

Wollongong Local Planning Panel Assessment Report | 28 June 2022

WLPP No.	Item No. 3
DA No.	DA-2021/1037
Proposal	Residential - demolition of existing structures, proposed apartment building comprising 11 apartments over basement parking
Property	12-14 Gipps Street, WOLLONGONG 12 Gipps Street, Lot 7 DP 3788114 Gipps Street, Lot 6 DP 37881
Applicant	ADM Architects
Responsible Team	Development Assessment and Certification - City Centre & Major Development Team (TW)
Prior WLPP meeting	None

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel - Determination

The proposal has been referred to Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Clause 2(b) and 4(b) of Schedule 2 of the Local Planning Panels Direction of 30 June 2020, the proposal received over 10 unique submissions by way of objection and is development to which State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development applies.

Proposal

The proposal is for the demolition of existing structures and the construction of a residential flat building housing 11 apartments.

Permissibility

The site is zoned R1 General Residential pursuant to Wollongong Local Environmental Plan (LEP) 2009. The proposal is categorised as a *residential flat building* and is permissible in the zone with development consent.

Consultation

The proposal was notified on two occasions in accordance with Council's Community Participation Plan 2019 and received ten (10) submissions following the first notification period; and a further one submission following the second notification these are discussed at section 2.9 of the assessment report.

Main Issues

The main issues are:-

- ADG non-compliance with regard to building separation / visual privacy requirements to the side boundaries
- Unit mix variations sought to allow only 3 bedroom and 3 bedroom plus study configurations
- Design

RECOMMENDATION

It is recommended that the application is approved subject to conditions detailed in Attachment 6.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the development:

State Environmental Planning Policies:

- SEPP (Resilience & Hazards) 2021
- SEPP 65 - Design Quality of Residential Apartment Development
- SEPP (Transport & Infrastructure) 2021
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Koala Habitat Protection) 2021

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan (WDGP) 2009

Other policies

- Wollongong City Wide Development Contributions Plan 2020
- Wollongong Community Participation Plan

1.2 DETAILED DESCRIPTION OF PROPOSAL

The application seeks consent for the demolition of the existing structures on the site (including 2 dwellings and associated structures) and the construction of a residential flat building housing 11 units over basement carparking for 18 vehicles.

The development works will involve the following:

Site preparation

- Demolition of existing dwellings and outbuildings;
- Removal of two trees - identified as Trees 4 and 5 on the Arborist report supplied with the DA. Tree No. 4 is a Golden Cypress while Tree No. 5 is a Frangipani. These two trees are located in the footprint of the proposed building and require removal to facilitate the development. It is noted that the arborist report identifies that there will be a minor encroachment into the TPZs of five (5) trees within neighbouring sites (including the large Moreton Bay Fig tree located within the site to the north); this is deemed to have no adverse impact on the trees. The construction will have a more significant encroachment into the TPZs of two trees. The encroachment into the TPZ of Tree 1 may impact on the health of that tree but not its viability, and will allow for its retention. The encroachment into the TPZ of Tree No.12 is unlikely to have a significant impact on that tree.
- Earthworks to facilitate the provision of a basement and partially subfloor car parking and storage area.

Works / Construction / building details

- Construction of a ten (10) storey residential flat building housing eleven (11) residential apartments
- Partial ground and basement parking for nineteen (19) cars, with additional bicycle and motorcycle parking. 3 visitor car spaces are provided forward of the shutter but setback behind the building line.
- Associated landscaping and stormwater drainage.

- The unit mix will comprise:
 - six (6) x three (3) bedroom apartments;
 - five (5) x three (3) bedroom plus study apartments including the penthouse apartment which features an upper level entertainment room and swimming pool;

The development will include two (2) adaptable housing units, being apartments U04 and U06 and two (2) Silver level universal apartments, being apartment U03 and U05.

- The external materials and finishes will comprise a combination of concrete floors, face brickwork and Colorbond external cladding and timber screening of differing finishes.

Traffic, parking and servicing

- Parking for 19 residents vehicles and 3 visitor cars is proposed. This will include 2 accessible spaces for the 2 adaptable units (with associated shared zones), 5 bicycle spaces and 1 motorcycle space.
- Vehicular access will be obtained via a driveway to Gipps Street; given the divided nature of Gipps Street, access to the site will only be available to eastbound traffic.
- A waste storage room is to be accommodated within the ground floor carparking area (accessed via the main foyer) with kerbside waste collection to occur.

1.3 BACKGROUND

Development History

- 12 Gipps Street, Wollongong - no prior development history on Council's records.
- 14 Gipps Street, Wollongong - no prior development history on Council's records.

Pre-lodgement meetings

No pre-lodgement meeting was held for the proposal.

Customer service actions

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

1.4 SITE DESCRIPTION

The site is located at 12-14 Gipps Street, Wollongong and comprises 2 separate allotments described as Lots 6 and 7 DP 37881. The site is positioned on the northern side of Gipps Street, has an irregular shape and a combined area of 1144.5sqm and a frontage length of 43.96m.

The property slopes from the north-western corner to the south eastern corner, with a grade differential across the site in the order of 4.7 metres. There are no significant trees within the site other than scattered domestic vegetation, however there is a very large Moreton Bay fig tree located to the immediate north of the site.

Both sites are currently occupied by single detached interwar dwellings and associated outbuildings which are proposed to be demolished to facilitate the construction of the residential flat building

Along this section of Gipps Street, the road is a divided by a central median strip, along which is a corridor of Canary Island Date Palms. The palms are a listed item of environmental heritage.

Adjoining development is as follows:

- North: Existing residential flat buildings (11A Kembla Street) and a vacant residential parcel fronting Corrimal Street. There is a very substantial Moreton Bay Fig tree located immediately adjacent to the northern boundary of the site.
- East: three (3) storey residential flat buildings with basement parking (4-10 Gipps Street).

- South: on the opposite side of the street (11 Gipps Street) there is a residential flat building nearing completion (approved pursuant to DA-2018/1211 housing 14 residential apartments over basement parking).
- West: three (3) storey detached dwelling house (16 Gipps Street). Further westward of that is another single detached dwelling (18 Gipps Street).

The locality is characterised by medium and high density development in which residential flat buildings predominate, together with some older dwelling houses. The site is located within walking distance of North Wollongong beach and Stuart Park recreation area.

Property constraints

Council records identify the land as being impacted by the following constraints:

- Class 5 Acid sulphate soils
- Site location within the 'Coastal Use Area' mapped under Chapter 2 of SEPP (Resilience & Hazards) 2021

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

1.5 SUBMISSIONS

The application was notified on two occasions in accordance with Council's Community Participation Plan. The first notification period took place 29 September to 13 October 2021; at the conclusion of this notification period there were ten (10) submissions received. The second notification occurred between 11 January 2022 and 25 January 2022 following the submission of revised plans and additional information and a further one submission was received. The issues identified are discussed below:-

Table 1: Submissions – in response to plans at lodgement

Support	Comment
One submission stated the application was supported. No reasons were provided.	Noted.
Concern	Comment
<u>Building height</u> The building at 10 storeys is much higher than others on Gipps St including in particular the new residential flat building on the southern side of Gipps St.	The building height is compliant with the height limit in LEP 2009. It is noted that there is a 32m height limit applicable to the properties on the northern side of Gipps Street while the southern side of the street is subject to a 24m height limit.
<u>Overshadowing</u> The development will cast lengthy shadows on properties to the south, this will impact on solar access compliance of the building on the southern side of Gipps St. Height should be reduced to reduce overshadowing impacts	Detailed shadow diagrams have been provided with the application including an analysis of the impact of the proposed building on the residential flat building at 11 Gipps Street. The analysis indicates that all apartments within that building will maintain sufficient solar access in mid-winter between 9am and 3pm as required by the ADG.
There will be overshadowing impacts on the units to the east of the site (4-	The shadow diagrams indicate that the development will have a negligible impact on solar access to the eastern neighbour. Overshadowing from the development will

Support	Comment
10 Gipps Street)	only occur from late afternoon onwards.
<u>Car parking</u> Insufficient visitor carparking; overcrowded street parking	The proposal provides for 3 visitor car spaces which is compliant with the requirements of the DCP. It is noted that the development overall provides more than the required number of car spaces which should assist in reducing on-street parking demand associated with this development
<u>Noise and privacy</u> The Level 4 large common entertainment area facing Gipps St will create privacy and noise issues for residents of properties to the south	<p>The proposal does not feature large communal room or entertainment area as suggested.</p> <p>There is a large balcony on Level 4 which is for the private use of that apartment on that floor. This deck and the remainder of the proposed building is setback the required distance from Gipps Street. This is not expected to result in unreasonable privacy impacts on nearby properties</p>
<u>Potential heritage significance</u> The house at 12 Gipps Street appears to have significant architectural and historical value; this should be assessed	Council's Heritage Officer has considered the potential architectural significance of the existing buildings on the site and considers that a photographic recording of the existing buildings and an unexpected archaeological finds condition will be adequate to address the potential issues. These requirements are addressed by consent conditions.
<u>Power Supply</u> Is power supply sufficient?	The DA was accompanied by a report from a Level 3 electrical design consultant in regards to the proposed method of power supply to the development. It is proposed to obtain power supply for the development from the existing pad mounted substation and low voltage pillar on the Marr St frontage of the development at 11 Gipps St opposite the site. It is noted that Council consulted with Endeavour Energy as part of the assessment of the application and no concerns were raised subject to the developer meeting standard requirements.
<u>Protection of Fig tree</u> Figtree must be protected during construction	Council's landscape officer has reviewed the architectural plans and Arboricultural report. Council's landscape officer is satisfied with the proposed tree protection measures. The proposed basement footprint and upper level setback will accommodate the tree's roots and canopy. A number of consent conditions were recommended in relation to tree protection measures.
<u>Impact on solar access and outlook</u> The owner of the nearby heritage listed home <i>Innisfallen</i> at 13 Kembla St objected to the development on the grounds of overshadowing impacts in the early morning in mid Winter and due to loss of outlook/	<p>Neither the ADG nor Council's policies require an assessment of overshadowing outside the conventional assessment hours of 9am to 3pm during the winter solstice. It is noted that the sun rises around 7am in mid-winter.</p> <p>The shadow diagrams supplied with the application indicate that the heritage item will achieve largely</p>

Support	Comment
visual impact arising from the construction of another tall building in the locality . Shadow diagrams were requested for 7am and 8am in mid-Winter	uninterrupted solar access from 10am during the winter solstice post-development (4hrs), which exceeds the min required 2hrs under the ADG. This has been considered by Council's Heritage Officer and no concerns are raised. The area is in transition with taller residential flat buildings being developed. This is expected given the R1 zoning an allowable heights and floor space ratios which encourage higher density development. The construction of taller buildings will have an impact on the outlook available to dwellings in the area however this is an expected outcome of the controls.
<u>Non-compliant setbacks western side</u> Setbacks to the balconies on the western side of the building will not comply with council controls and will impact on views to the south-east and acoustic privacy impacts	The proposed setbacks to the western side of the building are non-compliant for that part of the building above 12m in height (i.e.. above Level 5), where setbacks of 6.010m are proposed to habitable rooms and balconies, where 9m and 12m (above 24m) are required. The applicant has sought a variation to the setback controls in this regard, which is discussed below with regard to the ADG. It is noted that highlight windows only are proposed to habitable rooms on the western side of the building and all balconies feature privacy screens. This will prevent overlooking to the west. Acoustic privacy impacts are not expected to be adverse given that the rooms adjacent to the western side of the building are all bedrooms and bathrooms. This non-compliance will not contribute to overshadowing. In addition the DRP and Councils Architect are now satisfied that the proposal exhibits design excellence.
<u>Traffic safety impacts</u> Gipps Street is narrow and traffic from the development will exacerbate existing traffic safety issues in the street.	The proposal has been considered by Council's Traffic Engineer who has raised no objection subject to conditions.

Following the second notification period, there was one submission received which raised concerns that the height of the building had not been reduced and both building height and overshadowing remain excessive. This is discussed above.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Architect

Council's Architect reviewed the amended plans submitted in April 2022 and analysed whether the plans adequately responded to matters raised by the Design Review Panel at their meeting 18 February 2022. Council's Architect identified the following areas where the proposal could more fully meet the recommendations of the Design Review Panel. These are:

1. The basement wall to the east should be setback in line with the rear of the carparking spaces with storage pushed north into the large garage, to increase the deep soil zone as suggested by

the DRP. This is likely to reduce the built up landscaping beds and provide the space for a larger tree.

Planner comment: This could be conditioned.

2. Level 9 is still to be reconfigured as per the DRP comments to meet the required ADG setbacks.

Planner comment: the setback variation sought by the applicant in relation to the reduced setback to the pool is considered to have merit. It is noted that the nearest residential building to the north (fronting Kembla Street) is setback approx. 18m from the rear boundary of the subject site and a significant Moreton Bay Fig tree exists immediately north of the site. The canopy of this tree is large and will impose a constraint to any future development likely to occur on the site to the immediate north. Further, the tree will assist in buffering any future development in that direction.

3. Communal gardens should be separated from POS and more clearly defined as “communal” rather than just landscaping – a hatch on a drawing will not be visible in reality. This is likely to require dividers to maintain separation and prevent residents from removing existing landscaping and planting. As such these spaces will need to be reconsidered and garden sheds/work benches aligned appropriately.

Planner comment: It is noted that the plans provide for a 1.8m high courtyard wall surrounding the ground level (Unit 01 and Unit 02) private open space courtyard areas. It is considered that this will be sufficient to separate and delineate the courtyards from the communal open space area at the rear of the building.

Otherwise all other DRP comments have been addressed appropriately.

Internal referrals

Council’s stormwater, landscape, traffic heritage, environment and geotechnical officers have reviewed the proposal and has provided a satisfactory referrals including recommended consent conditions which are included in those provided at **Attachment 6**.

1.6.2 EXTERNAL CONSULTATION

Endeavour Energy

The application was referred to Endeavour Energy as required by Clause 2.48 of State Environmental Planning Policy (Transport & Infrastructure) 2021. Endeavour Energy has an advisory role and provided comment as to future servicing requirements. This advice was referred to the applicant.

Design Review Panel

The development application was assessed by the Design Review Panel (DRP) under the requirements of the SEPP 65 post lodgement on 18 October 2021 and again on 18 February 2022. Notes of the February meeting are provided at **Attachment 4**. Council’s Design Expert has reviewed the amended plans as discussed above. A re-referral to the DRP was not deemed necessary.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

This Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994 that relate to the operation of this Act in connection with the terrestrial and aquatic environment.

NSW BIODIVERSITY CONSERVATION ACT 2016

Section 1.7 of the Environmental Planning and Assessment Act 1979 (EP&A Act) provides that Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 (BC Act).

Part 7 of the BC Act relates to Biodiversity assessment and approvals under the EP&A Act where it contains additional requirements with respect to assessments, consents and approvals under this Act.

Clause 7.2 of the Biodiversity Conservation Regulation 2017 provides the minimum lot size and area threshold criteria for when the clearing of native vegetation triggers entry of a proposed development into the NSW Biodiversity offsets scheme. The proposal does not trigger the requirement for a biodiversity offset scheme.

The site is not identified as being of high biodiversity value on the [Biodiversity Values Map](#). None of the trees on the site have been identified as containing hollows. The development would therefore not be considered to result in adverse impacts on biodiversity and is consistent with the provisions of the Biodiversity Conservation Act 2016.

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

2.1.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE & HAZARDS) 2021

Chapter 2

The proposed development has been assessed with regard to the provisions of Chapter 2 of the SEPP which relates to coastal management. The site is mapped as being located within the coastal use area and consideration has been given to the matters listed in Clause 2.11(a) Council can be satisfied that the development will not have an adverse impact on any of the following:-

- (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
 - (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,
 - (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,
 - (iv) Aboriginal cultural heritage, practices and places,
 - (v) cultural and built environment heritage, and
- (b) is satisfied that—
- (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or
 - (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
 - (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and
- (c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

As per Clause 2.12, Council as the consent authority can be satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land. Consideration has been given to the relevant provisions of the certified coastal management program that applies to the land and no concerns are raised.

Chapter 4 Remediation of land

4.6 Contamination and remediation to be considered in determining development application

The proposed development has been assessed with regard to the requirements of Chapter 4 of the SEPP with regard to potential land contamination. The proposal has been reviewed by Council's Environmental Scientist with regard to the SEPP and the relevant provisions of Wollongong DCP 2009.

The site is not known to be contaminated or potentially contaminated and the land is not registered under the Contaminated Land Management Act 1997. A detailed site investigation is not required. Council records do not indicate any historic use that would contribute to the contamination of the site and the land is not identified as being contaminated on Council mapping. The proposal does not

comprise a change of use, with evidence that the site has been occupied by residential land uses for many decades.

No concerns are raised in regard to contamination as relates to the intended use of the land and the requirements of clause 4.6. It is noted that conditions will be imposed in relation to the safe removal, handling and disposal of hazardous materials.

2.1.2 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 and comprises more than 4 dwellings. Therefore, the provisions of SEPP 65 apply. The application is accompanied by a statement by a qualified designer in accordance with Clauses 50(1A) & 50(1AB) of the Environmental Planning and Environment Regulation 2000.

With regard to Clause 28(2)(a), the advice from the DRP has been considered as outlined in Part 1.6.1 of this report. With regard to Clause 28(2)(b), the design quality of the development has been considered in accordance with the design quality principles is outlined below. With regard to Clause 28(2)(c), an assessment of the application against the ADG is contained at Attachment 5 to this report and found to be compliant, with the exception of variations in respect of 3F Visual Privacy (side and rear setbacks) and in relation to unit mix. The variations sought are discussed within the table at **Attachment 5** and are supportable.

Principle 1: Context and neighbourhood character

Comment:

The locality is an area in transition, featuring a mixture of residential development types and densities, including a number of single detached dwellings and larger residential flat buildings. In the more contemporary residential flat buildings, there is no prevailing architectural theme / character evident.

The proposal is considered to be broadly consistent with the desired future character of the area as identified through the development standards and controls applicable to the site.

Principle 2: Built form and scale

Comment:

The proposal is considered to be of a suitable bulk and scale considering the applicable controls and both existing and likely future development on adjoining land. Remaining dwelling houses and older residential flat buildings are expected to transition over time and be redeveloped into higher density residential development. The form of the proposal is appropriate with regard to the desired future character of the area and the controls applicable to this part of the R1 zone. This development will not create an isolated allotment.

The form and finish of the development along with proposed landscaping are considered to positively contribute to the streetscape. The setbacks are appropriate and the development provides for an appropriate streetscape response.

The development will provide good amenity for future occupants by way of landscaped areas, private open space, communal open space and dwelling layout. Internal amenity within apartments will be acceptable, with compliant solar access and natural ventilation, adequate storage and suitable internal dimensions.

Principle 3: Density

The density of the development complies with the floor space ratio permitted for the land. Local infrastructure is capable of supporting the proposed development. The site is well situated with regard to existing public open space, public transport, employment and services, being within ready walking distance of the city centre and foreshore recreation areas. Adequate parking has been

provided on site to cater for the number of units proposed. Contributions applicable to the development will go towards local infrastructure and facilities.

The design of the development provides for an appropriate built scale measured in terms of floor space, height and setbacks. The proposed density was considered acceptable by the DRP.

Principle 4: Sustainability

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

- BASIX Certificates provided indicating minimum requirements are met.
- A Site Waste Management and Minimisation Plan has been provided indicating recycling of materials from the demolished dwellings.
- Apartments are provided with natural cross ventilation and internal layouts have been designed to provide for good solar access to primary living areas and private open space areas.
- The western elevation of the building will be shielded from harsh western sun; the bulk of this elevation comprises solid walls and screened balconies.
- The proposal will not have an adverse 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.
- A photovoltaic system is proposed on the roof.

The DRP advised that the development is satisfactory with regard to ADG solar access and natural ventilation compliance.

Principle 5: Landscape

The proposal is satisfactory in respect of landscaping. The proposal provides suitable landscaped areas and communal open space that will improve the amenity of the occupants, soften the appearance of the development from adjoining properties and the public domain and offer opportunities for some urban greening and infiltration of stormwater. The development has been designed to ensure the ongoing protection of the large Fig at the rear of the site. The proposal is satisfactory to Council's Landscape Officer and the DRP, subject to conditions.

Principle 6: Amenity

The development is acceptable in regard to controls relating to residential amenity. The units feature good internal layouts, compliant solar access, compliant cross ventilation and acceptable balcony and communal open space areas. The proposal satisfies the requirements for storage, visual and acoustic privacy, access and the like for future occupants of the development. Setbacks are reasonable and in most areas achieve compliance with the ADG with exception of the uppermost floor which is discussed above. Heat gain from the west will be limited by the use of largely blank walls and screens to this elevation.

Principle 7: Safety

The proposal is satisfactory with regard to safety and security and is generally consistent with the principles of Crime Prevention through Environmental Design. The development is unlikely to result in additional criminal or antisocial behaviour in the locality. A defined pedestrian entry has been provided on Gipps Street and a ground level entry lounge offers opportunities for passive surveillance. Refer to discussion below in relation to Chapter E2 of WDCP 2009.

Principle 8: Housing diversity and social interaction

The proposal provides for only 3 and 3+ study bedroom units rather than a greater mix of 1-4 bedroom units which, the applicant contends, is more appropriate for the locality. 2 of the 11 units are certified adaptable which allows for ageing in place which is a positive outcome. The units are

reasonable in size and feature generous balconies/ external living areas. The development offers a single communal open space and deep soil zone which will facilitate social interaction among residents.

The DRP noted that it is a relatively small development and suited to an older population.

The applicant's variation request is outlined in the ADG assessment table at **Attachment 5** and is considered to be reasonable and supportable. The development is considered to therefore be satisfactory with regard to Principle 8.

Principle 9: Aesthetics

The building is considered to be of a high quality with regard to its appearance. A mixture of materials and finishes is provided, and the bulk of the development is suitably articulated. Appropriate treatment of the streetscape is proposed having regard to the character of development in the locality. The form and finishes proposed are considered to be appropriate and the DRP have indicated its support for the design.

1.1.1 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT & INFRASTRUCTURE) 2021

The development application was referred to Endeavour Energy for comment in accordance with Clause 2.48 as it may involve works within proximity of electricity infrastructure. Endeavour Energy has advised on connection requirements and has confirmed that it has no objection to the proposed development.

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

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

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

1.1.3 STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2021

The State Environmental Planning Policy (Koala Habitat Protection) 2021 applies to the Wollongong Local Government Area, identified as being in the South Coast koala management area.

12 Development assessment process—other land

Consent can be issued for development on the subject land if Council is satisfied that the land is *not* core koala habitat.

The land has not been assessed by a suitably qualified and experienced person as being highly suitable koala habitat, and Council has no record of the presence of koalas on the site currently or within the previous 18 years. The proposal does not include the removal of extensive native vegetation and the land is not considered to comprise core koala habitat.

1.1.4 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

Residential flat building means a building containing 3 or more dwellings but does not include an attached dwelling or multi dwelling housing.

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

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

The objectives of the zone are as follows:

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

The proposal is satisfactory regarding the above objectives in that it provides a new housing type at a higher density.

The land use table permits the following uses in the zone:-

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

The proposal is categorised as a *residential flat building* as defined above and is permissible in the zone with development consent.

Clause 2.7 Demolition requires development consent

Demolition of existing structures is proposed. A hazardous building materials survey and demolition plan have been provided. Conditions of consent are recommended addressing demolition management generally and management and disposal of hazardous materials including asbestos.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The maximum permitted building height is 32m. The proposed maximum height is 32m.

Clause 4.4 Floor space ratio

The maximum permitted floor space ratio (FSR) is 1.5:1. The proposed gross floor area is 1716sqm, which results in a 1.499:1 FSR. Note that 5 surplus car parking spaces are included in the gross floor area.

Part 5 Miscellaneous provisions

Clause 5.10 Heritage Conservation

The site is not heritage listed nor is it located within a heritage conservation area. As detailed elsewhere within this report, there are two listed items of environmental heritage within the vicinity of the site identified in Figure 1 below.



Figure 1 - nearby heritage items, LEP 2009 Heritage Map

These are:-

- Item No.6585, being a dwelling house at 13 Kembla Street; and
- Item No. 6512 - row of Canary Island date palms in Gipps Street.

In this regard, 13 Kembla Street is located opposite the south-west and will be partially overshadowed the morning period of the winter solstice, however, this is however considered limited and will not have an impact on the item itself. The Date Palms within Gipps Street will not be impacted directly by the proposed development however there will be some overshadowing of the palms over the course of the day. Council's Landscape Architect has considered the impact of the shadowing on the health and vigour of the trees and has advised that this impact is unlikely to affect the palms.

Council's heritage officers have noted the two existing interesting interwar dwellings (12 Gipps Street in particular) have interesting functionalist details. It is also noted there is an earlier dwelling prior 1938 on 14 Gipps Street, which may be associated with the 'Towers' retreat previously located on Kembla Street. A photographic recording of the existing buildings and an unexpected archaeological finds condition is expected to be adequate to address the potential issues.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The land is located in an established urban area and it is expected that the existing utility services can be augmented to support the proposed development. It is recommended that a condition of consent is applied requiring approval from the relevant authorities for the connection of electricity, water and sewerage to service the site.

Clause 7.5 Acid Sulfate Soils

The proposal is identified as being affected by class 5 acid sulphate soils. An acid sulphate soils management plan is not required.

Clause 7.6 Earthworks

The proposal involves excavation to facilitate the provision of the building's one and a half levels of basement car parking. The earthworks have been considered in relation to the matters for consideration outlined in Clause 7.6 and are not expected to have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of surrounding land. Council's Geotechnical Engineer has considered the application and has provided a satisfactory referral subject to conditions.

Clause 7.14 Minimum site width

The site has a 43.965m frontage length to Gipps Street, exceeding the site width requirement of 24m.

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

As the site is positioned within the Wollongong city centre, it is subject to this clause, the objective of which is to deliver the highest standard of architectural and urban design. Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence. In considering 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 design, materials and detailing proposed are considered to be of high quality and are appropriate to the building type and location.

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

The development is considered to positively contribute to the public domain through an aesthetically pleasing façade, appropriate bulk, scale and form, appropriate street setbacks, good resolution of levels between the site and the pedestrian footpath, appropriate landscaping and retention of existing street trees.

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

No significant view corridors are expected to be impacted. The site is located within the nominated distant panoramic view corridor identified in Figure 3.12 (Clause 3.10) of Chapter D13 of Wollongong DCP 2009, however it is not unreasonably bulky and does not exceed either the maximum height or floor space ratio permitted for the site. On balance, and in the context of higher density development in the locality, it is not considered to unreasonably impact on the view corridor.

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

The site is not identified as being affected by the sun plane controls and will not overshadow an area identified on the Sun Plane Protection Map.

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

(i) the suitability of the land for development,

The land is zoned for the type of development proposed and the development complies with the relevant planning controls with the exception of some minor variations which are supported. There are no site constraints that would prevent the proposal.

(ii) existing and proposed uses and use mix,

The development is considered to be consistent with current and desired future development in the locality. The proposed use is consistent with the R1 zone objectives.

(iii) heritage issues and streetscape constraints,

The development has been appropriately designed with regard to heritage issues and streetscape constraints. The proposal will not have an adverse impact on the heritage significance of any nearby heritage items.

(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,

Setbacks, amenity and urban form matters have been satisfactorily addressed as discussed elsewhere in this report. The proposal provides for an appropriate relationship with the neighbouring residential buildings to the north, west and east of the site. There are some variations sought in respect of some required setbacks; these are discussed in detail in the compliance tables and are considered to have merit in this instance and are supported.

(v) bulk, massing and modulation of buildings,

The bulk and scale of the development is considered to be acceptable when measured in terms of building height, floor space ratio and setbacks.

(vi) street frontage heights,

Not applicable.

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

The development incorporates sustainable design measures as outlined below. The proposal will not give rise to unreasonable overshadowing impacts in the locality and is not expected to result in uncomfortable wind conditions for pedestrians. Conditions have been recommended in relation to limitations on material reflectivity.

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

The proposal is considered satisfactory with regard to objectives of ESD. The site is well placed with regard to access to key transport nodes, within ready walking distance of bus stops and the main North Wollongong recreation and foreshore areas. The development has been designed to provide for good internal amenity with appropriate provision for energy and water efficiency and thermal comfort. Solar panels are proposed.

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

The proposal provides the necessary car parking, motorcycle and bicycle parking and suitable manoeuvring areas. Satisfactory waste servicing arrangements have been provided. Appropriate arrangements have been made for safe, direct, practical and equitable pedestrian access to and throughout the building.

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

The existing street trees will be retained. The development otherwise is not expected to have an adverse impact on the public domain

Part 8 Local provisions—Wollongong city centre

The site is located within the area defined as the Wollongong city centre by the LEP and accordingly the provisions within this part of the LEP are of relevance to the proposal.

Clause 8.1 Objectives for development in Wollongong city centre

The proposal would contribute to a residential apartment mix through the provision of additional housing and employment opportunities during construction. It is considered that the development provides for a standard of design, materials and detailing appropriate for the building type and its location and zoning. The proposal includes adaptable and silver level liveable apartments.

The proposed residential flat building is an efficient use of space in an accessible location that is serviced by existing public transport.

The proposal is not expected to adversely impact on natural or cultural heritage values.

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

Draft Environment SEPP

The Explanation of Intended Effect for the Environment SEPP was on exhibition from 31 October 2017 until the 31 January 2018. It is considered the draft SEPP is of limited relevance to the application.

Draft Remediation of Land SEPP

The Explanation of Intended Effect for the Remediation of Land SEPP and the Managing Land Contamination guidelines were exhibited between 25 January 2018 and 13 April 2018.

The proposed SEPP provides a state-wide planning framework for the remediation of land requires consent authorities to consider the potential for land to be contaminated when determining development applications; clearly lists the remediation works that require development consent; and introduces certification and operational requirements for remediation works that can be undertaken without development consent.

The SEPP was made on 1 March 2022 (SEPP (Resilience and Hazards) 2021). The new SEPP directly transfers the provisions of SEPP55 which have been considered in this report..

Draft Design and Place SEPP

The draft Design and Place SEPP has been exhibited but the exhibited draft is not a matter for consideration under section 4.15(1)(a)(ii) of the EP&A Act 1979.

Draft Housing SEPP

The SEPP was an exhibited instrument at the time of lodgement of the application and has since been gazetted. The SEPP contains savings provisions. It has consolidated five existing housing-related SEPPs, none of which relate to the proposed development. It is considered the SEPP is of limited relevance to the proposal as it does not contain provisions of specific relevance to residential flat buildings.

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The development has been assessed against the relevant chapters of WDCP 2009 and found to be satisfactory. The full table of compliance can be found at Attachment 5 to this report. It is noted that the development departs from some of the design controls in Chapter D13, relating to the following issues:

- Clause 2.2 Building to street alignment and street setbacks in relation to the setback to the entry awning
- Clause 2.4 Building depth
- Clause 2.5 Building setbacks and separation
- Clause 6.2 Housing Choice & Mix

These are dealt with in the compliance tables in Attachment 5. Satisfactory variation statements were provided by the applicant and the variations are supported from a planning perspective.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN

Contributions are applied for development exceeding \$100,000. A 1% levy is payable.

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

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

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

2 Savings

Any act, matter or thing that, immediately before the repeal of the 2000 Regulation, had effect under the 2000 Regulation continues to have effect under this Regulation.

‘2000 Regulation’ means the Environmental Planning and Assessment Regulation 2000 as in force immediately before its repeal on 1 March 2022.

61 Additional matters that consent authority must consider

(1) In determining a development application for the demolition of a building, the consent authority must consider the Australian Standard AS 2601—2001: *The Demolition of Structures*.

Demolition is proposed and as such AS2601 is an applicable matter for consideration. Conditions of consent are recommended for imposition requiring compliance with AS 2601.

62 Consideration of fire safety

N/A

63 Considerations for erection of temporary structures

N/A

N/A

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

The proposal is considered acceptable with regard to the likely impacts.

