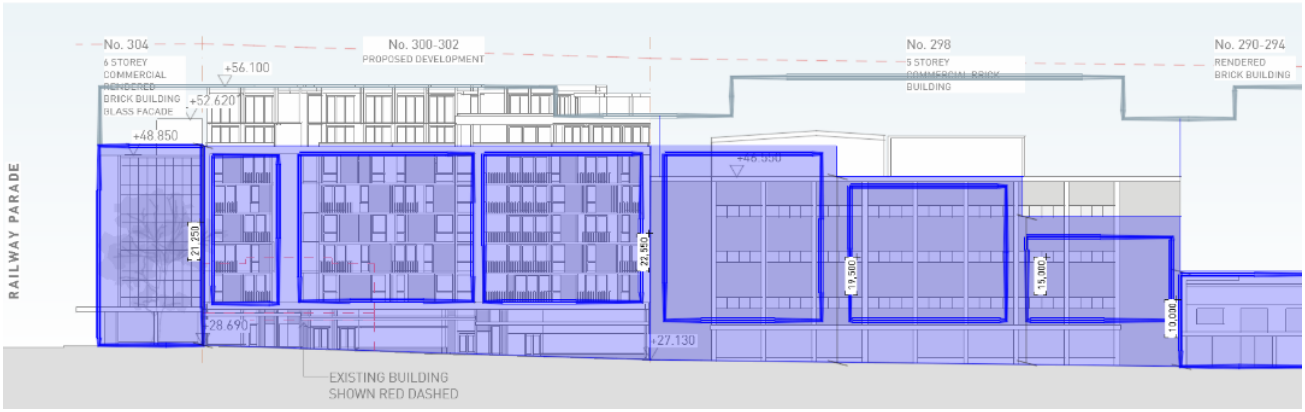

FIGURE 2: POTENTIAL FUTURE STREETSCAPE

A 16m separation in the street wall between buildings is not consistent with the established character along Crown Street. The street elevation above shows a potential streetscape. The development has been sculpted to have greater height built to the boundary with 304 Crown Street to allow this narrow site to build up to the boundary for its full height, as it its frontage of only 11.7m means that it can not setback to the shared boundary (as the resulting built form would be too narrow). This approach allows the proposal and 304 to be read as the same mass above street wall, and supports a larger development on the neighbours site.

The proposed development does not extend above the street wall to the same degree to the eastern boundary, as 298 has a very wide frontage, and as such both buildings can set back from the side boundary at the upper level, in accordance with ADG building separation requirements which is between 9m-16m at this upper level height. The street

elevation shows the street wall segmented in to distinct elements while helps establish a rhythm to the descending height of the streetscape towards 290 Crown Street. This creates a finer grained pattern along Crown street which is a good outcome.

Comparative solar studies included as part of the architectural package show that the proposed design mitigates any adverse solar impacts from the reduced building separation. This form has lesser overshadowing impacts to residential buildings to the south of Crown Street as it minimises the overall height of the development by 1-2 storeys.

The proposed design mitigates any reduced visual and acoustic from the reduced building separation. It proposes blank walls to the east and west boundaries, with no habitable space overlooking this interface as shown in the image below. Potential sight lines between any future adjoining apartments are therefore removed.

FIGURE 3: BLANK WALLS TO EAST AND WEST BOUNDARIES

It is noted that the existing 4 storey commercial building at No. 296-298 and 6 storey commercial building at No. 304 Crown Street both have blank walls facing onto the site. As such, there will be no adverse overlooking to the adjoining buildings in their current form. To the existing apartments within No. 15 Railway Parade on the northern side of Waters Place, the habitable rooms of the proposed development will achieve separation distances of approximately 32m, which is compliant with the ADG separation requirements. As such, there will no adverse visual privacy impacts between the proposed development and existing buildings on neighbouring sites.

The acoustic report by Acoustic Logic suggests building materials and treatments to relevant standards to ensure that acoustic privacy is maintained.

7. OBJECTIVES OF THE ZONE

The proposal is consistent with the objectives of Zone B3. The objectives of the zone are achieved not withstanding the non-compliance with the standard, and are as follows;

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*

  The proposal will provide a mixture of compatible retail and residential land uses suitable for the local and wider community.

- *To encourage appropriate employment opportunities in accessible locations.*

  The retail employment opportunities will complement the local community needs in a highly accessible location.

- *To maximise public transport patronage and encourage walking and cycling.*

  The site is located a short walking distance from Wollongong Railway station and bus interchange. The site is also walking distance to various services within Wollongong city centre.

- *To strengthen the role of the Wollongong city centre as the regional business, retail and cultural centre of the Illawarra region.*

  The development will set a precedent for high quality mixed use development in this part of Wollongong CBD.

- *To provide for high density residential development within a mixed use development if it—*

a) is in a location that is accessible to public transport, employment, retail, commercial and service facilities, and

b) *contributes to the vitality of the Wollongong city centre*

The site will encourage and set a precedence for active streets and retail/commercial opportunities in this part of Wollongong CBD, contributing to the vitality of the centre. The relevant zoning objectives outline a need to strengthen the role of the City Centre by providing for a range of land use activities that support employment and public transport patronage (as above). The proposed development is both permissible within the B3 zone as a shop top housing development, meeting the needs of the community by providing employment and housing opportunities within close proximity to the CBD precinct and, local bus routes and Wollongong train station. Such a proposal is in high demand for the

immediate area (from a land use perspective) and the site itself is very accessible from a patronage and public transport viewpoint.

The proposed development has demonstrated that a functional shop top housing building can be provided, including an active frontage to Crown Street, appropriate carparking and access, landscaping and communal areas and facilities, without detrimentally impacting the surrounding properties.

8. THE PUBLIC BENEFIT OF VARYING THE DEVELOPMENT STANDARD

As detailed in this submission there are no unreasonable impacts that will result from the proposed variation to the minimum building separation. As such there is no public benefit in maintaining strict compliance with the development standard. The public benefit is served in the following ways:

- The reduced building separation ensures that the development is a contextual fit with the current built form along Crown Street (which generally has a zero lot setback to street wall height), and the future potential built form which will continue this established pattern.
- The portion of the building built to the boundary allows for future adjoining development to build up against it, as is characteristic of the street wall along Crown Street. The form allows any future development on adjoining sites to abut the shared boundary and also contribute positively to the streetscape.
- Approval for the departure from the development standard will not be detrimental to the surrounding area.

9. CONCLUSION

This written request has been prepared in relation to the proposed variation to the building separation development standard contained in WLEP 2009.

Having regard to all of the above, it is our opinion that compliance with the building separation development standard is unreasonable and unnecessary in the circumstances of this case as the development meets the objectives of that standard and the zone objectives. The proposal has also demonstrated sufficient environmental planning grounds to support the breach.

Therefore, insistence upon strict compliance with that standard would be unreasonable. On this basis, the requirements of Clause 4.6(3) are satisfied and the variation supported.

FEASIBILITY

304 CROWN STREET WOLLONGONG

DCA

Attachment 5 - Prelodgement Plans

DRAWING LIST		
SHEET NO.	SHEET NAME	REV.
00	COVERSHEET	B
01	DCP ANALYSIS	B
02	URBAN CONTEXT	B
03	LOCAL CONTEXT	B
04	SITE SURVEY	B
05	LOWER GROUND	B
06	UPPER GROUND	B
07	LEVEL 1,2,3 (TYPICAL)	B
08	LEVEL 4	B
09	SITE PLAN / ROOF PLAN	B
10	SECTION A-A	B
11	SECTION B-B	B
12	SECTION C-C	B
20	NORTH ELEVATION	B
21	SOUTH ELEVATION	B
22	EAST ELEVATION	B
23	WEST ELEVATION	B
30	3D VIEWS	B
31	3D VIEWS	B
32	3D VIEWS	B
STARTING	VIEW	B

DISCIPLINE	CONSULTANTS	CONTACT	PH.	EMAIL.
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DRAFTSPERSON	DESIGN WORKSHOP AUSTRALIA	TERRY NGUYEN	42 271661	terry@designworkshop.com.au
SURVEYOR				
BASIX ASSESSMENT				
DRAINAGE CONSULTANT				
GEOTECHNICAL				
LANDSCAPE				
TRAFFIC CONSULTANT				
PLANNING CONSULTANT				
ARBORIST				
ACCESS CONSULTANT				

ROOM SCHEDULE		
LEVEL	NAME	AREA
LOWER GROUND FLOOR		
LOWER GROUND FLOOR	FOYER	15.7 m²
UPPER GROUND		
UPPER GROUND	FOYER	31.6 m²
LEVEL 1		
LEVEL 1	COMMERCIAL AREA	292.1 m²
LEVEL 1	FOYER	32.0 m²
LEVEL 2		
LEVEL 2	COMMERCIAL AREA	292.1 m²
LEVEL 2	FOYER	32.0 m²
LEVEL 3		
LEVEL 3	COMMERCIAL AREA	292.1 m²
LEVEL 3	FOYER	32.0 m²
LEVEL 4		
LEVEL 4	COMMERCIAL AREA	318.0 m²
LEVEL 4	FOYER	32.0 m²
		1369.8 m²

B3 - COMMERCIAL CORE FSR	 1.5:1 VARIES
MAXIMUM GFA PROPOSED GFA OVER BY	1225.4m² 1137.1m² 144.4m²
PARKING REQUIRED 1/60m² PARKING PROVIDED EXISTING PARKING	23 SPACES 12 SPACES 18 SPACES
BICYCLE REQUIRED MOTORBIKE REQUIRED	6 SPACES 1 SPACES

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
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PRE-LODGEMENT

REF.	DATE	AMENDMENT
B	13.05.2019	PRE-LODGEMENT

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.

Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

DWA
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Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205

Nominated Architect:
Robert Gizzi (Reg. 8286)

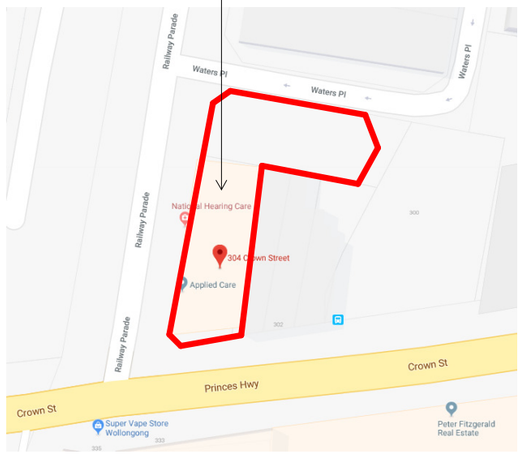
CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	COVERSHEET

DATE:	21.02.2019
DRAWN:	TN
SCALE:	
QA:	RG

PROJECT No.	1896
DWG No.	00
Rev.	B

A3

EXISTING SITE
304 CROWN STREET, WOLLONGONG

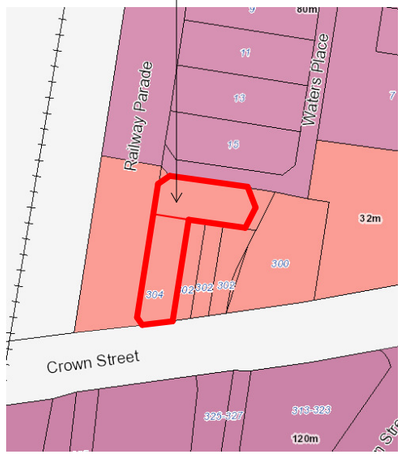


SITE LOCATION
304 CROWN STREET, WOLLONGONG

EXISTING SITE
304 CROWN STREET, WOLLONGONG

AERIAL PHOTOGRAPH
304 CROWN STREET, WOLLONGONG

EXISTING SITE
304 CROWN STREET, WOLLONGONG

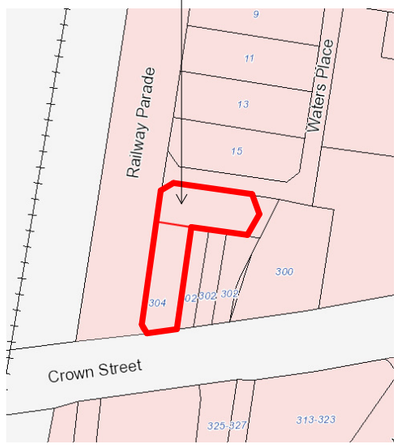


BUILDING HEIGHT
32 METRE HEIGHT LIMIT

EXISTING SITE
304 CROWN STREET, WOLLONGONG

ZONING MAP
B3 COMMERCIAL CORE

EXISTING SITE
304 CROWN STREET, WOLLONGONG



FSR
1.5:1 ALLOWED

EXISTING SITE
304 CROWN STREET, WOLLONGONG

ACID SULFATE SOILD
CLASS 5

STREET VIEW
CROWN STREET, WOLLONGONG

STREET VIEW
RAILWAY PARADE, WOLLONGONG

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
A	08.03.2019	ISSUES TO CLIENT
B	13.05.2019	PRE-LODGEMENT

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Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

DESIGN WORKSHOP AUSTRALIA

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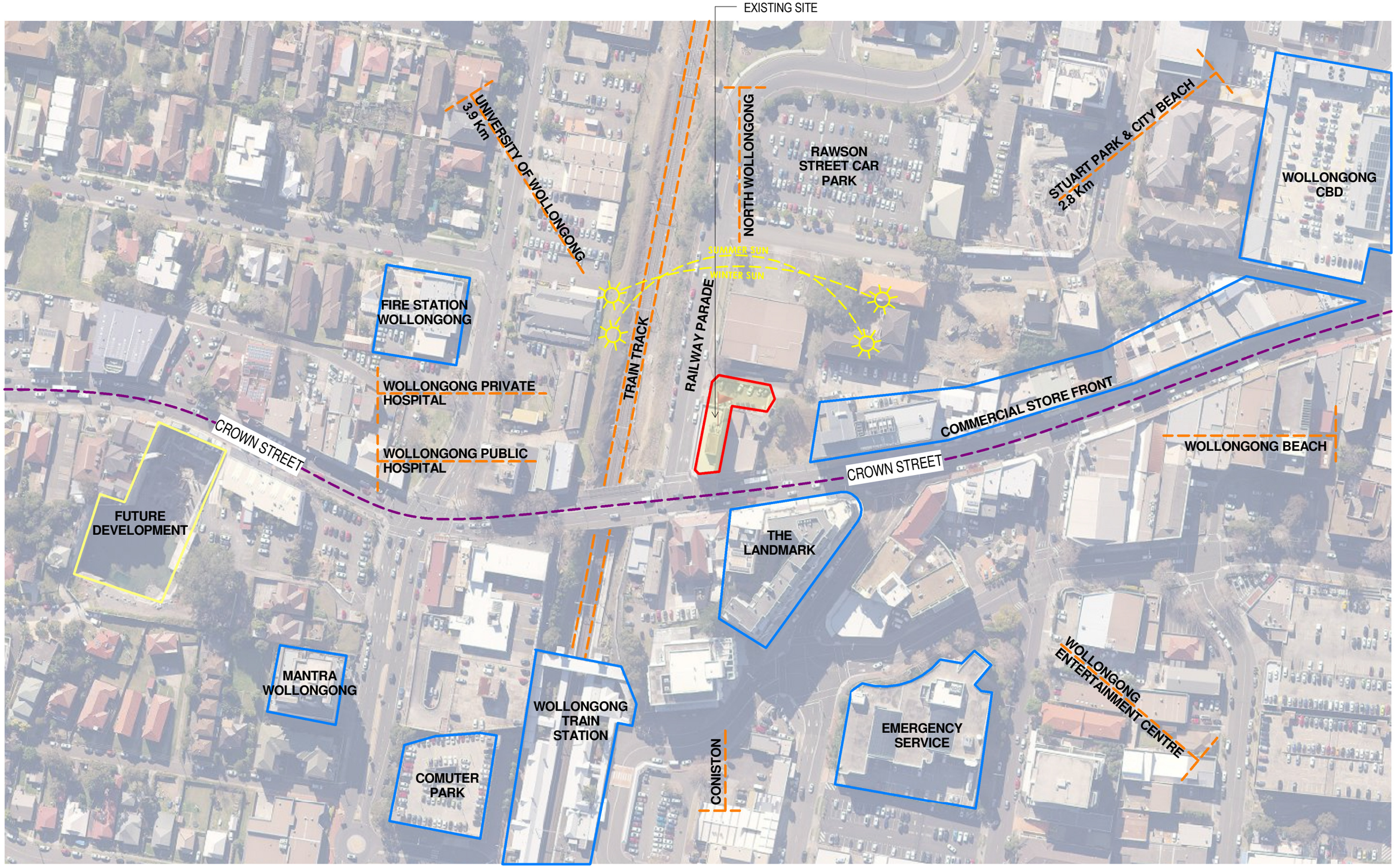
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: DCA FEASIBILITY
ADDRESS: 304 CROWN STREET, WOLLONGONG
DRAWING NAME: DCP ANALYSIS

DATE: 21.02.2019
DRAWN: TN
SCALE:
QA: RG

PROJECT No. 1896
DWG No. 01
Rev. B

A3



URBAN CONTEXT

1 : 100

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
A	08.03.2019	ISSUES TO CLIENT
B	13.05.2019	PRE-LODGEMENT

Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST		
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS		
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES		
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET		
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE		
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING		
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES				
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK				

DESIGN WORKSHOP AUSTRALIA

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Level 10, 6 Mount
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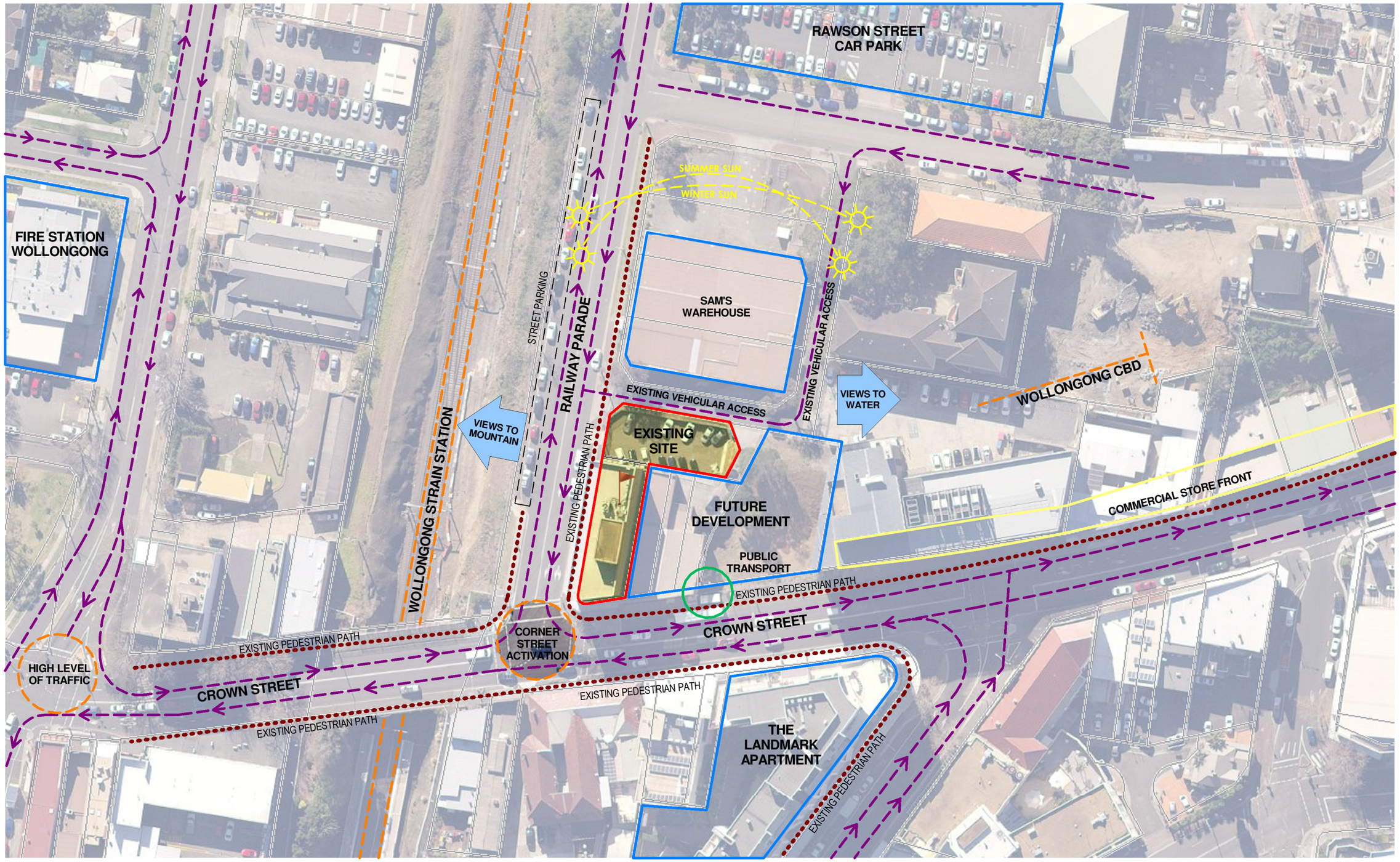
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	URBAN CONTEXT
DATE:	21.02.2019
DRAWN:	TN
SCALE:	1 : 100
QA:	RG
PROJECT No.	1896
DWG No.	02
Rev.	B

A3



LOCAL CONTEXT

1 : 100

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
A	08.03.2019	ISSUES TO CLIENT
B	13.05.2019	PRE-LODGEMENT

Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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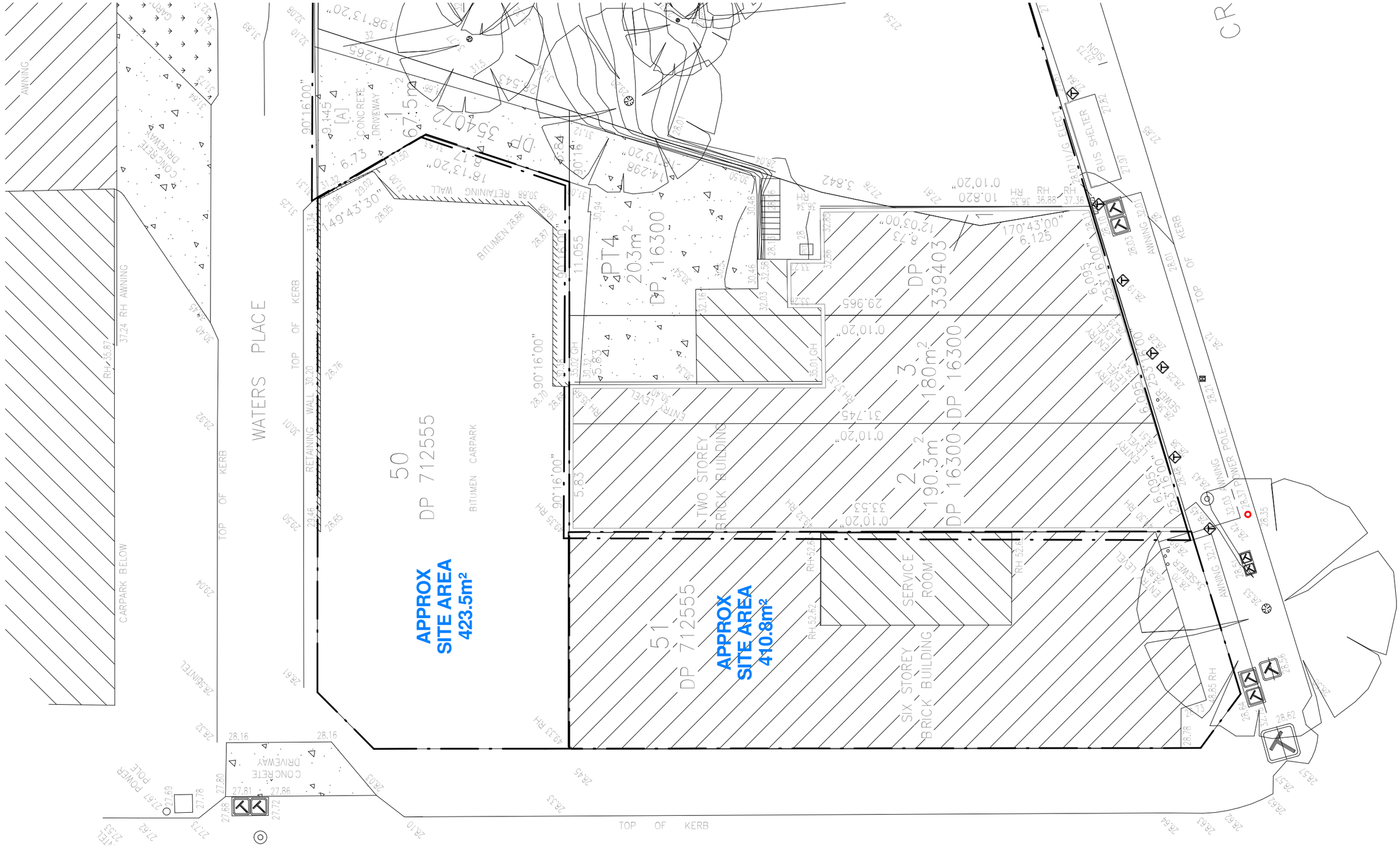
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	LOCAL CONTEXT
DATE:	21.02.2019
DRAWN:	TN
SCALE:	1 : 100
QA:	RG
PROJECT No.	1896
DWG No.	03
Rev.	B

A3



SITE SURVEY

SITE SURVEY

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
B	13.05.2019	PRE-LODGEMENT

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Legend:

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FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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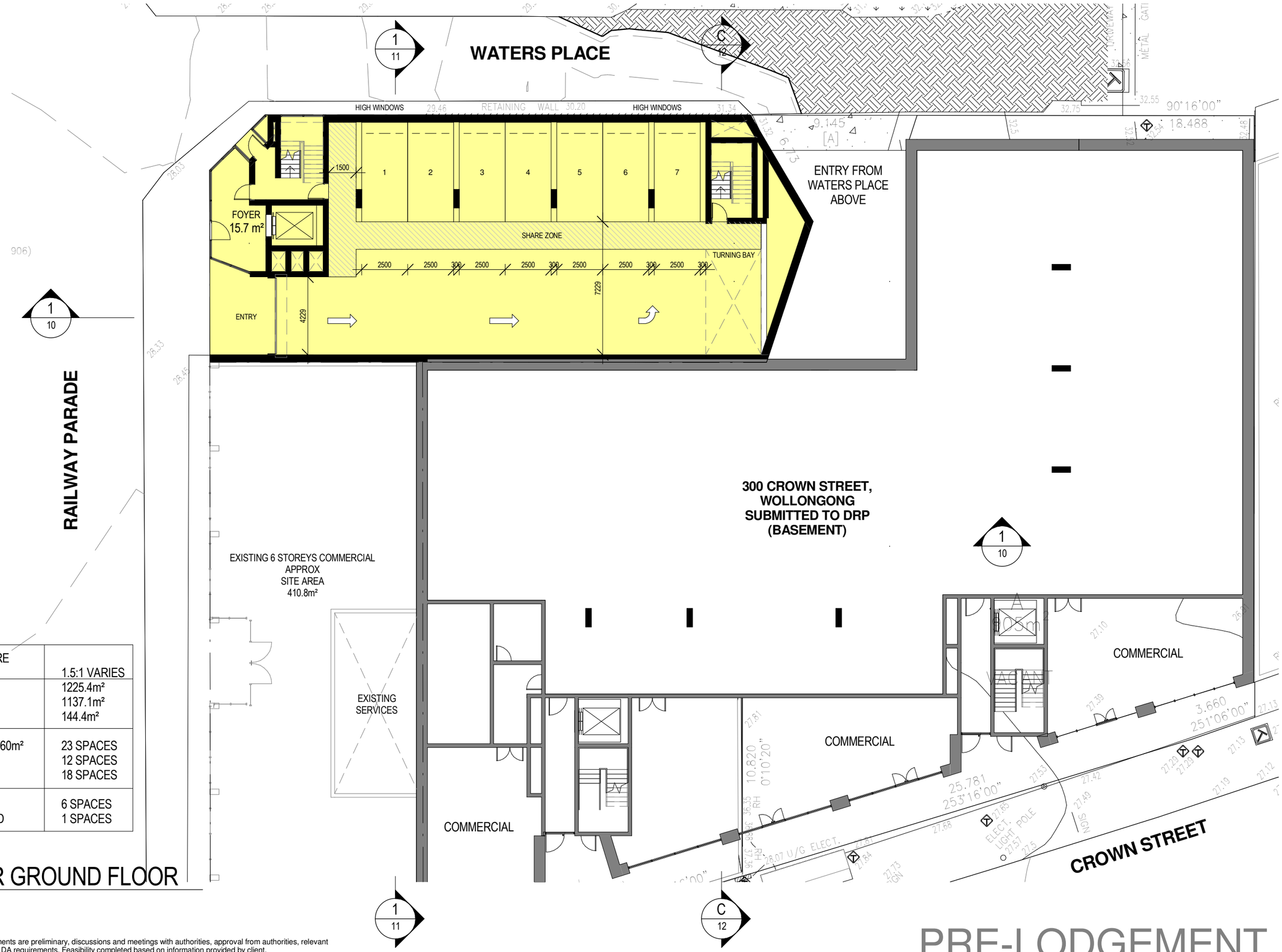
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	SITE SURVEY

DATE:	21.02.2019
DRAWN:	TN
SCALE:	1 : 200
QA:	RG

PROJECT No.	1896
DWG No.	04
Rev.	B

A3



B3 - COMMERCIAL CORE FSR	 1.5:1 VARIES
MAXIMUM GFA PROPOSED GFA OVER BY	1225.4m² 1137.1m² 144.4m²
PARKING REQUIRED 1/60m² PARKING PROVIDED EXISTING PARKING	23 SPACES 12 SPACES 18 SPACES
BICYCLE REQUIRED MOTORBIKE REQUIRED	6 SPACES 1 SPACES

LOWER GROUND FLOOR

Scale 1 : 200

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REF.	DATE	AMENDMENT
A	08.03.2019	ISSUES TO CLIENT
B	13.05.2019	PRE-LODGEMENT

Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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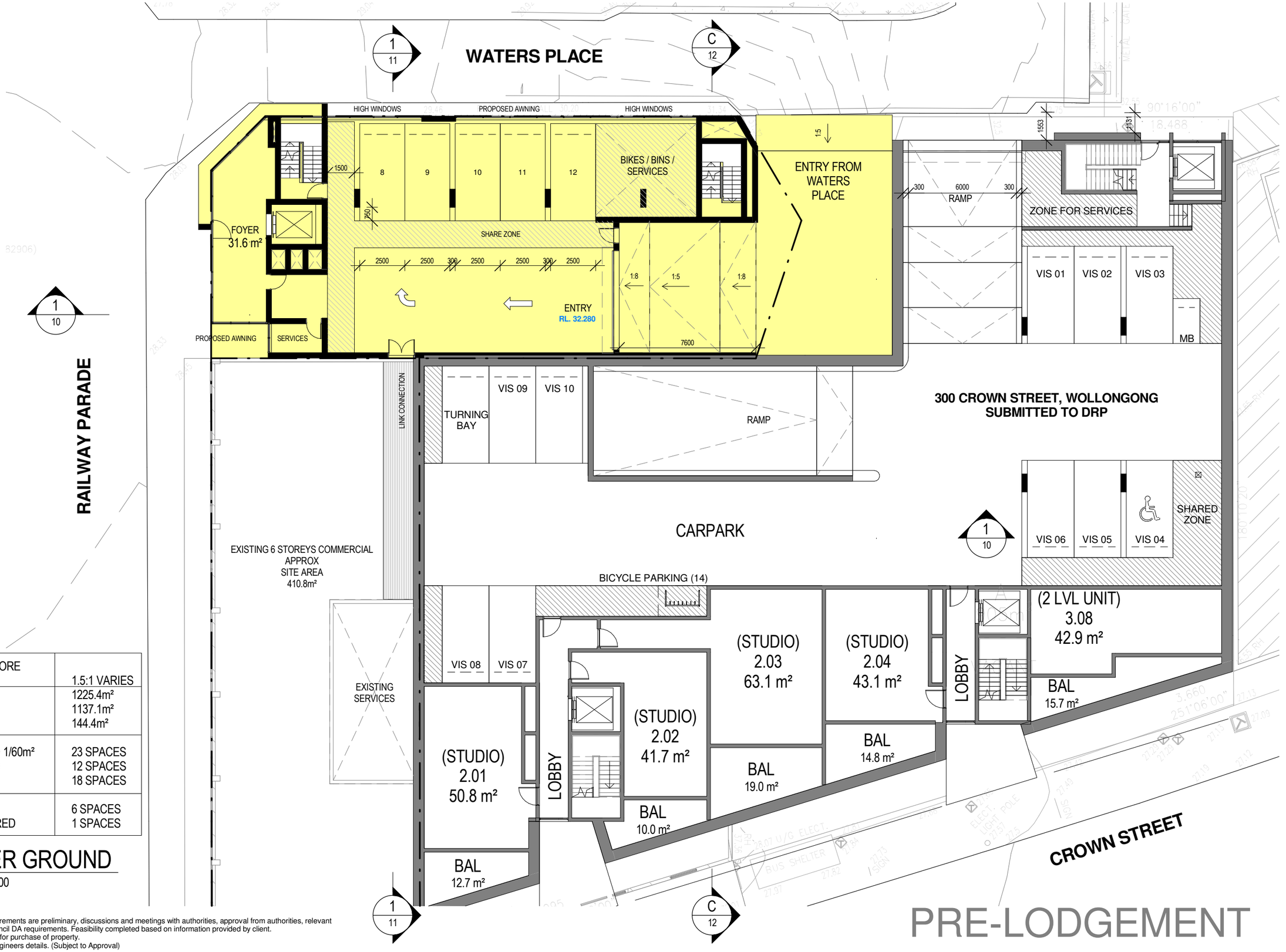
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	LOWER GROUND
DATE:	21.02.2019
DRAWN:	TN
SCALE:	1 : 200
QA:	RG
PROJECT No.	1896
DWG No.	05
Rev.	B

A3

PRE-LODGEMENT



B3 - COMMERCIAL CORE	
FSR	1.5:1 VARIES
MAXIMUM GFA	1225.4m²
PROPOSED GFA	1137.1m²
OVER BY	144.4m²
PARKING REQUIRED 1/60m²	23 SPACES
PARKING PROVIDED	12 SPACES
EXISTING PARKING	18 SPACES
BICYCLE REQUIRED	6 SPACES
MOTORBIKE REQUIRED	1 SPACES

1/10 **UPPER GROUND**

Scale 1 : 200

PRE-LODGEMENT

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REF.	DATE	AMENDMENT
A	08.03.2019	ISSUES TO CLIENT
B	13.05.2019	PRE-LODGEMENT

Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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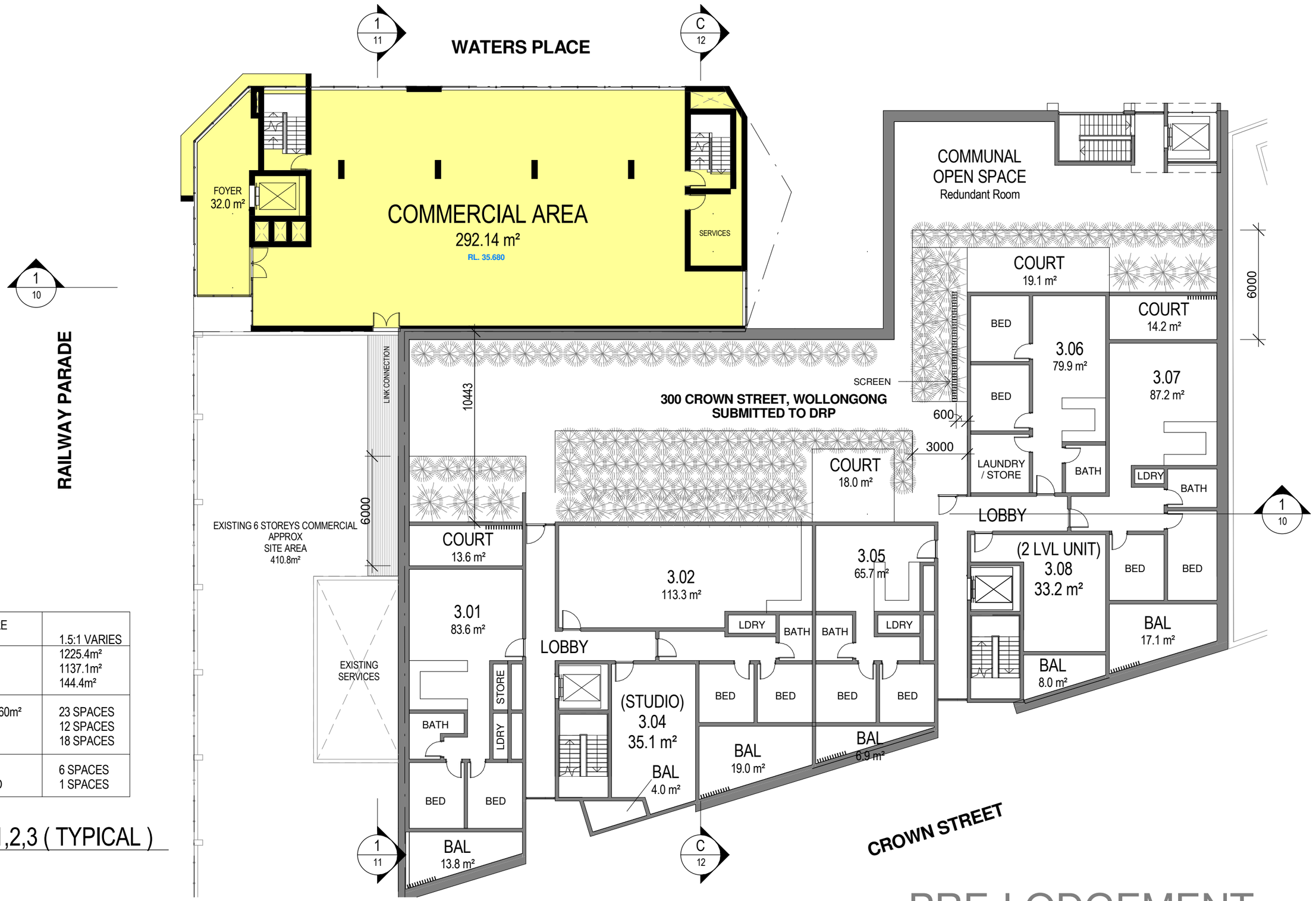
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	UPPER GROUND

DATE:	21.02.2019
DRAWN:	TN
SCALE:	1 : 200
QA:	RG
PROJECT No.	1896
DWG No.	06
Rev.	B

A3



B3 - COMMERCIAL CORE	
FSR	1.5:1 VARIES
MAXIMUM GFA	1225.4m²
PROPOSED GFA	1137.1m²
OVER BY	144.4m²
PARKING REQUIRED 1/60m²	23 SPACES
PARKING PROVIDED	12 SPACES
EXISTING PARKING	18 SPACES
BICYCLE REQUIRED	6 SPACES
MOTORBIKE REQUIRED	1 SPACES

1/10 LEVEL 1,2,3 (TYPICAL)

Scale 1 : 200

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
A	08.03.2019	ISSUES TO CLIENT
B	13.05.2019	PRE-LODGEMENT

Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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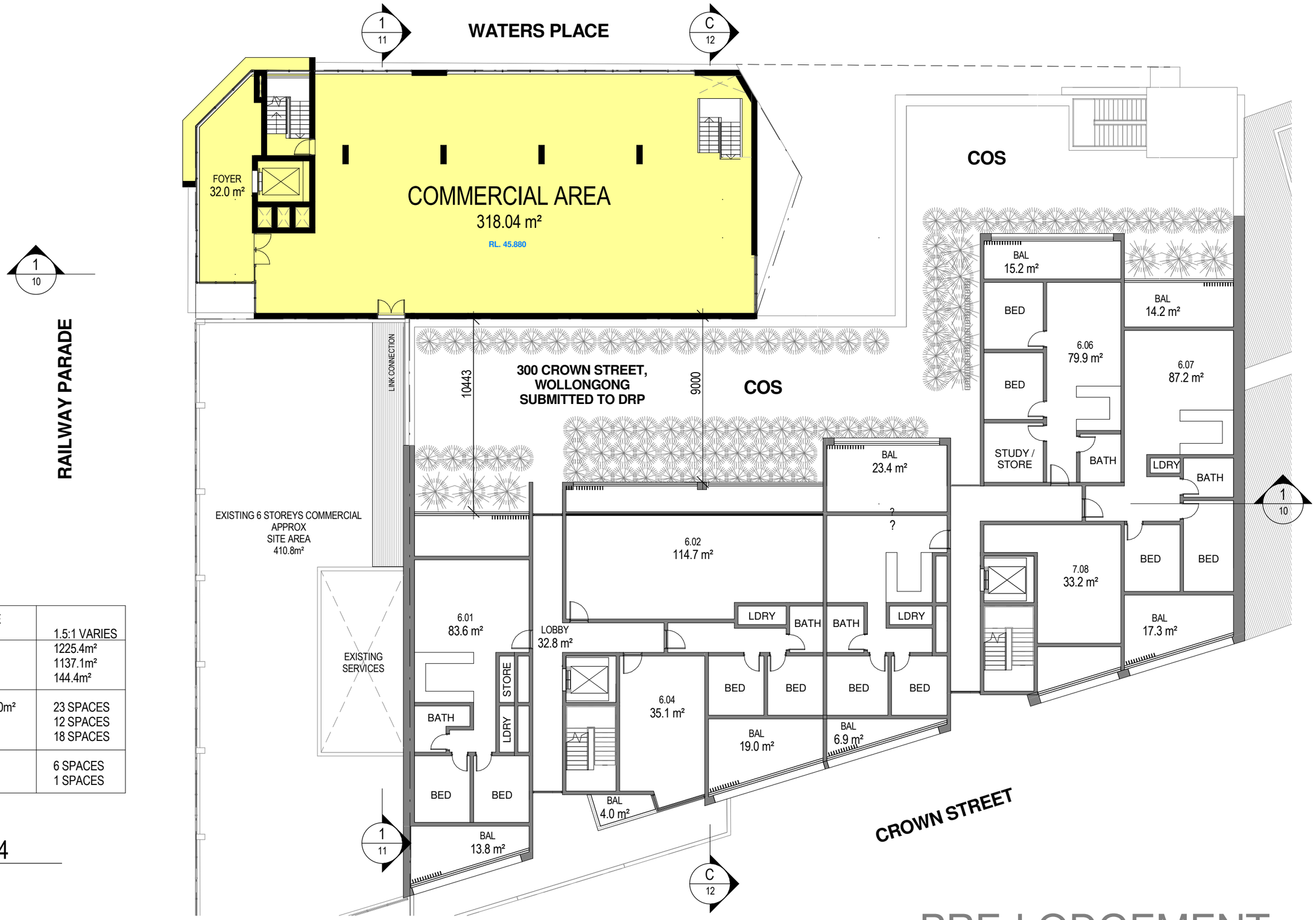
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	LEVEL 1,2,3 (TYPICAL)

DATE:	21.02.2019
DRAWN:	TN
SCALE:	1 : 200
QA:	RG
PROJECT No.	1896
DWG No.	07
Rev.	B

A3



B3 - COMMERCIAL CORE	
FSR	1.5:1 VARIES
MAXIMUM GFA	1225.4m²
PROPOSED GFA	1137.1m²
OVER BY	144.4m²
PARKING REQUIRED 1/60m²	23 SPACES
PARKING PROVIDED	12 SPACES
EXISTING PARKING	18 SPACES
BICYCLE REQUIRED	6 SPACES
MOTORBIKE REQUIRED	1 SPACES

1/10 LEVEL 4

Scale 1 : 200

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
A	08.03.2019	ISSUES TO CLIENT
B	13.05.2019	PRE-LODGEMENT

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Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

DESIGN WORKSHOP AUSTRALIA

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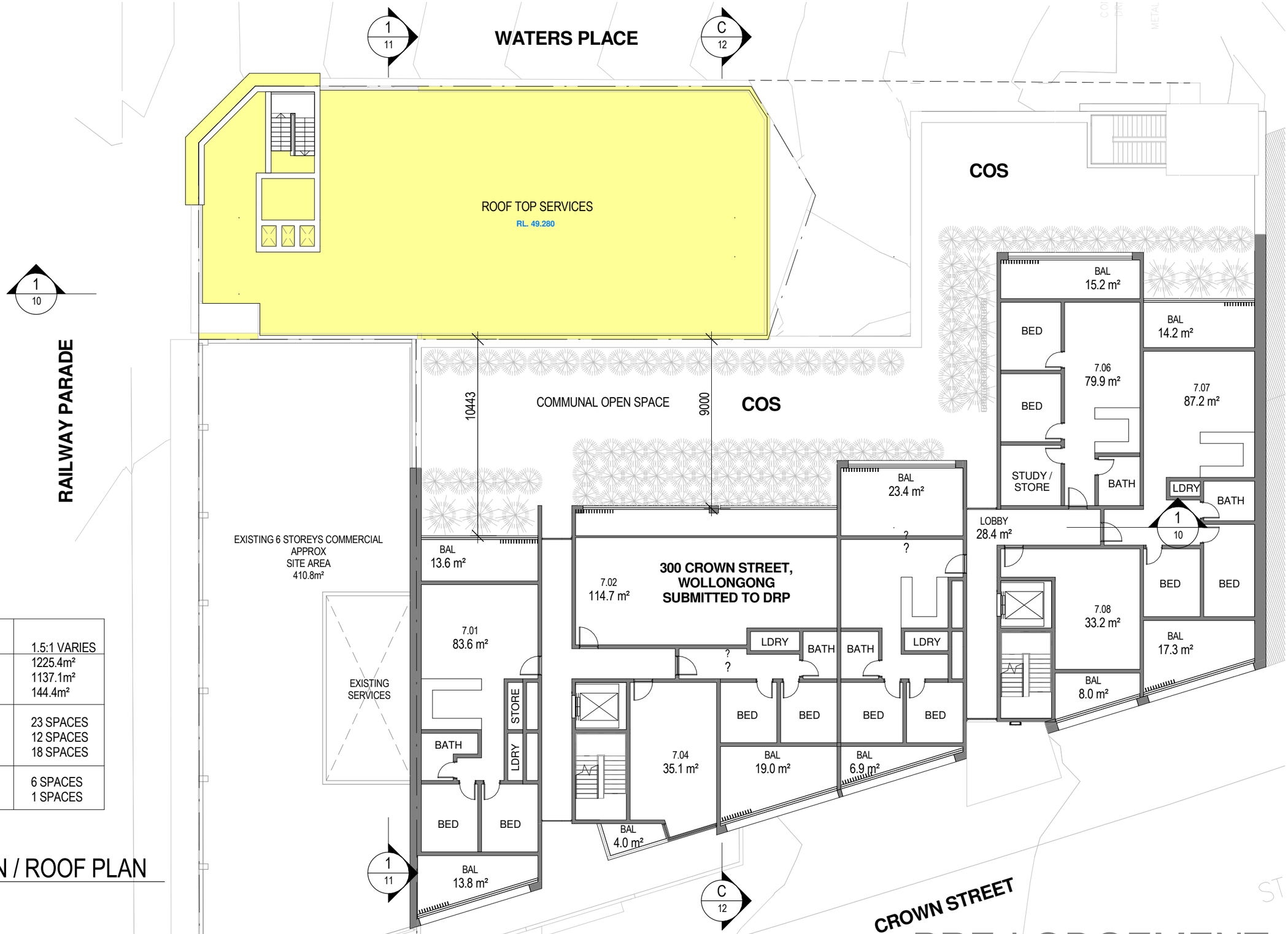
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	LEVEL 4

DATE:	21.02.2019
DRAWN:	TN
SCALE:	1 : 200
QA:	RG
PROJECT No.	1896
DWG No.	08
Rev.	B

A3



B3 - COMMERCIAL CORE	
FSR	1.5:1 VARIES
MAXIMUM GFA	1225.4m²
PROPOSED GFA	1137.1m²
OVER BY	144.4m²
PARKING REQUIRED 1/60m²	23 SPACES
PARKING PROVIDED	12 SPACES
EXISTING PARKING	18 SPACES
BICYCLE REQUIRED	6 SPACES
MOTORBIKE REQUIRED	1 SPACES

1/10 SITE PLAN / ROOF PLAN

Scale 1 : 200

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
A	08.03.2019	ISSUES TO CLIENT
B	13.05.2019	PRE-LODGEMENT

Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
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BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

DESIGN WORKSHOP AUSTRALIA

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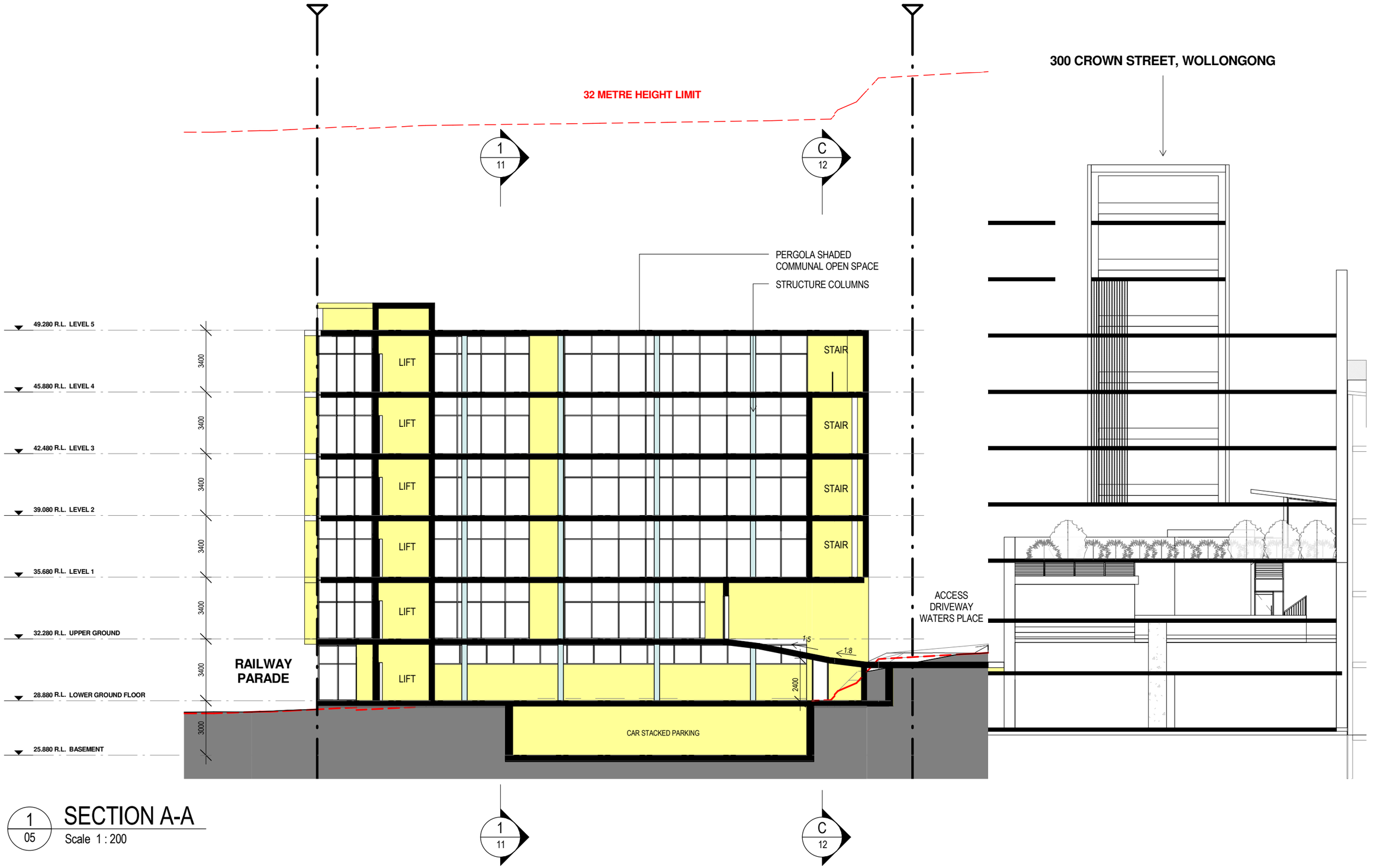
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: DCA FEASIBILITY
ADDRESS: 304 CROWN STREET, WOLLONGONG
DRAWING NAME: SITE PLAN / ROOF PLAN

DATE: 21.02.2019
DRAWN: TN
SCALE: 1 : 200
QA: RG

PROJECT No. 1896
DWG No. 09
Rev. B

A3



1 / 05 SECTION A-A

Scale 1 : 200

DISCLAIMER

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
B	13.05.2019	PRE-LODGEMENT

Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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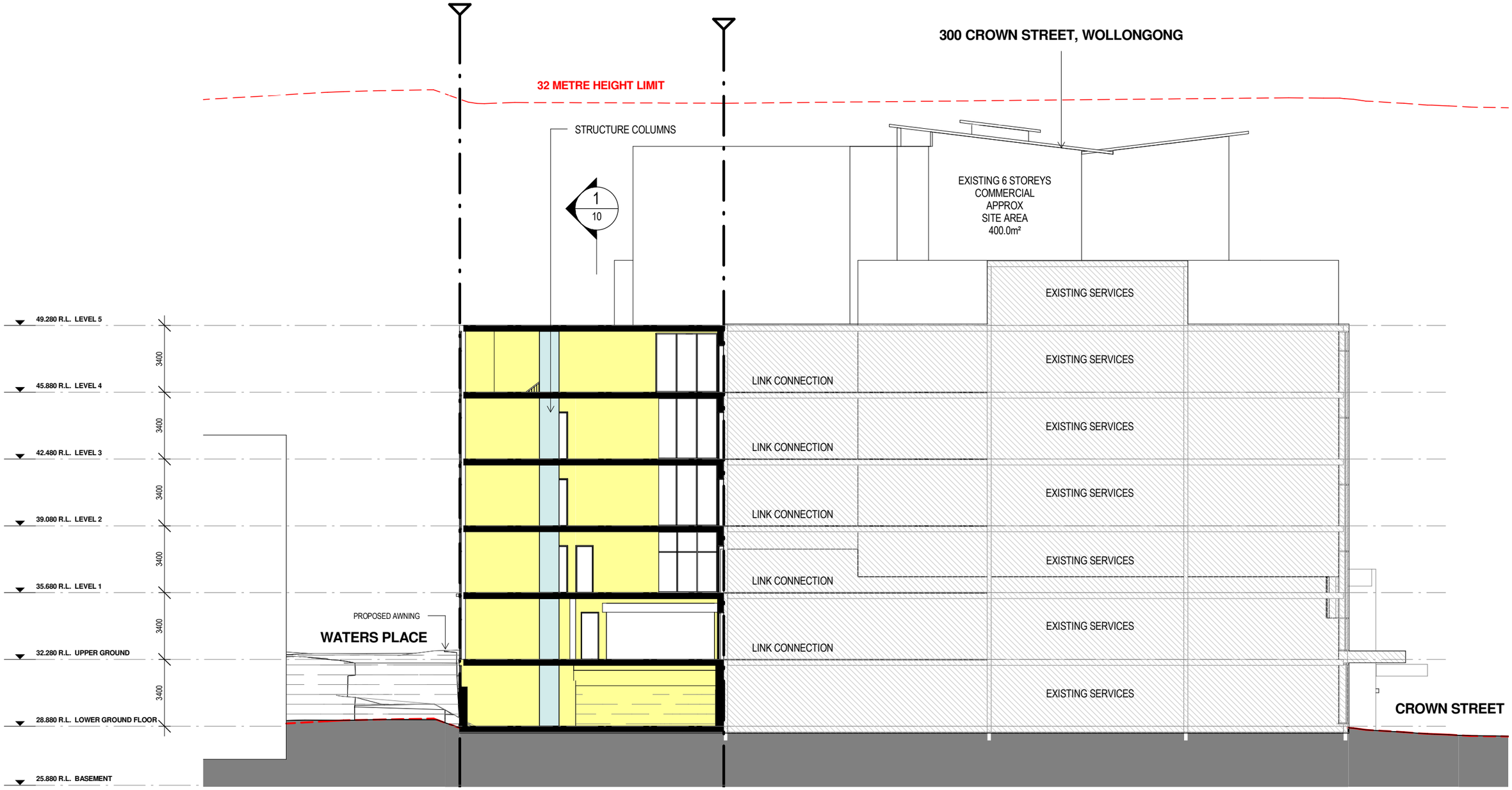
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	SECTION A-A

DATE:	21.02.2019
DRAWN:	TN
SCALE:	1 : 200
QA:	RG
PROJECT No.	1896
DWG No.	10
Rev.	B

A3



1
05
SECTION B-B
Scale 1 : 200

1
10

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
A	08.03.2019	ISSUES TO CLIENT
B	13.05.2019	PRE-LODGEMENT

Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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Nominated Architect:
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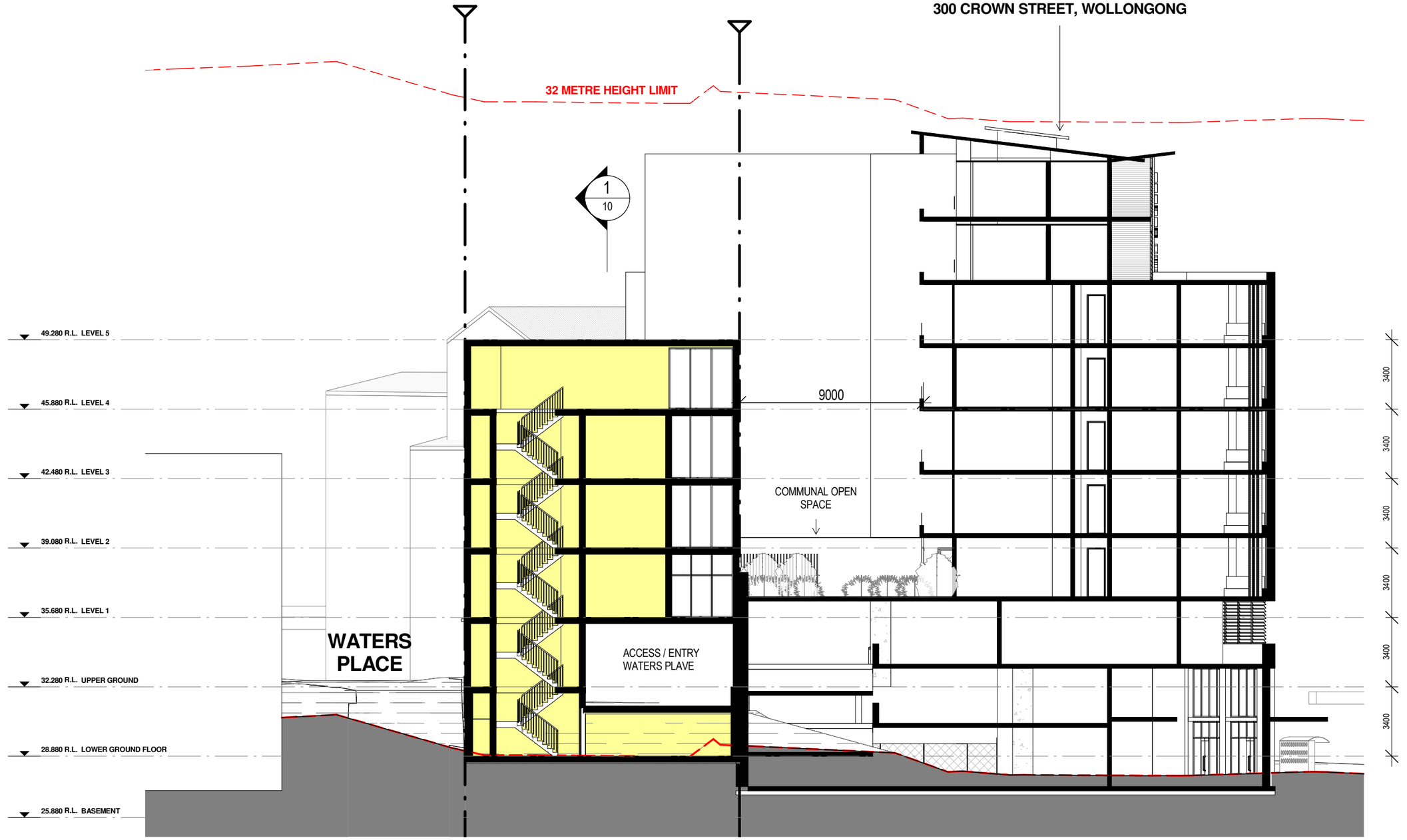
CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	SECTION B-B

DATE:	21.02.2019
DRAWN:	TN
SCALE:	1 : 200
QA:	RG

PROJECT No.	1896
DWG No.	11
Rev.	B

A3



C
05

SECTION C-C

Scale 1 : 200

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
B	13.05.2019	PRE-LODGEMENT

Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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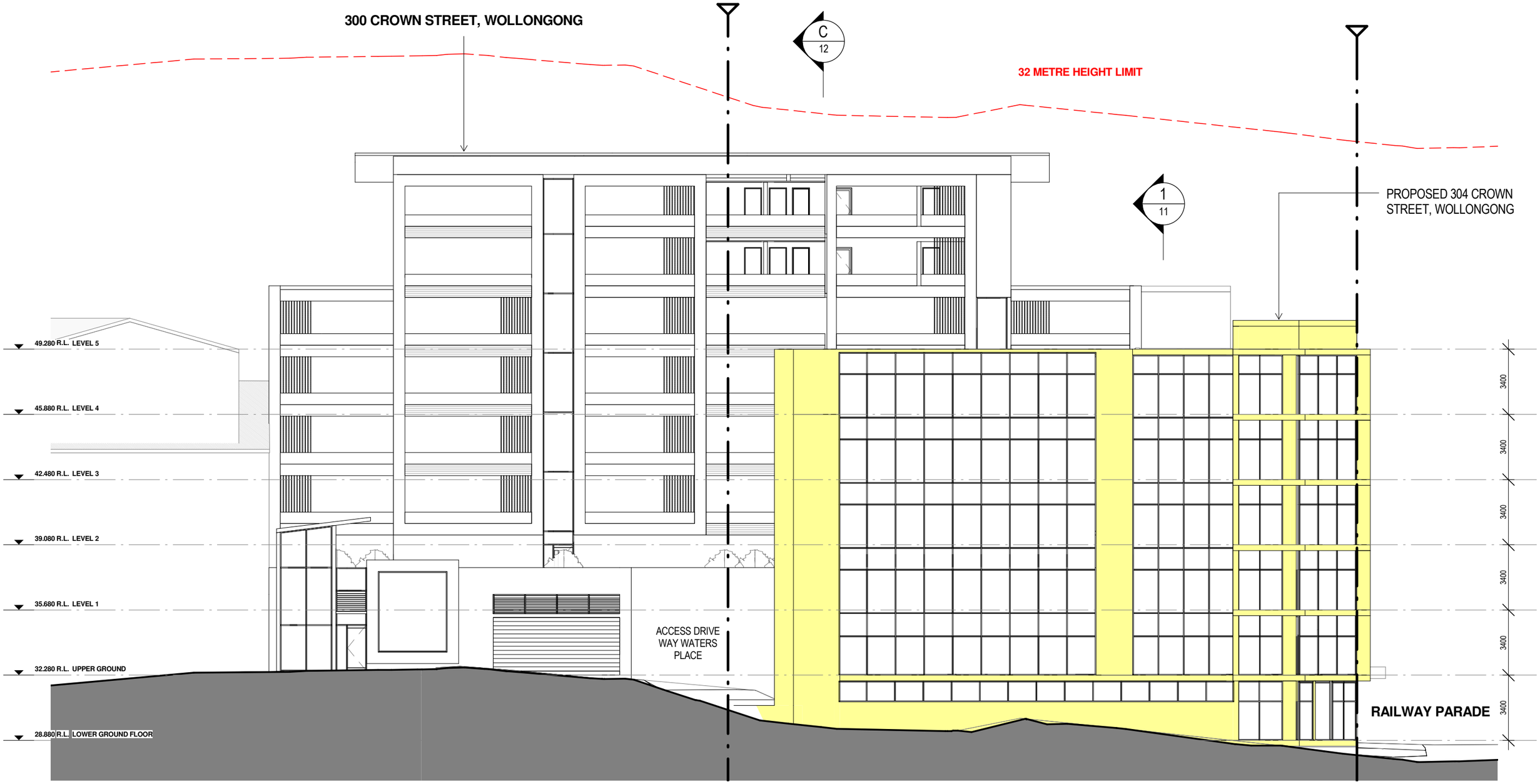
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	SECTION C-C