Context and Setting:

Context and setting has been addressed with reference to the principles of SEPP 65 and the design excellence matters prescribed by Clause 7.18 of Wollongong LEP 2009 (see Sections 2.1.2 and 2.1.5) and in relation to the impact of the proposed development on nearby heritage items. The development is considered to appropriately respond to its setting.

The immediate neighbourhood is in a process of transition, with a number of larger and taller residential flat buildings being developed, with only a few dwelling houses remaining alongside older shorter unit developments. The proposed height and floor space ratio are consistent with planning controls and more recent development in the vicinity.

The development has largely responded to matters raised by the DRP.

Access, Transport and Traffic

The proposal is satisfactory with regard to carparking, vehicular access, manoeuvring and servicing. Provision has been made for sufficient car parking along with adequate bicycle and motorcycle parking.

The traffic generating impacts of the development will not be unreasonable in the locality. The proposed access arrangements are satisfactory to Council's Traffic Engineer.

Public Domain:

Footpath and street tree works are required as a condition of consent. Existing street trees will be retained. The proposal will not have an adverse impact on the public domain.

Utilities:

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

Heritage:

There are 2 nearby heritage items as detailed above. The proposal is not expected to have an unreasonable impact on the significance of these nearby items. Refer to discussion in Sections 1.6.1 and 2.1.5 of this report. Council's Heritage Officer has recommended archival recording of the existing dwellings on the site, noting their interesting architectural character.

Other land resources:

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

Water:

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

Consumption - The proposal is not expected to involve excessive water consumption. The application was accompanied by BASIX certificates demonstrating that the development can achieve the water conservation targets of the BASIX SEPP. A rainwater tank is proposed.

Water quality – the development is not expected to have adverse impacts on water quality.

Stormwater will be disposed of to the existing public drainage system in the road.

Soils:

Council records identify the site as containing class 5 acid sulfate soils. Geotechnical aspects of the development are satisfactory. Erosion and sedimentation controls are required to be employed during excavation and construction.

Air and Microclimate:

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

Flora and Fauna:

No adverse impacts on significant flora or fauna is expected as a result of the proposed development. The proposal has been designed to minimise impacts on significant trees including the large Moreton Bay Fig to the north of the site. The existing street trees will be retained. An arborist report was supplied with the application which provides numerous recommendations to ensure that the works are conducted in such a way to ensure the long term health and vigour of the retained trees.

It is noted that Council's Landscape Officer was satisfied with the submitted landscape plan and development generally.

Waste:

Refer to Wollongong DCP compliance table at **Attachment 5**.

Waste management during construction can be managed through proper arrangements. Conditions should be imposed if consent is granted requiring the use of an appropriate receptacle for any waste generated during the construction and compliance with the Site Waste Management and Minimisation Plan provided with the DA.

On-going waste management arrangements are satisfactory and comply with the relevant provisions of Wollongong DCP 2009 as detailed within this report. Waste bins will be stored in the ground floor waste room and will be collected via domestic kerbside collection.

Energy:

The proposal is not expected to involve excessive energy consumption. The BASIX certificates provided with the application demonstrate that the residential units will achieve compliance with the energy efficiency and thermal comfort targets of the BASIX SEPP.

The development includes solar panels.

Noise and vibration:

Noise and vibration impacts during excavation and construction are unavoidable. If the development is approved, a suite of conditions is recommended for imposition (see Attachment 6) to minimise nuisance during excavation and construction.

There are no external sources of unreasonable nuisance noise within the immediate locality other than noise transmission from Corrimal Street, approx. 100m to the east which is a classified road.

Natural hazards:

There are no known natural hazards.

Technological hazards:

There are no technological hazards affecting the site that would prevent the proposal. Conditions of consent are recommended addressing demolition and disposal of any hazardous building materials.

Safety, Security and Crime Prevention:

This application does not result in any opportunities for criminal or antisocial behaviour and is considered to have been reasonably well designed with regard to CPTED principles.

Social Impact:

No adverse social impacts have been identified.

Economic Impact:

There are not expected to be any adverse economic impacts arising from approval of the proposed development. The development is expected to create employment opportunities during the construction period.

Site Design and Internal Design:

The application does not result in any departures from development standards. The design accounts for the known site constraints and topography.

It is recommended that a condition of consent is applied requiring all works follow the Building Code of Australia.

Construction:

Construction impacts have the potential to impact on the amenity of the neighbourhood including the public domain inclusive of traffic and pedestrian impacts. If approved, it would be appropriate to impose a suite of conditions to reduce the impact of construction works including those relating to hours of work, tree protection, traffic controls, erosion and sedimentation controls, vibration, dust mitigation, works in the road reserve, excavation, waste management, and use of any crane, hoist, plant or scaffolding, amongst others. These are included in the recommended conditions at Attachment 6.

Cumulative Impacts:

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

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal. The development has been designed with regard to the shape of the site, surrounding heritage items and significant site features including the Moreton Bay Fig tree to the rear/ north of the site. The tree has

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

Refer to discussion at section 1.5.

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

The application is not expected to result in significant adverse impacts on the environment or the amenity of the locality. It is considered appropriate with consideration to the zoning and the character of the area is satisfactory with regard to the applicable planning controls. Submissions raised following notification do not warrant further redesign and internal and external referrals are satisfactory subject to appropriate conditions of consent. Approval of the proposal is consistent with the public interest.

3 CONCLUSION

This application has been assessed having regard to the matters for consideration in Section 4.15(1) of the Environmental Planning & Assessment Act 1979. The proposal is consistent with the provisions of applicable environmental planning instruments including Wollongong LEP 2009 and relevant SEPPs and DCP chapters.

The proposed development is permissible with consent and has regard to the objectives of the zone. Variation requests in regard to side and rear setbacks, the setback to the entry awning and housing mix have been made under WDCP 2009 and the ADG. These variations have been assessed in this report as satisfactory.

The recommendations of the Design Review Panel have been largely adopted in the revised plans and matters raised by the panel are satisfactorily resolved. Internal and external referrals are satisfactory, and submissions have been considered in the assessment

There being no outstanding issues, approval of the application is recommended.

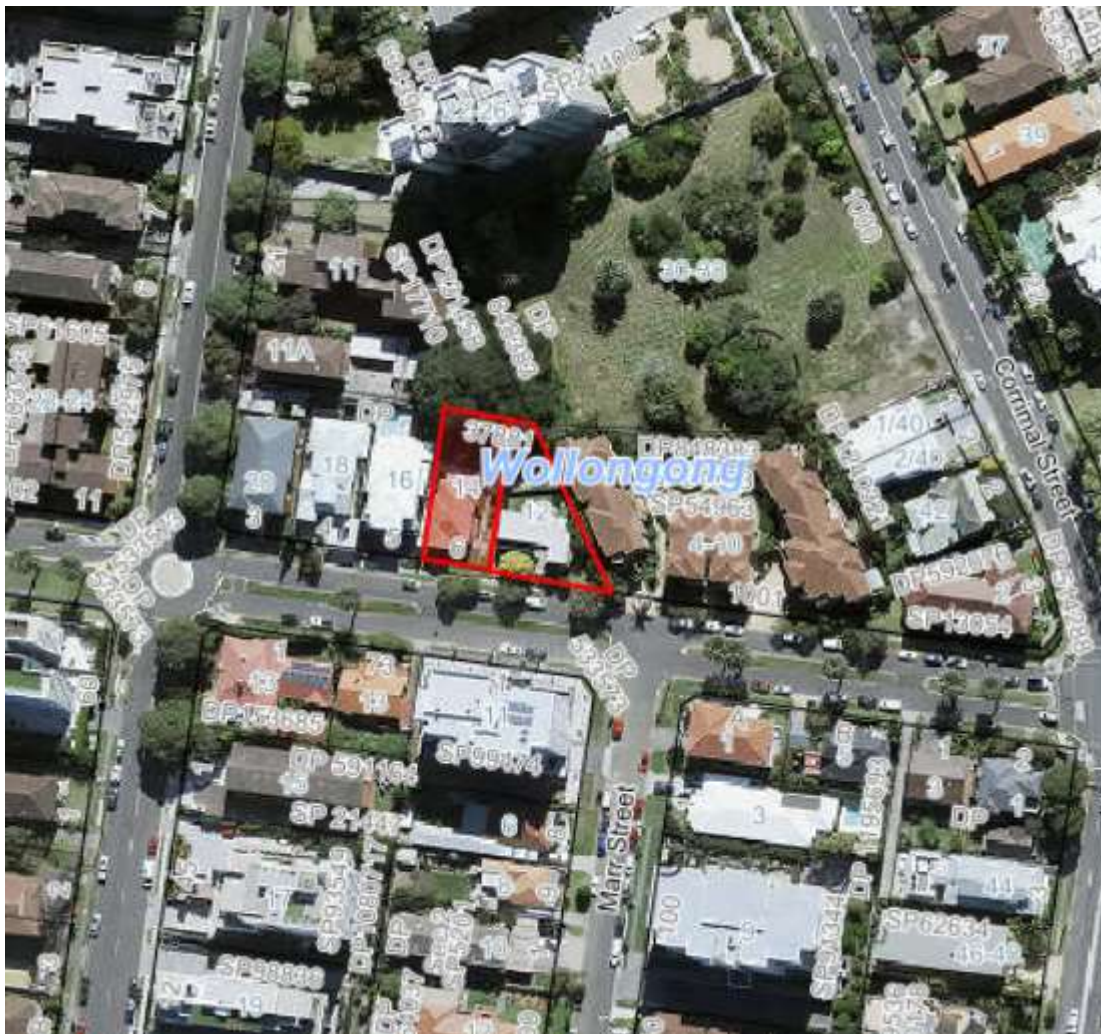
4 RECOMMENDATION

It is recommended that the development application be approved subject to appropriate conditions of consent detailed in Attachment 6.

5 ATTACHMENTS

- 1 Aerial photograph
- 2 WLEP zoning and heritage map
- 3 Plans
- 4 Design Review Panel meeting notes 18 February 2022
- 5 ADG and WDCP 2009 compliance table
- 6 Draft conditions of consent

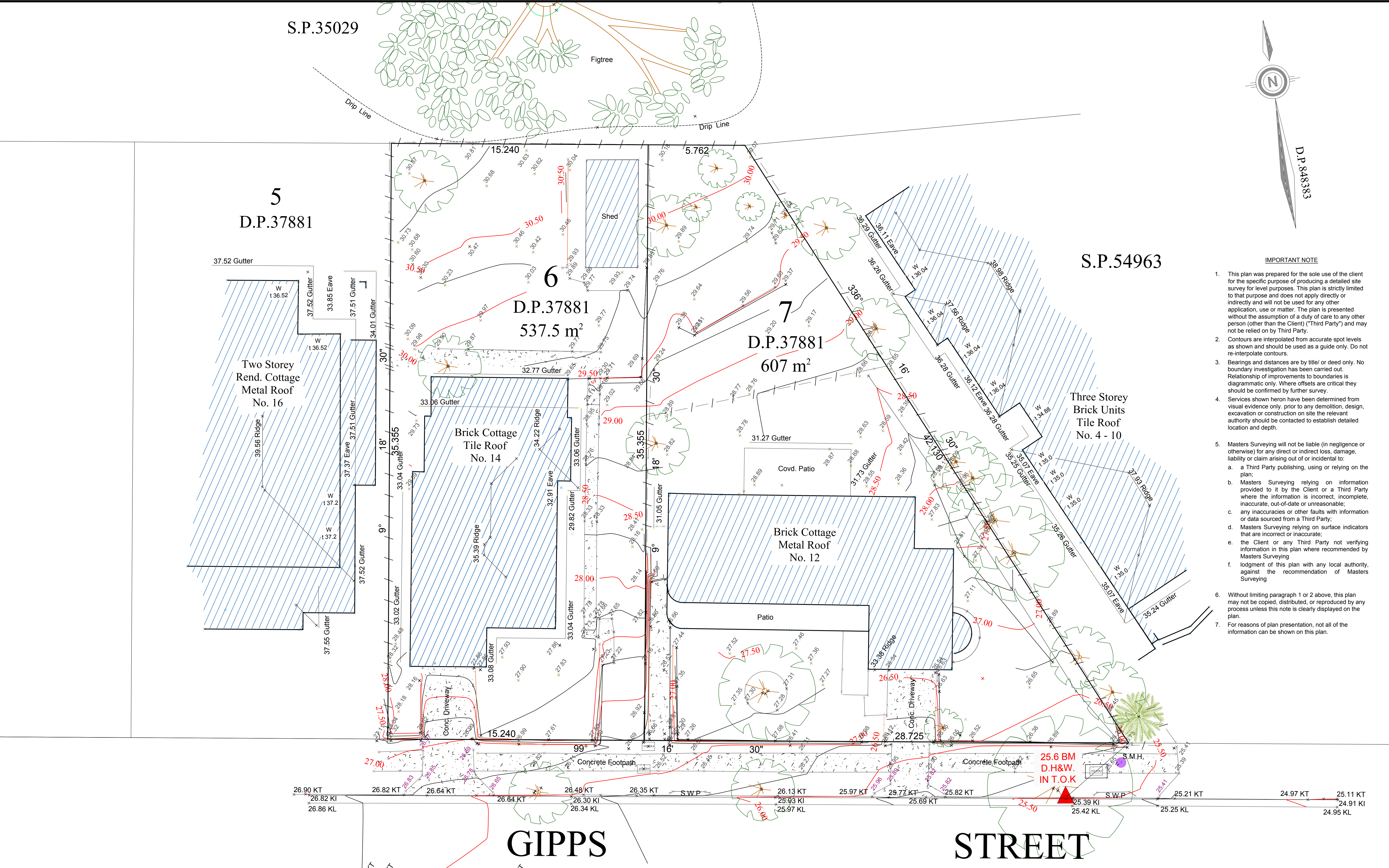
Attachment 1 - Aerial photograph



Attachment 2 - WLEP zoning and heritage maps







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0	ORIGINAL ISSUE	11-3-2021	DB	NB	DB
Rev.	Reason for Issue or Amendment	Date	Drawn	Checked	Surveyed



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Wollongong CADASTRAL CONSTRUCTION ENGINEERING

Project: No. 12 -14 Gipps Street, Wollongong Lots 6 & 7 D.P.37881		Masters Job No: 63029		Scale: 1 : 100 at A1	
Title: Detail Survey		Level Datum: AHD	Origin:	Co-ord System:	
Client: Pupovac Constructions		Masters Drawing No: 63029-1	Revision: 0	Sheet: 1 OF 1	



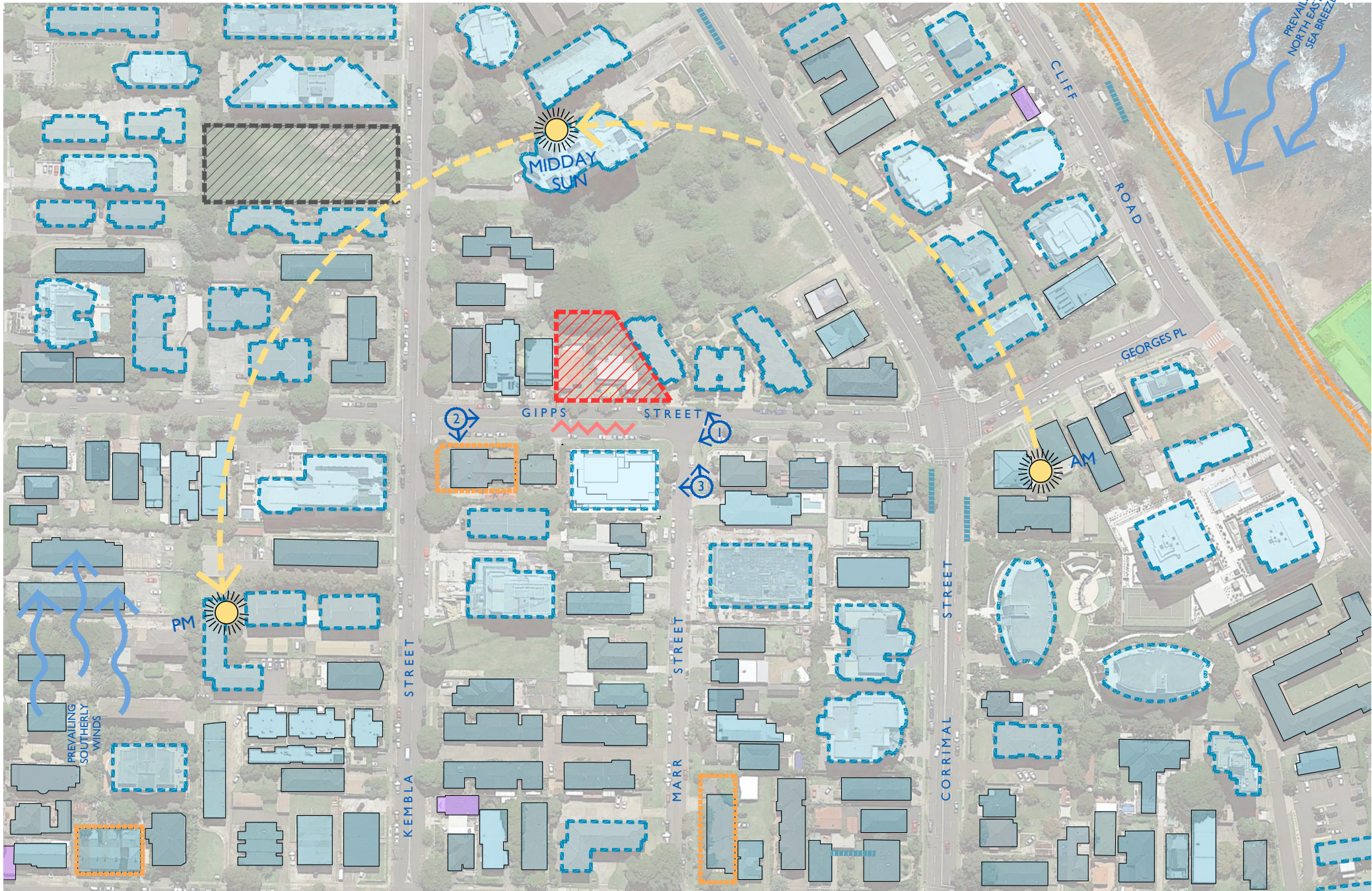
VIEW 1 - LOOKING NORTH WEST TOWARDS SUBJECT SITE FROM GIPPS STREET



VIEW 2 - LOOKING NORTH EAST TOWARDS SUBJECT SITE FROM GIPPS STREET



VIEW 3 - LOOKING NORTH FROM MARR STREET TOWARDS SUBJECT SITE



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B	17-12-21	REISSUED FOR DA
C	31-03-22	REISSUED FOR DA

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LEGEND

- PROPOSED DEVELOPMENT
- DA APPROVED DEVELOPMENT
- HERITAGE LISTED ITEM
- GREEN &/OR PUBLIC SPACES
- BUS STOP
- WIND DIRECTION
- SOURCE OF NOISE
- LOCATION OF PHOTO
- RESIDENTIAL USE
- RESIDENTIAL USES ABOVE 3 STOREY + HEIGHT
- BUSINESS / COMMERCIAL PREMISES

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ph: 02 4228 6400 fax: 02 4228 6455 www.admarchitects.com.au

Project
BOUTIQUE APARTMENT BUILDING
OVER BASEMENT CARPARK

At
LOT 6 & 7 DP 37881
12-14 GIPPS STREET
WOLLONGONG
For

GIPPS STREET HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
SITE ANALYSIS

Scale	Date	
NTS	MARCH 2022	
Drawn	Checked	
LGD, HR	ADM	
Project No.	Drawing No.	Issue
2021-14	A-002	C

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CONTEXTUAL STREETSCAPE
FROM GIPPS STREET LOOKING NORTH WEST TOWARDS SUBJECT SITE

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At
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For

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Title DEVELOPMENT APPLICATION CONTEXTUAL STREETSCAPE 01		
Scale NTS	Date MARCH 2022	
Drawn LGD, HR	Checked ADM	
Project No. 2021-14	Drawing No. A-003	Issue C

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At
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For

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Title
DEVELOPMENT APPLICATION
CONTEXTUAL STREETSCAPE 02

Scale	Date	
NTS	MARCH 2022	
Drawn	Checked	
LGD, HR	ADM	
Project No.	Drawing No.	Issue
2021-14	A-004	C

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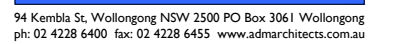
Project BOUTIQUE APARTMENT BUILDING OVER BASEMENT CARPARK		
At LOT 6 & 7 DP 37881 12-14 GIPPS STREET WOLLONGONG		
For GIPPS STREET HOLDINGS PTY LTD		
Title DEVELOPMENT APPLICATION CONTEXTUAL STREETSCAPE 03		
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Project No. 2021-14	Drawing No. A-005	Issue C

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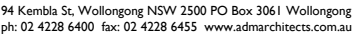
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Drawn	Checked	
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Project No.	Drawing No.	Issue
2021-I-14	A-006	C

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B	07-09-21	RE-ISSUED FOR DA
C	17-12-21	RE-ISSUED FOR DA
D	31-03-22	RE-ISSUED FOR DA



NOTE: REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR
STORMWATER COLLECTION & ALL EXTERNAL SURFACE LEVELS.
REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR
ALL PAVING & PLANTING DETAILS.



At
LOT 6 & 7 DP 37881
12-14 GIPPS STREET
WOLLONGONG
For

GIPPS STREET HOLDINGS PTY LTD

Title

DEVELOPMENT APPLICATION

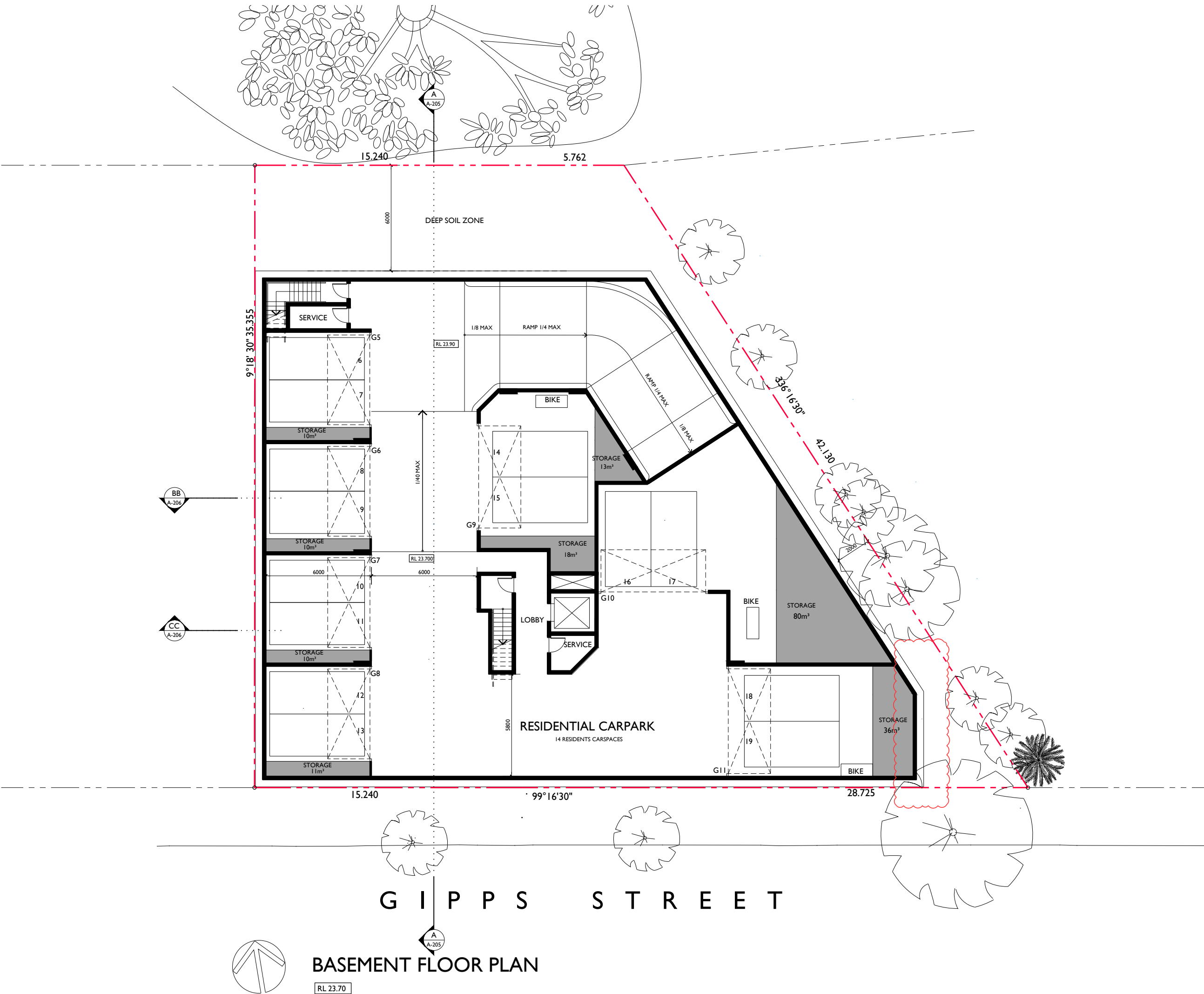
SITE AND ROOF PLAN

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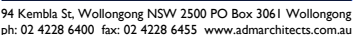
At
LOT 6 & 7 DP 37881
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WOLLONGONG

For
GIPPS STREET HOLDINGS PTY LTD

Title DEVELOPMENT APPLICATION BASEMENT FLOOR PLAN		
Scale 1:200 @ A3 1:100 @ A1	Date MARCH 2022	
Drawn LGD, HR	Checked ADM	
Project No. 2021-14	Drawing No. A-102	Issue C

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A	13-08-21	ISSUED FOR DA
B	07-09-21	RE-ISSUED FOR DA
C	17-12-21	RE-ISSUED FOR DA
D	31-03-22	RE-ISSUED FOR DA

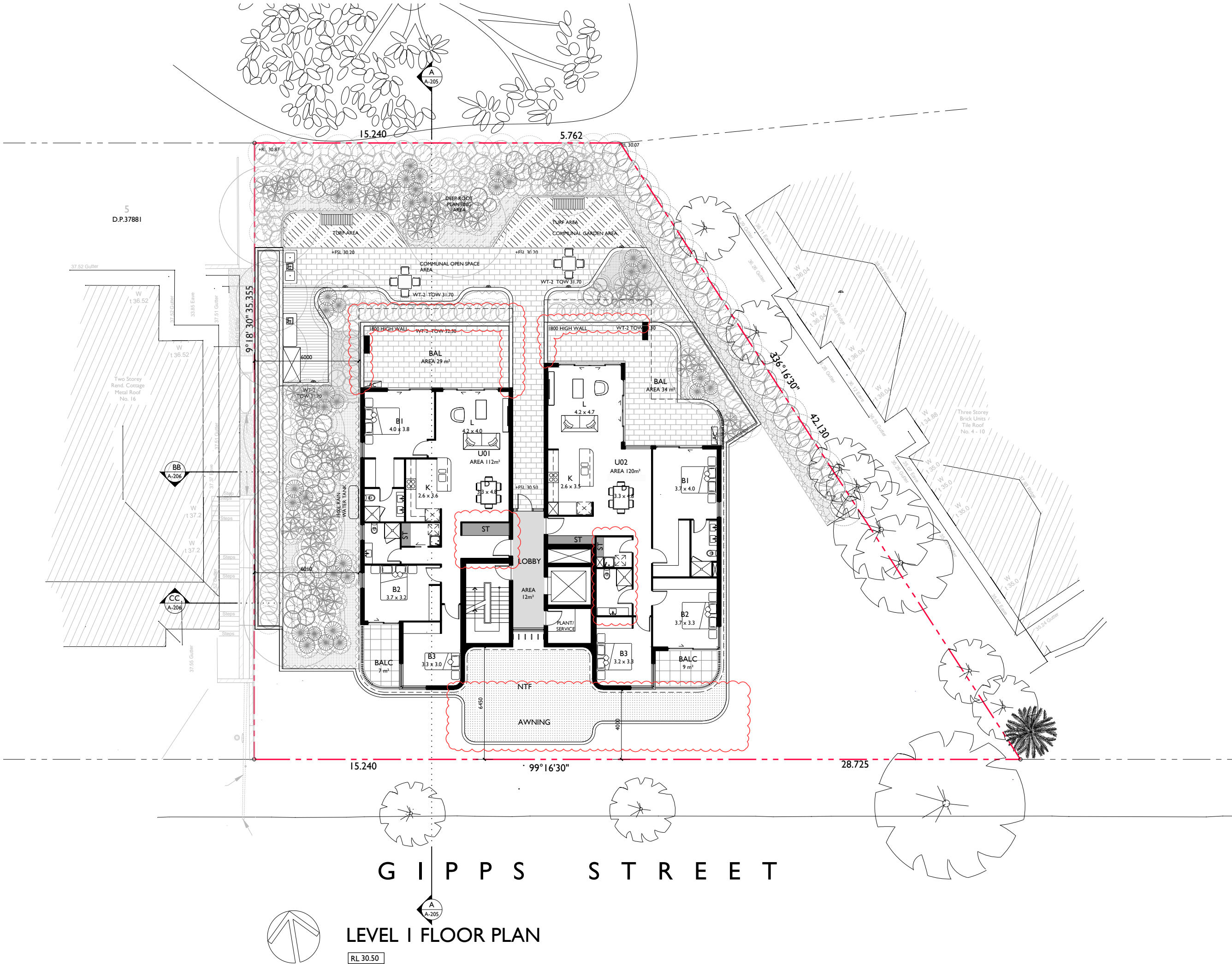


At
LOT 6 & 7 DP 37881
12-14 GIPPS STREET
WOLLONGONG

Title
DEVELOPMENT APPLICATION
GROUND FLOOR PLAN

Scale 1:200 @ A3 1:100 @ A1		Date MARCH 2022	
Drawn LGD, HR		Checked ADM	
Project No. 2021-14	Drawing No. A-103	Issue D	

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A	13-08-21	ISSUED FOR DA
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INTERNAL STORAGE
U01- 5.5 m³
U02- 5 m³



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Project
BOUTIQUE APARTMENT BUILDING
OVER BASEMENT CARPARK

At
LOT 6 & 7 DP 37881
12-14 GIPPS STREET
WOLLONGONG

For
GIPPS STREET HOLDINGS PTY LTD

Title DEVELOPMENT APPLICATION LEVEL 1 FLOOR PLAN		
Scale 1:200 @ A3 1:100 @ A1	Date MARCH 2022	
Drawn LGD, HR	Checked ADM	
Project No. 2021-14	Drawing No. A-104	Issue C

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INTERNAL STORAGE
U03, U05 - 5.5 m³
U04, U06 - 5 m³