DATE:	21.02.2019
DRAWN:	TN
SCALE:	1 : 200
QA:	RG

PROJECT No.	1896
DWG No.	12
Rev.	B

A3



1 NORTH ELEVATION

Scale 1 : 200

C 12

1 11

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
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B	13.05.2019	PRE-LODGEMENT

DISCLAIMER
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Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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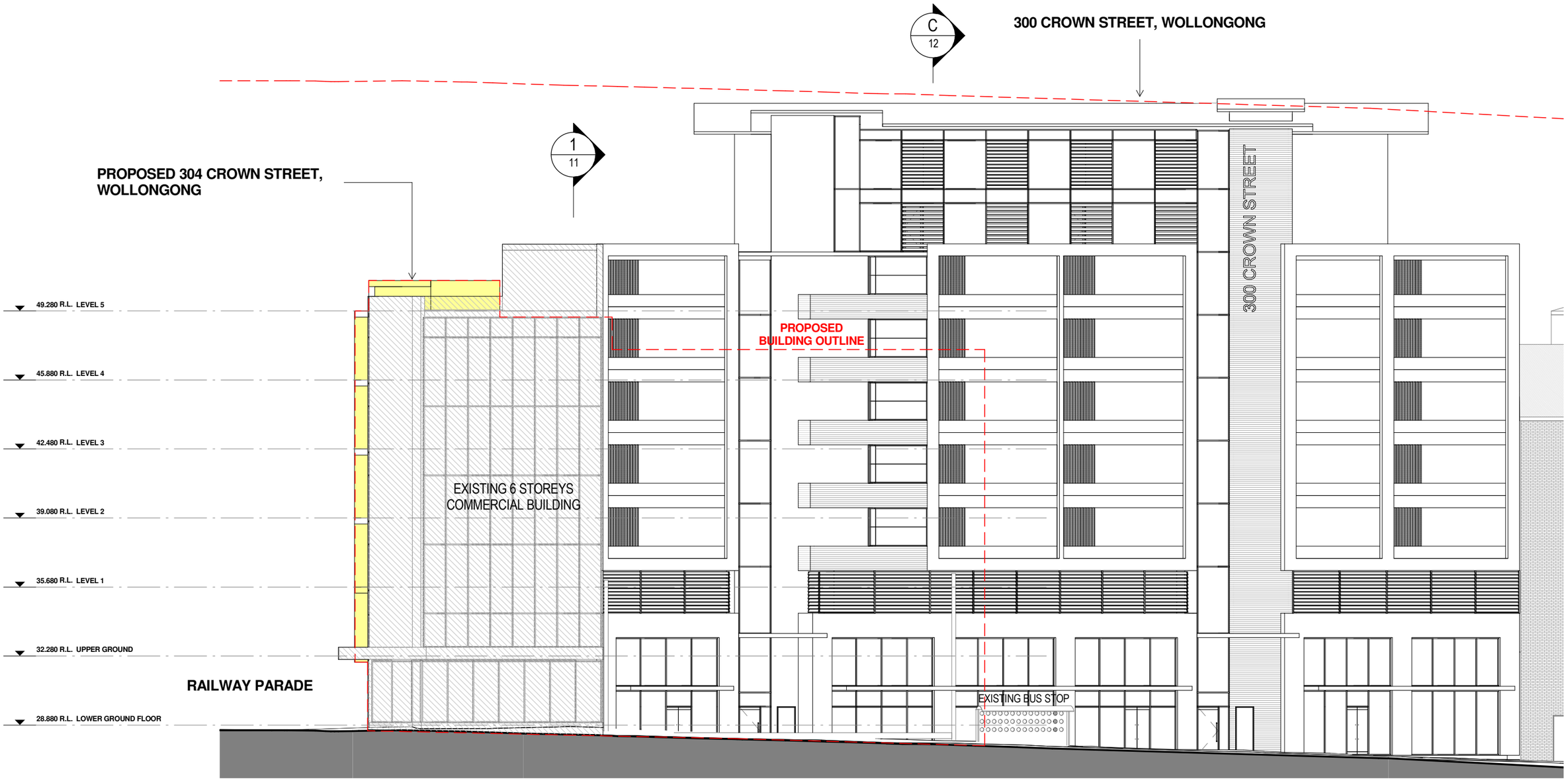
CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	NORTH ELEVATION
DATE:	21.02.2019
DRAWN:	TN
SCALE:	1 : 200
QA:	RG
PROJECT No.	1896
DWG No.	20
Rev.	B

A3



1 SOUTH ELEVATION

Scale 1 : 200

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
A	08.03.2019	ISSUES TO CLIENT
B	13.05.2019	PRE-LODGEMENT

Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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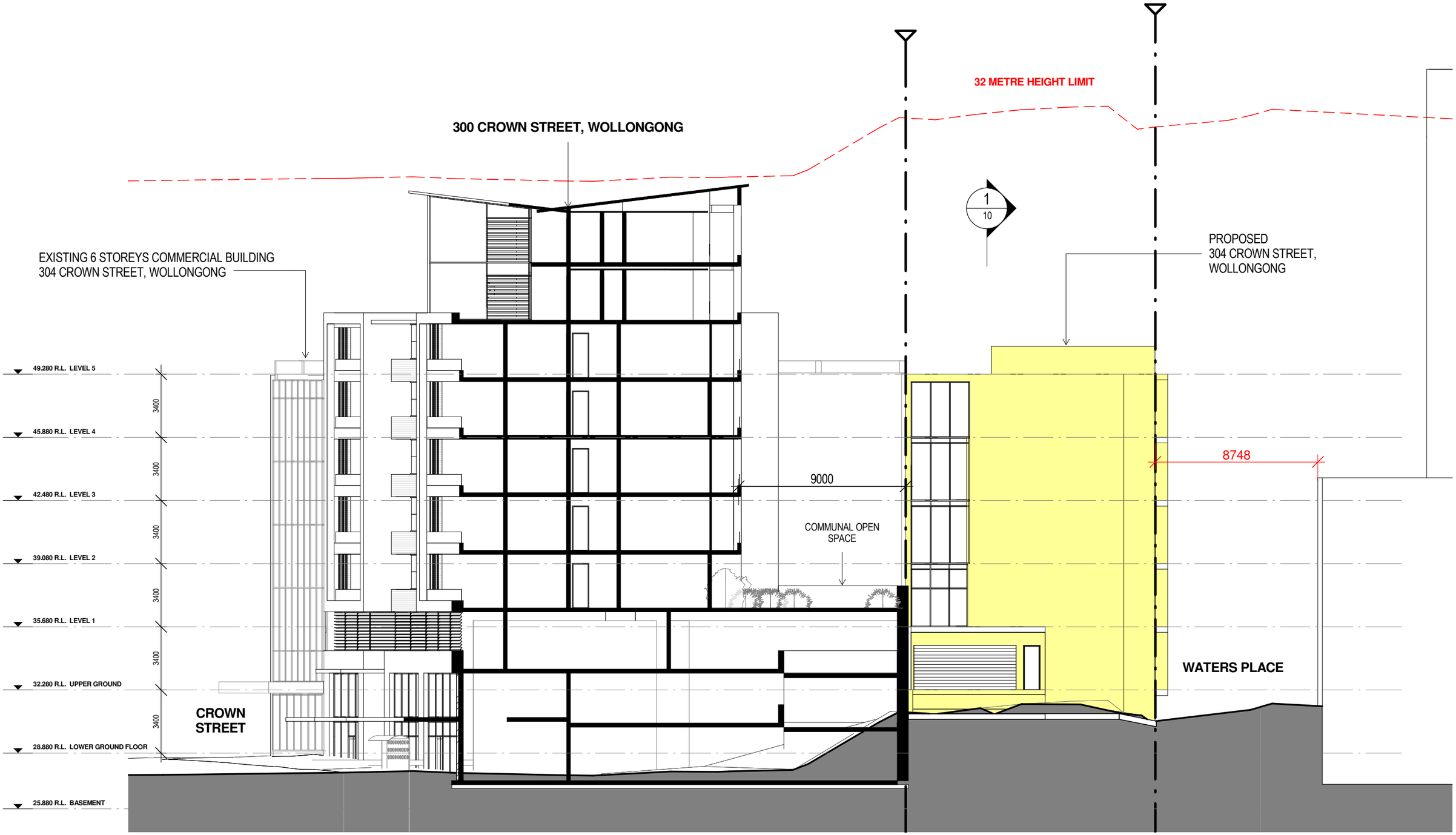
CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	SOUTH ELEVATION

DATE:	21.02.2019
DRAWN:	TN
SCALE:	1 : 200
QA:	RG

PROJECT No. 1896
DWG No. 21
Rev. B

A3



1 EAST ELEVATION

Scale 1 : 200

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
A	08.03.2019	ISSUES TO CLIENT
B	13.05.2019	PRE-LODGEMENT

DISCLAIMER
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Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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Nominated Architect:
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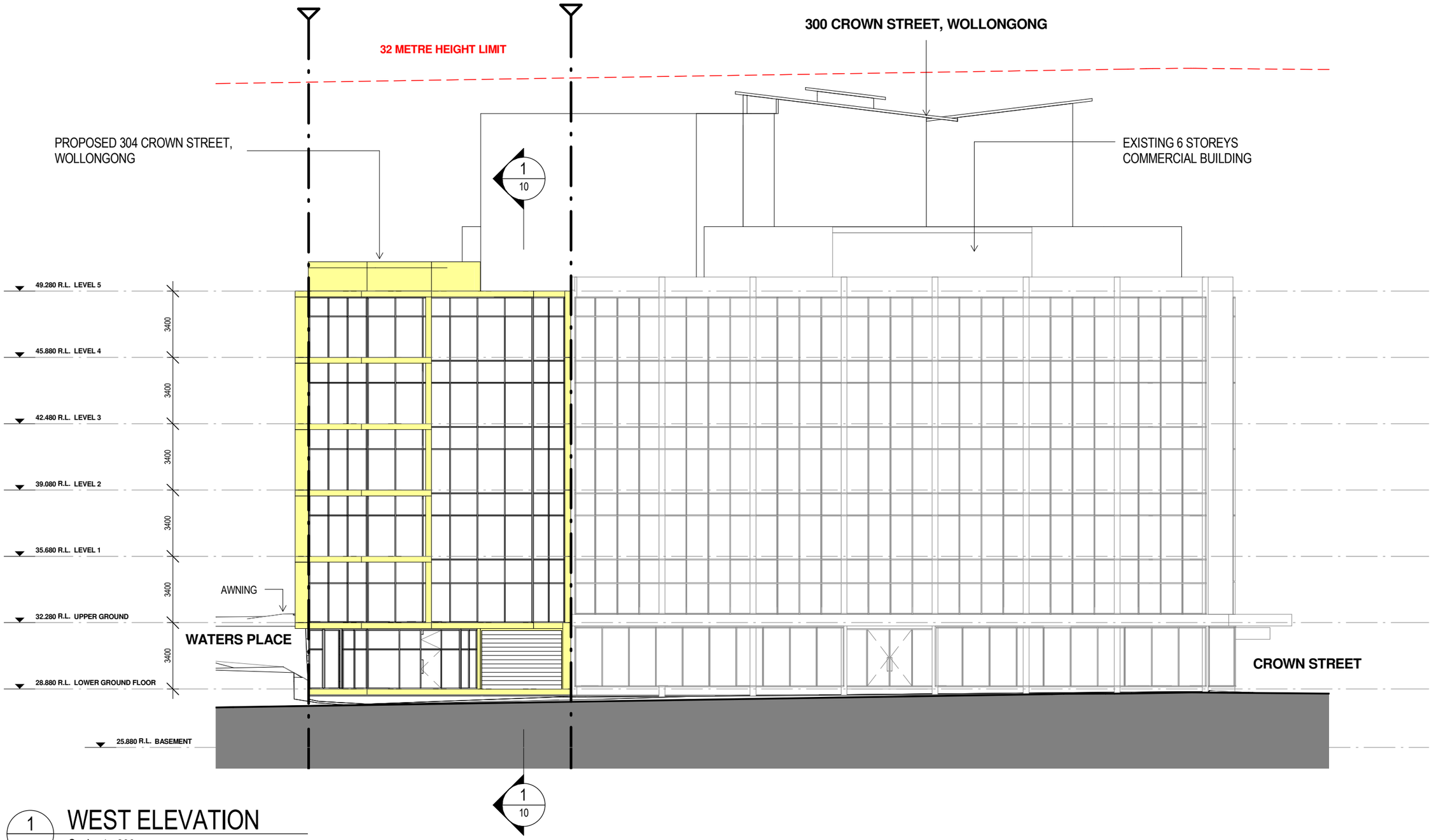
CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	EAST ELEVATION

DATE:	21.02.2019
DRAWN:	TN
SCALE:	1 : 200
QA:	RG

PROJECT No.	1896
DWG No.	22
Rev.	B

A3



1 WEST ELEVATION

Scale 1 : 200

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
A	08.03.2019	ISSUES TO CLIENT
B	13.05.2019	PRE-LODGEMENT

Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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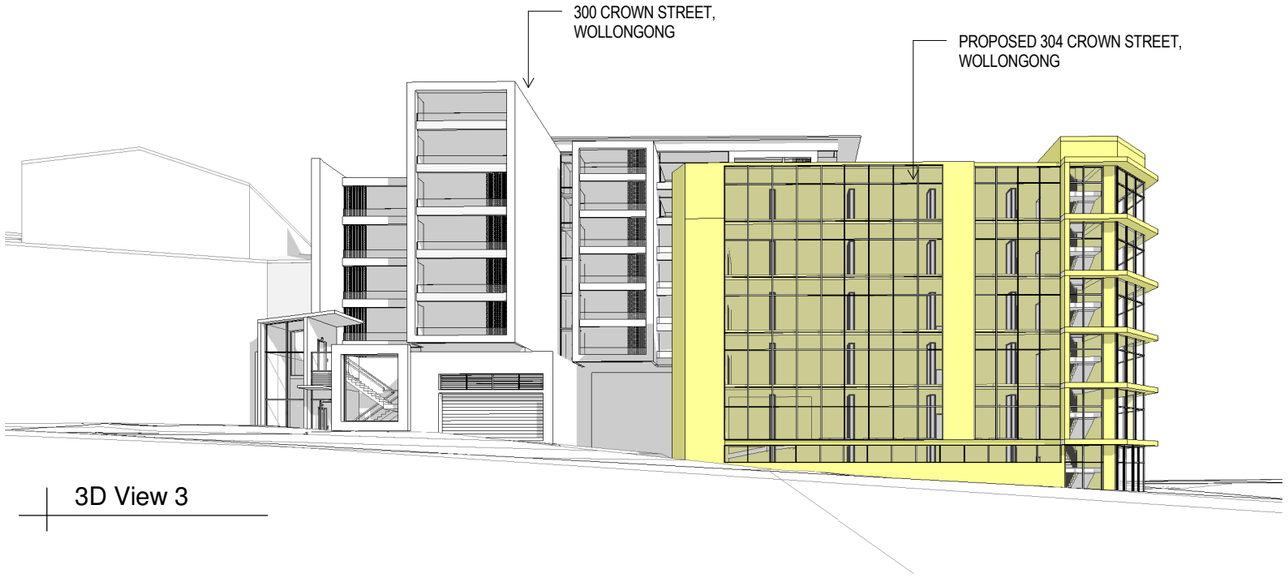
Nominated Architect:
Robert Gizzi (Reg. 8286)

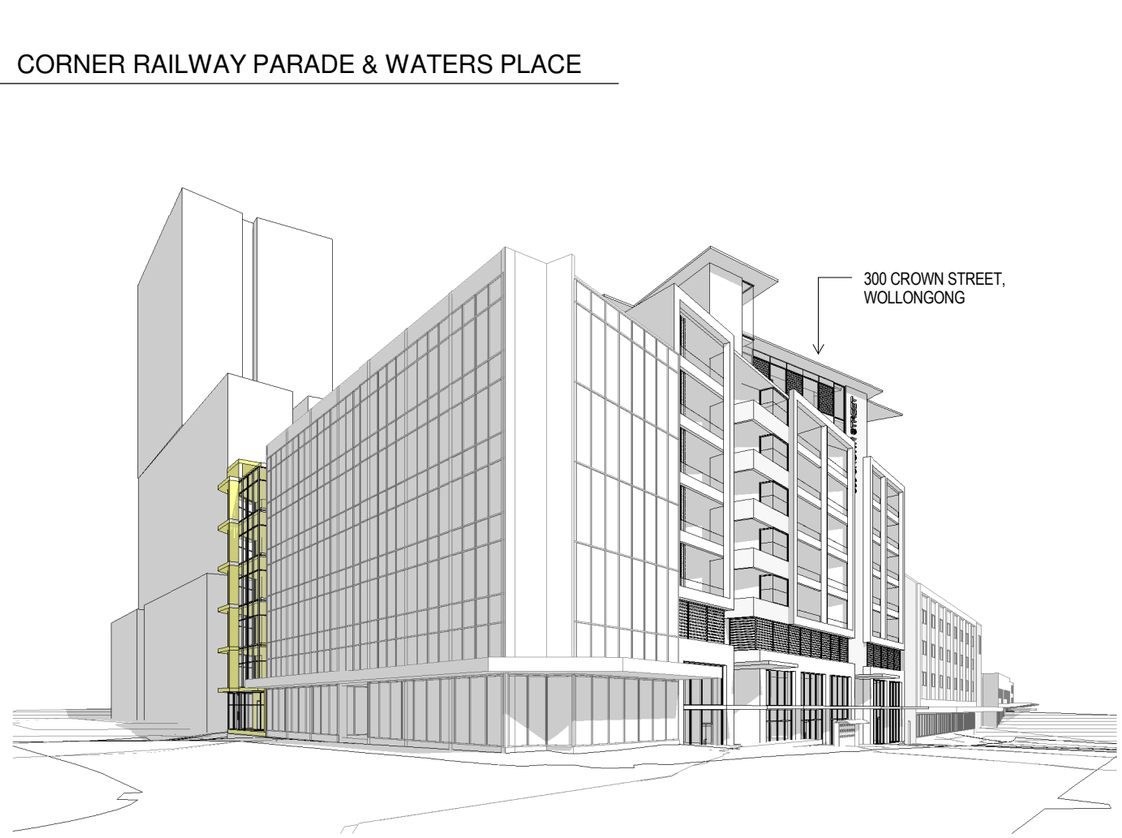
CLIENT:	DCA FEASIBILITY	DATE:	21.02.2019	PROJECT No.	1896
ADDRESS:	304 CROWN STREET, WOLLONGONG	DRAWN:	TN		
		SCALE:	1 : 200	DWG No.	23
DRAWING NAME:	WEST ELEVATION	QA:	RG	Rev.	B

A3

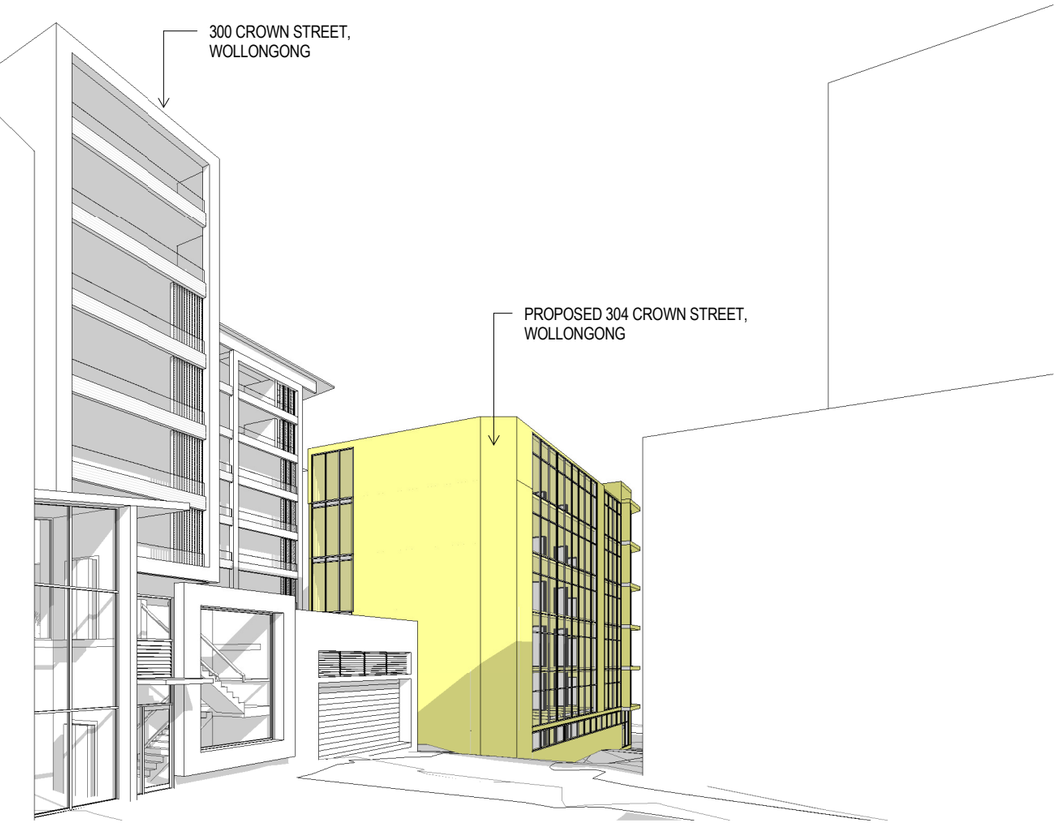
CORNER RAILWAY PARADE & WATERS PLACE



3D View 3



CROWN STREET VIEW



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PRE-LODGEMENT

REF.	DATE	AMENDMENT
A	08.03.2019	ISSUES TO CLIENT
B	13.05.2019	PRE-LODGEMENT

Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	3D VIEWS

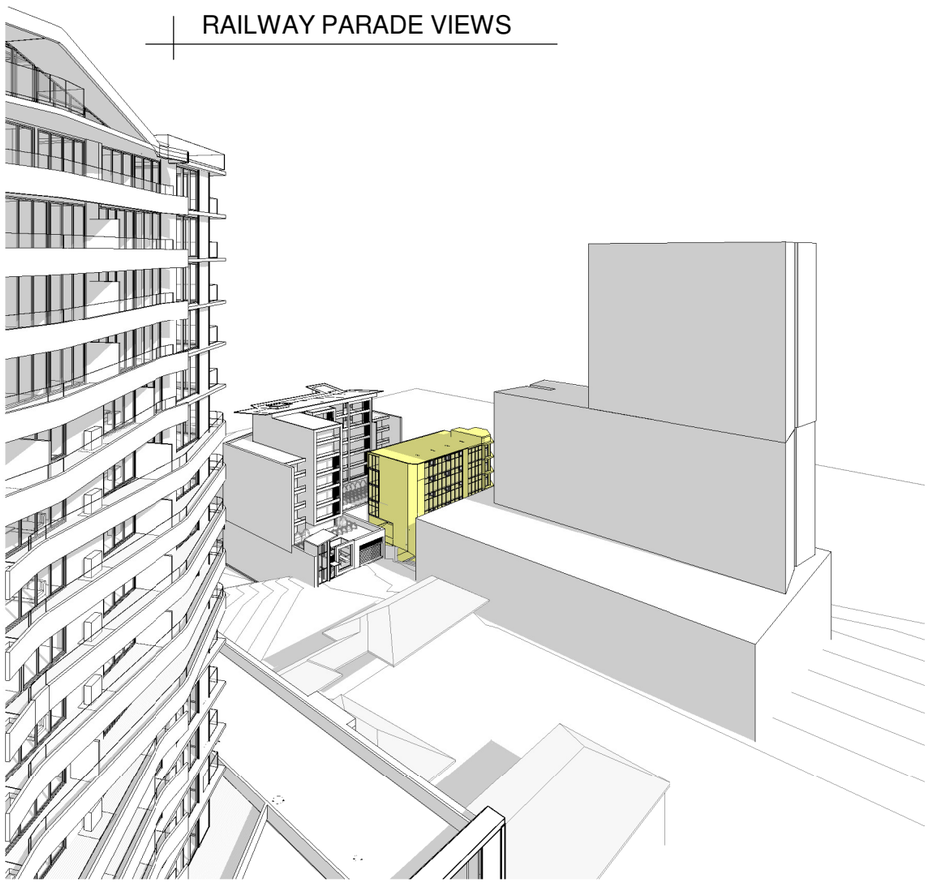
DATE:	21.02.2019
DRAWN:	TN
SCALE:	
QA:	RG

PROJECT No.	1896
DWG No.	30
Rev.	B

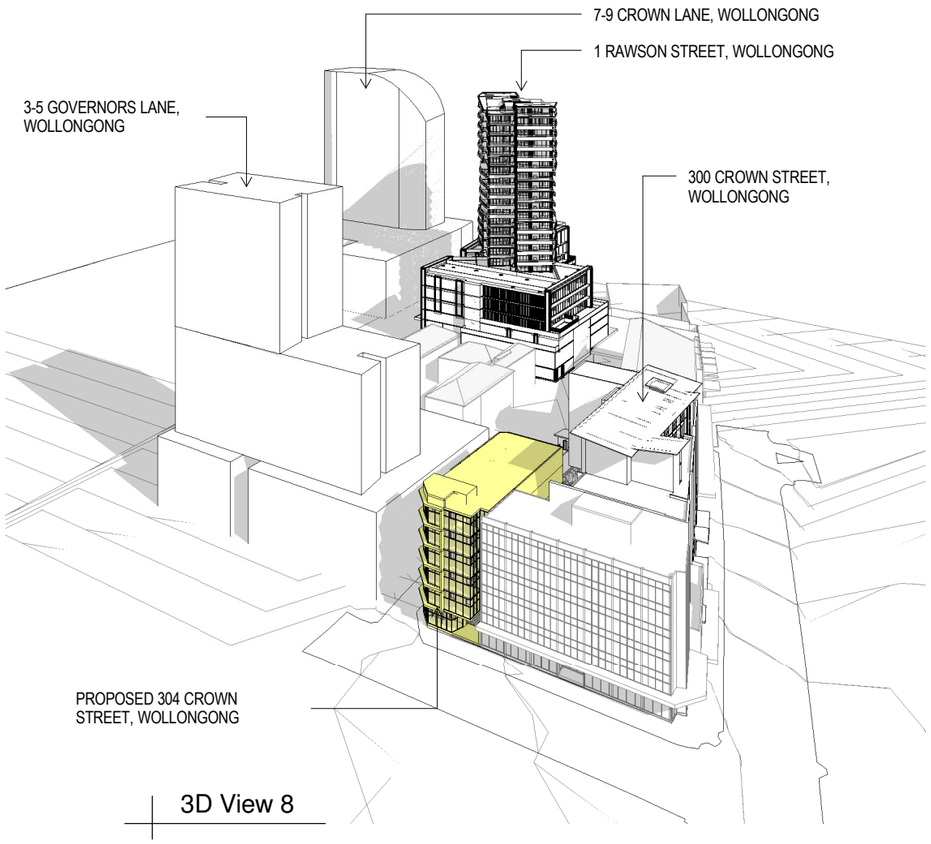
A3

RAILWAY PARADE VIEWS

WATERS PLACE VIEW



RAWSON STREET VIEW



3D View 8

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PRE-LODGEMENT

REF.	DATE	AMENDMENT
B	13.05.2019	PRE-LODGEMENT

DISCLAIMER
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Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
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Nominated Architect:
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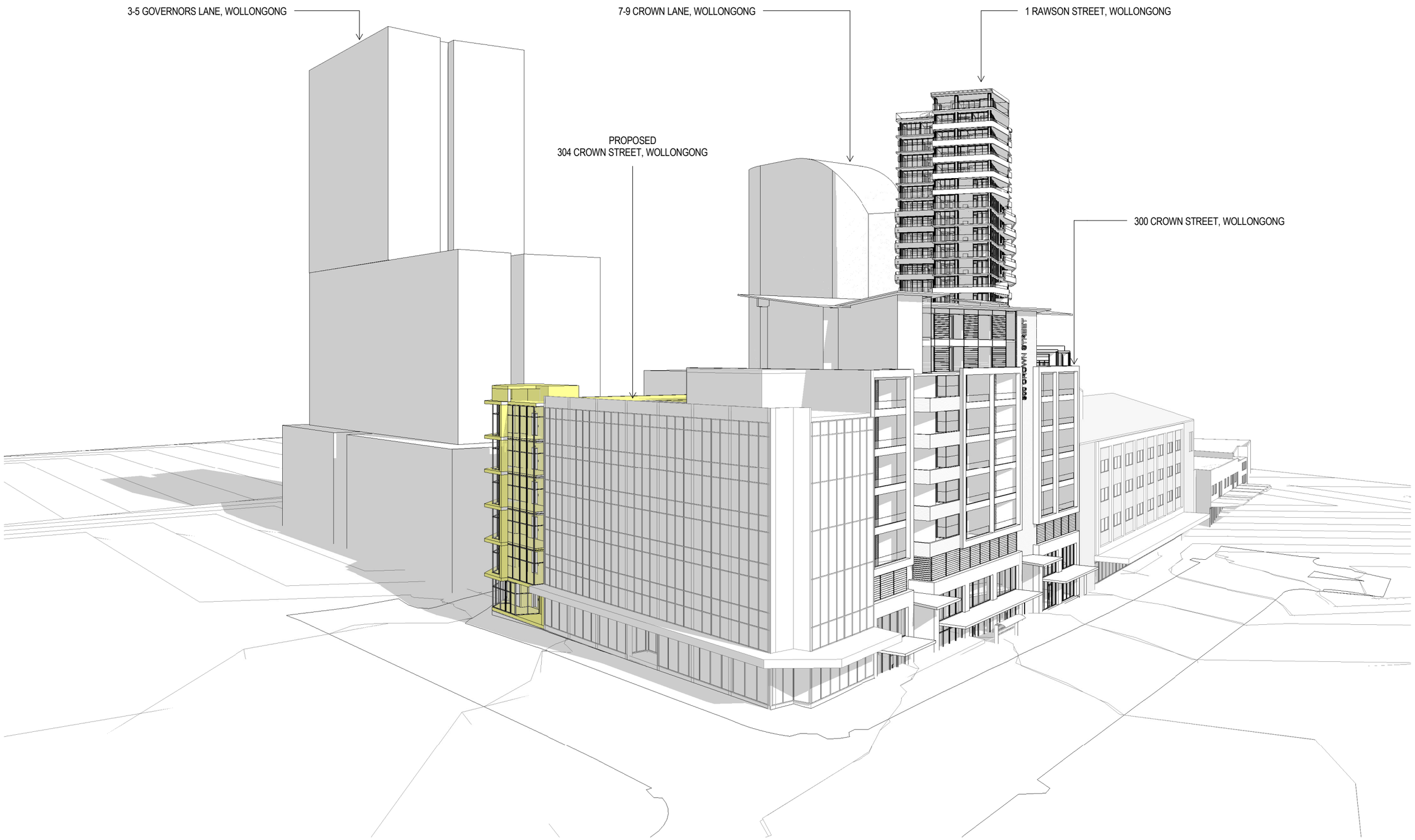
CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	3D VIEWS

DATE:	21.02.2019
DRAWN:	TN
SCALE:	
QA:	RG

PROJECT No.	1896
DWG No.	31
Rev.	B

A3



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PRE-LODGEMENT

REF.	DATE	AMENDMENT
B	13.05.2019	PRE-LODGEMENT

DISCLAIMER
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Legend:

RB01	RENDERED BRICKWORK	S	STONEWORK	SLW	SLIDING WINDOW	P	POST
RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		

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Nominated Architect:
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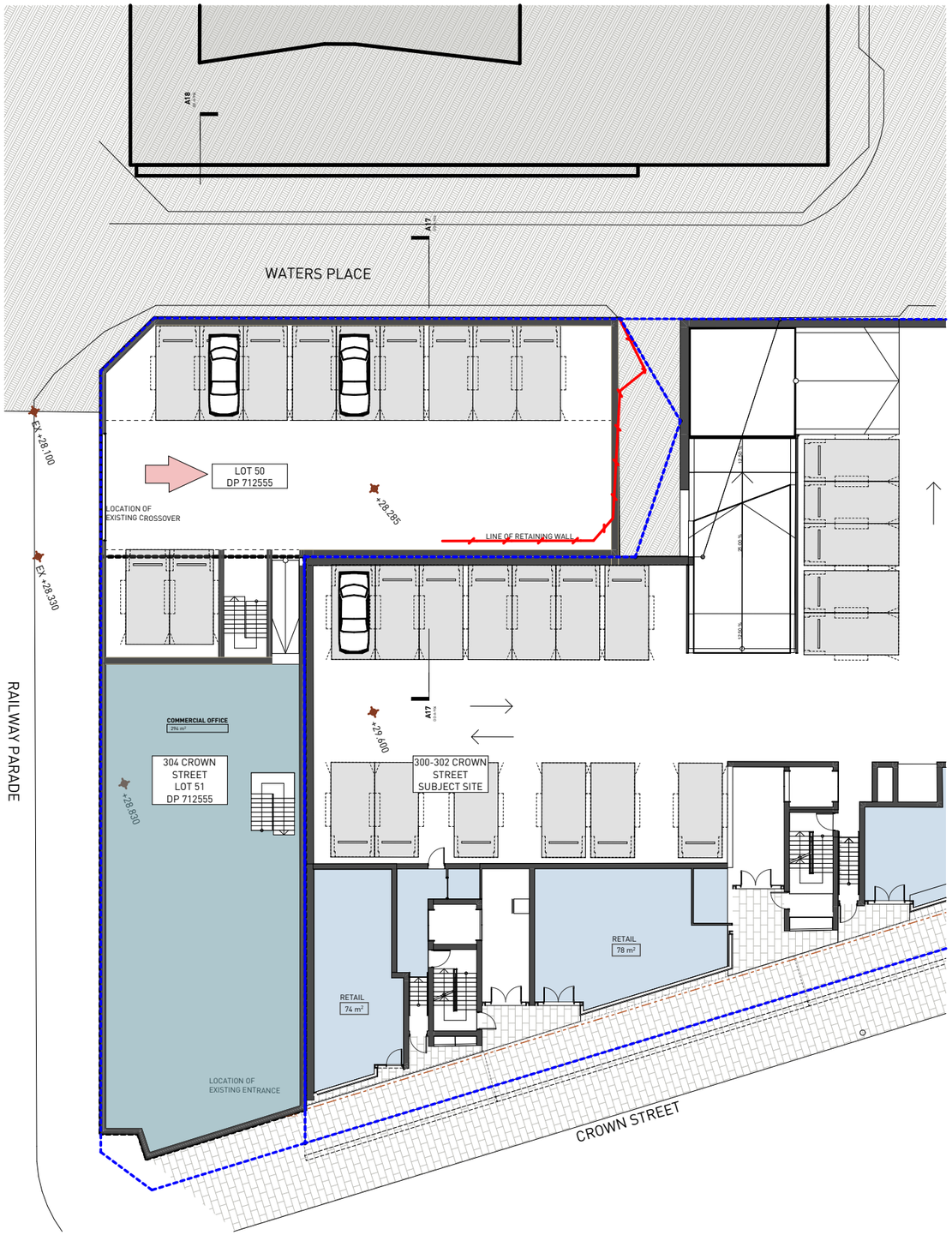
CLIENT:	DCA FEASIBILITY
ADDRESS:	304 CROWN STREET, WOLLONGONG
DRAWING NAME:	3D VIEWS

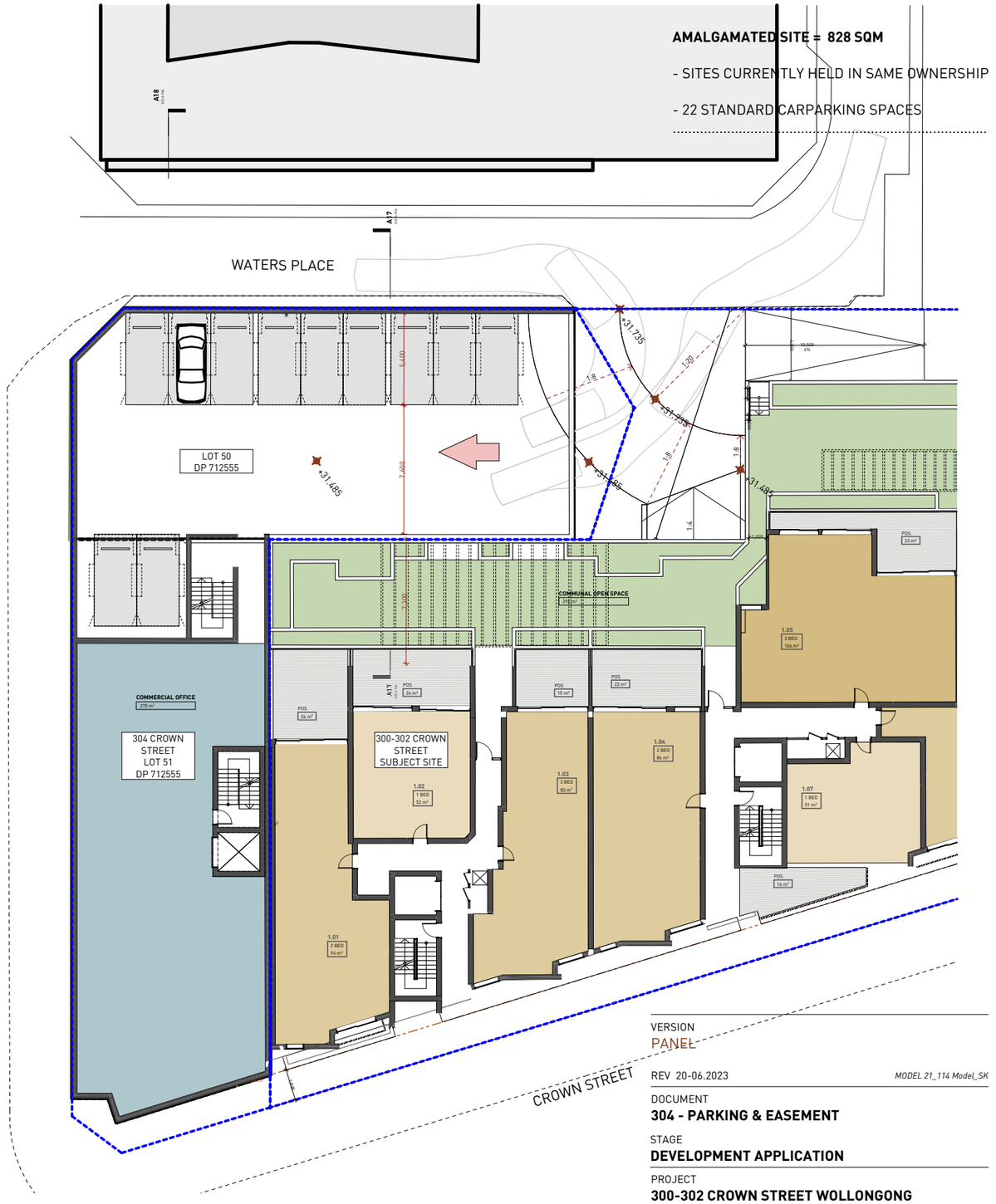
DATE:	21.02.2019
DRAWN:	TN
SCALE:	
QA:	RG