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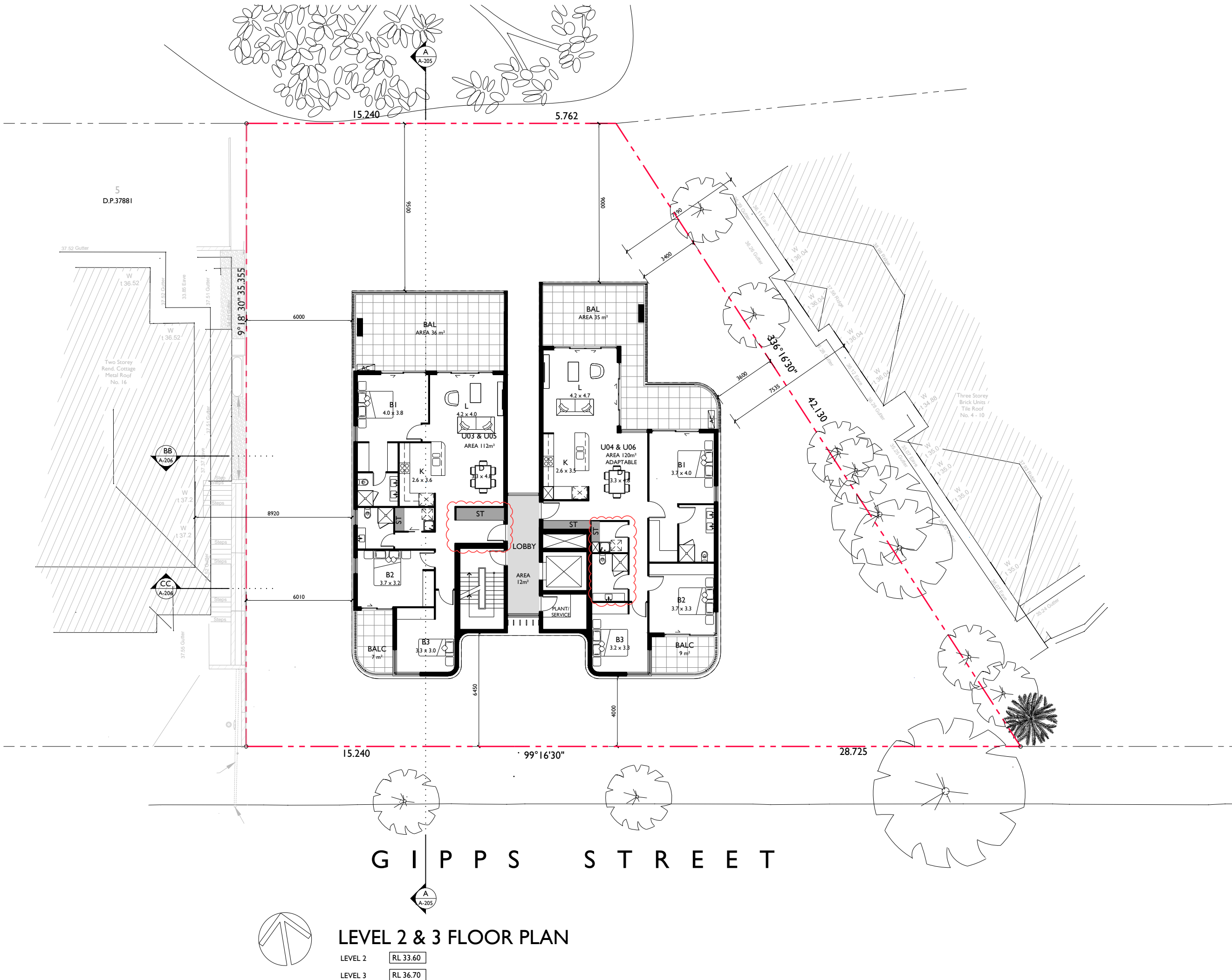
Project
BOUTIQUE APARTMENT BUILDING
OVER BASEMENT CARPARK

At
LOT 6 & 7 DP 37881
12-14 GIPPS STREET
WOLLONGONG
For

GIPPS STREET HOLDINGS PTY LTD

Title DEVELOPMENT APPLICATION LEVEL 2 & 3 FLOOR PLAN		
Scale 1:200 @ A3 1:100 @ A1	Date MARCH 2022	
Drawn	Checked	
LGD, HR	ADM	
Project No. 2021-14	Drawing No. A-105	Issue C

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INTERNAL STORAGE - 6 m³



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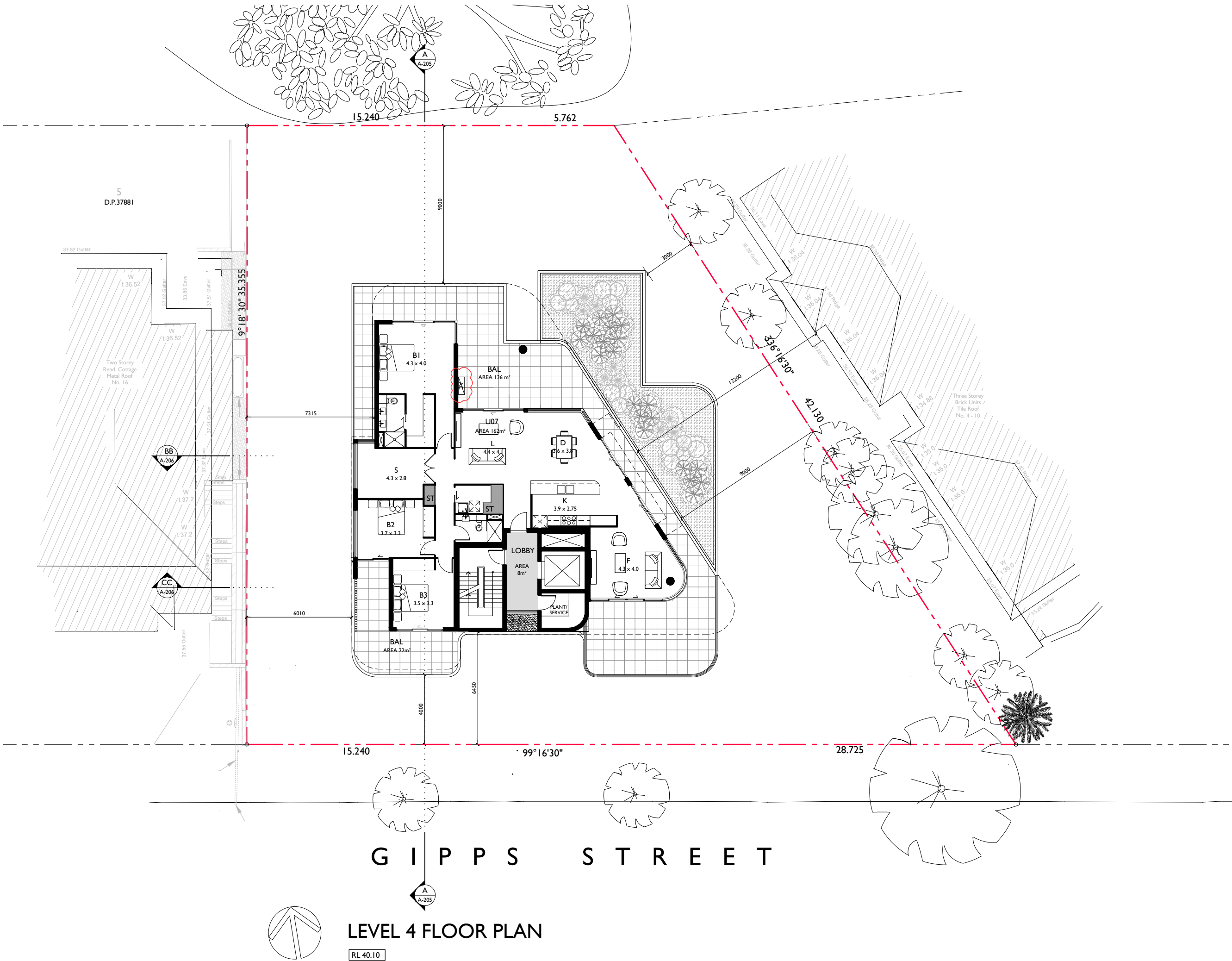
Project
BOUTIQUE APARTMENT BUILDING
OVER BASEMENT CARPARK

At
LOT 6 & 7 DP 37881
12-14 GIPPS STREET
WOLLONGONG
For

GIPPS STREET HOLDINGS PTY LTD

Title DEVELOPMENT APPLICATION LEVEL 04 FLOOR PLAN		
Scale 1:200 @ A3 1:100 @ A1	Date MARCH 2022	
Drawn LGD, HR	Checked ADM	
Project No. 2021-14	Drawing No. A-106	Issue C

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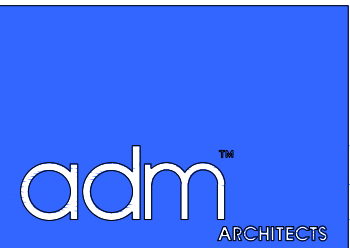


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INTERNAL STORAGE - 6 m³



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Project
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WOLLONGONG
For

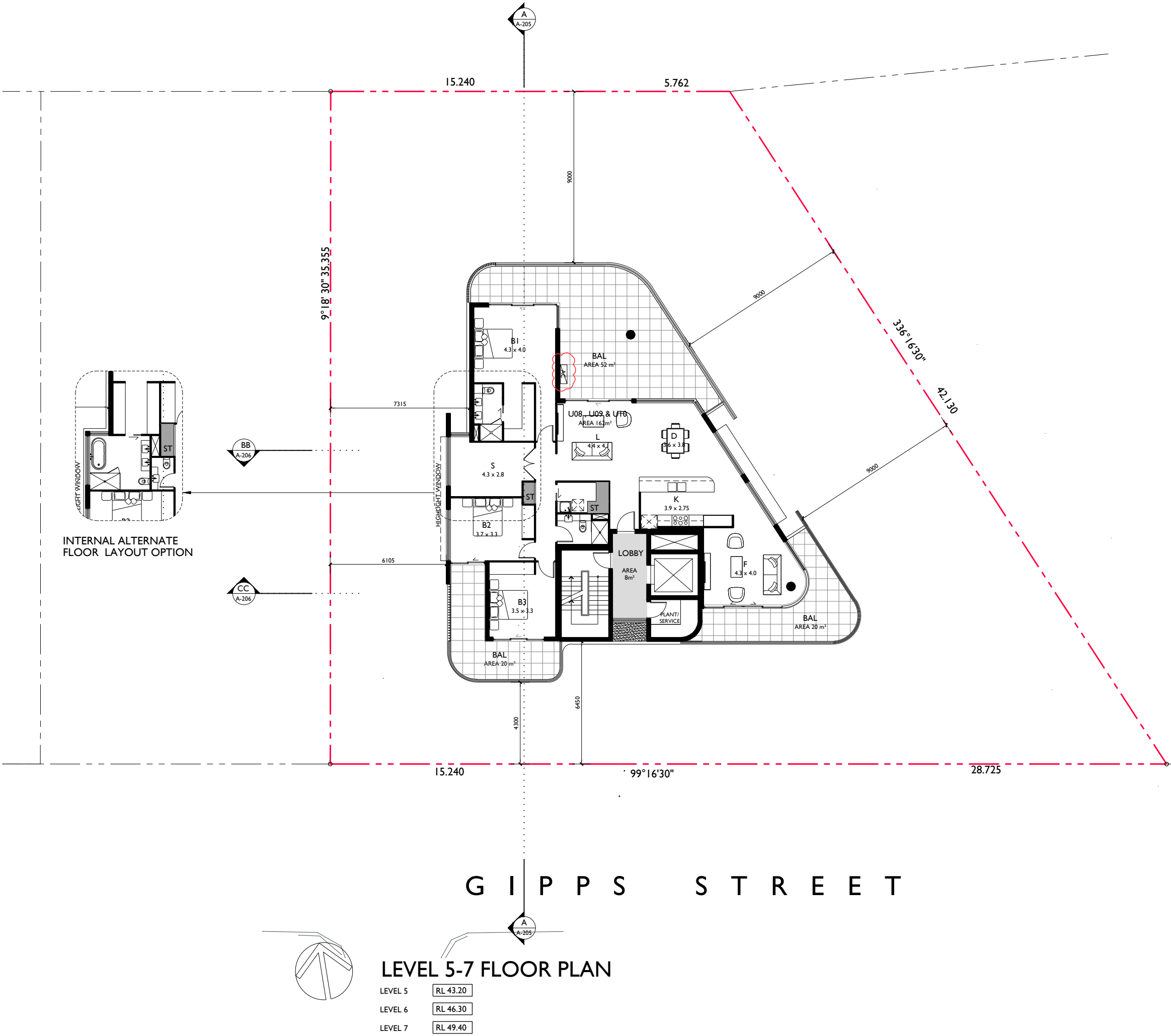
GIPPS STREET HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
LEVEL 5-7 FLOOR PLAN

Scale 1:200 @ A3 1:100 @ A1	Date MARCH 2022
Drawn LGD, HR	Checked ADM

Project No. 2021-14	Drawing No. A-107	Issue C
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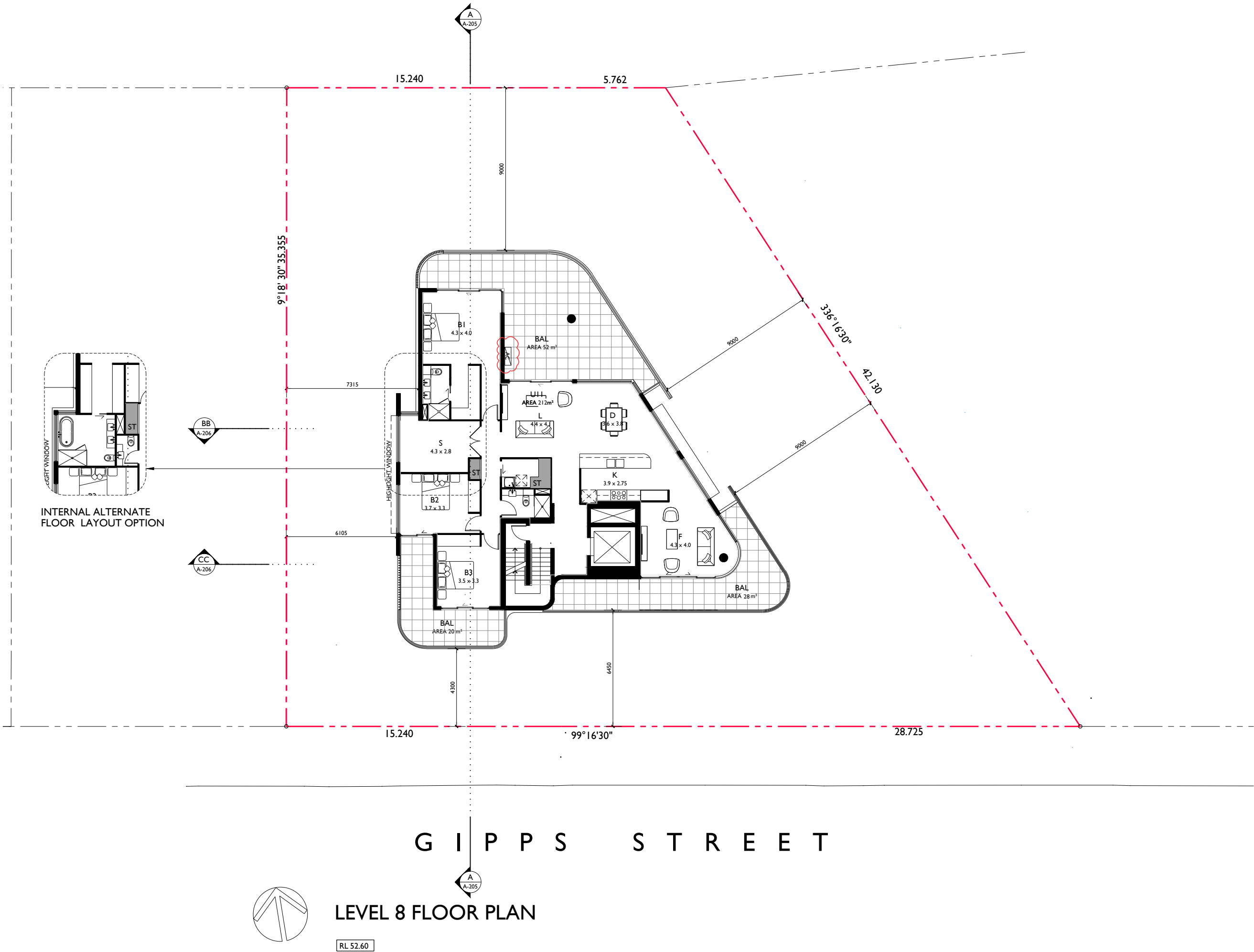
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At
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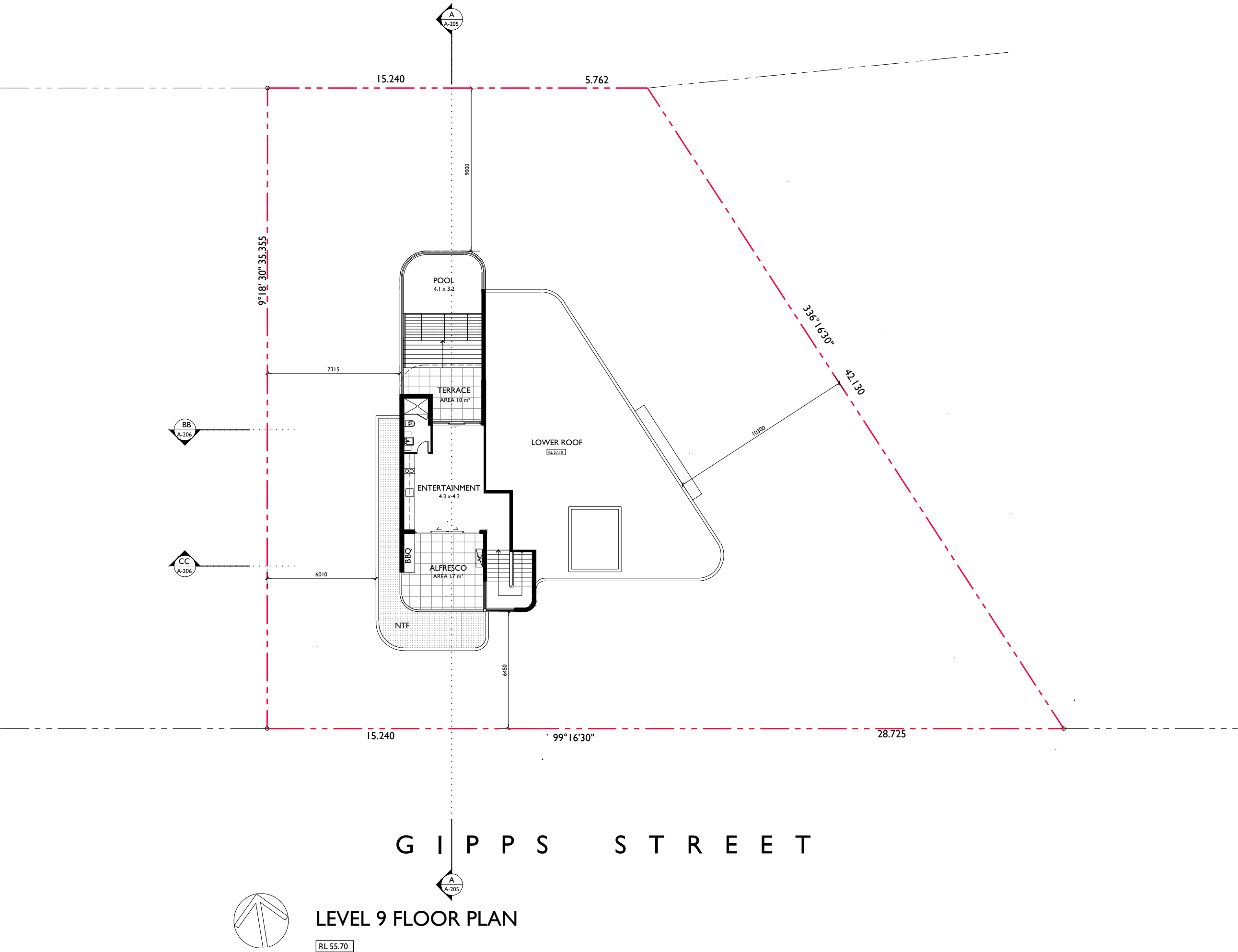
Title
DEVELOPMENT APPLICATION
LEVEL 8 FLOOR PLAN

Scale 1:200 @ A3 1:100 @ A1	Date MARCH 2022
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12-14 GIPPS STREET
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For

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Title DEVELOPMENT APPLICATION LEVEL 9 FLOOR PLAN		
Scale 1:200 @ A3 1:100 @ A1	Date MARCH 2022	
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NORTH ELEVATION
REAR ASPECT



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For

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Title DEVELOPMENT APPLICATION NORTH ELEVATION		
Scale 1:200 @ A3 1:100 @ A1	Date MARCH 2022	
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EAST ELEVATION



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WOLLONGONG

For
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Title DEVELOPMENT APPLICATION EAST ELEVATION		
Scale 1:200 @ A3 1:100 @ A1	Date MARCH 2022	
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Project No. 2021-14	Drawing No. A-202	Issue C



SOUTH ELEVATION
GIPPS STREET ASPECT

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For
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Title DEVELOPMENT APPLICATION SOUTH ELEVATION		
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WEST ELEVATION



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WOLLONGONG

For
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Title
DEVELOPMENT APPLICATION
WEST ELEVATION

Scale 1:200 @ A3 1:100 @ A1	Date MARCH 2022	
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Project No. 2021-14	Drawing No. A-204	Issue C

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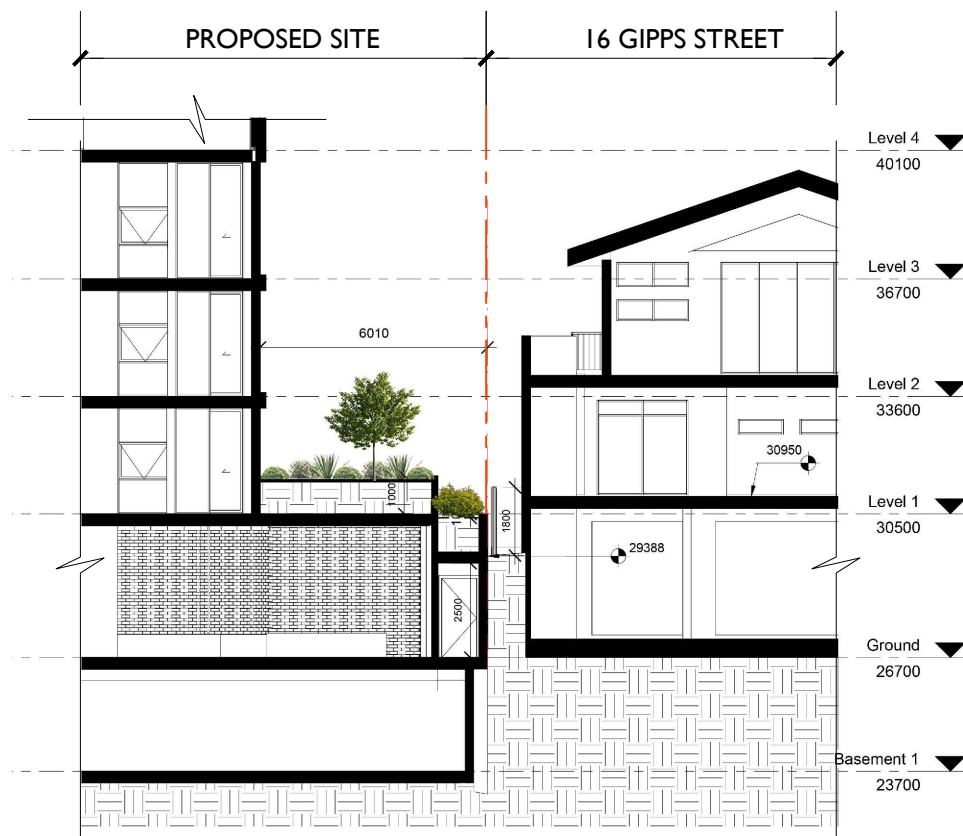
Project
BOUTIQUE APARTMENT BUILDING
OVER BASEMENT CARPARK

At
LOT 6 & 7 DP 37881
12-14 GIPPS STREET
WOLLONGONG
For

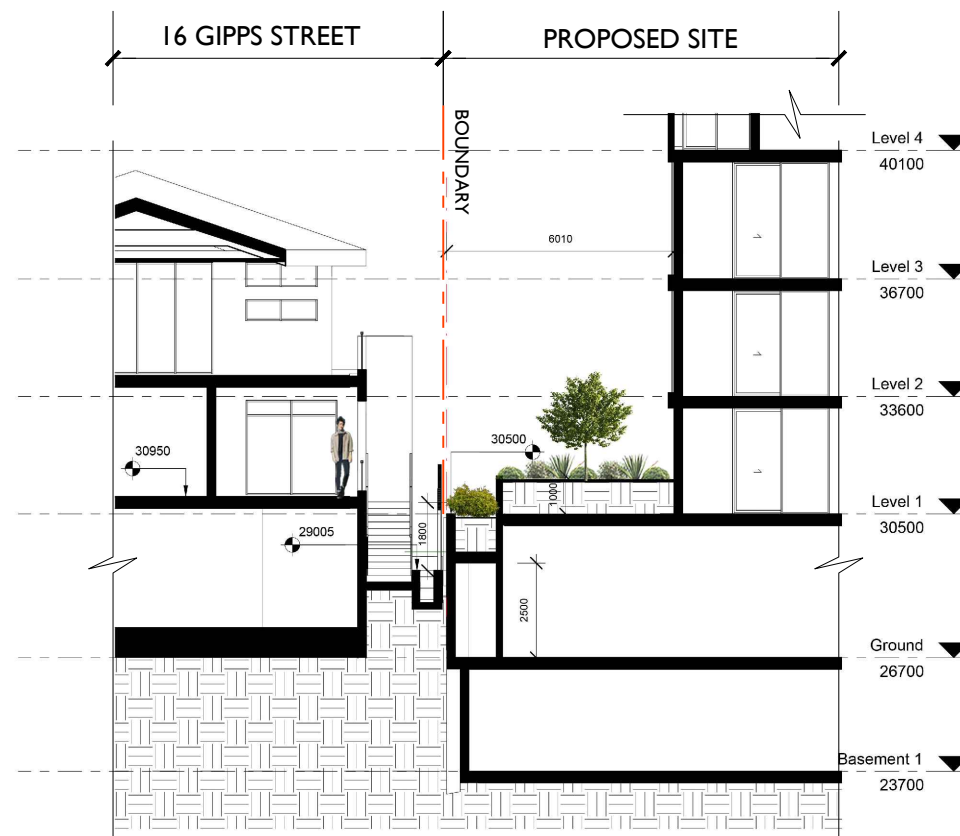
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Title DEVELOPMENT APPLICATION SECTION A-A		
Scale 1:200 @ A3 1:100 @ A1	Date MARCH 2022	
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INTERFACE PART SECTION BB



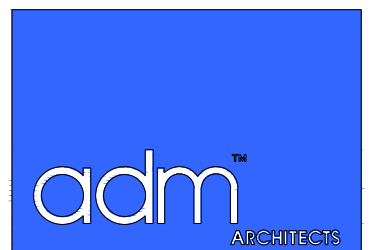
INTERFACE PART SECTION CC



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At
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12-14 GIPPS STREET
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For

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Title
DEVELOPMENT APPLICATION
INTERFACE SECTIONS TO NO.16

Scale	Date
1:200 @ A3 1:100 @ A1	MARCH 2022

Drawn	Checked
LGD, HR	ADM

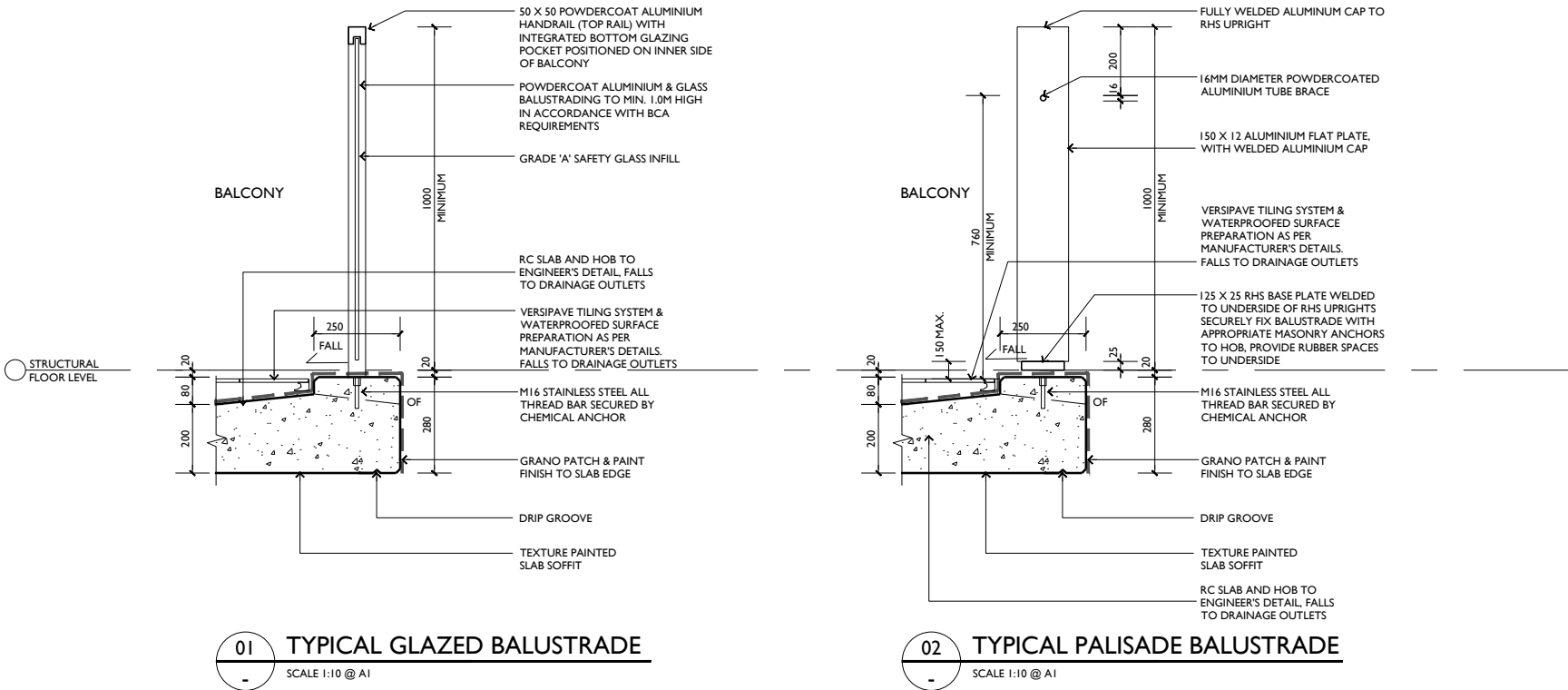
Project No.	Drawing No.	Issue
2021-14	A-206	B