PROJECT No.	1896
DWG No.	32
Rev.	B

A3



1 304 - LEVEL 0 - CROWN STREET LEVEL
1:300



2 304 - LEVEL 1 - WATERS PLACE LEVEL
1:300

VERSION
PANEL

REV 20-06.2023 *MODEL 21_114 Model_SK*

DOCUMENT
304 - PARKING & EASEMENT

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-902

0 | 10m - 1:200 | 5.0m - 1:100 | 2.5m - 1:50 | 1.25m - 1:25

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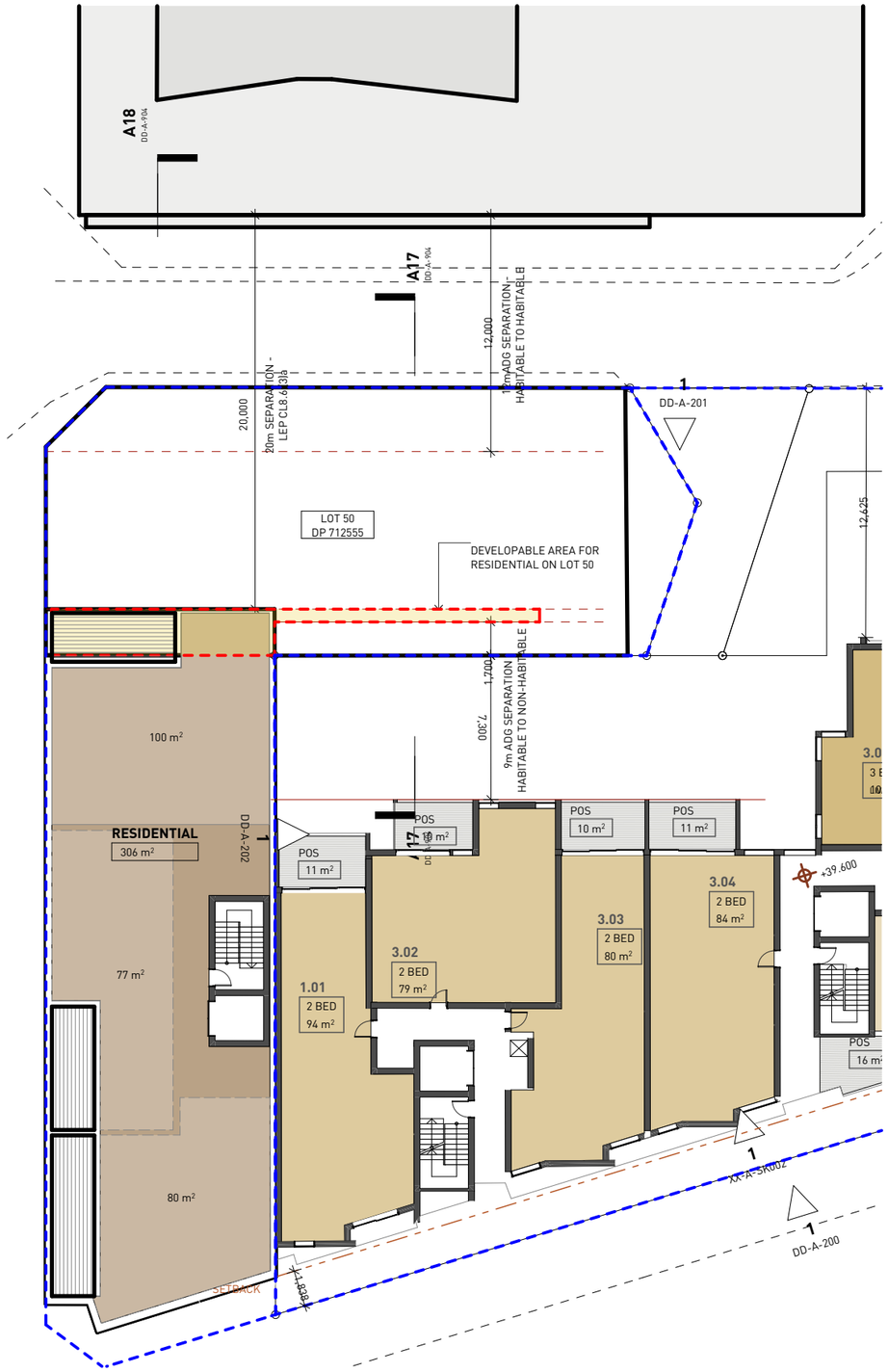
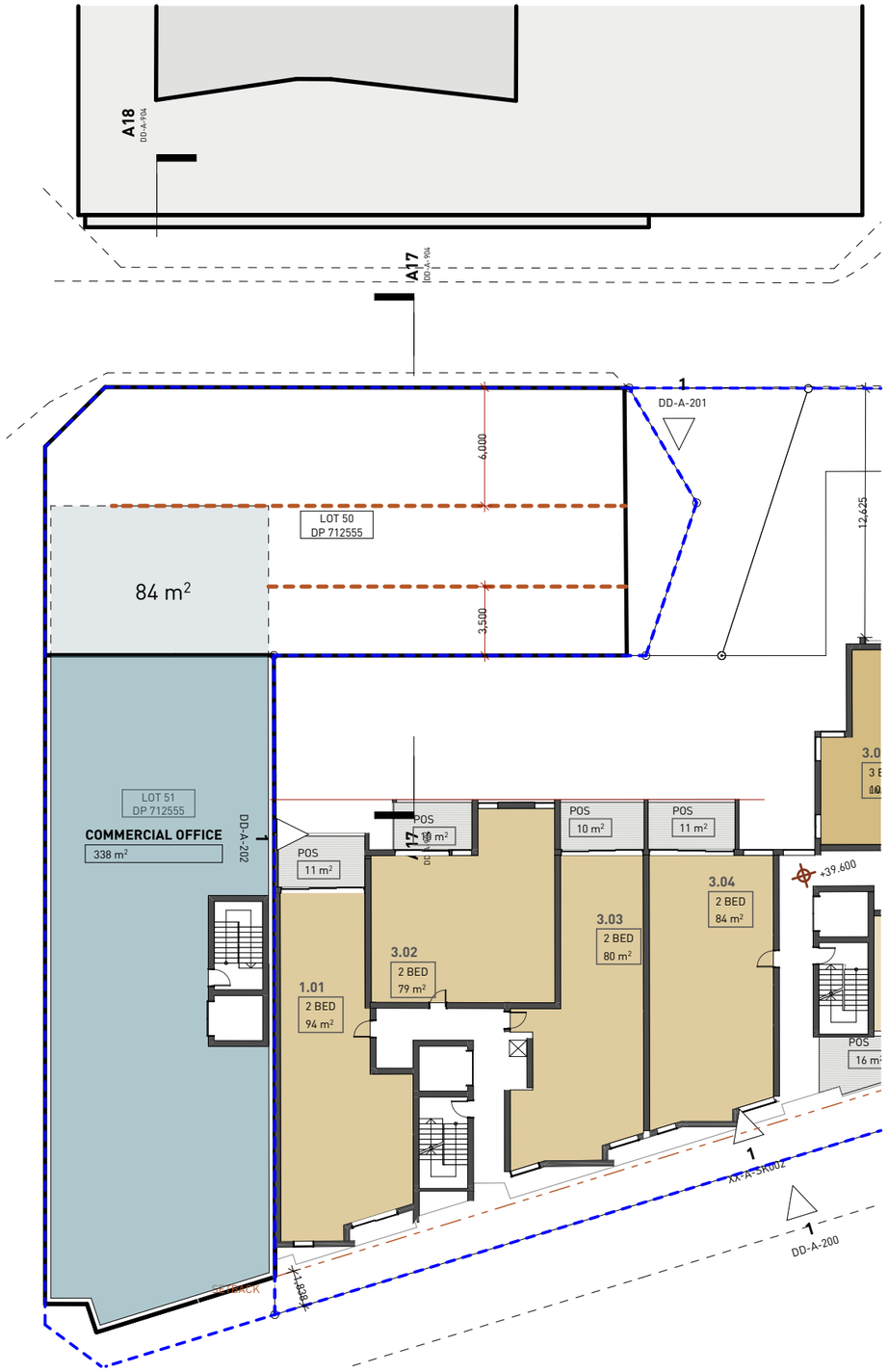
LEGEND
Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 **E** email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)
SMITH & TZANNES



1 304 - TYPICAL RESIDENTIAL LEVEL
1:300



2 304 - TYPICAL COMMERCIAL LEVEL
1:300

AMALGAMATED SITE = 828 SQM

- SITES CURRENTLY HELD IN SAME OWNERSHIP
- 22 STANDARD CARPARKING SPACES

COMMERCIAL BUILDING
(or addition to existing commercial building)

COMMERCIAL (8 LEVELS) = (338m² X 8)

MAX GFA DEMONSTRATED = 2,704m²

TOTAL FSR = 3.56:1
MAX GFA PERMITTED = 2,962m²

MIXED USE BUILDING

***Note lot width of 24m may not be achieved.**

6 STOREYS TOTAL WITH ONE LEVEL
OF COMMERCIAL AT GROUND

COMMERCIAL (1 LEVELS) = (1x338) = 388

RESIDENTIAL (5 LEVELS) = (5x306) = 1530

GFA DEMONSTRATED = 1918m²

Commercial = 0.4455
Residential = 1.78
TOTAL FSR = 2.22
MAX GFA PERMITTED = 1852m²

VERSION
PANEL

REV 20-06.2023 *MODEL 21_114 Model_SK*

DOCUMENT
304 - CROWN STREET TYPICAL LEVELS

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

21_114 DD-A-903

0
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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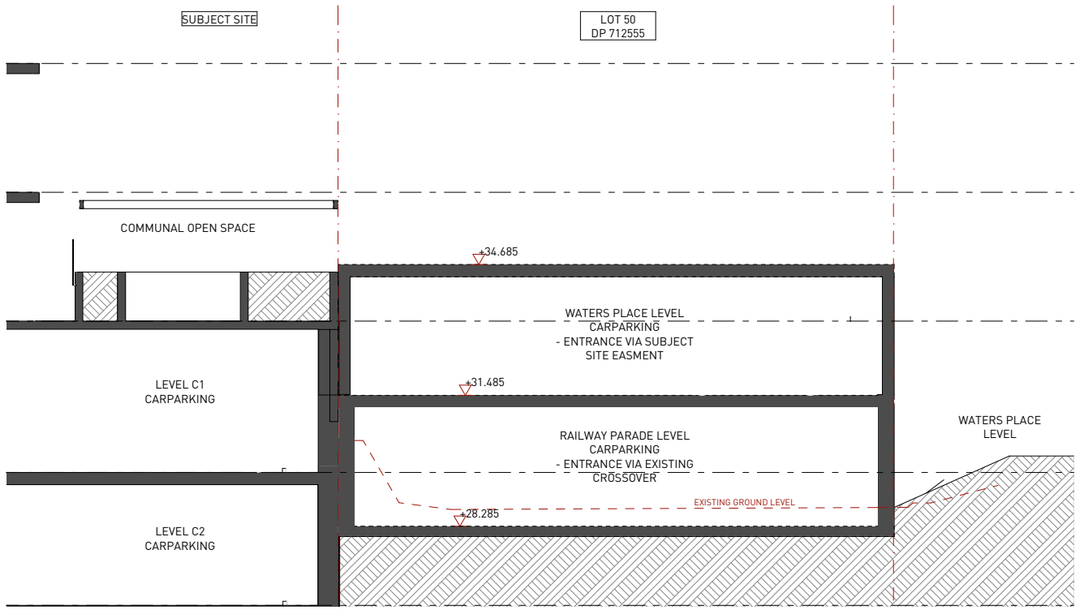
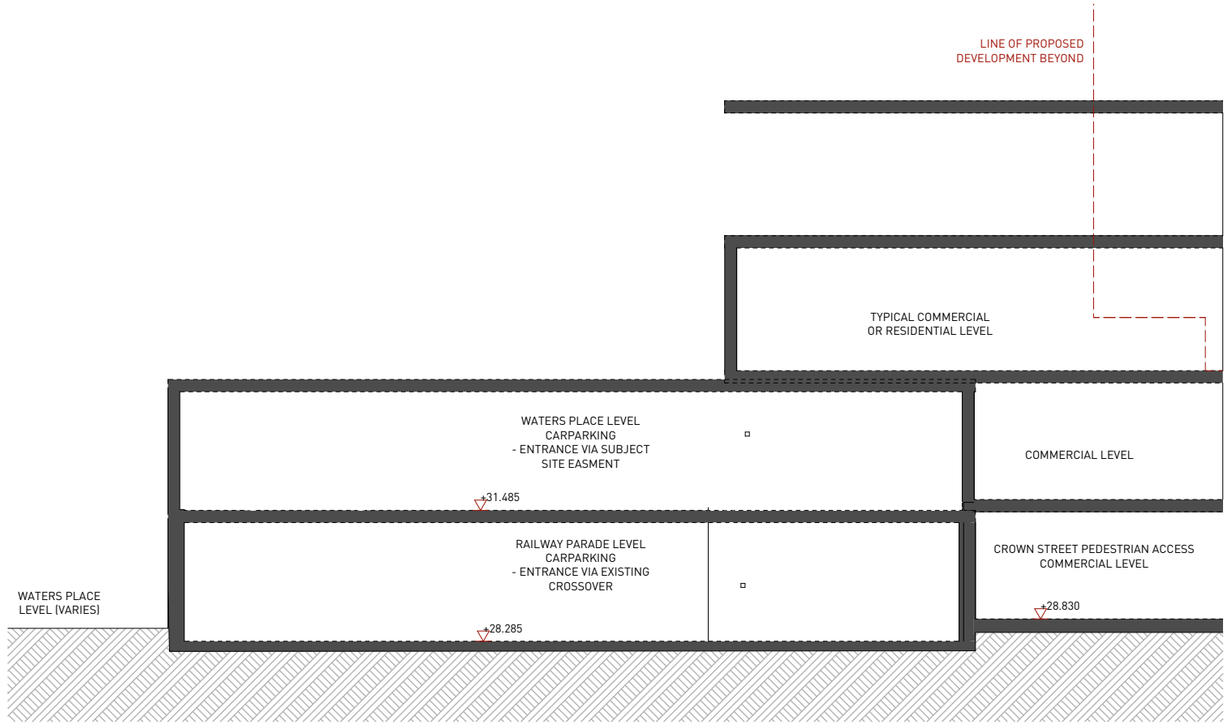
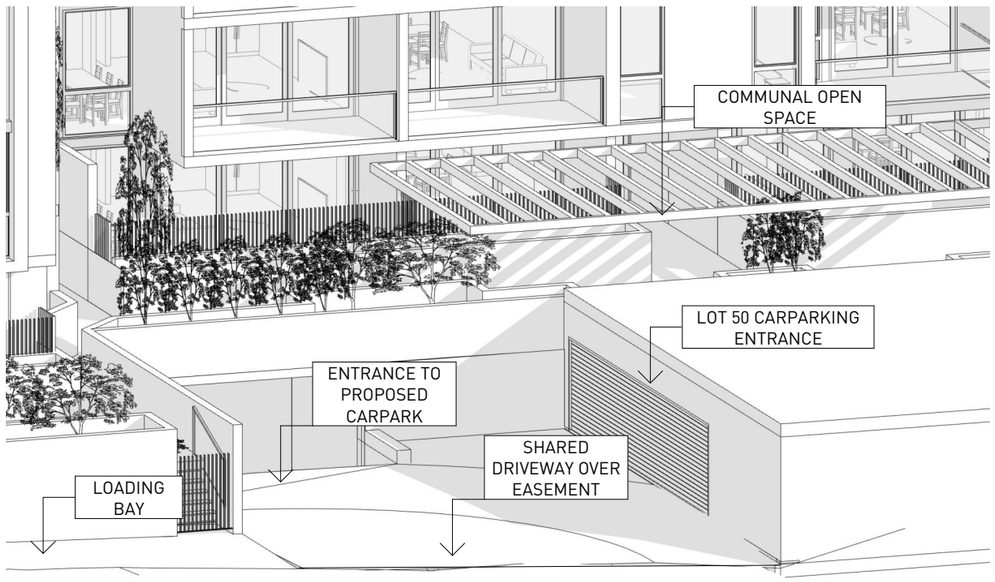


1 304 - CARPARK SECTION AA
1:150



2 304 - CARPARK SECTION BB
1:150



3 EASEMENT
1:1.43

0 | | | | | |
10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

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VERSION
PANEL

REV 20-06.2023 *MODEL 21_114 Model_SK*

DOCUMENT
304 - DIAGRAMS

STAGE
DEVELOPMENT APPLICATION

PROJECT
300-302 CROWN STREET WOLLONGONG

300-302 Crown Street
Wollongong
TRULAND DEVELOPMENT

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 **E** email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

SMITH & TZANNES

21_114 DD-A-904

Wollongong Design Review Panel
Meeting minutes and recommendations

Date	22 June 2023
Meeting location	Wollongong City Council Administration Offices
Panel members	(Chair) David Jarvis
	(Member) Tony Tribe
	(Member) Brigitta Schyns
Apologies	Pier Panozzo - City Centre & Major Development Manager Nigel Lamb – Senior Development Project Officer
Council staff	Theresa Whittaker – City Centre & Major Development Manager (Acting) Amanda Kostovski – Design Expert
Guests/ representatives of the applicant	Tahnee Ironside – Smith & Tzannes Architecture & Urban Planning
Declarations of Interest	None
Item number	2
DA number	DA-2023/367
Reason for consideration by DRP	SEPP 65 – DA Stage WLEP 2009 7.18 Design Excellence
Determination pathway	Wollongong Local Planning Panel (WLPP)
Property address	300-302 Crown Street Wollongong
Proposal	Mixed use – demolition of existing structures, tree removal, construction of an eight (8) storey shop top housing development, including basement parking, associated earthworks, landscaping and subdivision – torrens title – two (2) lots
Applicant or applicant's representative address to the design review panel	The presentation confirmed that the consultant team had the benefit of the panel's report on the previous proposal for the site for the same applicant.
Background	The site was Inspected by the Panel on 22 June 2023
Design Quality Principles SEPP 65	
Context and Neighbourhood Character	It is recommended additional data on the site and context drawings highlight the key issues driving the planning and design approach. The proposal is located on the northern side of Crown Street in close proximity to the train station. The sites side boundary adjoins a narrow corner lot (304 Crown Street) that currently accommodates a commercial building. The commercial building is serviced by an at grade carpark that adjoins the rear boundary of the subject site. The applicant tabled a concept design for the two lots adjoining the subject site, outlining how potential FSR could be realised and how vehicle parking could be accommodated on the neighbouring sites (if developed as a single development). The concept design utilises an existing easement to access the neighbouring site from Waters Lane and proposes a second vehicular entrance from Railway Parade, close to the corner of the lane. Any redevelopment potential of that site would need to include a comprehensive analysis against the relevant planning controls.

	It is noted the concept requires the northern portion of the site to be dedicated to a two-storey high above ground carpark which reduces the potential for the building to provide a positive interface with the street and corner of the Waters Lane. Consideration should be given to providing knockout panels within the basement of the subject site to allow the neighbouring building to be serviced by a basement carpark, allowing the neighbouring building to be developed to better activate the street /corner of the lane. The current design proposal requires work within the easement (that benefits the western neighbour) to provide vehicular access to the subject site. The legality of undertaking any work within the easement should be verified by the applicant. The sites eastern side boundary adjoins a four-storey commercial building (298 Crown Street, Telstra Building). The neighbouring site is a potential future development site that reflects the vision outlined by Council's built form controls for the locality. To the west of the Telstra building, buildings fronting Crown Street present a two-storey scale to the street. Future developments on this portion of the street are required to be set back from the street frontage to maintain the two-storey street scale. Any future development on the Telstra site would face the challenge of providing the transition between the two-storey scale on the western end of Crown Street and the more significant street wall scale on the eastern end of the street. The northern boundary of the site adjoins Waters Lane. The lane is a largely utilitarian space that provides service access. A two-storey heritage building (Dicey Riley's Hotel) and a multi storey mixed building are located directly opposite the subject site, on the southern side of Crown Street. The shadow impact of the proposal has been clearly documented (drawing A854). It is evident that the proposal will significantly reduce the extent of solar access to the public domain and buildings located on the southern side of the street. However, it is noted the proposed building is approximately a storey lower than the maximum permissible height, which reduces the extent of over shadowing. Further contextual information is required to better understand how the proposal relates to existing and potential future context. Street elevations should be provided from the street corner down to and including the two-storey street wall towards the western end of Crown Street. A 3D street view looking west from the Station St intersection is recommended to illustrate upper floor relationship with the Telstra building.
Built Form and Scale	The form and program of the building respond appropriately to the immediate context of the site. They provide an active interface with Crown Street, which has been set back approximately 1.8 m from the street boundary to align with neighbouring buildings and contribute to providing a more generous public domain.

	The proposed six storey street wall establishes an appropriate street scale that can be adopted by the neighbouring building to the west (304 Crown Street) to establish a strong street corner expression. However, the two storeys located above the street wall has been expressed with deep metal hoods with minimal setback (approximately 900mm) from the street wall. This appears to diminish the clarity of the street wall. Levels above the street wall are required to be set back 4m from the street wall below (WDCP 2009). The Panel accepts that a full 4m setback may not be necessary to meet the intent of Council's controls and establish a clearly defined street wall. However, if a departure from the controls is to be considered, further refinement of the current proposal is required. The extent to which the level 7 hoods extend towards the boundary should be reduced. This may be achieved by rationalizing the geometry of the level 7 bedrooms to provide rectangular rooms. This will allow the hoods to be setback further from the street, whilst still maintaining a similar depth / expression. A variety of possible options should be pursued towards providing an optimum relationship when viewed from the public domain. Street level perspectives should be developed to demonstrate that a clearly defined street wall has been established.
Density	The scale of the proposal is consistent with the desired future character of this precinct.
Sustainability	All landscape planting is proposed 'on structure'. Opportunities to harvest rainwater for use in maintaining any plantings established on the building or the site should be explored. Other water minimisation measures (reuse of rainwater for toilet flushing and washing machines) should also be considered. The use of solar power and solar water heating, as well as general electrification, is strongly encouraged, particularly to service communal circulation and parking areas. Low embodied energy should be a consideration in material and finish selections. Landscape plantings should address aims for biodiversity protection, weed minimisation and low water use. The Panel strongly recommends that electric vehicle charging stations be provided in the different carpark levels and that spaces for car-sharing vehicles be provided.

	With high levels of cross ventilation and mid-winter solar access, and few south units, the proposal meets ADG objectives for both solar access and cross ventilation.
Landscape	Despite advice that the Transport for NSW object, the provision of street trees along the widened Crown Street footpath should be pursued in line with the objectives of Council's Urban Design Framework. The future/ location of the bus-stop /shelter/ seating should be confirmed concurrently with façade design finessing. Given location of development within the Wollongong CBD, consider and explore opportunities to reduce paving and maximise planting on both level 1 and level 7 communal spaces. Harness opportunities to create seating nooks that cater for both groups and individuals. Explore amenity across both communal spaces to maximise use of residents. Consider providing outdoor gym equipment, table tennis, raised vegetable gardens and edible plant species near BBQ areas for outdoor cooking. It is recommended that larger planter widths are provided along Crown Street edges to minimise noise and pollution impact from street below.
Amenity	The proposed building has been configured with two cores which maximizes both solar access and cross ventilation. In general terms, functional units have been provided that will provide a reasonable level of amenity. However, to confirm compliance with the ADG objectives, dimensions of rooms and POS must be provided. Consideration should be given to relocating the services cupboard in the eastern core to allow the proportions living space to units 107 to 607 to be improved. A more rectangular living space, that can accommodate well-proportioned dining/ kitchen area may be possible if the services cupboard were located on western side of the fire stair. Further detail development of accessible unit plans is recommended. The accessible bathroom should ideally be paired with the accessible bedroom. Consideration must be given to the spatial requirements of both entering and exiting the accessible bedroom. If an adaptation plan requires the relocation of an island bench, it is recommended that the island bench does not contain a sink. The proposed retail spaces are detached from the building, (accessible only from the street) and provide a poor level of amenity for tenants. Further development is required:

	- Retail spaces must be developed so they can be serviced directly from the level 0 basement. - There must be a clear separation between services provided for retail tenancies and services provided for residents. - Each retail space should be provided with its own wc. The provision of a single wc that is accessed directly from the street, adjacent to the residential lobby is unacceptable. The privacy of unit 105 (particularly bedroom 3) is compromised by the proximity and narrow proportions of the circulation path from Waters Place on the level 1 COS. Unit 105 should be reconfigured to mitigate potential privacy issues and provide more generously proportion circulation space within the COS. Bicycle storage half a level above vehicle access is inconvenient. Access via the lifts is inappropriate. Shadow impact analysis on RFB No213-222? across Crown Street needs to confirm which units will have less than the minimum standard of solar access directly attributable to proposal.
Safety	Contrary to BCA requirements, it appears egress from basements and upper floors connect. A BCA report is recommended to confirm key egress and safety compliance. Any external AC units should be located on plans to ensure climbing hazard (and aesthetic) issues are addressed. Large scale detail sections for planters should be provided to ensure climbing and maintenance hazards are addressed. Secure separation of retail, resident and visitor parking should be addressed. The practical workability of the loading dock, and supply authority sanction of the substation's location and relationship with the dock need to be demonstrated.
Housing Diversity and Social Interaction	Pending further refinement, the proposal will provide reasonable diversity of apartment size and a positive contribution to this neighbourhood.
Aesthetics	The proposed Crown Street façade will establish a scale and rhythm to which future developments on neighbour sites must respond. The neighbouring site to the east (298 Crown Street, Telstra Building) will also be faced with the challenge of responding to the finer grain two storey street wall established on the eastern end of the street. To assist in establishing a scale and rhythm that will reconciles the six storey street wall scale

	(western end of street) with the finer grain two storey scale (eastern end of street) it is suggested that a finer grain expression is developed for the Crown Street façade. This may be achieved by more deeply recessing the glazing to the vertical circulation cores and allowing them to extend to the top of the street wall. This will break the horizontal expression of the façade and allow the building to be expressed as three separate elements. Contextual elevations (existing and potential future) should be developed to assist in refining the façade expression. The western stair/core warrants concurrent finessing (increased setback?) to address its awkward relationship with floors above the street wall. A larger scale detail section would assist in providing a better understanding of the quality of finishes being proposed and also help to ensure that the architect's design intent is realised. All proposed screens should be detailed (materials, finish, opening sizes etc). A plan detail of how the proposal Crown Street façade interfaces with its neighbours (street wall and street level) should also be provided. 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 and fire hydrant boosters should be accommodated. Consideration must be given to both materials and the integration of services.
Design Excellence WLEP2009	
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	A promising start has been made, but further refinement is required.
Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	Further refinement is required.
Whether the proposed development detrimentally impacts on view corridors,	Not addressed but unlikely.
Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,	NA
How the development addresses the following:	
the suitability of the land for development,	The site is well proportioned and appropriately located to accommodate the proposed development.

existing and proposed uses and use mix	Acceptable.
heritage issues and streetscape constraints,	Further refinement to the expression of the Crown Street façade is recommended.
the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	Acceptable.
bulk, massing and modulation of buildings	Further refinement of the upper levels and expression of the Crown Street facade are recommended.
street frontage heights	Acceptable street wall height, pending refinement of the upper two levels.
environmental impacts such as sustainable design, overshadowing, wind and reflectivity	Further development recommended.
the achievement of the principles of ecologically sustainable development	Further development recommended.
pedestrian, cycle, vehicular and service access, circulation and requirements	Resolution of the easement, loading dock and substation required
impact on, and any proposed improvements to, the public domain	The provision of a dedicated increased setback to provide a wider foot path is commendable. The strategy for the provision of a bus stop , during and after construction should be provided.
Key issues, further Comments & Recommendations	The form and program of the building respond appropriately to the immediate context of the site. Providing an active interface with Crown Street, an appropriately scaled street wall and residential units that provide a reasonable level of amenity. However, further consideration of the following issues is required: - Further development of the concept study for the future building form on the neighbouring site to the west. - The provision of street elevations. - Further development of the expression of the Crown Street façade. - Incorporation of sustainability initiatives - Refinements to improve residential amenity. - Refinements to improve the amenity of retail tenancies.