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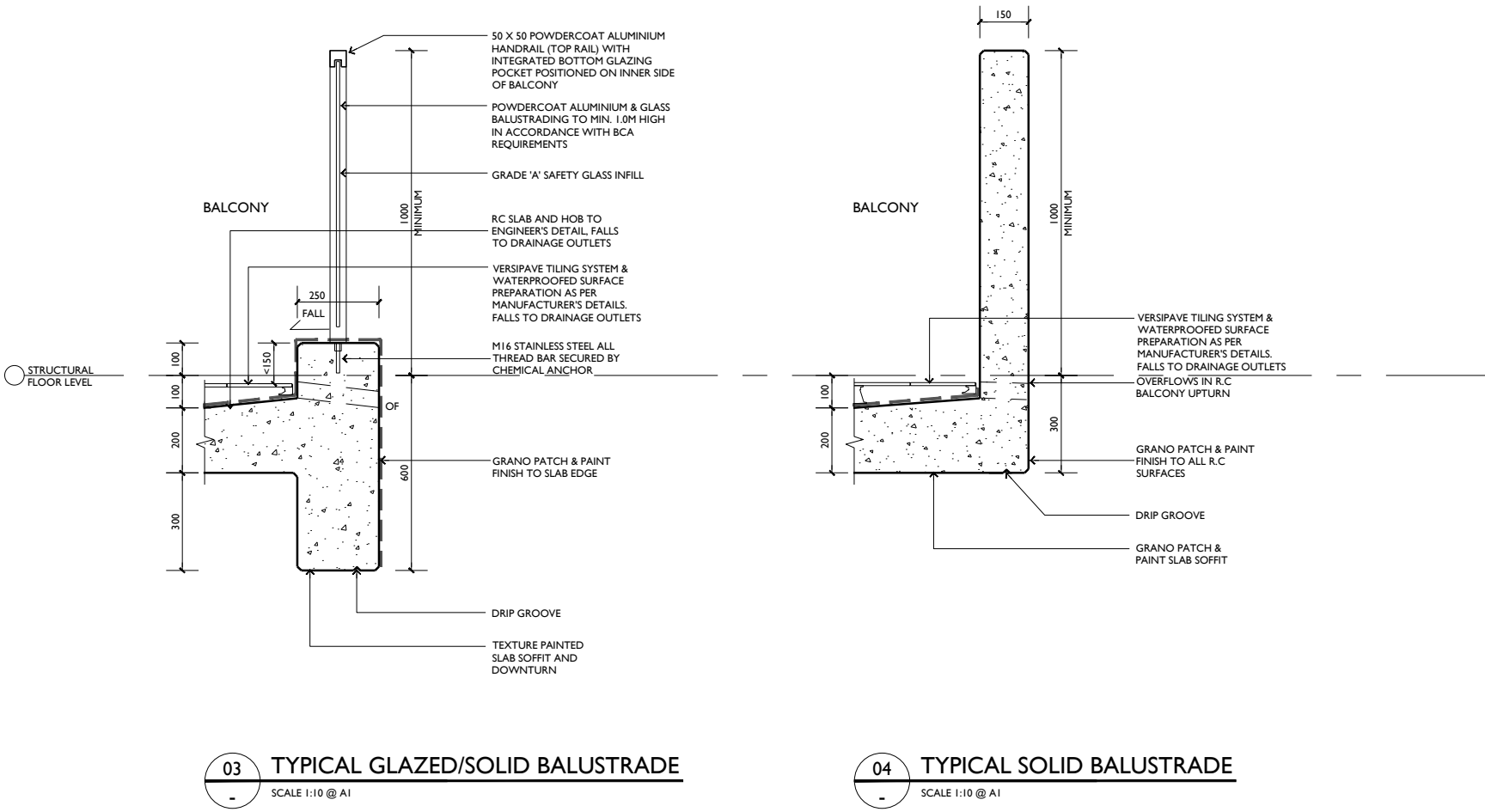
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NOTE:
ALUMINIUM FRAMED BALUSTRADE SYSTEM TO BE
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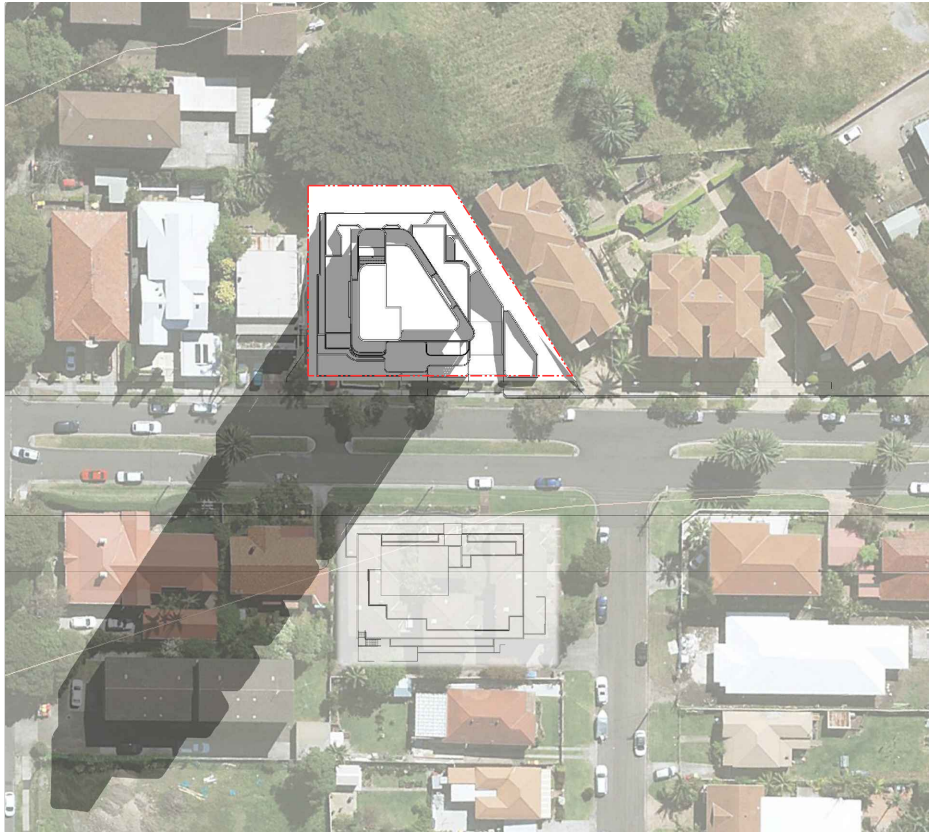
Project
BOUTIQUE APARTMENT BUILDING
OVER BASEMENT CARPARK

At
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12-14 GIPPS STREET
WOLLONGONG
For

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Title DEVELOPMENT APPLICATION BALUSTRADE DETAILS		
Scale 1:20 @ A3 1:10 @ A1	Date MARCH 2022	
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Project No. 2021-14	Drawing No. A-207	Issue A

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9AM



10AM



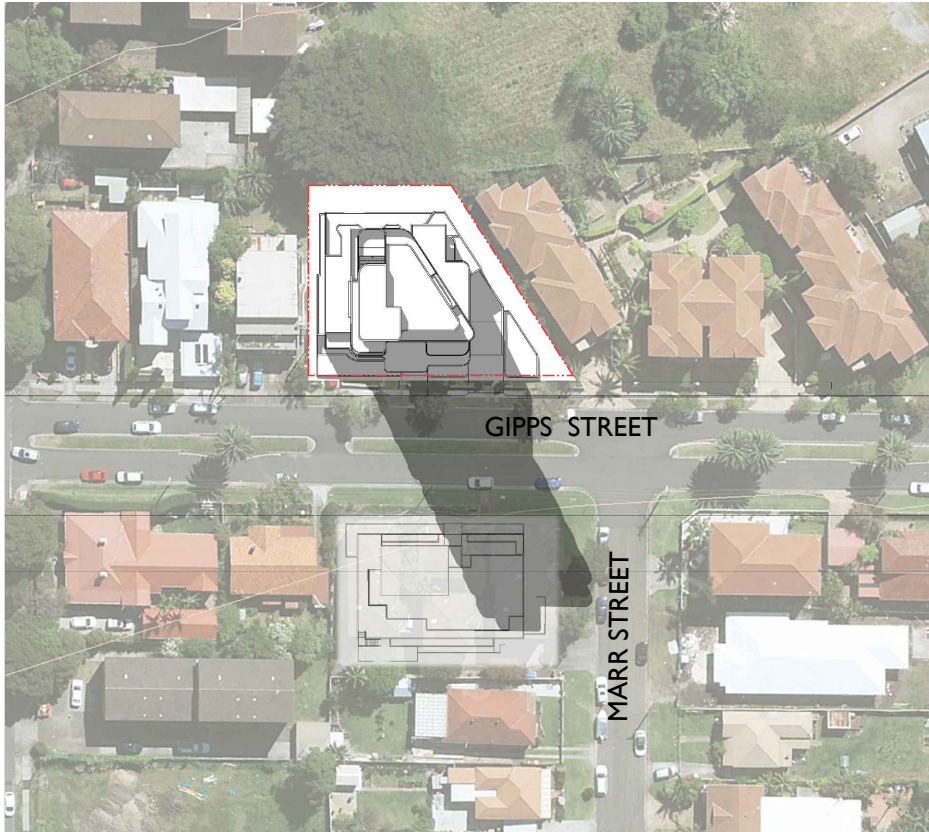
11AM



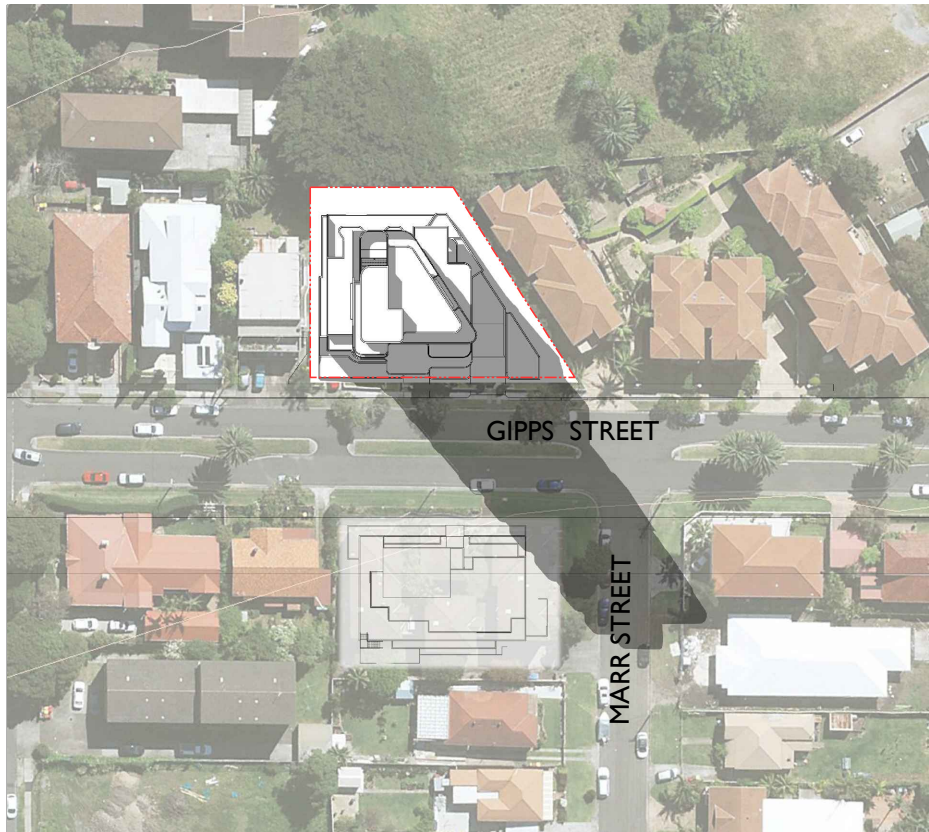
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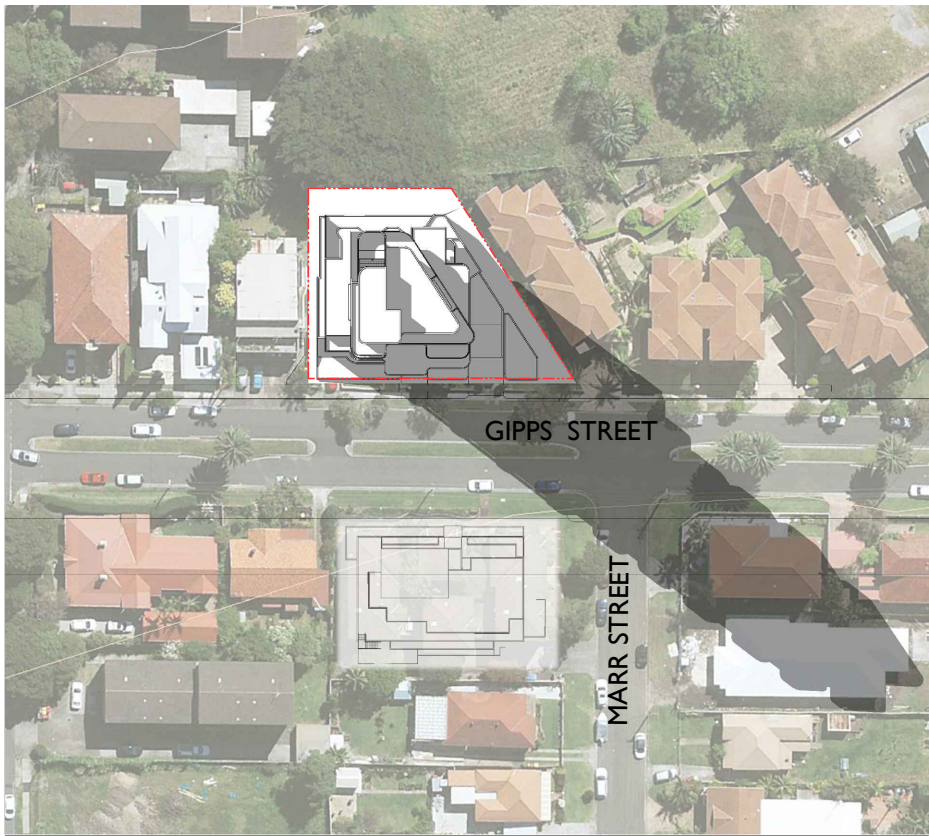
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1PM



2PM



3PM

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Project
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WOLLONGONG
For

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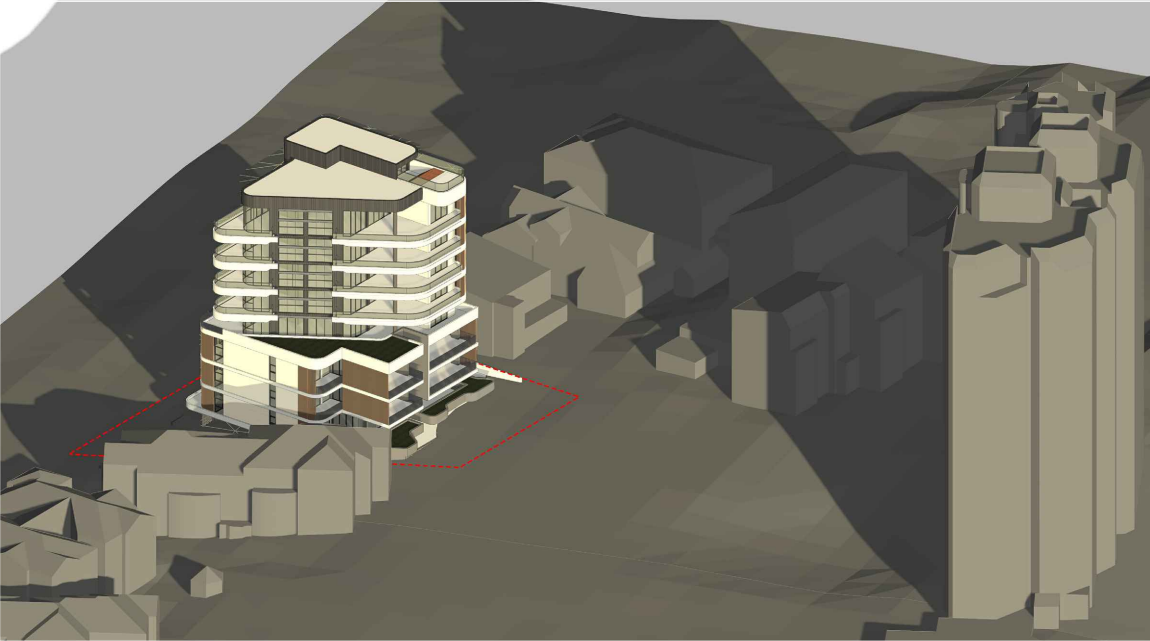
Title
DEVELOPMENT APPLICATION
SHADOW ANALYSIS 2 OF 2

Scale NTS	Date MARCH 2022
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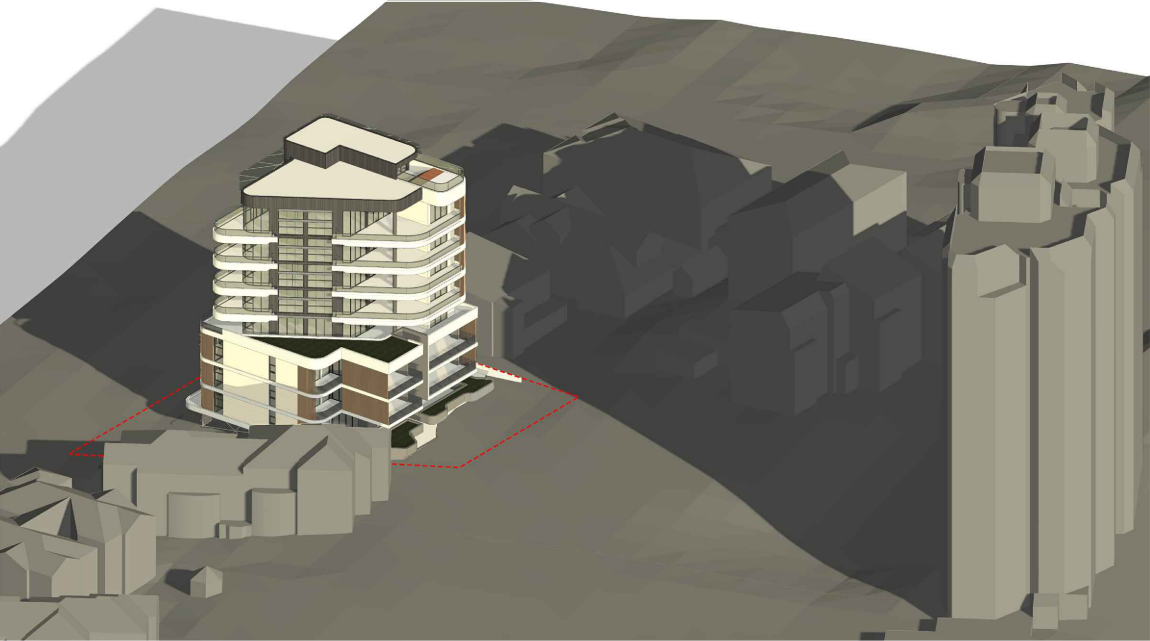
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Project No. 2021-14	Drawing No. A-402	Issue C
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9am



10am



11am



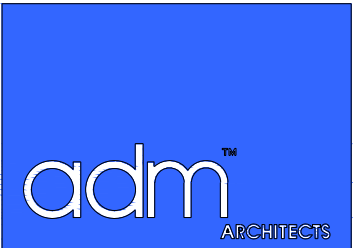
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SOLAR ACCESS STUDY
21ST OF JUNE

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B	17-12-21	REISSUED FOR DA
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Project
BOUTIQUE APARTMENT BUILDING
OVER BASEMENT CARPARK

At
LOT 6 & 7 DP 37881
12-14 GIPPS STREET
WOLLONGONG
For

GIPPS STREET HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
SOLAR ACCESS STUDY 01

Scale	Date	
NTS	MARCH 2022	
Drawn	Checked	
LGD, HR	ADM	
Project No.	Drawing No.	Issue
2021-14	A-403	C

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12pm



1pm



2pm



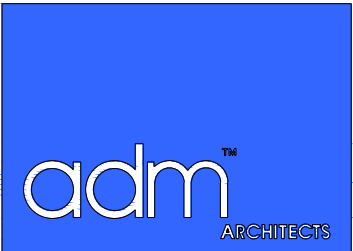
3pm

SOLAR ACCESS STUDY
21ST OF JUNE

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Project
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OVER BASEMENT CARPARK

At
LOT 6 & 7 DP 37881
12-14 GIPPS STREET
WOLLONGONG
For

GIPPS STREET HOLDINGS PTY LTD

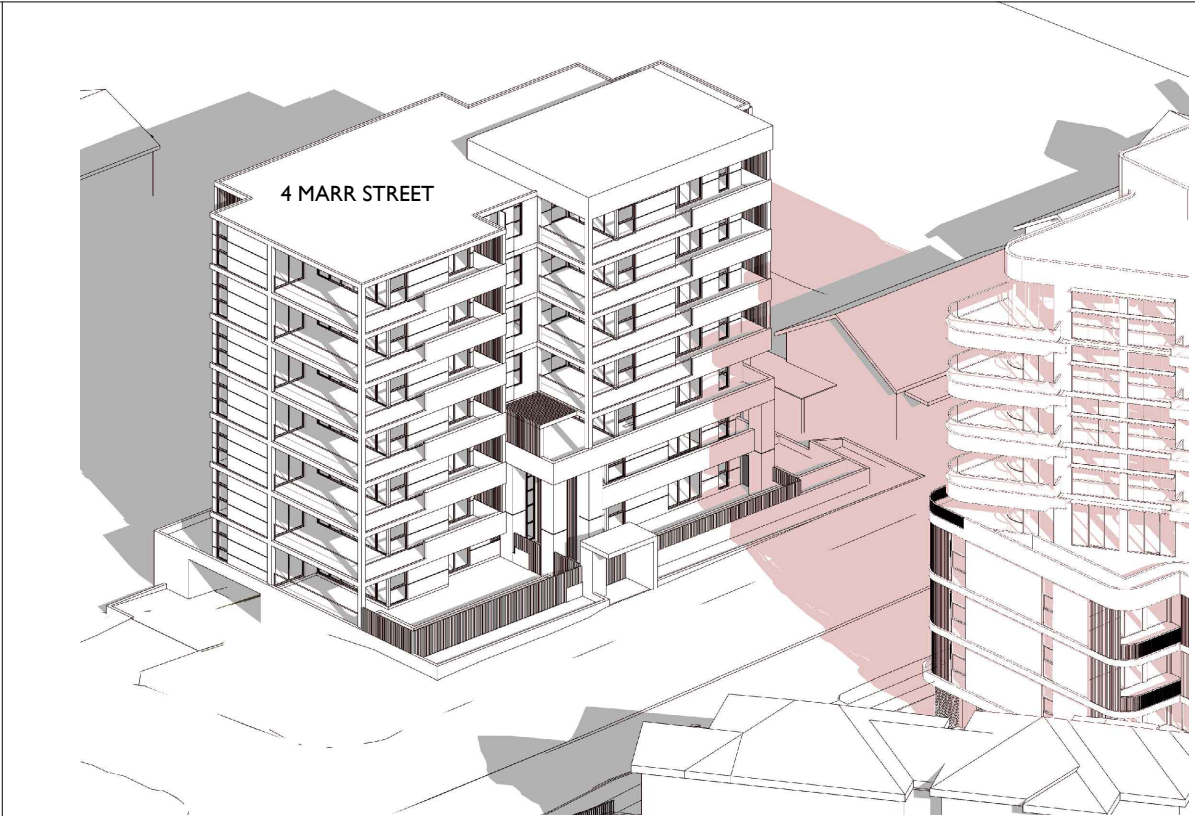
Title
DEVELOPMENT APPLICATION
SOLAR ACCESS STUDY 02

Scale	Date	
NTS	MARCH 2022	
Drawn	Checked	
LGD, HR	ADM	
Project No.	Drawing No.	Issue
2021-14	A-404	C

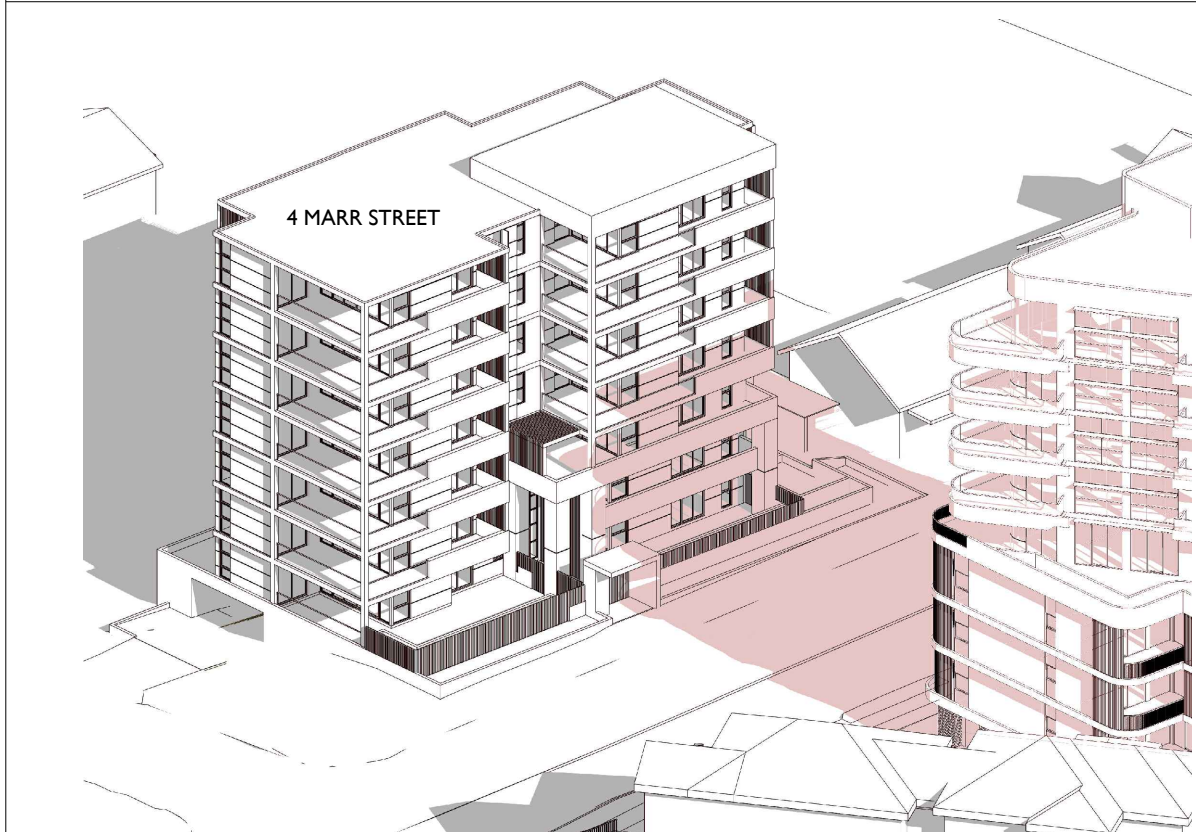
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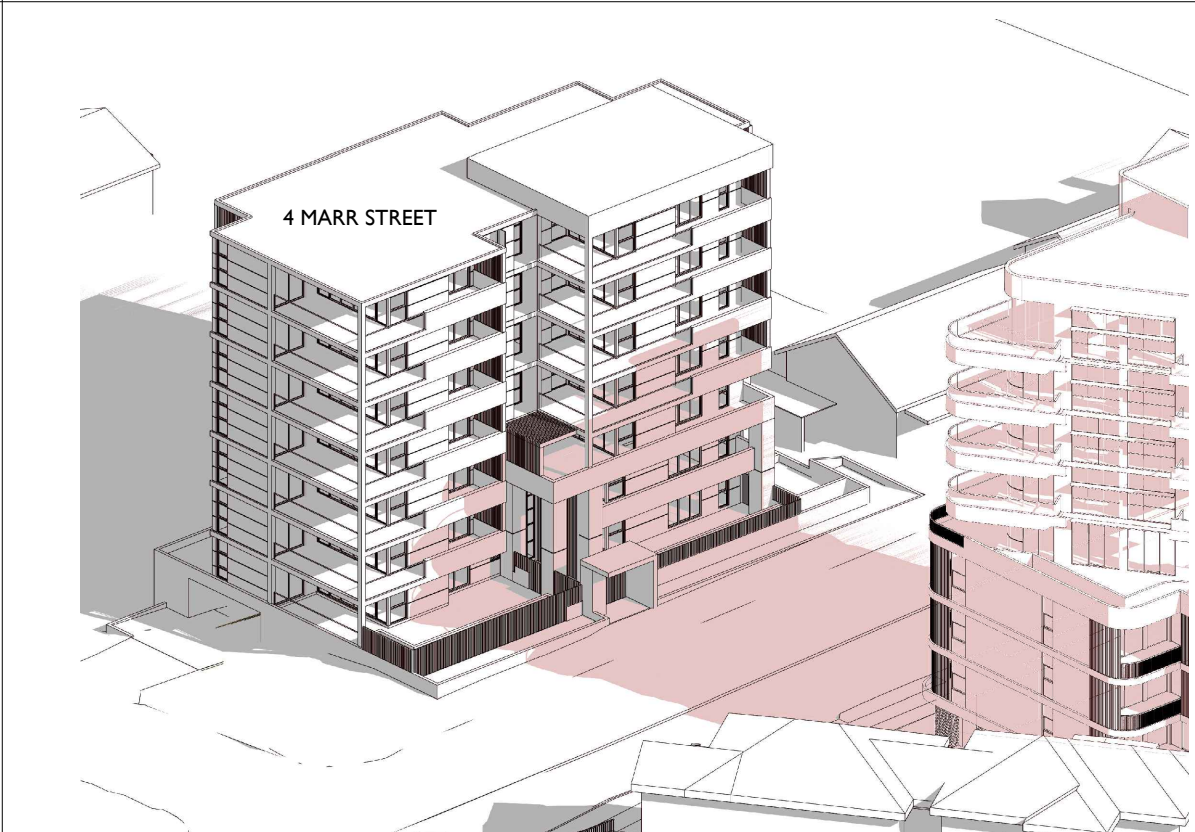
9am



10am



11am



12pm

OVERSHADOWING ANALYSIS 01 (FOR 4 MARR STREET)
21ST OF JUNE

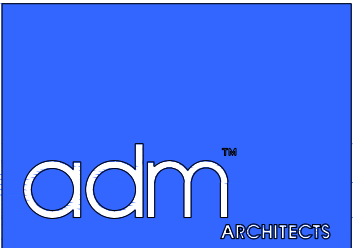
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EXISTING SHADOW

PROPOSED DEVELOPMENT SHADOW



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Project
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OVER BASEMENT CARPARK

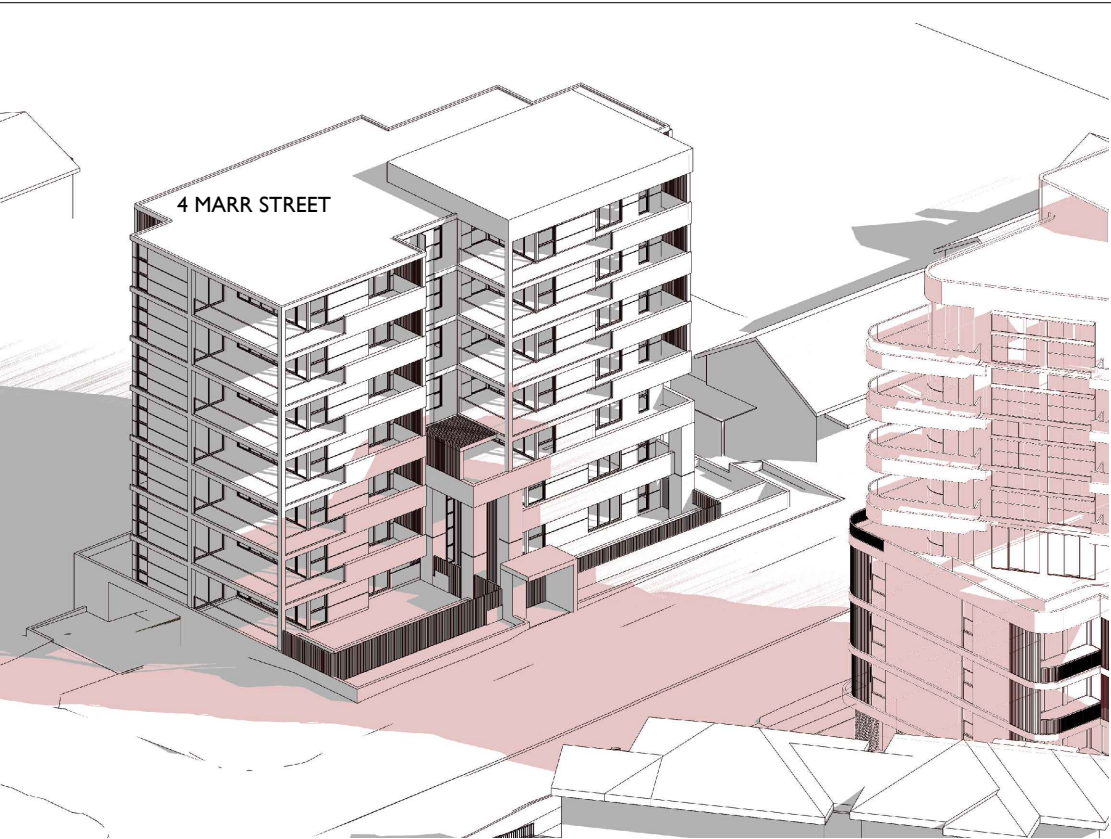
At
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12-14 GIPPS STREET
WOLLONGONG
For

GIPPS STREET HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
OVERSHADOWING ANALYSIS 01

Scale	Date	
NTS	MARCH 2022	
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Project No.	Drawing No.	Issue
2021-14	A-405	B

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2pm



3pm

OVERSHADOWING ANALYSIS 02 (FOR 4 MARR STREET)
21ST OF JUNE

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- EXISTING SHADOW
- PROPOSED DEVELOPMENT SHADOW



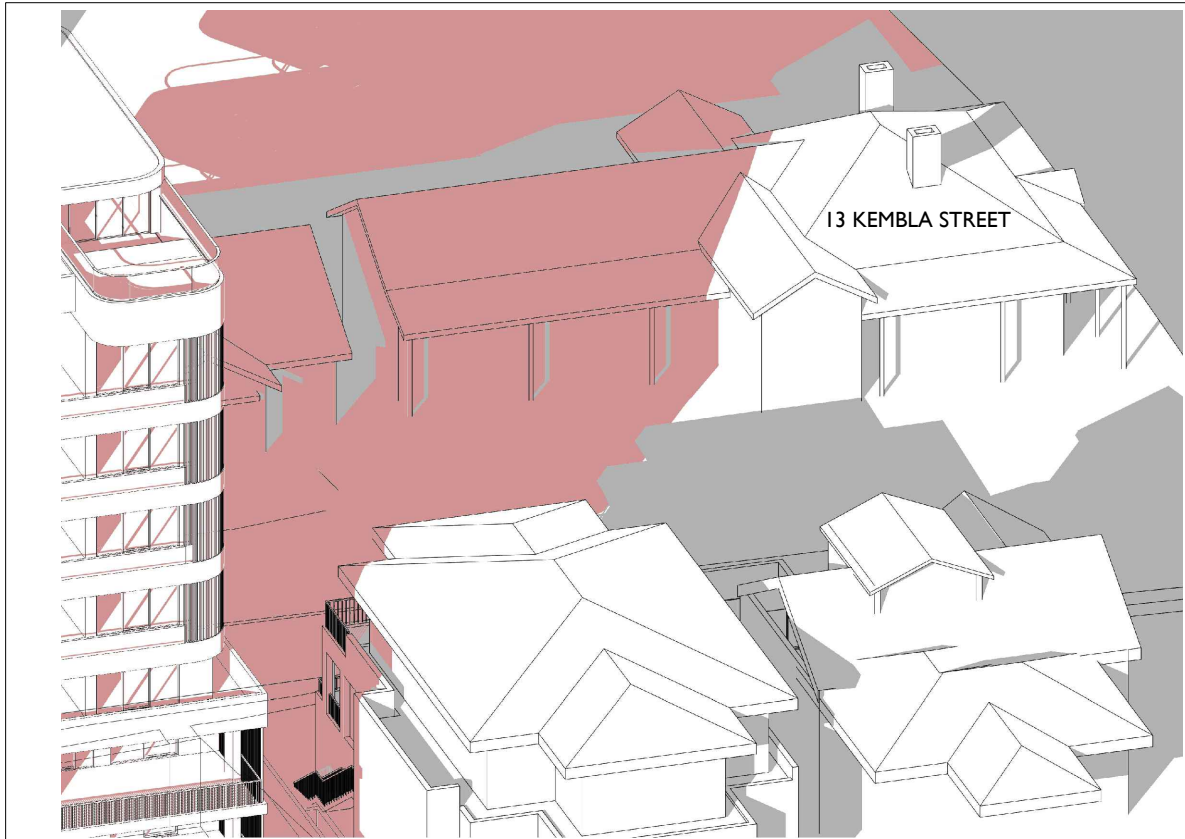
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Project
BOUTIQUE APARTMENT BUILDING
OVER BASEMENT CARPARK

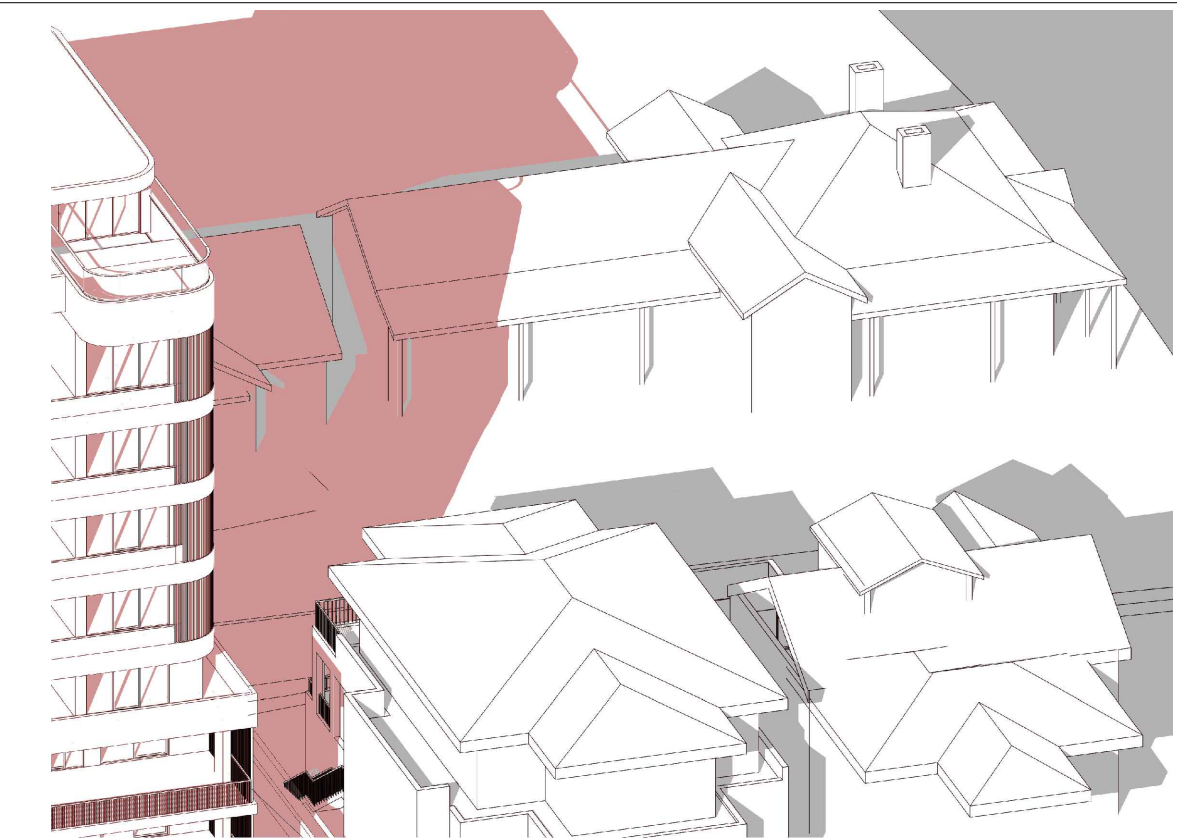
At
LOT 6 & 7 DP 37881
12-14 GIPPS STREET
WOLLONGONG

For
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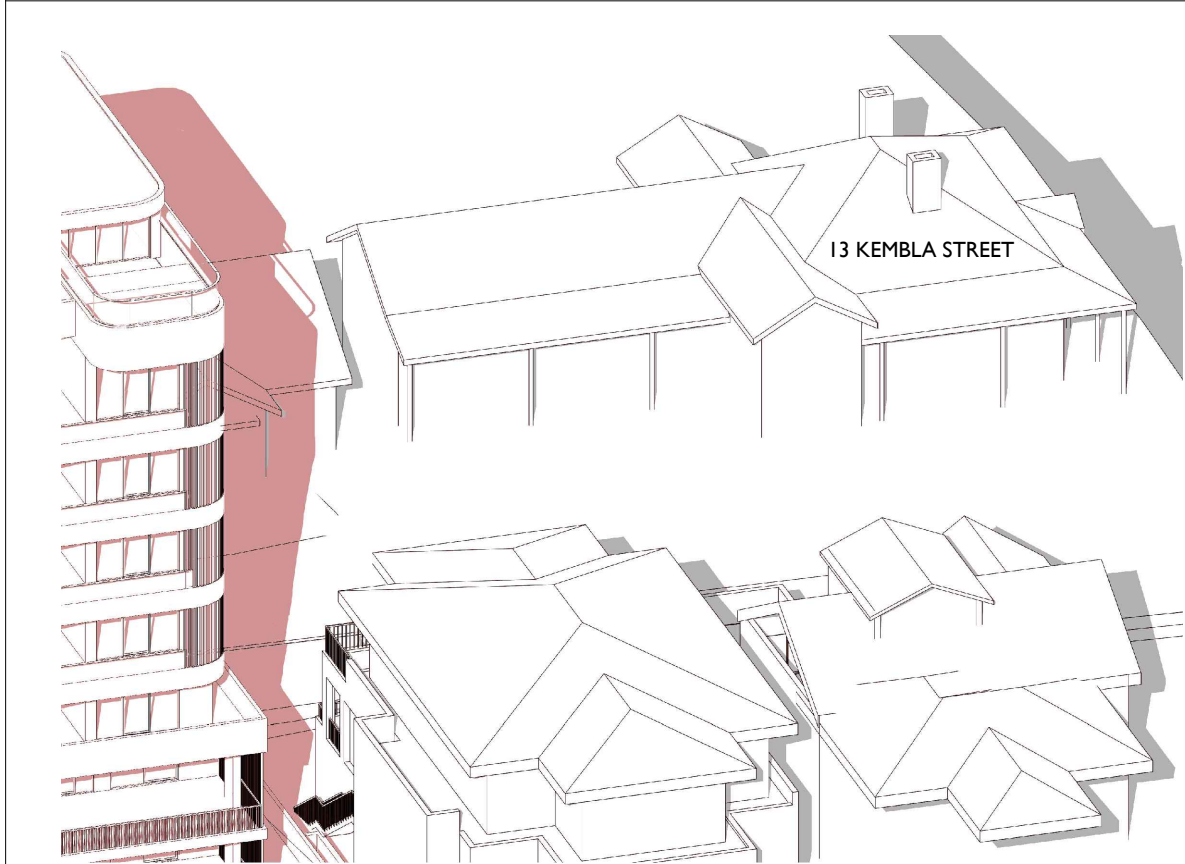
Title		
DEVELOPMENT APPLICATION OVERSHADOWING ANALYSIS 02		
Scale	Date	
NTS	MARCH 2022	
Drawn	Checked	
LGD, HR	ADM	
Project No.	Drawing No.	Issue
2021-14	A-406	B



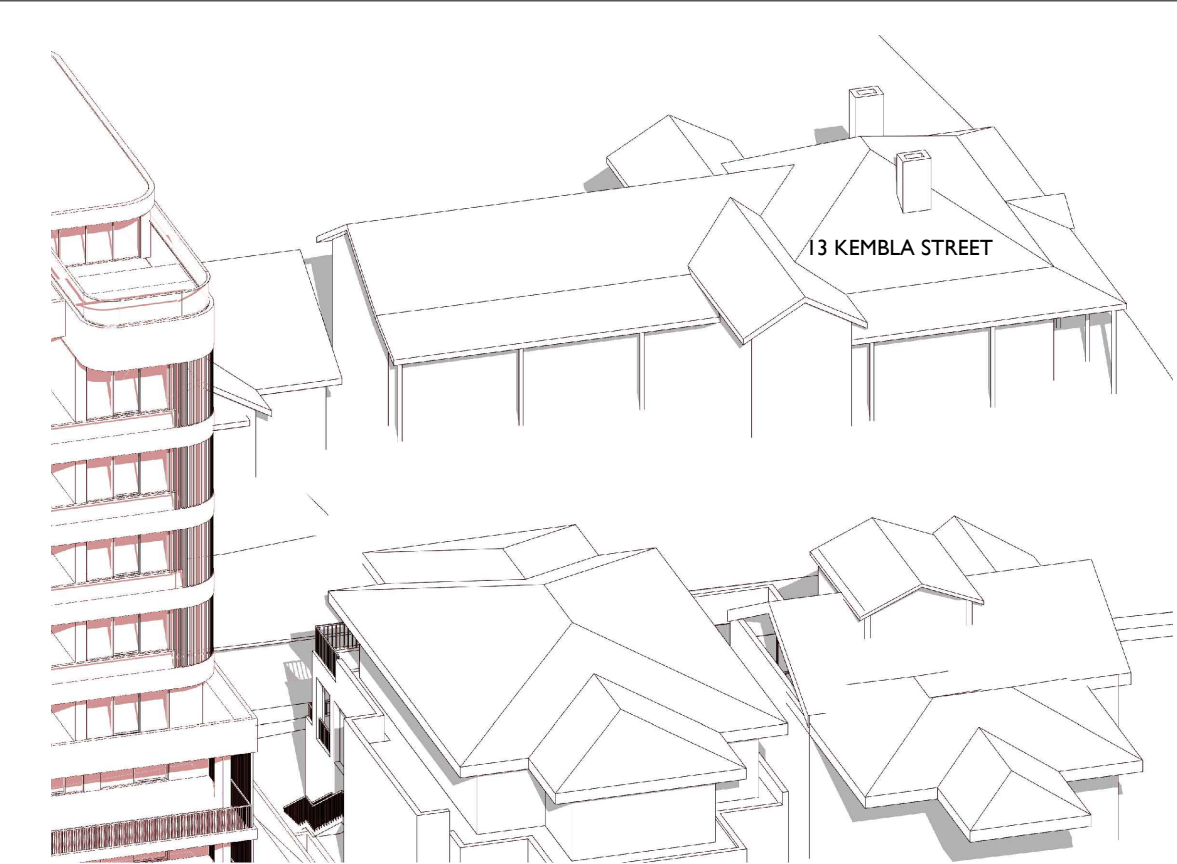
9 am



9.30 am



10am



10.30 am

OVERSHADOWING ANALYSIS 03 (FOR 13 KEMBLA STREET)
21ST OF JUNE

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EXISTING SHADOW

PROPOSED DEVELOPMENT SHADOW

admTM

ARCHITECTS

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Project
BOUTIQUE APARTMENT BUILDING
OVER BASEMENT CARPARK

At
LOT 6 & 7 DP 37881
12-14 GIPPS STREET
WOLLONGONG
For
GIPPS STREET HOLDINGS PTY LTD

Title DEVELOPMENT APPLICATION OVERSHADOWING ANALYSIS 03		
Scale NTS	Date MARCH 2022	
Drawn LGD, HR	Checked ADM	
Project No. 2021-14	Drawing No. A-407	Issue B

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HEIGHT PLANE DIAGRAM

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Project
BOUTIQUE APARTMENT BUILDING
OVER BASEMENT CARPARK

At
LOT 6 & 7 DP 37881
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For

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Title
DEVELOPMENT APPLICATION
HEIGHT PLANE DIAGRAM

Scale NTS	Date MARCH 2022	
Drawn LGD, HR	Checked ADM	
Project No. 2021-14	Drawing No. A-410	Issue B



1

DULUX
MONUMENT
WALLING , WALL RENDER

2

DULUX
VIVID WHITE
CONCRETE UPTURNS AND
SLAB EDGES

3

COLORBOND
PROFIED METAL
WALLING
MONUMENT

4

AUSTRAL
CHILLINGHAM BRICK
WALLING

5

TIMBER LOOK
ALUMINIUM
SCREENING

6

TINTED GLAZING
GLAZING ELEMENTS AND
BALUSTRADES

7

POWDERCOAT
MONUMENT
DOOR AND WINDOW
FRAMES, HANDRAILS, AND
PALISADE FENCING

8

AUSTRAL
CHILLINGHAM BRICK
HIT AND MISS BRICKWORK

COLOUR AND MATERIALS SCHEDULE

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Project
BOUTIQUE APARTMENT BUILDING
OVER BASEMENT CARPARK

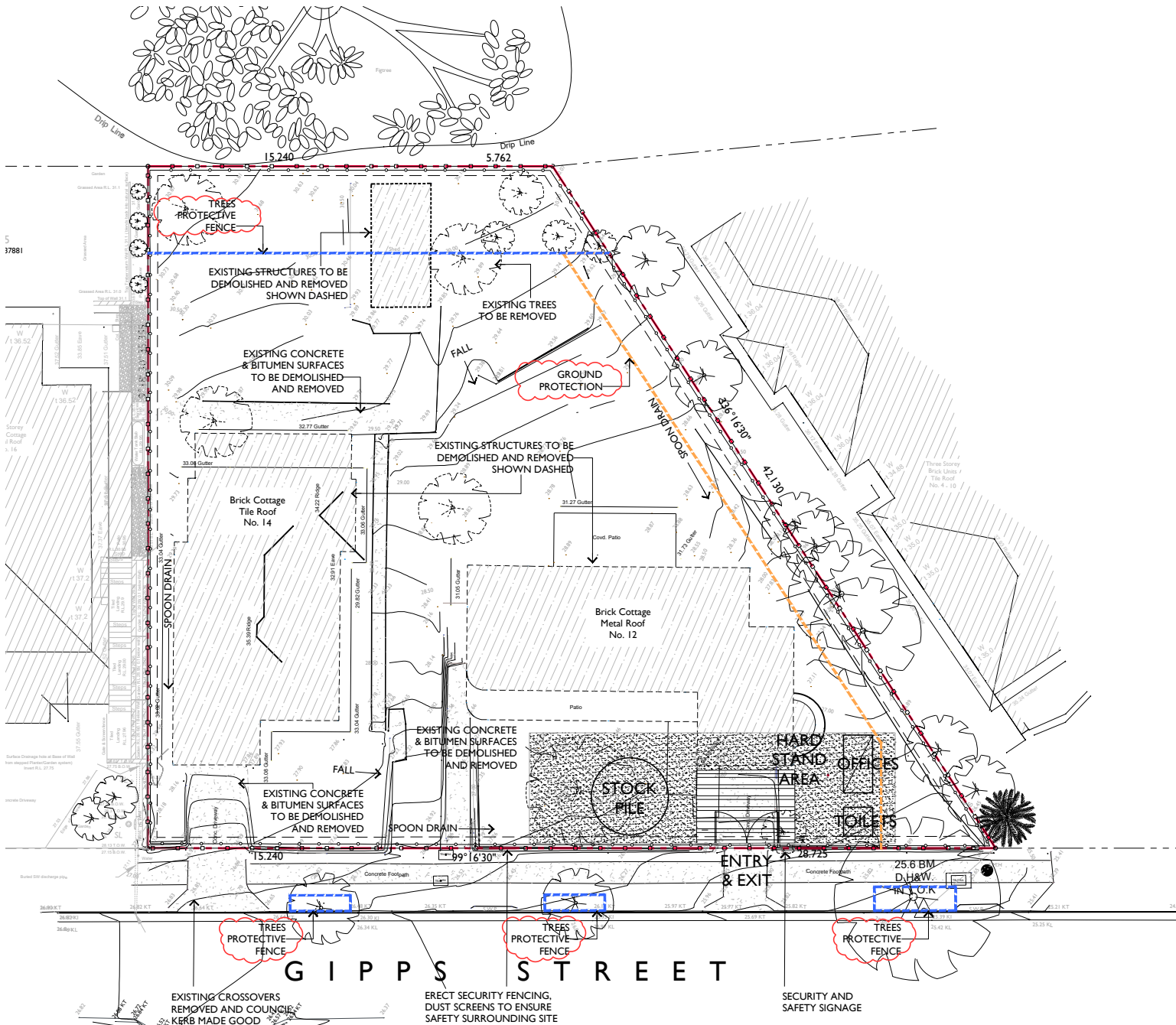
At
LOT 6 & 7 DP 37881
12-14 GIPPS STREET
WOLLONGONG
For

GIPPS STREET HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
COLOUR & MATERIALS SCHEDULE

Scale NTS		Date MARCH 2022	
Drawn LGD, HR		Checked ADM	
Project No. 2021-14	Drawing No. A-501	Issue C	

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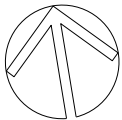
- LEGEND**
- SEDIMENT FENCE
 - SAFETY SECURITY FENCE CONTRACTORS COMPOUND
 - HARD STAND AREA
 - TO BE DEMOLISHED & REMOVED
 - TREE TO BE REMOVED
 - TREES PROTECTIVE FENCE
 - GROUND PROTECTION



TWO STOREY HOUSES TO BE DEMOLISHED



SINGLE STOREY HOUSES TO BE DEMOLISHED



DEMOLITION & SITE MANAGEMENT PLAN

GENERAL NOTES

- Trade waste to be separated to recycle products, timber, glass and paper.
- Builder to relocate site shed, amenities, storage facilities, etc. as required during the construction process.
- Additional carparking to be provided on site following construction of basement carparking area.
- All vehicles to leave the site in a forward direction.
- No vehicles to be parked on the footpath reserve.

DEMOLITION, SITE CLEARING & CONTAMINATION

The Contractor is to carry out necessary demolition and on-site clearance in accordance with AS 2601 (Demolition of Structures) on the subject site. This is applicable to demolition of existing buildings, structures and services including planning and execution of the work, protection and support of adjacent structures and removal of demolished material. Demolished materials, hazardous materials (particularly if found in the renovations to the existing structures) and asbestos shall be removed from site prior to any new construction work taking place on site.

If hazardous materials are encountered, appropriate and qualified personnel shall be employed to remove from site and dispose of such materials in approved manner in accordance with the provisions of all applicable legislation and with any relevant recommendations published by the National Occupational Health and Safety Commission (Worksafe Australia). If hazardous materials are encountered underground, appropriate and qualified personnel shall be employed to remove from site and dispose of such materials in approved manner in accordance with the provisions of all applicable legislation and with any relevant recommendations published by the National Occupational Health and Safety Commission (Worksafe Australia).

The Contractor shall be responsible for maintaining security fencing around the perimeter of the site and any additional precautionary measures taken as may be necessary to prevent unauthorised entry to the site at all times during the demolition period. Safe access to and egress from adjoining properties shall be maintained at all times for the duration of the demolition work. In the event that the site is found to be contaminated the Contractor is to follow the directions and recommendations of a site contamination consultant to ensure that the site is un-contaminated prior to any building works taking place on site.

CONSTRUCTION MANAGEMENT POINTS

- Note that all proposed works will be undertaken whilst the building and site is vacant.
- All site fencing and sediment control used during demolition phase shall be retained for the construction phase and shall be extended as detailed on drawings.
- A new hard stand area and shaker grid shall be constructed on corkwood circuit frontage during all phases of the project. All to conform with the requirements of the local council and RTA.
- During construction phase as area is set aside on site for use of mobile crane or concrete pump.
- All construction materials are to be stored on site. A designated area has been allowed.
- All site accommodation and amenities as required will be located within the site. Some site sheds maybe relocated on the podium level in the final phase of construction; and
- A dilatation survey will be carried out by the contractor before the commencement of any work on site.

Applicable Australian Standards

- AS2601 - Demolition of structures
- AS2436 - Guide to noise control... demolition sites
- AS3798 - Guide to earthworks... residential developments
- AS1289 - Methods of testing soils for engineering purposes
- AS1725 - Galvanised railless chainwire security fencing

The exit/entrance to the site will be constructed of a bed of 50-75mm aggregate, 200mm deep, for the vehicular exit/entrance width and to a length of 5.0 metres from the street kerb, so as to ensure soil and excavated materials are not transported off-site.

Storage Areas

Storage areas will be front yard open space.

Rubbish Disposal

Trade waste will be contained on site until removal.

Silt Barrier

Sediment will be prevented from washing off-site by geotextile fabric with metal support and/or continuous straw bales, placed in 100mm deep trench and fixed with stakes. All silt barriers are to be wholly with the site area.

Existing Paving and Vegetation

Existing pavement and vegetation will be retained as much as possible to minimise the amount of exposed soil.

Material Stockpiles

Stockpiles of loose materials (gravel, sand, etc.) will be contained undercover and water courses and within a suitable barrier. Footpaths and road surfaces will not be used for material stockpiles.

Cleaning of Tools and Equipment

Tools and equipment will be cleaned away from drainage lines, road and pavement.

SOIL & WATER MANAGEMENT

This plan shall be read in conjunction with the engineering plans, and any other plans or written instructions that may be issued relating to the future development at the subject site. The contractor shall ensure that all soil and water management works are located as indicated on this drawing. All sub-contractors shall be made aware of their responsibilities in minimising the potential for soil erosion and pollution to down-slope lands and water ways. Where practical, the soil erosion hazard on the site shall be kept as low as possible to this end. Works should be undertaken in the following sequence:

- Install any necessary security/boundary fences for this site;
- Construct silt fencing as detailed along boundaries and contours.

During windy weather, large unprotected areas shall be kept moist (not wet) by sprinkling with water to keep the dust under control. Final site landscaping shall be undertaken as soon as possible, and within 20 working days from completion of construction activities. Any sand used in the concrete curing process (spread over the surface) shall be removed as soon as possible, and within 10 working days from placement. Water shall be prevented from entering the permanent drainage system, unless it is sediment free: i.e. - the catchment area has been permanently landscaped and/or any likely sediment has been filtered through an approved structure.

Temporary soil and water management structures shall be removed only after the lands they protected are rehabilitated. The contractors shall provide acceptable receptors for concrete and mortar slurries, paints, acid washings, light-weight waste materials and litter are to be emptied as necessary. Disposal of waste shall be in a manner approved by the site superintendent.

At least weekly the contractor shall inspect the site, providing particular attention to the following matters:

- ensure drains operate freely, and initiate repair or maintenance as required;
- remove spilled sand (or other materials) from hazard areas, including lands closer than 2 metres from likely areas of concentrated or high-velocity flows such as waterways, gutters, paved areas and driveways;
- construct additional erosion and/or sediment works as necessary to ensure the desired protection is given to downslope lands and waterways i.e. rule ongoing changes to the plan;
- maintain erosion and sediment control measures in a functioning conditioning condition until all earthwork activities are completed and the site rehabilitated; and
- Remove temporary soil conservation structures as a last activity in the rehabilitation programme.

The contractor shall keep a log book, making entries at least weekly, and after rainfall and/or site closure record:

- the volume of any rainfall events (check water bureau);
- the conditions of any soil and water management works;
- remedial work.

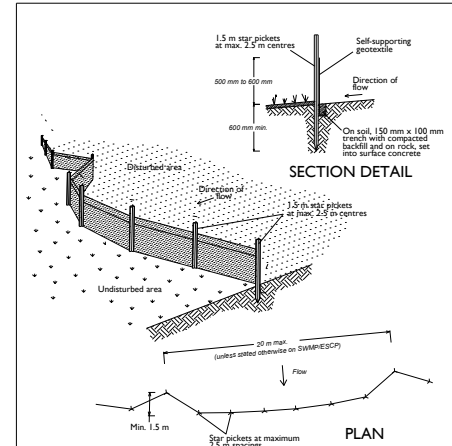
The book shall be kept on site and made available to any authorised person on request.

EROSION AND SEDIMENTATION CONTROL NOTES

The Contractor shall provide sediment fencing material during construction to be installed inside site fencing on low sides of site to contain all site water run off and prevent erosion. The sediment fencing material to security fencing. Sediment control fabric shall be an approved material (e.g. hessian) proper all stop standing 500mm above ground and extending 150 below ground. Silt barriers, silt traps, siltation screens and the like shall be constructed with geotextile sediment fabric attached to steel star pickets or security fencing, or with Hessian bags. All to conform with the requirements of the local council and RTA.

Existing drains located within the site shall be isolated by sediment control. No parking or stock piling of material is permitted in the public domain unless stated. Grass verges shall be maintained as much as practical to provide a buffer zone to the construction site. Construction entry/exits shall be located as per dwg.

The Contractor shall ensure all droppable soil and sediment is removed prior to construction traffic exiting the site. Builder shall ensure all construction traffic entering and leaving the site do so in a forward direction as much as possible. Site security fencing to consist of 1800mm high galvanneal chain mesh panels fixed to galvanneal pipe frame and supported on concrete 'feet'.



SEDIMENT FENCE NOTES

- Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
- Cut a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be stretched.
- Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
- Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
- Join sections of fabric at a support post with a 150mm overlap.
- Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

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Project
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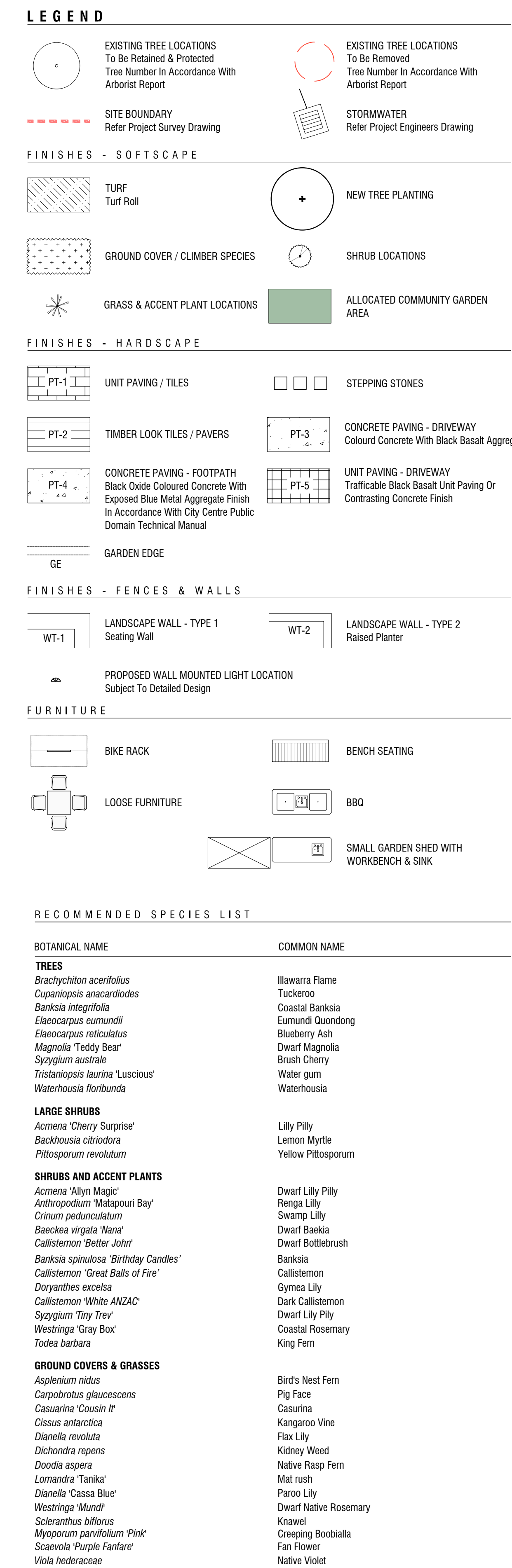
At
LOT 6 & 7 DP 37881
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WOLLONGONG





For
GIPPS STREET HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
DEMOLITION & SITE MANAGEMENT PLAN

Scale	Date	
NTS	MARCH 2022	
Drawn	Checked	
LGD, HR	ADM	
Project No.	Drawing No.	Issue
2021-14	A-601	C

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	DP		MR		18-03-2022	ISSUE FOR DEVELOPMENT APPLICATION
	DP		MR		16-12-2021	ISSUE FOR DEVELOPMENT APPLICATION
	DP		MR		13-08-2021	ISSUE FOR DEVELOPMENT APPLICATION
NO.	DESIGN	DRAWN	CHECKED	VERD	DATE	AMENDMENT / ISSUE

NOTES

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- DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- USE FIGURED DIMENSIONS - DO NOT SCALE FROM DRAWINGS.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE SUPERINTENDENT.
- PROVIDE SAMPLES OF ANY SPECIFIED OR PRESUMED MATERIALS OR FINISHES (EG BRICKS, PAVERS) FOR SUPERINTENDENTS APPROVAL PRIOR TO PLACING ORDERS.





Suite 1, Ground Floor,
Enterprise 1 Innovation
Campus, Square Mile Way
North Wollongong
NSW 2500

Ph: 02 4258 3511
dsb@dsbala.com.au



Project

PROPOSED RESIDENTIAL APPARTMENTS
LOT 6 & 7 DP37881
12-14 GIPPS STREET WOLLONGONG

Client

GIPPS STREET HOLDINGS PTY LTD

Drawing Title

LANDSCAPE PLAN
GROUND FLOOR

Scale 1:100 @ A1

Org. No.

4274-F100 D

Plot Date: 21/03/2022

Sheet No.