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

Attachment 8 - Draft Conditions

DA-2023/367

For Office Use Only – Do Not Mail

GENERAL CONDITIONS

Conditions

1. Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.

Plan No	Revision No	Plan Title	Drawn By	Dated
DD-A-001	D	Drawing and Materials Schedule	Smith and Tzannes	5 February 2024
DD-A-010	C	Site Plan	Smith and Tzannes	5 December 2023
DD-A-011	A	Demolition Plan	Smith and Tzannes	31 March 2023
DD-A-012	A	Subdivision Plan	Smith & Tzannes	31 March 2023
DD-A-100	D	Level C1 – Basement	Smith & Tzannes	5 February 2023
DD-A-101	D	Level 0 – Crown Street Level	Smith & Tzannes	5 February 2023
DD-A-102	D	Level 1	Smith & Tzannes	5 February 2023
DD-A-103	C	Level 2 & 4	Smith & Tzannes	5 December 2023
DD-A-104	C	Level 3 & 5	Smith & Tzannes	5 December 2023
DD-A-105	C	Level 6	Smith & Tzannes	5 December 2023
DD-A-106	C	Level 7	Smith & Tzannes	5 December 2023
DD-A-107	C	Roof	Smith & Tzannes	5 December 2023
DD-A-108	B	Adaptable Plans	Smith & Tzannes	26 October 2023
DD-A-109	B	Livable Plans	Smith & Tzannes	26 October 2023

DD-A-200	C	Elevation – South (Crown Street)	Smith & Tzannes	3 October 2023
DD-A-201	C	Elevation – North (Waters Place)	Smith & Tzannes	3 October 2023
DD-A-202	C	Elevation – East	Smith & Tzannes	5 December 2023
DD-A-203	C	Elevation – West	Smith & Tzannes	5 December 2023
DD-A-204	D	Section - AA	Smith & Tzannes	5 December 2023
DD-A-205	C	Section – BB	Smith & Tzannes	5 December 2023
DD-A-206		Façade Section A	Smith & Tzannes	3 October 2023
DD-A-207		Façade Section B	Smith & Tzannes	3 October 2023

Document Title.	**Version No.**	**Prepared By.**	**Dated**
Construction Pedestrian Traffic Management Plan	3	Prepared by Varga Traffic Planning	1 February 2024
Acoustic Report	4	Acoustic Logic	8 December 2023
Detailed Site Investigation	0	Foundation Earth Sciences	October 2021

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

Reason**:**
To ensure all parties are aware of the approved plans and supporting documentation.

2. Occupation Certificate

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

Reason:
To satisfy the requirements of the legislation.

3. Compliance with the Building Code of Australia (BCA)

Building work must be carried out in accordance with the requirements of the BCA.

Reason:
To ensure the development is built in accordance with the Building Code of Australia.

4. Maintenance of Access to Adjoining Properties

Access to all properties not the subject of this approval must be maintained at all times and any alteration to access to such properties, temporary or permanent, must not be commenced until such time as written evidence is submitted to Council or the Principal Certifier indicating agreement by the affected property owners.

Reason:
To ensure that access is maintained.

5. Geotechnical conditions

1. A detailed geotechnical investigation is required for the design of site preparation earthworks.
2. A dilapidation report is required for all structures located within the zone of influence of the proposed earthworks as determined by the geotechnical consultant.
3. All excavations need to be supported during and after construction particularly to protect adjoining property with nearby existing development.
4. Retaining wall design is not to include anchors extending on to adjoining property without the written consent of the adjoining property owner.
5. No disturbance of ground is to occur beyond site boundaries. A minimum buffer between site boundaries and the construction of retaining structures is to be recommended by the geotechnical consultant to ensure adjoining property is not adversely impacted upon by this development.
6. An earthworks plan is to be developed by the geotechnical consultant prior to start of earthworks.
7. All recommendations of Douglas Partners in their geotechnical report dated 23 June 2021 are to be accommodated in the earthworks plan.
8. Hard bedrock where encountered will be difficult to excavate. Alternative excavation methods should be considered to minimise noise and vibration.
9. The earthworks plan may require modification considering any subsequent geotechnical reports commissioned to address unforeseen geotechnical conditions encountered during the site preparation works.
10. At the completion of site preparation earthworks, the geotechnical consultant is to prepare a works-as-executed report detailing encountered geotechnical conditions and how the remedial works addressed these conditions so that the residual geotechnical constraints can be accommodated within the structural designs for the development.
11. All excavations for foundations are to be inspected by the geotechnical consultant and certified that the ground has been suitably prepared for the placement of footings.

Reason:
To ensure excavation works impacts are appropriately managed.

6. Development Contributions

In accordance with Section 4.17(1)(h) of the Environmental Planning and Assessment Act 1979 and the Wollongong City Wide Development Contributions Plan (2022), a monetary contribution of $317,600.00 (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/Subdivision Certificate.

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

The contribution amount will be indexed quarterly until the date of payment using Consumer Price Index; All Groups, Sydney (CPI) based on the formula show in the Contributions Plan.

To request an invoice to pay the contribution go to www.wollongong.nsw.gov.au/contributions and submit a contributions enquiry. The following will be required:

- Application number and property address.
- Name and address of who the invoice and receipt should be issue to.
- Email address where the invoice should be sent.

A copy of the Contributions Plan and accompanying information is available on Council's website www.wollongong.nsw.gov.au.

Reason:
To ensure the development contributes to the provision of local infrastructure, through the payment of development contributions.

7. Transport for NSW requirements

The conditions attached to this consent in the letter from Transport for NSW dated 16 February 2024.

Reason:
To satisfy requirements of Transport for NSW with regard to the classified road.

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Conditions

8. 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.

Reason:
To ensure compliance with Council Technical Specifications.

9. Depth and Location of Services

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.

Reason:
To ensure development does not impact services.

10. 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.

Reason:
To comply with Council's Development Control Plan.

11. Sizing of Drainage

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

Reason:
To comply with Council's Development Control Plan.

12. Stormwater Drainage Design

A detailed drainage design for the development must be submitted to and approved by the Principal Certifier 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, being the following:

- Stormwater Concept Design Level C1 , Job no. 230087, Drawing no. 005, Revision 4, by Adams Engineering, dated 27/03/2024
- Stormwater Concept Design Ground Level Plan, Job no. 230087, Drawing no. 006, Revision 4, by Adams Engineering, dated 27/03/2024
- Stormwater Concept Design Plan, Job no. 230087, Drawing no. 007, Revision 4, by Adams Engineering, dated 27/03/2024

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% AEP 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.

Reason:
To comply with Council's Development Control Plan.

13. On-Site Stormwater Detention (OSD) Design

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

a. Must be prepared by a suitable qualified engineer in accordance with Chapter E14 of the Wollongong DCP 2009.

b. Must include details of the Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) values for the site in accordance with Section 10.2.4 of Chapter E14 of the Wollongong DCP 2009.

c. The OSD facility must be designed to withstand the maximum loadings occurring from any combination of traffic (with consideration to residential and heavy vehicles), hydrostatic, earth, and buoyancy forces. Details must be provided demonstrating these requirements have been achieved.

d. The OSD facility shall incorporate a minimum 600/900mm x 600/900mm square lockable grate for access and maintenance purposes, provision for safety, debris control screen, and a suitably graded invert to the outlet to prevent ponding.

e. Must include discharge control calculations (i.e. orifice/weir calculations) generally in accordance with Section 10.2.6 and 10.4.4 of Chapter E14 of the Wollongong DCP 2009.

f. Details of the orifice plate including diameter of orifice and method of fixing shall be provided.

g. Must include details of a corrosion resistant identification plaque for location on or close to the OSD facility. The plaque shall include the following information and shall be installed prior to the issue of the Occupation/Subdivision Certificate:

   i. The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.

   ii. Identification number DA-2023/367.

   iii. Any specialist maintenance requirements.

h. Must include a maintenance schedule for the OSD system, generally in accordance with Chapter E14 of the Wollongong DCP 2009.

Reason:
To comply with Council's Development Control Plan.

14. Engineering Plans and Specifications - Retaining Wall Structures Greater than One (1) Metre

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

a. a plan of the wall showing location and proximity to property boundaries;

b. an elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall;

c. details of fencing or handrails to be erected on top of the wall;

d. sections of the wall showing wall and footing design, property boundaries, subsoil drainage and backfill material. Sections shall be provided at sufficient intervals to determine the impact of the wall on existing ground levels. The developer shall note that the retaining wall, subsoil drainage and footing structure must be contained wholly within the subject property;

e. the proposed method of subsurface and surface drainage, including water disposal. This is to include subsoil drainage connections to an inter-allotment drainage line or junction pit that discharges to the appropriate receiving system;

f. the assumed loading used by the engineer for the wall design; and

g. flows from adjoining properties shall be accepted and catered for within the site. Finished ground and top of retaining wall levels on the boundary shall be no higher than the existing upslope adjacent ground levels.

Reason:
To comply with Council's Development Control Plan.

15. Protection of Buildings from Ingress of Stormwater Runoff a Construction Certificate - Blank Condition

Detailed design of the development shall ensure that there will be no ingress of surface stormwater runoff into the proposed buildings. All building entrances shall be provided with a suitable freeboard above the adjacent local blocked pipe situation 100 year ARI water surface level. These requirements shall be reflected on the Construction Certificate plans and supporting documentation prior to the release of the Construction Certificate.

16. Ground Anchors

Permanent ground anchors are not permitted within the road. Temporary ground anchors can only be used where the Road Authority has provided written confirmation to the applicant for

their use. Temporary anchors must be designed in accordance with RMS Technical Direction GTD 2012/001.

17. Excavation and Retaining Structures adjacent to public roadsfore the Issue of a Construction Certificate

The design of all permanent and temporary retaining structures within the zone of influence of any Council assets including the road pavement, stormwater pipes and pits, must be provided to Wollongong City Council and the Principal Certifying Authority for assessment prior to the issue of the Construction Certificate. The design must be prepared in accordance with the RMS Technical direction GTD 2012/001, by a qualified Civil Engineer, NPER 3 accreditation with the Institute of Engineers Australia and experienced in structural design. The plan must clearly show that all components of the retaining structure and associated drainage is wholly located within the subject site. The design must be supported by:

a. A geotechnical report prepared in accordance with the requirements of the RMS Technical direction GTD 2012/001.

b. A dilapidation survey of the existing Council infrastructure

c. Details of the proposed monitoring program for the excavation and retaining structures, and relevant threshold actions prepared in accordance with RMS Technical direction GTD 2012/001.

18. Basement Waterproofing

Full engineering details of the proposed wall around the basement car park shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate. These shall include construction details indicating that no ingress of stormwater is possible into the basement levels other than from sub-soil drainage, vehicle wash water and runoff from the driveway that drains towards the basement. This applies to any proposed opening such as doors or ventilation louvres. The problem of backwater from the stormwater pipeline entering the basement car park level shall be addressed by a method such as a flap gate or one-way valve system

19. Pump System

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

20. 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.

21. Crown Street– Detailed Civil Engineering Design

A detailed civil engineering design shall be provided for the proposed footpath and drainage works within the road reserve and/or Council Land. The details must be submitted to and approved by Councils Development Engineering Manager. The detailed civil engineering design shall be prepared by a suitably qualified practicing civil engineer in accordance with the relevant Council engineering standards. The design plans shall be generally in accordance with the Stormwater Concept Design Ground Level Plan, Job no. 230087, Drawing no. 006, Revision 4, by Adams Engineering, dated 27/03/2024 and shall include:

a. Levels and details of all existing and proposed infrastructure/services such as kerb and gutter, public utility, pits, poles, fencing, stormwater drainage, adjacent road carriageway crown, street signs (clearly identifying the type of sign) and footpath levels - and shall extend a minimum of 5 metres beyond the limit of works.

b. Footpath longitudinal sections, and cross-sections at 10 metre intervals as well as including building entrance points and transitions to existing at the property boundary demonstrating compliance with the latest versions of AS 1428.1, AS/NZS 2890.1, the Disability Discrimination Act and the AUSTROAD road design standards.

c. Engineering details of the proposed pit and pipe stormwater drainage system within Council's road reserve, including a hydraulic grade line analysis and longitudinal section of the proposed system showing calculated flows, velocity, pits, pipe size/class, grade, inverts and ground levels. Each proposed pit must be constructed generally in accordance with Wollongong City Council's Engineering Standard Drawings.

d. Where any adjustments to public utilities are proposed the applicant shall submit documentary evidence that they have the consent of the owner of the public utility authority.

e. All construction must be in accordance with the requirements of Council's Subdivision Code. Evidence that this requirement has been met must be detailed on the engineering drawings.

f. Details are to be provided regarding the type of materials used for construction. They should conform to the adjacent road reserves. Pavement designs must be provided for road reconstruction works, the pavement must be designed by a suitably qualified engineer to the expected traffic loadings and type.

The detailed civil engineering design and supporting documentation shall be submitted to and approved by Wollongong City Council's Development Engineering Manager prior to the issue of a Construction Certificate

22. No Adverse Runoff Impacts on Adjoining Properties

The design of the development shall ensure there are no adverse effects to adjoining properties or upon the land as a result of flood or stormwater runoff.

Reason:
To protect neighbourhood amenity.

23. Dilapidation Report

Before the issue of a construction certificate, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of adjoining buildings, structures or works, and public land, to the satisfaction of the certifier. If the engineer is denied access to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the certifier's satisfaction that all reasonable steps were taken to obtain access to the adjoining properties.

Reason:
To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure neighbours and council are provided with the dilapidation report

24. Footpath Paving City Centre

The developer is responsible for the construction of footpath paving for the entire frontage of the development for the full width of the verge. The type of paving for this development shall be in accordance with the Wollongong City Council Public Domain Technical Manual.

A nominal two percent (2%) minimum one percent (1%), maximum two and a half percent (2.5%) cross fall to be provided from property line to back of kerb. Any changes of level, ramps or stairs and associated tactile markers and handrails are to be contained 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 Wollongong City Council.

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.

Reason:
To comply with Council Policy.

25. Utilities and Services

Before the issue of the relevant construction certificate, the applicant must submit the following written evidence of service provider requirements to the certifier:

a. a letter of consent from Endeavour Energy demonstrating that satisfactory arrangements can be made for the installation and supply of electricity

b. a response from Sydney Water as to whether the plans proposed to accompany the application for a construction certificate would affect any Sydney Water infrastructure, and whether further requirements need to be met.

c. other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, what changes are required to make the development satisfactory to them.

Reason:
To ensure relevant utility and service providers' requirements are provided to the certifier.

26. Present Plans to Sydney Water

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

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

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

Reason:
To satisfy the requirements of the legislation.

27. Adaptable Units

Before the issue of a relevant Construction Certificate, the applicant must ensure a report from a suitably qualified consultant is prepared and demonstrates, to the Certifier's satisfaction, that any adaptable dwellings specified in the approved plans or supporting documentation comply with the provisions of AS 4299-1995: Adaptable Housing Standards.

The nominated adaptable units within the development must be designed and constructed so as to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the *Australian Adaptable Housing Standard (AS 4299-1995)*, which includes “pre-adaptation” design details to ensure visitability is achieved. Level access is required to be provided between the internal living space and balcony of the adaptable units and sufficient circulation space is required throughout.

Reason:
To comply with Australian Standards.

28. Mechanical Ventilation of the Car Park

The car park shall be mechanically ventilated, to be ducted to the roof. Details demonstrating compliance shall be provided with the Construction Certificate.

Reason:
To comply with Australian Standards.

29. Integration of Rooftop Structures in Approved Building Envelope

All rooftop or exposed structures including lift rooms, plant rooms together with air conditioning units, ventilation and exhaust systems are to be integrated within the approved rooftop envelope. This requirement shall be reflected on the Construction Certificate plans.

Reason:
To ensure all parties are aware of the approved plans and supporting documentation.

30. External Finishes - Building

The building shall be constructed and finished in accordance with the approved schedule of finishing materials and colours except where amended by conditions of this consent. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

Reason:
To ensure all parties are aware of the approved plans and supporting documentation.

31. Landscape Maintenance Plan

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 Certifier prior to issue of the Construction Certificate.

Reason:
To comply with Council's Development Control Plan.

32. Certification for Landscape and Drainage

The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to the Principal Certifier prior to the issue of the Construction Certificate, confirming that the landscape plan and the drainage plan are compatible.

Reason:
To ensure development does not impact services.

33. Final Landscape Plan Requirements

The submission of a final Landscape Plan to the Principal Certifier is required, prior to the issue of the Construction Certificate. The final Landscape Plan shall address the following requirements:

a. 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. A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping;

b. a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;

c. the location of all proposed service lines. The location of such service lines shall be clear of the dripline of proposed trees.

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

Reason:
To comply with Council's Development Control Plan.

34. Acoustic requirements

The recommendations for building acoustic treatment contained in section 5.0 of the Acoustic Report are to be implemented.

Reason:
To mitigate noise impacts to residents.

35. Environmental Management Plan

A Construction Environmental Management Plan is to be prepared and submitted to Principal Certifier. The plan must address at a minimum, vehicle traffic, odour and vapour, dust, plant and machinery noise, recommendations of section 8 of the submitted Acoustic Report, water and sediment management, surface water, subsurface seepage and accumulated excavation water, sediment from equipment and cleaning operations, site security, working hours, contact information, incident response and contingency management.

Reason:
To protect the environment.

36. 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's requirements (https://www.safework.nsw.gov.au). The strategy shall be submitted to the Principal Certifier 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 Certifier prior to the issue of a Construction Certificate. 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 work to commence.

Reason:
To comply with Council's Development Control Plan.

37. Ceiling fans

All bedrooms within the development are to be fitted with ceiling fans.

Reason:
To improve residential amenity.

38. Bus stop seating

Bus stop seating is to be provided adjacent to the site and the details reflected on the Construction Certificate. The specifications (offsets, spacing, number of seats and the like) are to be approved by Council.

Reason:
To comply with Council requirements.

39. Consolidation of Lots

Lot A DP 340505 shall be Consolidated with Lot 4 DP 16300, Lot 1 DP 339403, Lot 3 DP 16300, Lot 2 DP 16300, Lot 1 DP 354072 and strip land dedicated for footpath widening on public road. These requirements must be clearly shown on construction certificate plans prior to the release of the construction certificate.

40. Waste management

The Waste Management Plan (dated April 2023 prepared by Dickens Solutions) is to be amended with regard to the following:

- Under section 5.3, reference to bagging or wrapping of recyclable materials should be removed to avoid contamination of that waste stream
- Under section 5.4, food and organic waste (FOGO) is to be accommodated within the waste management strategy.

- Under sections 5.5 and 5.6, waste calculations should be based on 47 x 120L = 5,640L and 47 x 240L recycle bins (rationalised to 1,100L bins).
- The plan is to incorporate problem waste and is to include the following: The building manager is responsible for making arrangements for the disposal and recycling of problem waste streams with an appropriate contractor. Problem wastes cannot be placed in general waste as they can have adverse impacts to human health and the environment if disposed of in landfill. Problem waste streams include: unwanted clothes, printer cartridges, batteries, light bulbs, e-waste and polystyrene.

Reason:
To satisfactorily service the development.

41. Security Roller Shutters for Basement Car Parking Areas

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. This requirement is to be reflected on the Construction Certificate plans and any supporting documentation for the endorsement of the Principal Certifier prior to the release of the Construction Certificate.

Reason:
To comply with Council's Development Control Plan.