1/4



LEGEND

EXISTING TREE LOCATIONS
To Be Retained & Protected
Tree Number In Accordance With
Arborist Report

EXISTING TREE LOCATIONS
To Be Removed
Tree Number In Accordance With
Arborist Report

SITE BOUNDARY
Refer Project Survey Drawing

STORMWATER
Refer Project Engineers Drawing

FINISHES - SOFTSCAPE

TURF
Turf Roll

GROUND COVER / CLIMBER SPECIES

GRASS & ACCENT PLANT LOCATIONS

NEW TREE PLANTING

SHRUB LOCATIONS

ALLOCATED COMMUNITY GARDEN
AREA

FINISHES - HARDSCAPE

UNIT PAVING / TILES

TIMBER LOOK TILES / PAVERS

CONCRETE PAVING - FOOTPATH
Black Oxide Coloured Concrete With
Exposed Blue Metal Aggregate Finish
In Accordance With City Centre Public
Domain Technical Manual

CONCRETE PAVING - DRIVEWAY
Colour Concrete With Black Basalt Aggregate

UNIT PAVING - DRIVEWAY
Trafficable Black Basalt Unit Paving Or
Contrasting Concrete Finish

GARDEN EDGE

FINISHES - FENCES & WALLS

LANDSCAPE WALL - TYPE 1
Seating Wall

LANDSCAPE WALL - TYPE 2
Raised Planter

PROPOSED WALL MOUNTED LIGHT LOCATION
Subject To Detailed Design

FURNITURE

BIKE RACK

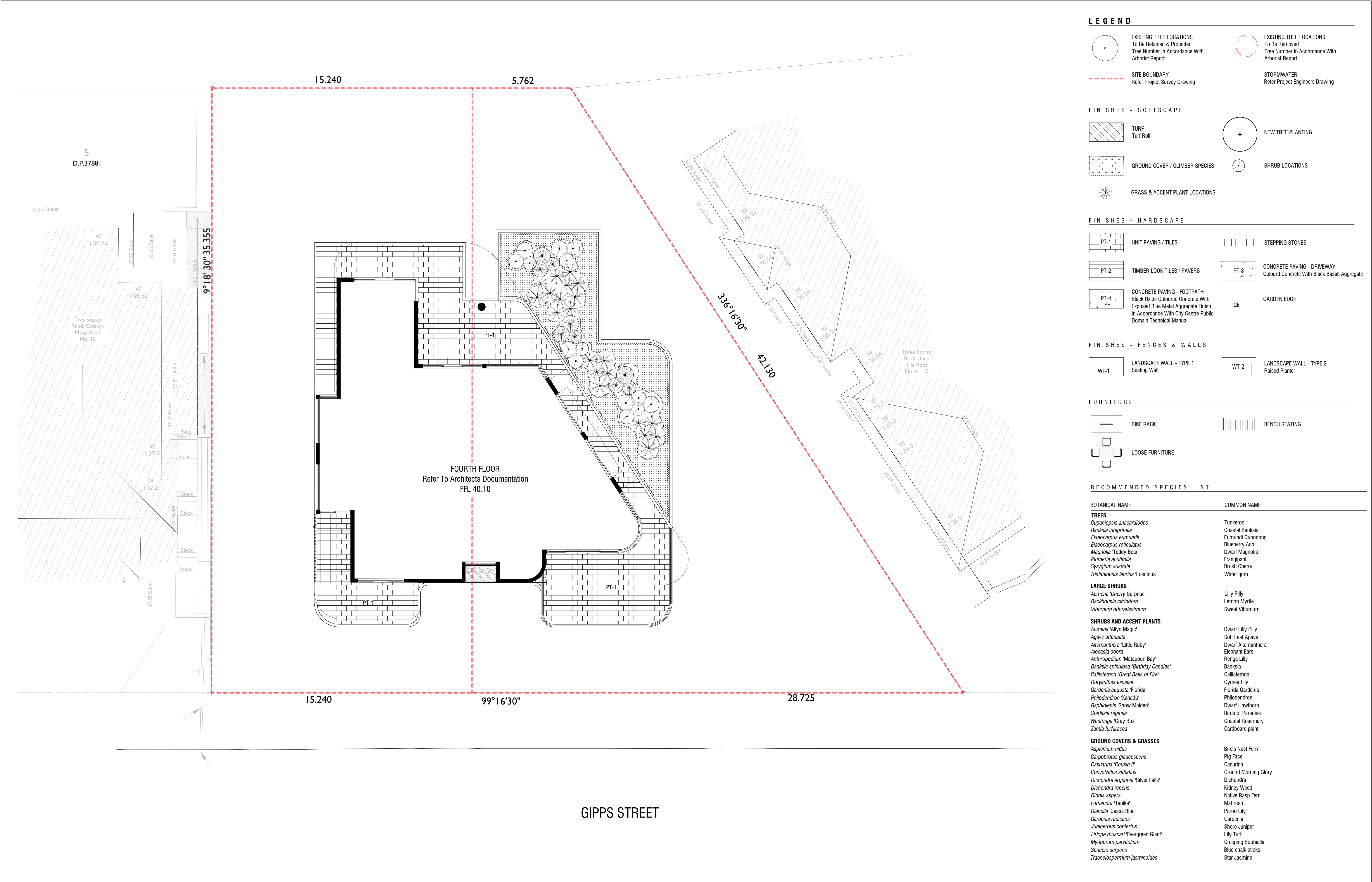
LOOSE FURNITURE

BENCH SEATING

BBQ

SMALL GARDEN SHED WITH
WORKBENCH & SINK

RECOMMENDED SPECIES LIST	
BOTANICAL NAME	COMMON NAME
TREES	
<i>Brachychiton acerifolius</i>	Illawarra Flame
<i>Cupaniopsis anacardioides</i>	Tuckeroo
<i>Banksia integrifolia</i>	Coastal Banksia
<i>Elaeocarpus eumundii</i>	Eumundi Quondong
<i>Elaeocarpus reticulatus</i>	Blueberry Ash
<i>Magnolia 'Teddy Bear'</i>	Dwarf Magnolia
<i>Syzygium australe</i>	Brush Cherry
<i>Tristania laurina 'Luscious'</i>	Water gum
<i>Waterhousea floribunda</i>	Waterhousea
LARGE SHRUBS	
<i>Acmena 'Cherry Surprise'</i>	Lilly Pilly
<i>Backhousia citrifolia</i>	Lemon Myrtle
<i>Pittosporum revolutum</i>	Yellow Pittosporum
SHRUBS AND ACCENT PLANTS	
<i>Acmena 'Allyn Magic'</i>	Dwarf Lilly Pilly
<i>Anthropodium 'Matapouri Bay'</i>	Renga Lilly
<i>Crinum pedunculatum</i>	Swamp Lilly
<i>Baeckea virgata 'Nana'</i>	Dwarf Baeckea
<i>Callistemon 'Better John'</i>	Dwarf Bottlebrush
<i>Banksia spinulosa 'Birthday Candles'</i>	Banksia
<i>Callistemon 'Great Balls of Fire'</i>	Callistemon
<i>Doryanthes excelsa</i>	Gymea Lily
<i>Callistemon 'White ANZAC'</i>	Dark Callistemon
<i>Syzygium 'Tiny Trev'</i>	Dwarf Lilly Pilly
<i>Westringia 'Gray Box'</i>	Coastal Rosemary
<i>Todea barbara</i>	King Fern
GROUND COVERS & GRASSES	
<i>Asplenium nidus</i>	Bird's Nest Fern
<i>Carpobrotus glaucescens</i>	Pig Face
<i>Casuarina 'Cousin It'</i>	Casuarina
<i>Cissus antarctica</i>	Kangaroo Vine
<i>Dianella revoluta</i>	Flax Lily
<i>Dichondra repens</i>	Kidney Weed
<i>Doodia aspera</i>	Native Rasp Fern
<i>Lomandra 'Tanika'</i>	Mat rush
<i>Dianella 'Cassa Blue'</i>	Paroo Lily
<i>Westringia 'Mund'</i>	Dwarf Native Rosemary
<i>Scleranthus biflorus</i>	Knawel
<i>Myoporum parvifolium 'Pink'</i>	Creeping Boobialla
<i>Scaevola 'Purple Fanfare'</i>	Fan Flower
<i>Viola hederaceae</i>	Native Violet



LEGEND

- EXISTING TREE LOCATIONS
To Be Retained & Protected
Tree Number In Accordance With
Arborist Report
- EXISTING TREE LOCATIONS
To Be Removed
Tree Number In Accordance With
Arborist Report
- SITE BOUNDARY
Refer Project Survey Drawing
- STORMWATER
Refer Project Engineers Drawing

FINISHES - SOFTSCAPE

- TURF
Turf Roll
- GROUND COVER / CLIMBER SPECIES
- GRASS & ACCENT PLANT LOCATIONS
- NEW TREE PLANTING
- SHRUB LOCATIONS

FINISHES - HARDSCAPE

- UNIT PAVING / TILES
- TIMBER LOOK TILES / PAVERS
- CONCRETE PAVING - DRIVEWAY
Colour'd Concrete With Black Basalt Aggregate
- CONCRETE PAVING - FOOTPATH
Black Oxide Coloured Concrete With
Exposed Blue Metal Aggregate Finish
In Accordance With City Centre Public
Domain Technical Manual
- STEPPING STONES
- CONCRETE PAVING - DRIVEWAY
Colour'd Concrete With Black Basalt Aggregate
- GARDEN EDGE

FINISHES - FENCES & WALLS

- LANDSCAPE WALL - TYPE 1
Seating Wall
- LANDSCAPE WALL - TYPE 2
Raised Planter

FURNITURE

- BIKE RACK
- LOOSE FURNITURE
- BENCH SEATING

RECOMMENDED SPECIES LIST

BOTANICAL NAME	COMMON NAME
TREES	
<i>Cupaniopsis anacardiodes</i>	Tuckeroo
<i>Banksia integrifolia</i>	Coastal Banksia
<i>Elaeocarpus eumundii</i>	Eumundi Quondong
<i>Elaeocarpus reticulatus</i>	Blueberry Ash
<i>Magnolia 'Teddy Bear'</i>	Dwarf Magnolia
<i>Plumeria acutifolia</i>	Frangipani
<i>Syzygium australe</i>	Brush Cherry
<i>Tristanopsis laurina</i> 'Luscious'	Water gum
LARGE SHRUBS	
<i>Acmena 'Cherry Surprise'</i>	Lilly Pilly
<i>Backhousia citriodora</i>	Lemon Myrtle
<i>Viburnum odoratissimum</i>	Sweet Viburnum
SHRUBS AND ACCENT PLANTS	
<i>Acmena 'Allyn Magic'</i>	Dwarf Lilly Pilly
<i>Agave attenuata</i>	Soft Leaf Agave
<i>Alternanthera 'Little Ruby'</i>	Dwarf Alternanthera
<i>Alocasia odora</i>	Elephant Ears
<i>Anthropodium 'Matapouri Bay'</i>	Renga Lilly
<i>Banksia spinulosa 'Birthday Candles'</i>	Banksia
<i>Callistemon 'Great Balls of Fire'</i>	Callistemon
<i>Doryanthes caerulea</i>	Gymea Lily
<i>Gardenia augusta 'Florida'</i>	Florida Gardenia
<i>Philodendron 'Xanadu'</i>	Philodendron
<i>Raphiolepis 'Snow Maiden'</i>	Dwarf Hawthorn
<i>Sterilizata reginae</i>	Birds of Paradise
<i>Westringia 'Gray Box'</i>	Coastal Rosemary
<i>Zamia furfuracea</i>	Cardboard plant
GROUND COVERS & GRASSES	
<i>Asplenium nidus</i>	Bird's Nest Fern
<i>Carpobrotus glaucescens</i>	Pig Face
<i>Casuarina 'Cousin It'</i>	Casuarina
<i>Convolvulus sabatius</i>	Ground Morning Glory
<i>Dichondra argentea 'Silver Falls'</i>	Dichondra
<i>Dichondra repens</i>	Kidney Weed
<i>Diodia aspera</i>	Native Rasp Fern
<i>Lomandra 'Tanika'</i>	Mat rush
<i>Dianella 'Cassa Blue'</i>	Paroo Lily
<i>Gardenia radicans</i>	Gardenia
<i>Juniperus confertus</i>	Shore Juniper
<i>Liriope muscari 'Evergreen Giant'</i>	Lily Turf
<i>Myoporum parvifolium</i>	Creeping Boobialla
<i>Senecio serpens</i>	Blue chalk sticks
<i>Trachelospermum jasminoides</i>	Star Jasmine

B A	DP DP	DP DP	MR MR		16-12-2021 13-08-2021	ISSUE FOR DEVELOPMENT APPLICATION ISSUE FOR DEVELOPMENT APPLICATION
NO.	DESIGN	DRAWN	CHECKED	VER'D	DATE	AMENDMENT / ISSUE

NOTES

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1:100 @ A1 1:200 @ A3

dsb
Landscape
Architects

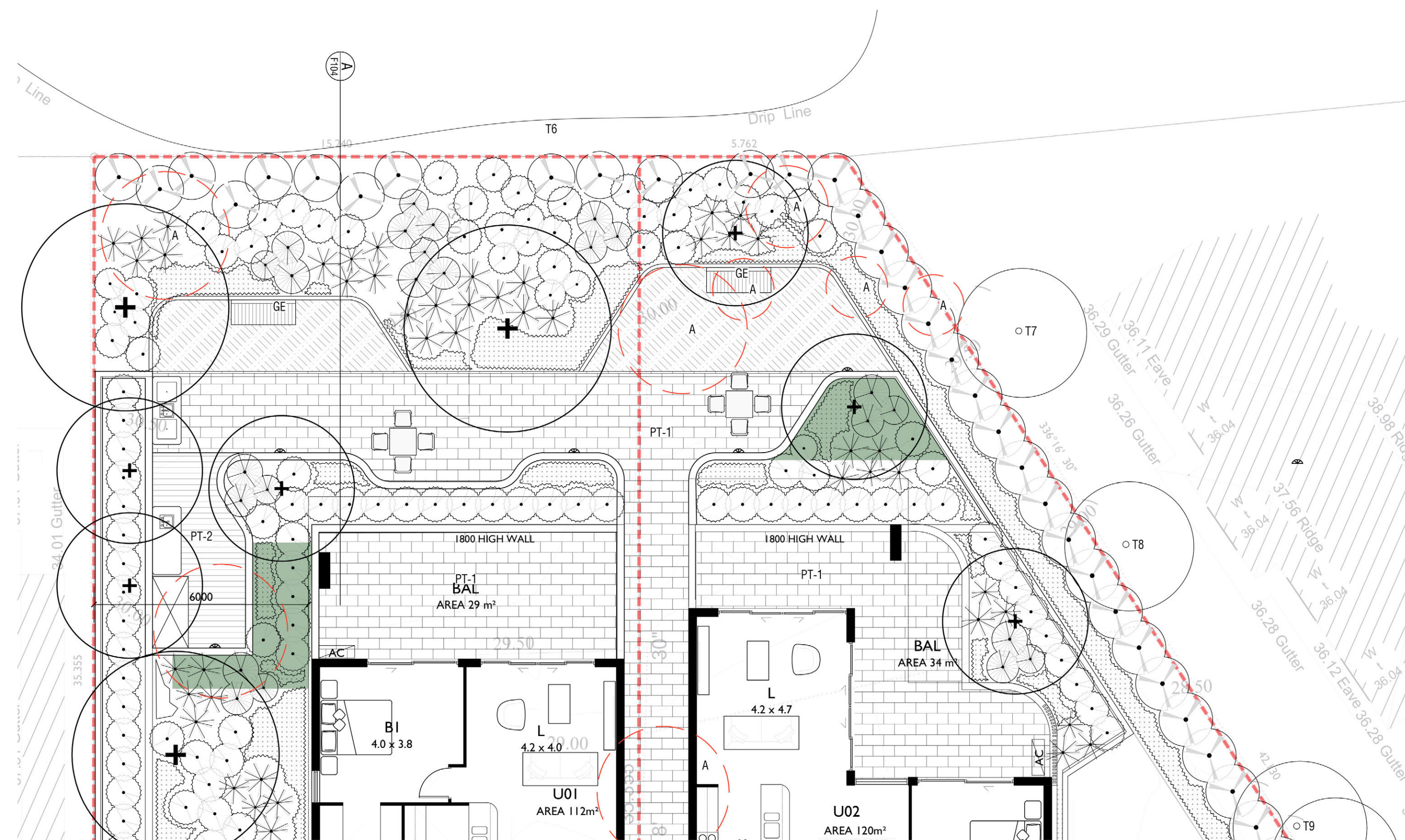
Suite 1, Ground Floor,
Enterprise Innovation
Campus, Squares Way
North Wollongong
NSW 2500
Ph: 02 4228 3511
info@dsba.com.au

Project
PROPOSED RESIDENTIAL APPARTMENTS
LOT 6 & 7 DP37881
12-14 GIPPS STREET WOLLONGONG

Client
GIPPS STREET HOLDINGS PTY LTD

Drawing Title
LANDSCAPE PLAN
LEVEL 4

Scale: 1:100 @ A1
Plot Date: 16/12/2021
Sheet No.
4274-F102 A
3/4



S I T E P H O T O S

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Wollongong Design Review Panel- MS Teams Meeting
Meeting minutes and recommendations

Date	18 February 2022
Meeting location	Wollongong City Council Administration Offices
Panel members	(Chair) Brendan Randles (Member) Tony Tribe (Member) Sue Hobley
Apologies	None
Council staff	Pier Panozzo – City Centre & Major Development Manager Theresa Whittaker – Senior Development Project Officer Alexandra Mc Robert - City Architect
Guests/ representatives of the applicant	Angelo Di Martino – ADM Architects Alex Pupovac – Client
Declarations of Interest	None
Item number	1
DA number	DA-2021/1037
Reason for consideration by DRP	Clause 28 of SEPP 65, Clause 7.18 WLEP2009 design excellence.
Determination pathway	Wollongong Local Planning Panel
Property address	12-14 Gipps Street Wollongong
Proposal	Residential - demolition of existing structures, proposed apartment building comprising 11 apartments over basement parking -
Applicant or applicant's representative address to the design review panel	The meeting was conducted by video link between the Panel (remote) and the Applicants' team (remote).
Background	The proposal was presented to the WDRP on the 18th October 2021 under the subject DA. Where relevant, notes from the subsequent report are shown italicised below.
Design quality principals SEPP 65	
Context and Neighbourhood Character	<p><i>The subject site is located in an R1 Residential Zone slightly north of the City Centre and near to the coast, The LEP specifies a maximum height of 32m and a maximum density of 1 : 5 : 1. From photos and images supplied, it is evident that the context features a range of residential types at low to high scale, generally setback and arranged in landscaped gardens. The Panel understands that while the southern side of the street is also zoned R1, the maximum height is considerably lower at 24m. The architect understands the site and context very well and has provided a substantial context analysis. The site context is challenging in terms of scale and streetscape character, building separation, privacy and landscape.</i></p> <p>The proposal has been significantly modified to incorporate the recommendations of the design review panel, which is commendable. However, the Panel remains concerned regarding :</p> <ul style="list-style-type: none"> - streetscape interface, in particular the quality of open space and landscape proposed - visual bulk and architectural expression of the tower component, especially when viewed from the southwest - communal open space quality - level 9 setback compliance
Built Form and Scale	<p>At the last DRP meeting, the Panel noted that the podium was dominated by hardstand and not activated by street facing units. It was therefore recommended that:</p> <ul style="list-style-type: none"> - <i>visitor parking should be relocated to within the podium</i>

- *excessive hard stand in the vicinity of the southeast corner should be replaced with landscape garden area*
- *the foyer should be substantially increased in area. To support the anticipated "seniors" demographic, a generous street-facing lounge space would allow for drop off and collection, as well as casual social interaction.*
- *The frontage should be substantially landscaped, with suitable soil depths for large trees. Basement carparking requires re-configuration to ensure this.*
- *It may be better to consider a more robust material to express the base – could hit and miss masonry in a darker brick provide a more suitable material choice than aluminium screens?*
- *To reduce volume of parking space required, the number of adaptable units should be reduced*
- *The basement egress passage be minimised in height and surmounted with planting in soil up to level 01*

As noted above, the built form has been substantially amended to generally address all of these concerns. Visitor parking has been incorporated within the podium; hard stand has been reduced; the foyer increased in size; hit and miss brickwork incorporated; the number of adaptable units has been reduced; and the egress corridor minimised in height and surmounted with planting. To achieve an acceptable streetscape interface however, the following measures are strongly recommended:

- increase setback of basement at south-east corner to provide a greater area of deep soil
- delete the proposed seating from the south-east corner and replace with landscaping, including a large tree planting
- relocate visitor bicycle and motor bike spaces to within the podium and pedestrian ramp to the edge of the built form, and increase the width of the adjacent planter
- extend the entry awning to the east so as to provide weather protection to the pedestrian ramp
- to maximize landscape planting along the frontage, divert basement egress path eastward to connect with main entry path; this will allow for the planter to extend across the southern frontage

It was also noted that the proposed tower could adversely impact on adjoining properties. The following amendments were therefore recommended:

- *replan the tower so as to remove the northern slot and increase the western side setback to 6m minimum*
- *allow for screened openings to the side garden on the lower four storeys*
- *provide a landscaped edge to balconies within 9m of side boundaries above four storeys*
- *the volume at level 9 be substantially reduced*

It is noted that the western side setback has now been increased to six metres; screened openings have been provided as recommended; a landscaped edge has been provided within 9m above four stories and the volume at level 9 substantially reduced. It would also appear that privacy concerns to the east have been resolved through screening and planting. While the northern slot

	<p>was not removed from the tower built form, the Panel acknowledges that it does provide level one access to the rear garden and enhances the spatial quality typical lobbies up to level three. While these amendments are commendable, the visual bulk of the tower continues to be of concern; it is therefore recommended that:</p> <ul style="list-style-type: none"> - level 9 be replanned to create a more regular built form with the swimming pool moved south so as to comply with the required 12m rear setback - that the west facing tower elevation be redesigned so as to achieve a simpler, more resolved composition with fewer material changes, more relief and shadow and greater consistency with other elevations
Density	<p><i>Although the proposal appears to comply with the LEP's density requirements, insufficient and non-compliant setbacks create unacceptable impacts on adjacent properties and streetscape. These bulk and scale issues are discussed above in Scale and Built Form. Therefore, it is yet to be demonstrated that the proposed density can be housed on the site in an amenable and compliant built form.</i></p> <p>Amendments made to the built form have greatly improved the amenity of the proposal and – notwithstanding additional changes recommended – now demonstrate that the density proposed can be accommodated on the site.</p>
Sustainability	<p><i>With two units/ level generally, the proposal has high levels of compliance with the ADG's requirements for solar access and cross ventilation, which is positive. The Panel also notes the proposal's deep soil ADG compliance and use of face brick, which is commendable for its durability and low maintenance requirements. While sustainability was not discussed at the meeting, the Panel notes that there are further opportunities for including sustainability initiatives in the design, above and beyond those required by BASIX, such as solar energy generation, rainwater harvesting, etc.</i></p> <p>High compliance with the ADG's requirements for solar access and cross ventilation is commended, as is the provision of solar panels, presumably for lighting and servicing for internal and external for public areas (TBC).</p> <p>Compliance with the DCP's requirements for deep soil would be possible if storage in the south eastern corner of the basement were to be relocated, allowing for a large streetscape tree – as recommended above.</p> <p>It is not clear if rain harvesting or rain tanks have been provided. Regardless, these should not be located in, or diminish the landscape quality of the street setback zone or communal open space.</p> <p>It is recommended on-structure planting be irrigated from harvested rainwater.</p>
Landscape	<p>As discussed above, the panel remains concerned about the quality of the landscaping to the front setback and communal open space (COS). The measures listed under Built form and scale should satisfy concerns relating to the streetscape and front</p>

garden. Additionally, all plantings in this area should be of locally indigenous plant species. Previous concerns raised for the COS remain:

Rear Ground Floor Communal Open Space (COS)

The panel recognises that the overshadowing of the rear landscape by the neighbour's fig tree constrains the horticultural and communal usage opportunities in this portion of the site. The submitted shadow diagrams do not include the tree's shadow. To enable understanding of the limitations it imposes on all parts of the rear communal open space (COS), these should be provided. It may be feasible to establish this portion of COS as a functional space for residents where they can engage in a shared activity (such as gardening or exercising) that contributes to their social well-being.

The landscape plan does not appear to have taken the impacts of this tree into account. The Arborist's Report data reveal that it is 16 metres high and, although the canopy is trimmed back to the boundary, its roots are extensively present in the rear of the site. The panel is not persuaded that the proposed in-ground plantings of densely spaced shrubs, formally placed trees and turf will establish or thrive. The benefits of such a treatment are unclear but they are unlikely to be more than cosmetic, requiring avoidable on-going maintenance costs. It is doubtful that anyone other than the maintenance contractor would avail themselves of the proposed seat among the shrubs.

A more appropriate approach may be to explore options for a community garden utilising raised, in-ground garden beds that enable easy gardening activities for people of all ages and mobility. (The affected fig tree roots are unlikely to be significant to the health or vigour of the tree.) Siting of beds can be determined by solar access and the design of the space for its human users based on that. Other options for providing a private COS where residents can, if desired, socialise could be explored, based on solar access and horticultural considerations.

Shadow diagrams have not been provided but the panel is satisfied that the rear setback can be established as a high quality communal open space landscape. It is not persuaded that the current proposal will achieve this in a manner that will provide the greatest benefits for the residents of the development.

The following measures should be taken to improve outcomes:

- clearly define the COS as a communal garden and socialising space with
 - raised garden beds (deep soil where appropriate) in locations with good solar access
 - workbench(es) and a storage facility
 - a water supply and sink
 - a communal table and seating (in shade)
 - a barbecue
 - lighting
- establish locally indigenous vines to screen the rear fence beneath the fig tree (suitable species include: *Hibbertia scandens*, *Pandorea pandorana*, *Geitonoplesium cymosum*, *Cissus antarctica*, *Kennedia rubicunda*)
- establish locally indigenous "bush tucker" species where plantings of shrubs and trees are desirable for screening

	<p>(e.g., rainforest species tolerant of shade)</p> <ul style="list-style-type: none"> - use small container sizes for plantings where fig tree roots are prolific - delete “quiet” seating areas that duplicate private open space functions while reducing opportunities for maximising functionality of the COS - provide measures to ensure privacy to ground floor private terraces (e.g., screens to support climbers along central entrance path – consult with architect re options) - avoid paving over deep soil <p><u>Other</u></p> <p><i>In the side setbacks, allowance should be made for sufficient soil volumes that will support the proposed trees and for access for maintenance.</i></p> <p>The proposed plantings on level 4 will need to be maintained, so safe access to the whole garden bed should be possible.</p>
Amenity	<p>A number of amenity issues were discussed at the previous DRP meeting, with the following issues raised:</p> <ul style="list-style-type: none"> - <i>visual impacts on streetscape and adjoining property of the tower's blank western wall</i> - <i>non-compliance with ADG building separation requirements and overbearing on adjoining properties, especially to west</i> <p>As noted above, the western setback has now been increased to 6m as recommended; however, as noted above, the modulation and expression of the western face of tower levels still requires development to achieve an acceptable level of visual amenity. Additional amenity issues noted by the previous DRP include :</p> <ul style="list-style-type: none"> - need for screen planting to any upper level terraces within ADG compliant setbacks - poor location of visitor parking and resultant hardstand - lack of generosity to main entry lobby - tightness of typical lobbies (inadequate for seniors housing) and privacy between opposite apartment entries. - parking numbers may be excessive (or greatly inflated by accessible arrangements). This may prevent at grade loading occurring on site, which would be preferable. <p>All of these issues have now been addressed; see noted above in Scale and Built Form. Additional amenity issues requiring further amendments include :</p> <p>The western units on levels 1 – 3 do not have defined entries and contain living/dining areas of excessive depth. To address both of these issues, it is recommended that the entry door be moved south adjacent to the egress stair north wall; and the storage unit (currently south of the entry door) be relocated north to create a defined entry space.</p> <p>See notes above in scale and Built Form and Landscape regarding the street interface spatial and landscape quality and the use and character of the rear communal open space.</p> <p>It is not clear where condenser units are being located; balcony location is not recommended. They should not be visible from the</p>

	public domain.
Safety	<p><i>The lack of street facing ground level units reduces opportunities for passive surveillance; a generously sized entry lounge is therefore highly recommended.</i></p> <p>This issue has now been resolved.</p> <p><i>The inactive ground floor façade facing Gipps Street is only acceptable if sufficient density of planting is provided to the frontage.</i></p> <p>This issue has been partially resolved. See notes above.</p> <p><i>Manoeuvring of visitors' vehicles adjacent to the parking entry is not supported. These spaces must be housed within the podium.</i></p> <p>This issue has now been resolved.</p> <p>It is recommended that any consent include a BCA report verifying the design is compliant or capable of compliance without substantial modification.</p>
Housing Diversity and Social Interaction	<p><i>Although the proposal does not comprise a wide range of apartment types and sizes, the Panel notes that it is a relatively small development and ideally suited to seniors' living.</i></p> <p>Unchanged</p> <p><i>The communal space at first level may be compromised and overshadowed by the adjacent tree, which is extremely large. It is therefore recommended that a large street facing lounge room be provided at ground level to facilitate casual interaction between residents.</i></p> <p>This issue has now been resolved.</p>
Aesthetics	<p><i>The aesthetics of the building are generally supported. However, see notes above regarding setback issues and required changes. This will change the form of the building – perhaps for the better, by providing more vertical proportions.</i></p> <p><i>Also see notes regarding the base and top of the building, which both require further refinement.</i></p> <p>Massing and setback issues have now been resolved, improving the aesthetics of the building generally. However, the west elevation remains unresolved. See notes under Built Form and Scale. This façade will be a long-term dominant streetscape element in the Gipps Street between Kembla and Corrimal Streets.</p> <p>Detail finessing should better reflect the character other facades, consider some depth/shadow modulation sun-control to openings and simplification in material palette expression.</p> <p><i>The Panel commends the use of face brick for its durable and timeless qualities. Hit and miss brickwork may be a better way to allow for ground level ventilation.</i></p> <p>Hit and miss brickwork is now incorporated as recommended.</p> <p>At least three types of balcony balustrade are proposed. These are primary façade elements contributing to the design quality. It is recommended any consent include large scale detail drawings and material specifications to ensure the design intent is not compromised.</p> <p>This recommendation also applies to all boundary and garden</p>

	walls/fences. Painted render finishes are not considered suitable within the street setback.
Design Excellence WLEP2009	
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	Yes- subject to comments above.
Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	Yes – however, the street facing landscape and western face of the tower component requires further resolution
Whether the proposed development detrimentally impacts on view corridors,	No
Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,	N/A
How the development addresses the following:	
the suitability of the land for development,	Suitable
existing and proposed uses and use mix	Suitable
heritage issues and streetscape constraints,	Acceptable – however, the street facing landscape requires further resolution. The Panel is satisfied that the proposal will not unduly shadow impact on nearby local heritage item.(No13 Kembla Street)
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 - however, the western face of the tower component requires further resolution
bulk, massing and modulation of buildings	Acceptable
street frontage heights	Acceptable
environmental impacts such as sustainable design, overshadowing, wind and reflectivity	Acceptable
the achievement of the principles of ecologically sustainable development	Acceptable
pedestrian, cycle, vehicular	Acceptable – however see notes above regarding relocating visitor

and service access, circulation and requirements	bicycle and motorcycle parking and increasing deep soil to south east corner
impact on, and any proposed improvements to, the public domain	Acceptable – however, the street facing landscape requires further resolution
Recommendations	<p>The Panel recommends that items noted above be addressed and incorporated into the application documents.</p> <p>The proposal need not return to the design review panel.</p>

Attachment 5 – SEPP 65 Apartment Design Guide and Wollongong DCP 2009 Assessment

a) SEPP 65 Apartment Design Guide Assessment

<i>Standards/controls</i>	<i>Comment</i>	<i>Complies</i>
<i>Part 3 Siting the development</i>		
<p><u>3A Site analysis</u></p> <p>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:</p> <ul style="list-style-type: none"> - Site location plan - Aerial photograph - Local context plan - Site context and survey plan - Streetscape elevations and sections - Analysis <p>A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the development application.</p>	Detailed site analysis plans has been provided with the DA material and presented to the Design Review Panel.	Yes
<p><u>3B Orientation</u></p> <p>Buildings must be oriented to maximise norther orientation, response to desired character, promote amenity for the occupant and adjoining properties, retain trees and open spaces and respond to contextual constraints such as overshadowing and noise.</p> <p><u>Objective 3B-1:</u></p> <p><i>Building types and layouts respond to the streetscape and site while optimising solar access within the development</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Buildings should define the street by facing it and providing direct access. 	<p>Building faces Gipps Street; apartments and balconies are generally oriented toward the street, offering some opportunities for casual surveillance of the street, along with the ground level entry lobby.</p> <p>The majority of apartments enjoy good solar access.</p> <p>Access from the street frontage to the primary lobby is well resolved. The entrance is very legible and provides for some activation of the frontage.</p> <p>The scale of the building responds to the desired future character for the precinct as defined by the</p>	Yes
<p><u>Objective 3B-2</u></p>		

<i>Standards/controls</i>	<i>Comment</i>	<i>Complies</i>
<p><i>Overshadowing of neighbouring properties is minimised during mid- winter</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Overshadowing should be minimised to the south or downhill by increased upper level setbacks - Refer sections 3D & 4A below for solar access requirements - A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings 	<p>planning controls (floor space ratio and building height)</p> <p>The strategic local character and future desired character of the site is set by Wollongong LEP 2009 (R1 zone, Clause 8.1 Objectives for development in Wollongong City Centre) and Chapter D13 of Wollongong DCP 2009 (Wollongong City Centre). Both LEP and DCP clauses are assessed in detail in the assessment report.</p> <p>The shadow diagrams indicate some overshadowing of nearby buildings however in each case more than a minimum 3 hours of sunlight is obtained.</p>	
<p><u>3C Public domain interface</u></p> <p>Key components to consider when designing the interface include entries, private terraces or balconies, fences and walls, changes in level, services locations and planting.</p> <p>The design of these elements can influence the real or perceived safety and security of residents, opportunities for social interaction and the identity of the development when viewed from the public domain</p> <p><u>Objective 3C-1:</u></p> <p><i>Transition between private and public domain is achieved without compromising safety and security</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Terraces, balconies and courtyards should have direct street entry, where appropriate - Changes in level between private terraces etc above street level provide surveillance and improved visual privacy for ground level dwellings. - 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. 	<p>The transition between public and private is generally acceptable and the enlargement of the lobby is a positive outcome for activation, with increased landscaping and breezeblock screening to the basement parking.</p> <p>Appropriate street frontage treatment provided. Public domain to be treated with footpath paving and street tree planting in accordance with Council's City Centre Public Domain Technical Manual. Conditions are recommended in this regard.</p> <p>Residential balconies face the street frontage, providing some opportunities for natural surveillance.</p> <p>Garbage storage areas, mail boxes and fire services are to be accommodated within the</p>	Yes

Standards/controls	Comment	Complies
<ul style="list-style-type: none"> - Opportunities should be provided casual interaction between residents and the public domain e.g. seating at building entries, near letterboxes etc <p><u>Objective 3C-2:</u> <i>Amenity of the public domain is retained and enhanced</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Planting softens the edges of any raised terraces to the street (e.g. basement podium) - Mailboxes should be located in lobbies perpendicular to street alignment or integrated into front fences. - Garbage storage areas, substations, pump rooms and other service requirements should be located in basement car parks. - Durable, graffiti resistant materials should be used - Where development adjoins public parks or open space the design should address this interface. 	<p>development in a manner which will not detract from its design quality.</p> <p>Mailboxes are located adjacent to the primary entry.</p> <p>Durable materials are proposed.</p>	
<p><u>3D Communal and public open space</u></p> <p><u>Objective 3D-1</u> <i>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</i></p> <p><u>Design Criteria</u></p> <ol style="list-style-type: none"> 1. Communal open space has a minimum area of 25% of the site area (286.125m²) 2. 50% direct sunlight provided to principal usable part of communal open space for a minimum of 2 hours between 9am and 3pm on 21 June <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Communal open space should be consolidated into a well-designed, usable area. - Minimum dimension of 3m - Should be co-located with deep soil areas - Direct & equitable access required - Where not possible at ground floor it should be located at podium or roof level. <p><u>Objective 3D-2</u></p>	<p>The principal communal open space is located on ground to the north/ rear of the building.</p> <p>Communal open space achieves 25% and is accessible for residents from the front building entry. The landscape plan makes provision for casual seating, along with possible locations for outdoor dining and passive recreation.</p> <p>The communal open space area is co-located with the deep soil zone and will benefit from the amenity provided by the Moreton Bay Fig.</p> <p>Direct and equitable access available.</p> <p>The communal open space area achieves the minimum area required for the site and</p>	<p>Yes</p>

Standards/controls	Comment	Complies												
<p><i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Facilities to be provided in communal open spaces for a range of age groups, and may incorporate seating, barbeque areas, play equipment, swimming pools <p><u>Objective 3D-3</u></p> <p><i>Communal open space is designed to maximise safety</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Communal open space should be visible from habitable rooms and POS areas and should be well lit. <p><u>3E Deep soil zones</u></p> <p><u>Objective 3E-1</u></p> <p><i>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.</i></p> <p><u>Design Criteria:</u></p> <ol style="list-style-type: none"> 1. Deep soil zones are to meet the following minimum requirements: <table border="1"> <thead> <tr> <th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr> </thead> <tbody> <tr> <td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr> <tr> <td>650m² - 1,500m²</td><td>3m</td></tr> <tr> <td>greater than 1,500m²</td><td>6m</td></tr> <tr> <td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr> </tbody> </table> <p><u>Design guidance:</u></p> <ul style="list-style-type: none"> - Deep soil zones should be located to retain existing significant trees. <p><u>3F Visual privacy</u></p> <p><u>Objective 3F-1</u></p> <p><i>Adequate building separation distances are shared equitably between neighbouring sites, to achieve</i></p>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m	<p>satisfy the required dimension requirements. The design and treatment will provide for well designed, usable areas.</p> <p>The principal useable part of the communal open space will be visible from apartments located above and nearby individual private open space areas.</p> <p>Sun access diagrams provided show the space is almost completely overshadowed between 11am and 1pm, but appears to meet the 50% solar access requirements outside these hours.</p> <p>DSZ is proposed adjacent to the northern boundary at the rear of the building and immediately adjoining the Fig tree. The area of the total DSZ is 142.3sqm (12%) and the rear boundary area has a minimum dimension of 6m.</p> <p>There are variations to the building setbacks in a number of places, as follows:</p>	<p>Yes</p> <p>No, variations</p>
Site area	Minimum dimensions	Deep soil zone (% of site area)												
less than 650m ²	-	7%												
650m ² - 1,500m ²	3m													
greater than 1,500m ²	6m													
greater than 1,500m ² with significant existing tree cover	6m													

Standards/controls	Comment	Complies												
<p><i>reasonable levels of external and internal visual amenity.</i></p> <p><u>Design Criteria:</u></p> <p>1. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1"> <thead> <tr> <th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr> <tr> <td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr> <tr> <td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr> </tbody> </table> <p>No separation is required between blank walls</p>	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	<p><u>Levels G-3/4</u></p> <p><u>To northern boundary (rear):</u></p> <ul style="list-style-type: none"> • L1 - min setback 12.7m to habitable rooms; 10.4m to edge of balconies • L2 & L3 – min 9m to balconies; 12.6m to habitable rooms • L4 – 9m to balcony; 11.1m to habitable rooms <p><u>To eastern boundary (side):</u></p> <p>G – car park setback 2m (blank wall, 0m required)</p> <ul style="list-style-type: none"> • L1 - min setback 4.6m to habitable rooms however there are no openings; min 3.6m to balconies which are screened in part with landscaping adjacent (6m required) • L2 & L3 – min setback 4.7m to habitable rooms however there are no openings; min 3.6m to balconies which are screened (6m required) • L4 – 10.2m to habitable rooms with openings; 9m to usable part of balconies <p><u>To western boundary (side):</u></p> <p>G – fire egress is built to side boundary (nil setback); blank wall - nil setback to blank walls allowable</p> <ul style="list-style-type: none"> • L1 - min setback 6.010m to habitable rooms; min 6m to balconies which are screened (6m required) 	<p>identified in bold</p>
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												

Standards/controls	Comment	Complies
<p><u>Objective 3F-2:</u></p> <p><i>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</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Communal open space, common areas and access paths should be separated from private open space and windows to apartments. Design solutions include: <ul style="list-style-type: none"> • Setbacks, • Solid or partly solid balustrades to balconies • Fencing or vegetation to separate spaces • Screening devices • Raising apartments/private open space above the public domain • Planter boxes incorporated into walls and balustrades to increase visual separation • Pergolas or shading devices to limit overlooking • Only on constrained sites where it's demonstrated that building layout opportunities are limited – fixed louvres or screen panels - Windows should be offset from the windows of adjoining building. 	<p>Setback to western area of COS is 1.6m (6m required)</p> <ul style="list-style-type: none"> • L2, L3 and L4– min setback 6.010m to habitable rooms and balconies which are screened (6m required) <p><u>12m-24m (Level 5-7) and part of L8</u></p> <p><u>To northern boundary (rear):</u></p> <ul style="list-style-type: none"> • L5 – L8 – min rear setback 9m to balconies; ~11m to habitable rooms with openings <p><u>To eastern boundary (side):</u></p> <ul style="list-style-type: none"> • L5 – L8 min setback 9m to edge of balconies and ~10.4m to habitable rooms with openings. <p><u>To western boundary (side):</u></p> <ul style="list-style-type: none"> • L5 – L8 - min setback 6.105m to habitable rooms (highlight windows only proposed); min 6.105m to balconies which are screened (9m required) <p><u>Over 24m</u></p> <p><u>Part of L8 (downslope of RL28.6) and L9</u></p> <p>(note L8 for the most part is under the 25m height plane (except a portion of the southern end of the floor plate).</p> <p><u>To northern boundary (rear):</u></p> <ul style="list-style-type: none"> • L9 - 9m to edge of pool; 15.4m to edge of pool terrace. ~18.5m to habitable room <p><u>To eastern boundary (side):</u></p>	

Standards/controls	Comment	Complies
	<ul style="list-style-type: none"> • L8 – 9m to edge of balconies; 10.3m to windows of habitable rooms (12m required for that portion of this floor above 24m height/ downslope of RL 28.6) • L9 - min ~18.4m to habitable room (no openings) <p><u>To western boundary (side):</u></p> <ul style="list-style-type: none"> • L8 – 6.105m to habitable room with highlight window (12m required) and to edge of screened balconies (12m required) for that portion of this floor above 24m height/ downslope of RL 28.6) • L9 - min setback 7.315m to balconies. Rear balcony is screened; front balcony is not screened (12m required) <p>Where the non-compliances occur, screening is proposed.</p> <p>The eastern neighbour is a 3 storey building and the roof sits below proposed Level 5. The neighbouring large (recently developed/ renovated) dwelling to the west is 3 storeys in height and the privacy screens and highlight windows proposed on the western elevation will minimise overlooking opportunities in that direction.</p> <p>The privacy impacts of the departures will be negligible and the proposed setbacks are supported.</p> <p>Planting is to be provided to the edges of the COS and private courtyard areas to</p>	

Standards/controls	Comment	Complies
<p>3G Pedestrian access and entries</p> <p><u>Objective 3G-1</u></p> <p><i>Building entries and pedestrian access connects to and addresses the public domain</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Multiple entries should be provided to activate the street edge. - Buildings entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries. <p><u>Objective 3G-2</u></p> <p><i>Access, entries and pathways are accessible and easy to identify</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Building access areas should be clearly visible from the public domain and communal spaces - Steps and ramps should be integrated into the overall building and landscape design. <p><u>Objective 3G-3</u></p> <p><i>Large sites provide pedestrian links for access to streets and connection to destinations</i></p>	<p>provide screening of these spaces from the adjoining boundaries.</p> <p>The residential lobby and entry is clearly identifiable in the streetscape.</p> <p>The revised plans have enlarged the lobby as recommended by the DRP.</p> <p>The proposed entry addresses the public domain.</p> <p>Ground floor level is accessible from the street frontage via compliant paths. Lift and stair access is provided to all dwellings from the basement and ground floor level. Access points are clearly visible.</p> <p>No through-site link is required.</p>	<p>Yes</p> <p>Yes</p>
<p>3H Vehicle access</p> <p><u>Objective 3H-1</u></p> <p><i>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Car park entries should be located behind the building line - Access point locations should avoid headlight glare to habitable rooms - Garbage collection, loading and service areas should be screened - Vehicle and pedestrian access should be clearly separated to improve safety. 	<p>The driveway's location retains all existing street trees and as such is generally in a good location.</p> <p>Proposed driveway location is removed from the nearest intersection.</p> <p>Garbage storage within the ground floor with bins to be collected from the street.</p> <p>Vehicle and pedestrian access separated.</p> <p>Driveway and vehicular entry width is acceptable.</p>	<p>Yes</p>

<i>Standards/controls</i>	<i>Comment</i>	<i>Complies</i>
<ul style="list-style-type: none"> - Where possible, vehicle access points should not dominate the streetscape and be limited to the minimum width possible. <p>3J Bicycle and car parking</p> <p><u>Objective 3J-2</u></p> <p><i>Parking and facilities are provided for other modes of transport</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - 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. <p><u>Objective 3J-3</u></p> <p><i>Car park design and access is safe and secure</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Supporting facilities within car parks (garbage rooms, storage areas, car wash bays) can be accessed without crossing parking spaces - A clearly defined and visible lobby or waiting area should be provided to lifts and stairs. - Permeable roller doors allow for natural ventilation and improve the safety of car parking areas by enabling passive surveillance. <p><u>Objective 3J-4</u></p> <p><i>Visual and environmental impact of underground car parking are minimised</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Excavation should be minimised through efficient carpark layouts and ramp design. - Protrusion of carparks should not exceed 1.0m above ground level. - Natural ventilation should be provided to basement and sub-basement car parking areas. 	<p>5 extra car spaces are proposed, the area of which has been included in the building's GFA calculations.</p> <p>Adequate vehicle, motor bike and bicycle parking provided meeting the requirements of the Metropolitan Sub Regional car parking rates in the RTA Guide to Traffic Generating Development. Parking to be provided within the basement and ground level car park.</p> <p>Appropriate resident bicycle security arrangements are proposed.</p> <p>Supporting facilities generally appropriately located.</p> <p>Basement and ground level parking layout is appropriate with regard to safety and security. Resident carparking is secured through a roller door with visitor parking provided outside adjacent to the driveway.</p> <p>Basement is mechanically ventilated.</p> <p>Acceptable.</p> <p>The carpark protrudes at street level due to the sloping nature of the site. The façade to the streetscape is improved, with the wider entry lobby providing sleeving of the car parking level in part. Materials have been amended to the street</p>	<p>Yes</p> <p>Yes</p>

Standards/controls	Comment	Complies
<ul style="list-style-type: none"> - Ventilation grills or screening devices should be integrated into the façade and landscape design. <p><u>Objective 3J-5</u></p> <p><i>Visual and environmental impact of on-grade car parking are minimised</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - On-grade car parking should be avoided; - Where unavoidable, the following design solutions should be 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 landscaping design of the site - Stormwater run-off is appropriately managed - Light coloured paving materials or permeable paving systems are used and shade trees are planted to reduce increased surface temperatures from large areas of paving <p>Part 4 – Designing the building - Amenity</p> <p><u>4A Solar and daylight access</u></p> <p><u>Objective 4A-1</u></p> <p><i>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</i></p> <p><u>Design Criteria</u></p> <ol style="list-style-type: none"> 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of two (2) hours direct sunlight between 9am and 3pm in mid-winter in Wollongong LGA. 1. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - The design maximises north aspect and the number of single aspect south facing apartments is minimised 	<p>façade as recommended by the DRP.</p> <p>As above.</p>	
	<p>All apartments face north; at least 80% of the apartments can achieve appropriate solar access (living rooms and private open spaces receive a minimum of 2 hours sunlight between 9am-3pm mid-Winter) .</p> <p>All apartments receive direct sunlight between 9am and 3pm at midwinter.</p>	<p>Yes</p>

Standards/controls	Comment	Complies
<ul style="list-style-type: none"> - To optimise the direct sunlight to habitable rooms and balconies, the following design features are used: Dual aspect, Shallow apartment layouts Bay windows - To maximise the benefit to residents, a minimum of 1m² of direct sunlight measured at 1m above floor level, is achieved for at least 15 minutes. <p><u>Objective 4A-2</u></p> <p><i>Daylight access is maximised where sunlight is limited</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Courtyards, skylights and high level windows (sill heights of 1500mm or greater) are used only as secondary light sources in habitable rooms <p><u>Objective 4A-3</u></p> <p><i>Design incorporates shading and glare control, particularly for warmer months</i></p> <p><u>Design Guidance</u></p> <p>Design features can include:</p> <ul style="list-style-type: none"> - Balconies - Shading devices or planting - Operable shading - High performance glass that minimises external glare 	<p>Generally, screening provided to balconies is architectural or a privacy screen however will also offer shading / glare control.</p> <p>Glare control on the western elevation is provided in the form of blank walls and highlight windows only.</p>	
<p><u>4B Natural ventilation</u></p> <p><u>Objective 4B-1</u></p> <p><i>All habitable rooms are naturally ventilated.</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - A building's orientation should maximise the prevailing winds for natural ventilation in habitable rooms - The area of unobstructed window openings should be equal to at least 5% of the floor area served. - Doors and openable windows should have large openable areas to maximise ventilation. <p><u>Objective 4B-2</u></p>	<p>All rooms are naturally ventilated</p>	<p>Yes</p>

<i>Standards/controls</i>	<i>Comment</i>	<i>Complies</i>
<p><i>The layout and design of single aspect apartments maximises natural ventilation</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Single aspect apartments should use design solutions to maximise natural ventilation. <p><u>Objective 4B-3</u></p> <p><i>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</i></p> <p><u>Design Criteria:</u></p> <ol style="list-style-type: none"> 1. 60% of apartments are naturally cross ventilated in the first nine storeys 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. 	<p>All apartments are naturally cross ventilated.</p> <p>Building depths are generally appropriate however lower level apartments read more as cross through apartments than as corner apartments due to their blank facades to side boundaries. While the 18m is exceeded at point this is offset by inset balconies.</p>	Yes
<p><u>4C Ceiling heights</u></p> <p><u>Objective 4C-1</u></p> <p><i>Ceiling height achieves sufficient natural ventilation and daylight access</i></p> <p><u>Design Criteria</u></p> <ol style="list-style-type: none"> 1. Minimum 2.7m for habitable rooms and 2.4m for non-habitable rooms <p><u>Objective 4C-2</u></p> <p><i>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms</i></p> <p><u>Objective 4C-3</u></p> <p><i>Ceiling height contribute to the flexibility of building use over the life of the building</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - 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. 	<p>The development has min 3.1m floor to floor heights.</p> <p>Generally acceptable.</p> <p>The site is zoned as residential and does not require additional height to ground floor, however, the applicant has provided additional floor height to this level for future adaptation and flexibility</p>	Yes
<p><u>4D Apartment size and layout</u></p>	<p>Apartment size and layout is generally functional, well</p>	Yes

Standards/controls	Comment	Complies
<p><u>Objective 4D-1</u></p> <p><i>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</i></p> <p><u>Design Criteria:</u></p> <ol style="list-style-type: none"> Minimum internal areas: <ul style="list-style-type: none"> 2 bed – 70m² 3 bed – 90m² <p>The minimum internal areas include only 1 bathroom. Additional bathrooms increase the minimum internal areas by 5m² each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal by 12m².</p> Every habitable room must have a window in an external wall with a total minimum glass area of at least 10% of the floor area of the room 	<p>organised and provides a reasonable standard of amenity for future residents. The apartment layout has been considered by the Design Review Panel and Council's design expert and is acceptable. The revised plans have improved some apartment layouts.</p> <p>All apartments achieve compliance with the minimum internal areas specified.</p> <p>All habitable rooms have adequate windows.</p>	
<p><u>Objective 4D-2</u></p> <p><i>Environmental performance of the apartment is maximised</i></p> <p><u>Design Criteria:</u></p> <ol style="list-style-type: none"> Habitable room depths are limited to a maximum of 2.5 x ceiling height In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window. <p><u>Design Guidance:</u></p> <ul style="list-style-type: none"> - Greater than the minimum ceiling heights can allow proportionate increases in room depths. - Where possible, bathrooms and laundries should have an external openable window. <p>Main living spaces should be oriented towards the primary outlook.</p>	<p>Habitable room depths comply.</p> <p>2.7m ceiling heights proposed.</p>	
<p><u>Objective 4D-3</u></p> <p><i>Apartment layouts are designed to accommodate a variety of household activities and needs</i></p> <p><u>Design Criteria:</u></p> <ol style="list-style-type: none"> Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excl wardrobe space) Bedrooms have minimum dimension of 3m (excl wardrobe) 	<p>Living spaces are oriented towards the north and east to take advantage of outlook, views to the Fig tree and to optimise solar access.</p> <p>Bedroom and living room dimensions are adequate.</p>	

Standards/controls	Comment	Complies															
<p>3. Living rooms have minimum width of:</p> <ul style="list-style-type: none"> - 3.6m for studio and 1 bed apartments and - 4m for 2+ beds. <p>4. The width of the crossover or cross through apartments are at least 4m internally to avoid deep narrow apartment layouts.</p> <p><u>4E Private open space and balconies</u></p> <p><u>Objective 4E-1</u></p> <p><i>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</i></p> <p>1. Minimum balcony depths are:</p> <table border="1"> <thead> <tr> <th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr> </thead> <tbody> <tr> <td>Studio apartments</td><td>4m²</td><td>-</td></tr> <tr> <td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr> <tr> <td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr> <tr> <td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p> <p>2. Ground level apartment POS must have minimum area of 15m² and min. depth of 3m</p> <p><u>Objective 4E-2</u></p> <p><i>Primary private open space and balconies are appropriately located to enhance liveability for residents</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Primary private open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space. - POS & Balconies should be oriented with the longer side facing outwards to optimise daylight access into adjacent rooms. <p><u>Objective 4E-3</u></p> <p><i>Primary private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - A combination of solid and transparent materials balances the need for privacy with surveillance of the public domain - Full width glass balustrades alone are not desirable 	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	<p>All balcony areas achieve the minimum area and depth requirements. POS exceeds requirements and is generally well designed and located, with additional small balconies for bedrooms.</p> <p>Ground level terraces are generous >25sqm.</p> <p>POS of all apartments is located adjoining and accessible from living/dining areas.</p> <p>Adequate solar access is available to the balconies and terraces.</p> <p>Balconies designed to articulate the façade. A variety of materials are proposed.</p>	Yes
Dwelling type	Minimum area	Minimum depth															
Studio apartments	4m ²	-															
1 bedroom apartments	8m ²	2m															
2 bedroom apartments	10m ²	2m															
3+ bedroom apartments	12m ²	2.4m															

<i>Standards/controls</i>	<i>Comment</i>	<i>Complies</i>
<ul style="list-style-type: none"> - Operable screens etc are used to control sunlight and wind, and provide increased privacy for occupancy while allowing for storage and external clothes drying. <p><u>Objective 4E-4</u></p> <p><i>Private open space and balcony design maximises safety</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Changes in ground levels or landscaping are minimised. 	<p>POS is appropriately designed.</p>	
<p><u>4F Common circulation and spaces</u></p> <p><u>Objective 4F-1</u></p> <p><i>Common circulation spaces achieve good amenity and properly service the number of apartments.</i></p> <p><u>Design Criteria</u></p> <ol style="list-style-type: none"> 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. <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Long corridors greater than 12m in length should be articulated through the use of windows or seating. - Primary living rooms or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces should be controlled. 	<p>11 apartments proposed.</p> <p>Maximum 2 apartments on each level; serviced by 1 lift.</p> <p>Corridors have access to natural light and ventilation.</p> <p>Apartment entries are appropriately located with regard to circulation spaces.</p> <p>Short corridors</p> <p>No living or bedroom window openings to common circulation spaces.</p>	Yes
<p><u>Objective 4F-2</u></p> <p><i>Common circulation spaces promote safety and provide for social interaction between residents</i></p> <p><u>Design Guidance:</u></p> <p>Incidental spaces can be used to provide seating opportunities for residents, and promotes opportunities for social interaction.</p>	<p>Some opportunities for social interaction on the ground floor within the lobby lounge area and outdoor spaces.</p> <p>Common circulation areas are proposed to be well lit with natural light.</p>	Yes
<p><u>4G Storage</u></p> <p><u>Objective 4G-1</u></p> <p><i>Adequate, well designed storage is provided in each apartment</i></p> <ol style="list-style-type: none"> 1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided 	<p>All apartments exceed the minimum required storage – refer to storage schedule.</p> <p>Minimum 50% is provided within each apartment, with the remainder located in the basement.</p>	Yes

Standards/controls		Comment	Complies										
<table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table>	Dwelling type	Storage size volume	Studio apartments	4m³	1 bedroom apartments	6m³	2 bedroom apartments	8m³	3+ bedroom apartments	10m³	<p>At least 50% of the required storage is to be located within the apartment</p> <p><u>Objective 4G-2</u></p> <p><i>Additional storage is conveniently located, accessible and nominated for individual apartments</i></p> <p><u>Design Guidance:</u></p> <ul style="list-style-type: none">- Storage not located within apartments should be allocated to specific apartments. <p><u>4H Acoustic privacy</u></p> <p><u>Objective 4H-1</u></p> <p><i>Noise transfer is minimised through the siting of buildings and building layout</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none">- Adequate building separation is required (see also section entitled in bold above).- Noisy areas within buildings 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.- Noise sources such as garage doors, plant rooms, active communal open spaces and circulation areas should be located at least 3m away from bedrooms. <p><u>Objective 4H-2</u></p> <p><i>Noise impacts are mitigated within apartments through layout and acoustic treatments</i></p> <p><u>Design Guidance</u></p> <p>In addition to mindful siting and orientation of the building, acoustic seals and double or triple glazing are effective methods to further reduce noise transmission.</p> <p><u>4J Noise and pollution</u></p> <p><u>Objective 4J-1</u></p>	<p>Internal layout provides for appropriate internal acoustic amenity within individual apartments, and generally not an issue due to the limited number of apartments per floor.</p> <p>Potential conflicts between the COS and the ground level POS areas of Units 1 and 2 will be reduced by incorporation of a 1.8m high wall as indicated on the plans.</p> <p>Generally acceptable</p> <p>No obvious external noise sources are evident</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
Dwelling type	Storage size volume												
Studio apartments	4m³												
1 bedroom apartments	6m³												
2 bedroom apartments	8m³												
3+ bedroom apartments	10m³												

Standards/controls	Comment	Complies
<p><i>In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Minimise impacts through design solutions such as physical separation from the noise or pollution source, <p><u>Objective 4J-2</u></p> <p><i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</i></p> <p><u>Design guidance:</u></p> <ul style="list-style-type: none"> - Design solutions include limiting openings to noise sources & providing seals to prevent noise transfer. <p>Part 4 – Designing the building - Configuration</p> <p><u>4K Apartment mix</u></p> <p><u>Objective 4K-1</u></p> <p><i>A range of apartment types and sizes is provided to cater for different household types now and into the future</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - A variety of apartment types is provided - The apartment mix is appropriate, taking into consideration the location of public transport, market demands, demand for affordable housing, different cultural/social groups - Flexible apartment configurations are provided to support diverse household types and stages of life <p><u>Objective 4K-2</u></p> <p><i>The apartment mix is distributed to suitable locations within the building</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - 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 	<p>The apartment building provides 11 apartments of which 6 are three bedrooms and 5 are 3 plus study.</p> <p>The applicant has sought a variation in respect of the unit mix requirements of the ADG and DCP.</p> <p>2 of the apartments (>10% of the 11 proposed) are adaptable apartments; these contain 3 bedrooms.</p> <p>An additional 2 units are proposed Silver Level universal apartments</p> <p>The apartment size varies throughout the building with the upper floors housing the larger apartments.</p>	<p>No, variation sought</p>
<p><u>Applicant's variation request:</u></p> <ul style="list-style-type: none"> • "The development provides a mix of larger boutique, private and well-designed single level apartment catering to empty nesters and the ageing in place market, which is a unique offering 		

Standards/controls	Comment	Complies
<p>for Wollongong city centre, and highly sought after in this location. At the same time however not ruling out more families and younger adult couples wanting more space.</p> <ul style="list-style-type: none"> • These apartments are targeted at those demographic with a higher entry price level and a requirement for more than one or 2 bedrooms. The provision of an increased number of 3 bedroom apartments in this location is being offset with the increased provision of 1 and 2 bedroom apartments within the B3 Commercial Core and B4 Mixed Use zones on the periphery of the Wollongong CBD. Within that inner-city location, the market has a higher representation of singles, younger couples and investors – compared to this location in the northern part of the City Centre. • The proposed development provides a high proportion of apartments with adaptable living capabilities, promoting universally designed apartments that meet the access and mobility needs of any occupant. This will assist in cater for over 55 living demographics, providing ageing in place accommodation for larger dwellings, which are uncommon in the market at present. Many adaptable dwellings in the current market are 1 and 2 bedroom products that don't suit certain empty nesters' needs. • The development still provides for high density living for a wider demographic and co-living inhabitants accordingly. Larger apartments in Wollongong (especially within smaller boutique developments with limited number of dwellings) are in high demand and short supply. This development will partially fill a supply gap in the market place. • As per the design guidance within Objective 4K-1, the proposed development will still offer apartment configurations to support diverse household types and stages of life including families, empty nesters, and group households." 		
<p><u>4L Ground floor apartments</u></p> <p><u>Objective 4L-1</u></p> <p><i>Street frontage activity is maximised where ground floor apartments are located</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Direct street access should be provided to ground floor apartments - Activity is achieved through front gardens, terraces and the facade of the building. - 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 <p><u>Objective 4L-2</u></p> <p><i>Design of ground floor apartments delivers amenity and safety for residents</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - The design of courtyards should balance the need for privacy of ground floor apartments with surveillance of public spaces. Design solutions include: 	<p>Units 01 and 02 have north-facing ground level terraces however are at first floor due to the slope of the site and are accessed via the lift.</p>	<p>Yes</p>

Standards/controls	Comment	Complies
<ul style="list-style-type: none"> • 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 <p>- Solar access should be maximised through:</p> <ul style="list-style-type: none"> • high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer <p>4M Facades</p> <p><u>Objective 4M-1</u></p> <p><i>Building facades provide visual interest along the street while respecting the character of the local area</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - To ensure that building elements are integrated into the overall building form and façade design - The front building facades should include a composition of varied building elements, textures, materials, detail and colour and a defined base, middle and top of building. - 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. - To ensure that new developments have facades which define and enhance the public domain and desired street character. <p><u>Objective 4M-2</u></p> <p><i>Building functions are expressed by the facade</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Building entries should be clearly defined <p>4N Roof design</p> <p><u>Objective 4N-1</u></p> <p><i>Roof treatments are integrated into the building design and positively respond to street</i></p>	<p>The building façade features a combination of building elements and a mixture of materials. The applicant has provided a colour and materials schedule with the DA and photomontages which form part of Attachment 1.</p> <p>Building services are to be provided in a manner which will not reduce the design quality of the development.</p> <p>Primary pedestrian entry is well defined and access from the street frontage is well resolved.</p> <p>Generally improved on earlier iteration and acceptable.</p>	<p>Yes</p> <p>Yes</p>