42. Structures Adjacent to Driveway

Any proposed structures adjacent to the driveway shall comply with the requirements of the current relevant Australian Standard AS 2890.1 (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.

Reason:
To ensure compliance with Australian Standards.

43. Vehicular Flow Signage

The development shall make provision for suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas, including hold lines, convex mirrors and priority signage shown on the stamped plans advising that drivers must give way to oncoming vehicles entering the site. These details shall be reflected on the Construction Certificate plans.

Reason:
To comply with Council's Development Control Plan.

44. Driveway Barriers

Barriers shall be constructed to prevent vehicles from running over the edge of an elevated driveway or parking area. They are required wherever the drop from the edge of the platform exceeds 600mm. Barriers are to comply with Clause 2.4.5.3 of AS 2890.1 and shall be designed structurally for the loading requirements of AS 1170.1. This requirement shall be reflected on the Construction Certificate plans.

Reason:
To satisfy the requirements of Australian Standards.

45. Designated Loading/Unloading Facility

The designated loading/unloading facility must be clearly delineated with appropriate signage and/or line marking to ensure the area is kept clear at all times. The designated loading/unloading facility shall be shown on the Construction Certificate plans.

Reason:
To comply with Council's Development Control Plan.

46. Disabled Person Parking Space Dimensions

Each disabled person's parking space must comply with the current relevant Australian Standard AS 2890.6 – Off-street parking for people with disabilities. This requirement shall be reflected on the Construction Certificate plans.

Reason:
To ensure compliance with Australian Standards.

47. Bicycle Parking Facilities

Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS2890.3 - Bicycle Parking Facilities. This requirement shall be reflected on the Construction Certificate plans.

Reason:
To satisfy the requirements of Australian Standards.

48. Redundant Crossings

All redundant vehicular crossings and laybacks rendered unnecessary by this development must be reconstructed to normal kerb and gutter or existing edge of carriageway treatment to match the existing. The verge from the back of kerb to the boundary must be restored 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. Any redundant linemarking such as 'marked parking bays' are adjusted/removed at the developer's expense by a Council recognised contractor with the relevant insurances. Details and locations are to be shown on the Construction Certificate Plans.

Reason:
To comply with Council's Development Control Plan.

49. Parking Dimensions

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 AS 2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.

Reason:
To ensure compliance with Australian Standards.

50. Car Parking and Access

The development shall make provision for the following:

Residential

- 43 residential car parking spaces (including 4 car parking spaces capable of adaption for people with disabilities)
- 4 residential motorcycle parking spaces
- A minimum of 16 secure (Security Class B) residential bicycle spaces
- A minimum of 4 residential visitor spaces (Security Class C)

Commercial

- 4 commercial car parking spaces (including 1 car parking space for people with disabilities)

- 1 commercial motorcycle parking space
- A minimum of 2 secure (Security Class B) employee bicycle spaces

This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 4.55 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.

Reason:
To comply with Council's Development Control Plan.

51. Universal design

11 units must demonstrate achievement of the silver level universal design requirements (that being units 1.01, 2.01, 3.01, 4.01, 5.01, 1.05, 2.05, 3.05, 4.05, 5.05, and 6.05).

Reason:
To comply with legislation.

BEFORE BUILDING WORK COMMENCES

Conditions

52. Notification of Excavation Works or Use of High Noise Emission Appliances/Plant

The immediately adjoining neighbours of the site must be given a minimum of 48 hours notice in writing that excavation, shoring or underpinning works or use of high noise emission appliances / plant are about to commence. Contact details of the site supervisor are also to be provided.

Reason
To ensure protection of the environment and neighbourhood amenity. To mitigate adverse amenity impacts in the locality

53. 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;

a. 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.

Reason:
To satisfy the requirements of the legislation.

54. Appointment of Principal Certifier

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

a. appoint a Principal Certifier and notify Council in writing of the appointment irrespective of whether Council or a Registered Certifier is appointed; and

b. notify Council in writing of their intention to commence work (at least two [2] days' notice is required).

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

Reason:
To satisfy the requirements of the legislation.

55. Site Management Program - Sediment and Erosion Control Measures

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

Reason:
To protect neighbourhood amenity.

56. Structural Engineer's Details

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

Reason:
To ensure structural integrity.

57. Hazardous Material Survey

At least one (1) 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 include, 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.

Reason:
To identify hazardous materials and ensure safe disposal.

58. Consultation with SafeWork NSW - Prior to Asbestos Removal

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

Reason:
To satisfy the requirements of the legislation.

59. 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.

Reason:
To advise neighbourhood.

60. Demolition Works

The demolition of the existing structures shall be carried out in accordance with Australian Standard AS 2601:2001: The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of SafeWork NSW.

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

Reason:
To satisfy the requirements of the legislation and Australian Standards.

61. Enclosure of the Site

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

Reason:
To ensure safety.

62. 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.

Reason:
To satisfy the requirements of the legislation.

63. Signs On Site

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:

a. showing the name, address and telephone number of the Principal Certifier for the work, and

b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

c. stating that unauthorised entry to the worksite is prohibited.

Any such sign is to be maintained while the building work or demolition work is being carried out but must be removed when the work has been completed.

Note: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

Reason:
To satisfy the requirements of the legislation.

64. Dewatering

A separate approval from Water NSW is required where triggered under Section 90 of the Water Management Act 2000 for dewatering of the site during construction. Where approval is required, the development consent holder must obtain the Water Supply Work approval from Water NSW before the commencement of any excavations. The development must be implemented at all times in accordance with the terms of any water approval issued. Dewatering of the site during construction must be carried out so as to cause no adverse impact on neighbouring building or infrastructure. This consent does not authorise dewatering following construction.

Reason:
To comply with legislation.

65. 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.

Reason:
To protect neighbourhood amenity.

66. Notification to SafeWork NSW

The demolition licence holder who proposes demolition of a structure or part of a structure that is loadbearing or otherwise related to the physical integrity of the structure that is at least six (6) metres in height, involving load shifting machinery on a suspended floor, or involving the use of explosives must notify SafeWork NSW in writing at least five (5) calendar days before the work commences.

Reason:
To ensure safety.

67. Temporary bus stop

Prior to removal of the existing bus stop adjacent to the site, a temporary bus stop is to be provided in accordance with the requirements of Transport for NSW and Premier Illawarra.

Reason:
To provide an alternative bus stop during works.

68. Works in Road Reserve - Minor Works

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

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

a. All restorations are at the cost of the Applicant and must be undertaken in accordance with Council's standard document, "Specification for work within Council's road reserve".

b. Any existing damage within the immediate work area or caused as a result of the work/occupation, must also be restored with the final works.

Reason:
To satisfy the requirements of the legislation.

69. Acid Sulfate Soils

Prior to excavation for basement construction, a detailed Acid Sulfate Soil Assessment is to be completed to determine any risk of encountering acid sulfate soils at depth. The recommendations of this assessment are to inform excavation works.

Reason:
To comply with legislation.

DURING BUILDING WORK

Conditions

70. Dust Suppression Measures

Activities occurring during the construction phase of the development must be carried out in a manner that will minimise the generation of dust.

Reason:
To ensure ongoing protection of the environment and neighbourhood amenity.

71. Excavation Protection and Notification

If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining allotment of land, the person causing the excavation to be made:

a. Must preserve and protect the adjoining building from damage; and

b. if necessary, must underpin and support the building in an approved manner; and

c. must, at least seven (7) days before excavation below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation.

Reason:
To ensure compliance with relevant Standards.

72. Guarding of Excavations and Backfilling

All excavations and backfilling associated with the erection of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

Reason:
To ensure compliance with relevant Standards.

73. Implementation of BASIX commitments

While building work is being carried out, the applicant must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies.

Reason:
To satisfy the requirements of the legislation.

74. External Plant and Equipment

External plant and equipment such as air conditioners, compressors and other machinery likely to emit noise shall be located so adjoining areas are not adversely affected.

Reason:
To ensure ongoing protection of the environment and neighbourhood amenity.

75. Demolition and Construction Noise and Vibration Management

The findings, recommendations and management controls from the Acoustic Report (revision 4 dated 8 December 2024 prepared by Acoustic Logic) must be adhered to in full for the duration of the works the subject of the plan.

Where the duration or excavation methods of the demolition and excavation vary from those prescribed in the Demolition Construction Noise and Vibration Management Plan, Council may require an updated management plan be prepared to incorporate the changes in excavation methods and /or duration.

Once reviewed by Council, the updated Management Plan is to be adhered to at all times.

Where all such control measures have been implemented and the noise and/or vibration levels at any receiver still exceed the applicable noise levels as identified in the Demolition Construction and Vibration Management Plan (including any updated plan) and are resulting in substantiated complaints, the applicant must provide regular, appropriate and sustained periods of respite from such works as specified by Council's Development and Environment Compliance team.

Reason
To ensure protection of the environment and neighbourhood amenity. To mitigate adverse amenity impacts in the locality.

76. No Adverse Run-off Impacts on Adjoining Properties

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

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

Reason:
To comply with Council's Development Control Plan.

77. 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.

78. Building Operations Not to Discharge Pollutants

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

Reason:
To ensure ongoing protection of the environment and neighbourhood amenity.

79. 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.

Reason:
To comply with Council's Development Control Plan.

80. 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.

Reason:
To comply with Council's Development Control Plan.

81. Pedestrian and Traffic Management

The works are to be undertaken generally in accordance with the Construction Pedestrian Traffic Management Plan dated 6 December 2023 prepared by Varga Traffic Planning Pty Ltd.

Reason:
To manage construction impacts.

82. 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.

Reason:
To comply with Council's Development Control Plan.

83. 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 (https://www.safework.nsw.gov.au).

Reason:
To satisfy the requirements of the legislation.

84. Hours of Work

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

Any request to vary these hours shall be submitted to the **Council** in writing prior to works being undertaken and shall detail:

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: Other legislation such as Noise Guidelines for Local Government January 2023 may control the activities for which Council has granted consent, including but not limited to, the *Protection of the Environment Operations Act 199*

Reason:
To ensure protection of the environment and neighbourhood amenity. To mitigate adverse amenity impacts in the locality

85. Rock Breaking, Rock Hammering, Rock Sawing, Blasting, Sheet Piling, Pile Driving

The operation of high noise emission appliances, plant and/or machinery such as rock breaking, rock hammering, rock sawing, blasting, sheet piling, pile driving may only be carried out between the following hours:

a. 9:00am to 12:00pm, Monday to Friday;

b. 2:00pm to 5.00pm Monday to Friday; and

c. 9:00am to 1:00pm Saturday.

Any request to vary these hours shall be submitted to Council in writing prior to works being undertaken and shall detail:

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: Blasting for excavation works is only permitted where it has been identified within a submitted and approved Demolition Construction Noise and Vibration Management Plan and must be undertaken observing all the requirements of SafeWork NSW.

Reason
To ensure protection of the environment and neighbourhood amenity. To mitigate adverse amenity impacts in the locality

86. Spillage of Material

Should during construction any waste material or construction material be accidentally or otherwise spilled, tracked or placed on the road or footpath area without the prior approval of Council's Works Division this shall be removed immediately. Evidence that any approval to

place material on the road or road reserve shall be available for inspection by Council officers on site at any time.

Reason:
To comply with Council's Development Control Plan.

87. Unexpected Finds Protocol

The Unexpected Finds Protocol outlined in the Detailed Site Investigation (Foundation Earth Sciences dated October 2021) is to be adhered to.

Reason:
To comply with legislation.

88. Excavated soil

An excavated soil material disposal plan must be prepared and submitted to the Principal Certifier. The plan must detail tthe batching, sampling and analysis procedures for excavated material. Any soil requiring removal from the site must be classified in accordance with the "Waste Classification Guidelines, Part 1: Classifying Waste" NSW EPA (2014).

Reason:
To comply with legislation.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Conditions

89. BASIX

An Occupation Certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The Principal Certifier must not issue the Occupation Certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate.

NOTE: Clause 44 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 provides for independent verification of compliance in relation to certain BASIX commitments.

Reason:
To satisfy the requirements of the legislation.

90. Completion of landscape and tree works

Before the issue of an Occupation Certificate, the Principal Certifier must be satisfied that all landscape and tree works, including pruning in accordance with *AS 4373-2007 Pruning of amenity trees* and the removal of all noxious weed species, have been completed in accordance with the approved plans and any relevant conditions of this consent.

Reason:
To ensure the approved landscaping works have been completed in accordance with the approved landscaping plan(s).

91. 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:

- Final locations and levels for all works associated with the development within Council land

- the plan(s) must include but not be limited to the requirements stated in Chapter E14 of the Wollongong DCP 2009

92. Completion of Engineering Works

The completion of all engineering works within Council's road reserve or other Council owned or controlled land in accordance with the conditions of this consent and any necessary work to make the construction effective must be to the satisfaction of Council's Manager Development Engineering. The total cost of all engineering works shall be fully borne by the applicant/developer and any damage to Council's assets shall be restored in a satisfactory manner, prior to the issue of the Occupation Certificate.

93. 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 DCP 2009. This information must be submitted to the Principal Certifier prior to the issue of the final Occupation Certificate.

Reason:
To comply with Council's Development Control Plan.

94. Restriction on Use - On-Site Detention System (OSD)

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

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

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

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

Reason:
To comply with Council's Development Control Plan.

95. Retaining Wall Certification

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

Reason:
To comply with the relevant Standards.

96. Positive Covenant - On-Site Detention Maintenance Schedule

A positive covenant shall be created under the Conveyancing Act 1919, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved On-Site Detention System and Maintenance Schedule DA-2023/367

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

Reason:
To comply with Council's Development Control Plan.

97. On-Site Detention - Structural Certification

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

Reason:
To comply with Council's Development Control Plan.

98. Completion report for excavation adjacent to a Public Road an Occupation Certificate

Prior to the issuing of the Occupation certificate, a report must be provided to Wollongong City Council and Principal Certifying Authority, prepared by a qualified Civil Engineer, NPER 3 accreditation with the Institute of Engineers Australia and experienced in structural design that:

a. Certifies that all proposed retaining structures within the zone of influence of any Council assets including the road pavement, stormwater pipes and pits was constructed in accordance with the approved plans prepared in accordance to RMS Technical direction GTD 2012/001.

b. Certifies that the monitoring of the site was carried out in accordance with the requirements of RMS Technical direction GTD 2012/001.

c. Provides a post construction dilapidation survey

99. Footpath widening

The portion of land identified on the Subdivision Plan Rev A dated 31 March 2023 is to be dedicated as public road for the purpose of footpath widening.

Reason:
To comply with the plans.

OCCUPATION AND ONGOING USE

Conditions

100. Storage of Waste Bins

All waste and bins associated with the development shall be stored within the waste storage rooms at all times. No waste shall be allowed to accumulate or shall be stored on or adjacent to the street frontage of the site at any time.

Reason:
To prevent on-street impacts.

101. The Applicant to Provide for On-site Waste Collection

All waste collection is to be undertaken from within the site. On-street collection of waste is not permitted at any time.

Reason:
To prevent on-street impacts.

102. Maintenance of Convex Mirrors

The proposed convex mirrors shown on the stamped plans must be maintained in a good state of repair and operational at all times.

Reason:
To ensure driver and pedestrian safety within the car parking levels.

Transport for NSW

9 January 2024

TfNSW reference: STH23/00143/03
Your reference: DA-2023/367 (CNR-55450)

Wollongong City Council
By Email: nlamb@wollongong.nsw.gov.au
CC: council@wollongong.nsw.gov.au

Attention: Nigel Lamb

DA2023/367 – 8 storey shop-top housing and associated earthworks – LOTS: 2, 3 & PT4 DP: 16300, LOT: 1 DP: 339403, LOT: 1 DP: 354072 & LOT: A DP: 340505 – 300-302 Crown St WOLLONGONG

Dear Nigel

Transport for NSW (TfNSW) is responding to the DA2023/367 referred on 19 December 2023.

TfNSW has reviewed the information and has no objections to the proposed development provided the conditions in Attachment 1 are included in the development consent.

TfNSW notes that in determining the application under Part 4 of the *Environmental Planning & Assessment Act 1979* it is the consent authority's responsibility to consider the environmental impacts of any road works that are ancillary to the development (such as removal of trees, relocation of utilities, stormwater management, etc). Depending on the nature of the works, the Council may require the developer to submit a further environmental assessment for any ancillary road works.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW. If you have any questions, please contact Rachel Carocci, Development Services Case Officer, on 9983 2093 or email development.south@transport.nsw.gov.au.

Yours faithfully

Rachel Carocci
Development Case Officer, Development Services

Attachment 1

DA2023/367 – 8 storey shop-top housing and associated earthworks – LOTS: 2, 3 & PT4 DP: 16300, LOT: 1 DP: 339403, LOT: 1 DP: 354072 & LOT: A DP: 340505 – 300-302 Crown St WOLLONGONG

Context

TfNSW notes for this DA:

- The key state road is Crown Street.
- Council is seeking advice from TfNSW to assist in its assessment under Section 2.122 of the SEPP (Transport and Infrastructure).
- The development proposes the demolition of existing buildings and structures on site, construction of an 8 storey shop top housing development with 1 storey of basement, ground level retail space, car parking, associated earthworks and landscaping (as set out in Attachment 2).
- TfNSW notes all access to the subject site is via Water Place (a local road) with no vehicle access via Crown Street. It is also noted that stormwater drainage will now be discharged from site via Waters Street rather than Crown Street.
- During the demolition and bulk excavation phase of the development a temporary access to and from Crown Street will be used. However, all access will be via Waters Place for post bulk excavation and during construction. Once completed/post construction, all loading/unloading and servicing of the development (e.g. garbage collection, servicing of the retail shops) is to be from Waters Place.
- The bus zone that exists along the Crown Street frontage of the development site will be temporarily relocated during construction. TfNSW and Premier Illawarra (Buses) will need to be included in the consultation process for their ultimate approval. All works are to be undertaken at no cost to the Council, TfNSW or Premier Illawarra (Buses) Authority.
- TfNSW highlight that traffic volumes in Crown Street exceed 20,000 vehicles AADT and as such Council should be satisfied that the DA is able to comply with the applicable requirements of Section 2.120 of the SEPP (Transport and Infrastructure).

Conditions

General operation condition:

- For the life of the development, no service vehicles (eg. garbage truck, service vehicles for the retail premises, etc) are permitted to service the site from the Crown Street frontage.

Prior to the issuing of the Construction Certificate, the developer must:

- Submit design drawings and documents relating to the excavation of the site and support structures in accordance with TfNSW Technical Direction GTD2020/001 Version No.1 2 July 2020 (as amended from time to time) guidelines, and concurrence or approval from TfNSW shall be obtained in writing. In particular, the plan must address the following:
    - Proposed detailed design and supporting geotechnical report which considers the impact of the excavation on the structural stability of Crown Street and identifies appropriate supporting structures.
    - Proposed monitoring of the excavation and supporting structures for the settlement and other issues which could compromise the structural stability of Crown Street.
- If TfNSW deems required based on the report, the developer is to enter into a Works Authorisation Deed (WAD) in relation to the construction affecting Crown Street.

  Notes:
    - To initiate the WAD process, or discuss other suitable arrangement to excavate adjacent to Crown Street, the developer is to email development.south@transport.nsw.gov.au. Please include a copy of this letter and approved development consent.
    - A WAD is a legally binding contract between TfNSW and the developer, authorising the developer to undertake works on a State road.
    - Once a WAD is initiated, TfNSW will then appoint a project manager who will coordinate TfNSW's involvement in the detailed design and delivery of the works.
    - More information on WADs can be found at: https://www.transport.nsw.gov.au/operations/roads-and-waterways/business-and[1]industry/partners-and-suppliers/private-development-1-
- Provide a plan and implementation strategy to demonstrate the temporary relocation of the bus stop at the Crown Street frontage of the development site to TfNSW and Premier Illawarra. Written approval for the bus stop relocation must be obtained from TfNSW and Premier Illawarra prior to the issuing of the Construction Certificate.
- Apply for Section 138 consent under the Roads Act, 1993 from Council for all works on Crown Street (eg footpath works).

Prior to commencing works within the road reserve, the developer must:

- Obtain Section 138 consent under the Roads Act, 1993 for the works on Crown Street (eg footpath works) from Council.

  Notes:
    - Provided Council is satisfied the works have been designed in accordance with the relevant Council standard, TfNSW issues its concurrence under Section 138 of the Roads Act, 1993.
- Apply for, and obtain a Road Occupancy Licence (ROL) from the TfNSW Traffic Operations Unit (TOU) prior to commencing roadworks on a State road or any other works

that impact a travel lane of a State road or impact the operation of traffic signals on any road.

Notes:

- For information on the ROL process and to lodge an ROL application, please visit https://myrta.com/oplinc2/pages/security/oplincLogin.jsf
- The applicant will need to create an account (this may take a few days to register), prior to submitting the ROL application. The applicant must submit the ROL application 10 business days prior to commencing work. It should be noted that receiving an approval for the ROL within this 10 business day period is dependent upon TfNSW receiving an accurate and compliant TMP.
- The application will require a Traffic Management Plan (TMP) to be prepared by a person who is certified to prepare Traffic Control Plans. Should the TMP require a reduction of the speed limit, a Speed Zone Authorisation will also be required from the TOU.

Prior to the issuing of the Occupation Certificate, the developer must:

- Physically close the existing access point (temporary construction access) to Crown Street by reinstating the kerb and gutter.

  Notes:

  - All works required within the Crown Street road reserve must be completed to the satisfaction of Council and in accordance with any approvals issued.

Attachment 2

DA2023/367 – 8 storey shop-top housing and associated earthworks – LOTS: 2, 3 & PT4 DP: 16300, LOT: 1 DP: 339403, LOT: 1 DP: 354072 & LOT: A DP: 340505 – 300-302 Crown St WOLLONGONG