<i>Standards/controls</i>	<i>Comment</i>	<i>Complies</i>
<p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Roof design should use materials and a pitched form complementary to the building and adjacent buildings. <p><u>Objective 4N-2</u></p> <p><i>Opportunities to use roof space for residential accommodation and open space are maximised</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Habitable roof space should be provided with good levels of amenity. - Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations <p><u>Objective 4N-3</u></p> <p><i>Roof design incorporates sustainability features</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Roof design maximises solar access to apartments during winter and provides shade during summer 	<p>The proposed roof form reduces the bulk and scale of the previous design and provides for a more recessed form which is appropriate.</p> <p>The roof design is appropriate and the roof plan indicates services and photovoltaics.</p>	
<p><u>4O Landscape design</u></p> <p><u>Objective 4O-1</u></p> <p><i>Landscape design is viable and sustainable</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Landscape design should be environmentally sustainable and can enhance environmental performance - Ongoing maintenance plans should be prepared <p><u>Objective 4O-2</u></p> <p><i>Landscape design contributes to the streetscape and amenity</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Landscape design responds to the existing site conditions including: <ul style="list-style-type: none"> • changes of levels • views • significant landscape features 	<p>Council's Landscape Architect has advised that the landscape design is generally satisfactory.</p> <p>The Fig tree is retained and accommodated within a suitable tree protection zone and is integrated into the landscape planting/ deep soil zone.</p>	Yes
<p><u>4P Planting on Structures</u></p> <p><u>Objective 4P-1</u></p>	<p>Council's Landscape Architect is satisfied with the landscape plan. Planting</p>	Yes

<i>Standards/controls</i>	<i>Comment</i>	<i>Complies</i>
<p><i>Appropriate soil profiles are provided</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Structures are reinforced for additional saturated soil weight - Minimum soil standards for plant sizes should be provided in accordance with Table 5 <p><u>Objective 4P-2</u></p> <p><i>Plant growth is optimised with appropriate selection and maintenance</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Plants are suited to site conditions <p><u>Objective 4P-3</u></p> <p><i>Planting on structures contributes to the quality and amenity of communal and public open spaces</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Building design incorporates opportunities for planting on structures. Design solutions may include: <ul style="list-style-type: none"> • 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 	<p>depths proposed appear to be sufficient.</p>	
<p><u>4Q Universal design</u></p> <p><u>Objective 4Q-1</u></p> <p><i>Universal design features are included in apartment design to promote flexible housing for all community members</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - A universally designed apartment provides design features such as wider circulation spaces, reinforced bathroom walls and easy to reach and operate fixtures <p><u>Objective 4Q-2</u></p> <p><i>A variety of apartments with adaptable designs are provided</i></p> <p><u>Design guidance</u></p>	<p>2 of the 11 apartments are Silver level liveable apartments (Units 3 and 5).</p>	Yes

<i>Standards/controls</i>	<i>Comment</i>	<i>Complies</i>
<ul style="list-style-type: none"> - Adaptable housing should be provided in accordance with the relevant council policy. <p><u>Objective 4Q-3</u></p> <p><i>Apartment layouts are flexible and accommodate a range of lifestyle needs</i></p> <p><u>Design guidance</u></p> <p>Apartment design incorporates flexible design solutions</p>	<p>Generally acceptable – the larger apartments provide a second living space which has flexible uses, plus a study has been provided to allow flexible spaces for working from home, study etc.</p>	
<p><i>Part 4 – Designing the building - Configuration</i></p>		
<p><u>4T Awnings and signage</u></p>		
<p><u>Objective 4T-1</u></p> <p>Awnings are well located and complement and integrate with the building design</p>	<p>A small awning is provided to the entry of the building, which is generally acceptable for this type of development in residential areas.</p>	Yes
<p><u>4U Energy efficiency</u></p>		
<p><u>Objective 4U-1</u></p> <p><i>Development incorporates passive environmental design</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) 	<p>The applicant has obtained a BASIX certificate which confirms that the proposed development will achieve the required energy efficiency and thermal comfort targets of the SEPP.</p> <p>Adequate natural light will be provided to all habitable rooms.</p>	Yes
<p><u>Objective 4U-2</u></p> <p><i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Provision of consolidated heating and cooling infrastructure should be located in a centralised location 	<p>Heat gain for west facing living rooms and balconies has been addressed through incorporation of highlight windows only and balcony screens.</p>	
<p><u>Objective 4U-3</u></p> <p><i>Adequate natural ventilation minimises the need for mechanical ventilation</i></p>	<p>Units are all oriented north which is commendable, with balconies likely to protect windows in summer.</p> <p>Plant room located within the basement.</p> <p>Apartments are naturally ventilated often with multiple windows and balconies. Some bathrooms</p>	

<i>Standards/controls</i>	<i>Comment</i>	<i>Complies</i>
<ul style="list-style-type: none"> - 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, such as composting, can be incorporated into the design of communal open space areas <p><u>4X Building maintenance</u></p> <p><u>Objective 4X-1</u></p> <p><i>Building design detail provides protection from weathering</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Design solutions such as roof overhangs to protect walls and hoods over windows and doors to protect openings can be used. <p><u>Objective 4X-2</u></p> <p><i>Systems and access enable ease of maintenance</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Window design enables cleaning from the inside of the Building <p><u>Objective 4X-3</u></p> <p><i>Material selection reduces ongoing maintenance costs easily cleaned surfaces that are graffiti resistant</i></p>	<p>The applicant proposes to use durable and cleanable materials. Where windows are unable to be accessed from balconies or terraces, other cleaning methods will be required to be employed.</p>	<p>Yes</p>

b) Wollongong Development Control Plan 2009

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

CHAPTER D13 – WOLLONGONG CITY CENTRE

2 Building Form

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p><u>2.2 Building to street alignment and street setbacks</u></p> <p>4m setback required. Balconies allowed to project 600mm into front setback, to a cumulative maximum width of 50% of horizontal width façade.</p>	<p>Min wall setback min 4m (ground floor); awning setback ~0.8m which was considered acceptable by the DRP and reflects a number of building elements which project forward of the building line along the northern side of Gipps Street. The variation will not be out of character with development on this side of Gipps Street</p> <p>L1 and up – min 4.0m</p>	<p>No, in relation to the entry awning projection; complies in all other areas</p>
<p><u>2.4 Building Depth and bulk</u></p> <p>Max floor plate 900sqm and 18m depth above 12m in height (excluding balconies)</p>	<p>Floor plate max ~322sqm (lower floors) Depth max ~18.8m measured across the shortest axis, being north-south; however inset balconies provide for good access to sunlight and cross ventilation in cross through units</p>	<p>No but acceptable with regard to objectives.</p>
<p><u>2.5 Side and rear building setbacks and building separation</u></p> <p>Residential uses up to 12m in height:</p> <p><u>Habitable rooms with openings and balconies</u></p> <p>Side minimum 6m; Rear minimum 6m</p> <p><u>Non-habitable rooms and habitable rooms without openings</u></p> <p>Side minimum 3m; Rear minimum 4.5m</p>	<p>Note: ADG and DCP setbacks generally the same, with exception non habitable rear setback for buildings under 12m.</p> <p><u>Levels G-3/4</u></p> <p><u>To northern boundary (rear):</u></p> <ul style="list-style-type: none"> • L1 - min setback 12.7m to habitable rooms; 10.4m to edge of balconies • L2 & L3 – min 9m to balconies; 12.6m to habitable rooms • L4 – 9m to balcony; 11.1m to habitable rooms <p><u>To eastern boundary (side):</u></p> <p>G – car park setback 2m (3m required however the ADG allows a nil setback to a blank wall)</p> <ul style="list-style-type: none"> • L1 - min setback 4.6m to habitable rooms however there are no openings; min 3.6m to balconies which are 	<p>No, variations are identified in bold</p>

Objectives/controls	Comment	Compliance
	<p>screened in part with landscaping adjacent (6m required)</p> <ul style="list-style-type: none"> • L2 & L3 – min setback 4.7m to habitable rooms however there are no openings; min 3.6m to balconies which are screened (6m required) • L4 – 10.2m to habitable rooms with openings; 9m to usable part of balconies <p><u>To western boundary (side):</u></p> <ul style="list-style-type: none"> • G – fire egress is built to side boundary (nil setback); 3m required by DCP however the ADG allows a nil setback to blank walls. This will abut the side walls of the stairs and retaining walls of the neighbouring dwelling and will not have an adverse impact on the amenity of that development • L1 - min setback 6.010m to habitable rooms; min 6m to balconies which are screened (6m required) <p>Setback to western area of COS is 1.6m (6m required)</p> <p>Planting is to be provided to the edges of the COS and private courtyard areas to provide screening of these spaces from the adjoining boundaries.</p> <ul style="list-style-type: none"> • L2, L3 and L4– min setback 6.010m to habitable rooms and balconies which are screened (6m required) 	
<p>Residential uses between 12m and 24m in height:</p> <p><u>Habitable rooms with openings and balconies</u></p> <p>Side minimum 9m; Rear minimum 9m</p> <p><u>Non-habitable rooms and habitable rooms without openings</u></p> <p>Side minimum 4.5m; Rear minimum 4.5m</p>	<p><u>12m-24m (Level 5-7) and part of L8</u></p> <p><u>To northern boundary (rear):</u></p> <ul style="list-style-type: none"> • L5 – L8 – min rear setback 9m to balconies; ~11m to habitable rooms with openings <p><u>To eastern boundary (side):</u></p> <ul style="list-style-type: none"> • L5 – L8 min setback 9m to edge of balconies and ~10.4m to habitable rooms with openings. <p><u>To western boundary (side):</u></p> <ul style="list-style-type: none"> • L5 – L8 - min setback 6.105m to habitable rooms (highlight windows only) 	<p>No, variations are identified in bold</p>

Objectives/controls	Comment	Compliance
<p><u>Over 24m</u></p> <ul style="list-style-type: none"> • habitable with openings and balconies - 12m side and 12m rear • non-habitable rooms and habitable rooms without openings - 6m side and 6m rear 	<p>proposed); min 6.105m to balconies which are screened (9m required)</p> <p><u>Over 24m</u></p> <p><u>Part of L8 (downslope of RL28.6) and L9</u> (note L8 for the most part is under the 25m height plane (except a portion of the southern end of the floor plate).</p> <p><u>To northern boundary (rear):</u></p> <ul style="list-style-type: none"> • L9 - 9m to edge of pool; 15.4m to edge of pool terrace. ~18.5m to habitable room <p><u>To eastern boundary (side):</u></p> <ul style="list-style-type: none"> • L8 – 9m to edge of balconies; 10.3m to windows of habitable rooms (12m required for that portion of this floor above 24m height/ downslope of RL 28.6) • L9 - min ~18.4m to habitable room (no openings) <p><u>To western boundary (side):</u></p> <ul style="list-style-type: none"> • L8 – 6.105m to habitable room with highlight window (12m required) and to edge of screened balconies (12m required) for that portion of this floor above 24m height/ downslope of RL 28.6) • L9 - min setback 7.315m to balconies. Rear balcony is screened; front balcony is not screened (12m required) 	

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
	<p>Where the non-compliances occur, screening is proposed.</p> <p>The eastern neighbour is a 3 storey building and the roof sits below proposed Level 5. The neighbouring large (recently developed/ renovated) dwelling to the west is 3 storeys in height and the privacy screens and highlight windows proposed on the western elevation will minimise overlooking opportunities in that direction.</p> <p>The privacy impacts of the departures will be negligible and the proposed setbacks are supported.</p>	
<p><u>2.7 Deep soil zone</u></p> <p>Minimum 15% of the site (i.e. 171.675m²)</p> <p>Minimum dimension 6m</p>	<p>Deep soil provided at rear (northern boundary) and immediately adjoining the Fig tree. The area of the total DSZ is 142.3sqm (12.44%) and the rear boundary area has a minimum dimension of 6m.</p>	No, but compliant with the ADG
<u>2.8 Landscape design</u>	Acceptable to Council's Landscape Architect.	Yes
<u>2.9 Green roofs, green walls and planting on structures</u>	A true deep soil area is provided at the rear, and immediately surrounding the Fig tree. There is a small area of planting on podium which has been reviewed by Council's Landscape Architect and was deemed satisfactory.	Yes
<u>2.11 Development on classified roads</u>	N/A	N/A

3 Pedestrian Amenity

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.4 Safety and security</u>	The development provides open front setbacks, with common and private areas delineated. Entry lobby is prominent and both entry lobby and upper level balconies will offer surveillance of the street	Yes
<u>3.6 Vehicular footpath crossings</u>	Suitable driveway location proposed	Yes

<u>3.8 Building exteriors</u>	Generally, acceptable building materials and colours are proposed. Building design and aesthetic was amended to address some earlier concerns raised by the DRP.	Yes
<u>3.10 Views and view corridors</u>	No significant impact on views expected	N/A

4 Access, parking and servicing

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.2 Pedestrian access and mobility</u>	The entrance to the building is readily legible. The revised plans have widened the entry foyer / lounge. Direct and level pedestrian access is available from the street edge.	Yes
<u>4.3 Vehicular driveways and manoeuvring areas</u>	Driveways, access and manoeuvring comply with relevant controls.	Yes
<u>4.4 On-site parking</u> As per the requirements of Chapter E3.	Adequate parking proposed. 5 surplus car spaces are proposed which have been included in the GFA calculations. Plans provide for <ul style="list-style-type: none"> – 19 x resident car parking spaces plus 3 visitor spaces – 1 x motorcycle space – 5 x bicycle spaces 	Yes
<u>4.5 Site facilities and services</u>	The site is serviced by the major utilities and the proposal is not expected to require significant augmentation of these services. Waste storage proposed within the ground floor parking area; kerbside collection proposed and acceptable in this location.	Yes

5 Environmental Management

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>5.2 Energy efficiency and conservation</u>	Energy efficient and thermal comfort measures identified in the BASIX certificate are shown on the plans where required. Conditions will require compliance with the BASIX certificate.	Yes
<u>5.3 Water conservation</u>	Water conservation measures identified in the BASIX certificate are shown on the plans. Rainwater tank proposed	Yes
<u>5.4 Reflectivity</u>	Materials are not highly reflective	Yes
<u>5.6 Waste and recycling</u>	Bin storage room proposed within ground floor car parking area. Bins will be moved for to weekly kerbside collection.	Yes

6 Residential Development Standards

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>6.2 Housing Choice & Mix</u> Maximum 10% of units are 1 bed or studios Maximum 10% of units are 3 or more beds Minimum 10% of units must be adaptable	11 apartments are proposed. Apartment mix is 6x 3 bedrooms and 5 x 3 bedrooms plus study. The applicant has sought a variation in respect of the unit mix requirements of the ADG and DCP as detailed above. 2 adaptable apartments are proposed (Apartment U04 and U06). 2 silver level liveable apartments are proposed (apartments U03 and U05).	Yes
<u>6.6 Basement Carparks</u>	Acceptable.	Yes
<u>6.7 Communal open space</u> Minimum 5m ² per dwelling	Provided at rear, in compliance with area requirements.	Yes
<u>6.8 Private open space</u> Each unit to have POS Courtyards: minimum 25m ² and minimum width 2m Balconies: minimum 12m ² and minimum depth 2.4m Minimum 70% of units must receive at least 3hrs direct sunlight 9am-3pm June 21	POS areas are provided in compliance with applicable controls.	Yes
<u>6.9 Overshadowing</u>	Shadow diagrams provided and are acceptable. Adjacent buildings receive minimum 3 hours of	Yes

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
Adjacent residential buildings and their public spaces must receive minimum 3 hours direct sunlight 9am-3pm on June 21	direct sunlight.	
<u>6.10 Solar access</u> Living rooms and POS of minimum 70% must receive at least 3 hours direct sunlight 9am-3pm.	Adequate solar access is provided. All units will receive more than 3 hours direct sunlight.	Yes
<u>6.11 Natural ventilation</u>	All apartments are naturally cross ventilated, exceeding requirements.	Yes
<u>6.12 Visual privacy</u>	External screens, landscape buffers and building setbacks minimise direct overlooking of neighbouring properties. Refer to discussion above in regards to 3F of the ADG.	Yes
<u>6.13 Acoustic Privacy</u>	Acceptable acoustic privacy will be provided to each of the units.	Yes
<u>6.14 Storage</u> 1 bed: 3m ² /3m ³ 2 bed: 4m ² /8m ³ 3 bed: 5m ² /10m ³	Adequate provision made both within units and within the car parking levels.	Yes

7 Planning controls for special areas

The site is not located within a special area.

8 Works in the public domain

Footpath paving and street tree planting is required.

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

Section 6 of Chapter B1 provides specific controls for residential flat buildings. Where Chapter D13 provides alternative provisions, Chapter D13 supersedes those in Chapter B1.

Clause 1 states that, in addition to the controls in Section 6, the controls within Section 4 (excluding 4.1 to 4.12 and 4.20 to 4.23) of this chapter must also be taken into consideration in the assessment of a residential flat building. The controls are addressed in the following table:

4.0 General Residential Controls

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.12 Site Facilities</u>		
<ul style="list-style-type: none"> Letterboxes and clothes lines in an accessible location. 	Letter boxes located on approach to building foyer.	Yes

4.13 Fire Brigade Servicing		
<ul style="list-style-type: none"> All dwellings, particularly dual occupancy and dwellings on battle axe allotment must be located within 60m of a fire hydrant, or the required distance as required by Australian Standard AS 2419.1. 	Complies.	Yes
4.14 Services		
<ul style="list-style-type: none"> Encourage early consideration of servicing requirements. 	The site is already serviced; it is expected that some augmentation to existing utilities will be required to facilitate the proposed development. Conditions can be imposed in this regard.	Yes

6 Residential Flat Buildings

Controls/objectives	Comment	Compliance
6.2 Minimum Site Width Requirement		
<ul style="list-style-type: none"> Minimum required site width of 24 metres; width must be measured for the full length of the building envelope and perpendicular to the side boundary. Exceptions will only be considered for social housing developments and in circumstances outline below. Do not create an “isolated lot”. Amalgamation of allotments will be required in the circumstance where an isolated allotment would otherwise be created. In cases where the subject site is an existing “isolated lot”, Council may consider a variation to the minimum site width requirement provided, in the opinion of Council, the proposed development will not cause any significant adverse overshadowing, privacy or amenity impact upon any adjoining development. In certain existing “isolated lot” cases, a proposed development may not achieve its maximum development potential (e.g. maximum floor space ratio and height) where side and rear setbacks are varied and the 	<p>Street frontage length is 43.965m.</p> <p>Developer is not a social housing provider.</p> <p>Site will not create an isolated allotment.</p>	Yes

development does not, in the opinion of Council, achieve:

- (a) Adequate separation between buildings to maintain reasonable levels of solar access, privacy and amenity to neighbouring dwellings;
- (b) Adequate landscaping screening of the development to maintain the amenity of adjoining dwellings; and
- (c) Maintain the streetscape amenity of the locality.

6.5 Built Form

<ul style="list-style-type: none"> • RFBs must be designed by qualified designer and design verification statement provided as per SEPP 65. • The design, height and siting of a new development must respond to its site context. • The appearance of new development must be in harmony with the buildings around it and the character of the street. New development must contain or respond to the essential elements that make up the character of the surrounding urban environment. • Incorporate the following elements: <ul style="list-style-type: none"> (a) Define a base, middle and top related to the overall proportion of the building. (b) Articulate all building elevations in both plan and section to reduce monotonous flat facades. (c) avoid highly reflective finishes and curtain wall glazing. (d) Avoid expanses of any single material. (e) Utilise high quality and durable materials and finishes. (f) Avoid blank or solid walls and the use of dark or obscured glass on street frontages. (g) screen air conditioning units. 	<p>A qualified designer has provided design verification.</p> <p>The proposed design does not detract from the urban character of the streetscape. There is no consistent architectural character evident in the precinct, with newer taller contemporary residential flat buildings in various locations close to the site, in amongst some detached dwellings and smaller residential flats and townhouses.</p> <p>Articulation and combination of building materials proposed to all elevations.</p> <p>No highly reflective finishes and curtain wall glazing proposed.</p> <p>Mix of materials proposed.</p> <p>Entry and front windows face street frontage.</p>	<p>Yes</p>
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(h) For those dwellings adjacent to the street frontage, the habitable rooms must face the street.

(i) The main pedestrian entrance or a foyer must be 1.2m or less above natural ground level.

(j) Entrances must be visible at eye level from the street and well lit. Ensure entrances can accommodate the movement of furniture.

6.10 Access Requirement

- All vehicles must be able to leave the site in a forward direction.
- Driveway grades must comply with AS 2890.1.

Compliant vehicular access and manoeuvring available.

Yes

6.11 Landscaping Requirements

- A minimum of 30% of the total site area must be provided as landscaped area (= 343.2m²).
- The landscaped area may also include landscaping on a podium, where that section of the podium is less or equal to than 1.2 metres in height and the minimum soil standards below are achieved. Any landscaped area on the site which is less than 1.5 metres in width is not included within the landscaped area calculations.
- The required landscaped area must include a minimum 1.5 metre wide landscaping bed, which is provided along the side and rear boundaries of the site.

The plans indicate a total landscaped area of 473 sqm (41%) which includes areas of podium planting as allowed by the DCP.

Yes

The plans provide for the ongoing protection of the Fig tree at the rear of the site and incorporate its roots and canopy into the deep soil zone.

Landscaping is provided to side and the front boundaries. The landscape plan is acceptable to Council's Landscape Architect.

6.15 Adaptable 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 "preadaptation" design details to ensure visitability is achieved.
- The DA must be accompanied by certification from an accredited

The development incorporates adaptable apartments (4 and 6).

Yes

Pre and post adaptation plans have been provided along with certification from an access consultant.

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).		
<u>6.16 Access for People with a Disability</u>		
<ul style="list-style-type: none"> Provide a continuous path of travel to the development to ensure equitable access for all people including people with a disability. 	Provided.	Yes

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposed development is generally acceptable with regard to CPTED matters. The main building entry is clearly visible and secure access is provided to the car parking areas/ basement and building foyer. Fencing and landscaping will delineate shared and private spaces.

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

Traffic impact assessment and public transport studies

A traffic impact assessment was not required to be provided for the proposal.

Parking demand and servicing requirements

The development requires parking at the following WDCP 2009 rates:

Residential flat building in city centre

1.25 spaces per dwelling >110sqm x 11 units = 13.75 **[14 spaces]**

plus 0.2 car parking spaces per dwelling for visitors = 2.2 **[3] spaces**

Total 17 spaces required

+ 1 bicycle space per dwelling (residents) and 1 bicycle space per 12 dwellings for visitors

+ 1 motorcycle space

The development exceeds these requirements and provides:

- 19 x resident car parking spaces plus 3 visitor spaces

- 1 x motorcycle space

5 x bicycle spaces (2 visitor bicycle spaces and 3 resident bicycle spaces)

Vehicular access

Driveway grades and sight distances are satisfactory.

Loading / unloading facilities and service vehicle manoeuvring

On-street waste collection is acceptable in this location.

Pedestrian access

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

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

The basement and ground level car parking areas are satisfactory with regard to the principles of CPTED.

CHAPTER E6: LANDSCAPING

A satisfactory landscape plan has been provided, which incorporates adequate tree protection and structural root zones to ensure protection of the large Fig tree at the rear of the site. Council's Landscape Architect has no objection, noting that Trees 4 and 5 can be removed. Existing street trees will be retained and one additional street tree is required to be planted.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided. Kerbside waste collection is proposed and is acceptable in this location.

Suitable waste storage and servicing arrangements are proposed. Conditions should be imposed, if consent is granted, in relation to waste management during construction and ongoing waste management arrangements once the development is occupied.

CHAPTER E11: HERITAGE CONSERVATION

The site is not heritage listed nor is it located within a heritage conservation area. There are two listed items of environmental heritage within the vicinity of the site, being a dwelling house at 13 Kembla Street (Item No.6585) and the row of Canary Island date palms in Gipps Street (Item No. 6512).

In this regard, 13 Kembla Street is located opposite the south-west and will be partially overshadowed the morning period of the winter solstice, however, this is however considered limited and will not have an impact on the item itself. The Date Palms within Gipps Street will not be impacted directly by the proposed development however there will be some overshadowing of the palms over the course of the day. Council's Landscape Architect has considered the impact of the shadowing on the health and vigour of the trees and has advised that this impact is unlikely to affect the palms.

Council's heritage officers have noted the two existing interesting interwar dwellings (12 Gipps Street in particular) have interesting functionalist details. It is also noted there is an earlier dwelling prior 1938 on 14 Gipps Street, which may be associated with the 'Towers' retreat previously located on Kembla Street. A photographic recording of the existing buildings and an unexpected archaeological finds condition is expected to be adequate to address the potential issues.

CHAPTER E12: GEOTECHNICAL ASSESSMENT

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

CHAPTER E14: STORMWATER MANAGEMENT

Stormwater can be suitably connected to Council's existing system. Council's Stormwater Engineer has provided a satisfactory referral in this regard.

CHAPTER E17: PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

Protection of the significant Fig tree at the rear of the site has been addressed within the arborist report supplied with the application. No concerns have been raised in relation to the impact of the proposed development on the Fig, subject to tree protection measures being employed during excavation and construction. Conditions of consent are recommended.

CHAPTER E21: DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Demolition of the existing dwellings and ancillary structures is proposed. A demolition and site management plan has been provided. Conditions of consent are recommended relating to the

requirement for a Hazardous Material Survey and in relation to the safe handling and disposal of hazardous materials including asbestos.

CHAPTER E22: SOIL EROSION AND SEDIMENT CONTROL

A sediment and erosion control plan has been provided.

Attachment 6 – Recommended Draft Conditions

Consent has been granted subject to the following 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
A-101	D	Site and Roof Plan	ADM Architects	31-03-22
A-102	C	Basement Floor Plan	ADM Architects	31-03-22
A-103	D	Ground Floor Plan	ADM Architects	31-03-22
A-104	C	Level 1 Floor Plan	ADM Architects	31-03-22
A-105	C	Level 2 & 3 Floor Plan	ADM Architects	31-03-22
A-106	C	Level 04 Floor Plan	ADM Architects	31-03-22
A-107	C	Level 5-7 Floor Plan	ADM Architects	31-03-22
A-108	C	Level 8 Floor Plan	ADM Architects	31-03-22
A-109	C	Level 9 Floor Plan	ADM Architects	31-03-22
A-201	C	North Elevation	ADM Architects	31-03-22
A-202	C	East Elevation	ADM Architects	31-03-22
A-203	C	South Elevation	ADM Architects	31-03-22
A-204	C	West Elevation	ADM Architects	31-03-22
A-205	C	Section A-A	ADM Architects	31-03-22
A-207	A	Balustrade Details	ADM Architects	31-03-22
A-601	C	Demolition & Site Management Plan	ADM Architects	31-03-22

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.

General Conditions

2. Construction Certificate

A Construction Certificate must be obtained from Council or a Registered Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Part 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The Certifier must cause notice of its determination to be given to the consent authority, and to the Council, by forwarding to it, within two (2) days after the date of the determination, the plans and documentation referred to in Section 13 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

3. Disability Discrimination Act 1992

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

It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS 1428.1:2009: Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.

4. Mailboxes and Street Numbering

The developer must install mailboxes in accordance with Australia Post Guidelines and Clause 4.5.2 of Chapter D13 of Wollongong Development Control Plan 2009. The mailboxes must be provided in one accessible location adjacent to the main entrance to the development, integrated into a wall if possible and constructed of materials consistent with the appearance of the building. Letterboxes shall be secure and large enough to accommodate articles such as newspapers, parcels and the like. Prominent house numbers are to be displayed, with a minimum number size of 150 mm in height for each number and letter in the alphabet.

Prominent house numbers are to be displayed, with a minimum number size of 150 mm in height for each number and letter in the alphabet. The developer must install minimum two (2 No.) reflective paint house number on face of kerb along street frontage of the property to assist emergency services/deliveries/visitors.

5. 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.

6. 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.

7. Tree Retention/Removal

The developer shall retain the existing street trees and trees on the adjoining sites indicated on the Landscape Plans, DSB Landscape Architects, Issue C, dated 21.03.22 and the Arboricultural Impact Assessment by Allied Tree Consultancy dated August 2021 consisting of tree(s) numbered 1-3 and 6 – 15.

Any branch pruning, which has been given approval, must be carried out by a qualified arborist in accordance with Australian Standard AS 4373:2007.

All tree protection measures are to be installed in accordance with Australian standard AS 4970:2009 Protection of Trees on development Sites.

All recommendations in the Arboricultural Impact Assessment by Arboricultural Impact Assessment by Allied Tree Consultancy dated August 2021 are to be implemented including and not restricted to: remedial tree pruning, dead wood removal, fencing and signage, sediment buffer, stem protection, establishing tree protection zones and watering and root hormone application if required.

This consent permits the removal of trees numbered 4 and 5 indicated on the Arboricultural Impact Assessment by Allied Tree Consultancy dated August 2021. No other trees shall be removed without prior written approval of Council.

8. Heritage – Unexpected Discovery of Historical Relics

Relics are protected in NSW under the Heritage Act 1977. Relics cannot be disturbed except with a permit or exception/exemption notification. Should unanticipated relics not skeletal in nature be discovered during the course of the project, work in the vicinity must cease and an archaeologist contacted to make a preliminary assessment of the find. The Heritage Council will require notification if the find is assessed as a relic.

9. Geotechnical Requirements

- a. A dilapidation report is required for all structures located within the zone of influence of the proposed earthworks as determined by a geotechnical consultant.
- b. All excavations need to be supported during and after construction particularly to protect adjoining property with nearby existing development.
- c. Retaining wall design is not to include anchors extending on to adjoining property without the written consent of the adjoining property owner.
- d. No disturbance of ground is to occur beyond site boundaries. A minimum buffer between site boundaries and the construction of retaining structures is to be recommended by the geotechnical consultant to ensure adjoining property is not adversely impacted upon by this development.
- e. An earthworks plan is to be developed by a geotechnical consultant prior to start of earthworks.
- f. Hard bedrock where encountered will be difficult to excavate. Alternative excavation methods should be considered to minimise noise and vibration.
- g. The earthworks plan may require modification considering any subsequent geotechnical reports commissioned to address unforeseen geotechnical conditions encountered during the site preparation works.
- h. Due to the sensitivity of the site to changing geotechnical conditions, all work must be undertaken with geotechnical supervision.
- i. 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 works addressed these conditions so that the residual geotechnical constraints can be accommodated within the structural designs for the development. These structural designs are to be confirmed or amended by the structural engineer based on the works-as-executed geotechnical report.

10. Development Contributions

In accordance with Section 4.17(1)(h) of the Environmental Planning and Assessment Act 1979 and the West Dapto Development Contributions Plan (2021), a monetary contribution of

\$61,105.00 (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.

Infrastructure Category	Total Contribution
Transport	\$.00
Stormwater Management	\$.00
Administration	\$.00
Total Contribution	\$ 61,105.00

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 pay the contribution amount go www.wollongong.nsw.gov/contributions and submit a Request for an Invoice. 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.

An invoice will be emailed to you within 3 business days and will include payment options. The contribution amount must be paid within 14 days of receiving the invoice.

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

Before the Issue of a Construction Certificate

11. 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.

12. 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.

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

The submission of a Site Management, Pedestrian and Traffic Management Plan to the Principal Certifier and Council (in the event that Council is not the Principal Certifier) for approval of both the Principal Certifier and Council is required, prior to the issue of the Construction Certificate. This plan shall address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS 1742 - Traffic Control Devices for Works on Roads and the TfNSW Traffic Control at Worksites Manual.

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

- a. Proposed ingress and egress points for vehicles to/from the construction site;
- b. proposed protection of pedestrians, adjacent to the construction site;
- c. proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- d. proposed measures to be implemented for the protection of all roads and footpath areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
- e. proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;
- f. proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- g. proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed where works are in progress in any road reserve and shall be in accordance the latest versions of the TfNSW Specification - "Traffic Control at Work Sites Manual" and the Australian Standard AS 1742: "Manual of Uniform Traffic Control Devices" and accompanying field handbooks (SAA HB81);
- h. proposed method of support of any excavation, adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by a Registered Certifier in Civil Engineering; and
- i. proposed measures to be implemented, in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the roadway.

The traffic control plan endorsed by Council shall be implemented, prior to the commencement of any works upon the construction site.

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

14. Present Plans to Sydney Water

Approved plans must be submitted online using Sydney Water Tap, 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.

15. 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.

16. 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.

17. Property Addressing Policy Compliance

Prior to the issue of any Construction Certificate, the developer must ensure that any site addressing complies with Council's Property Addressing Policy (as amended). Where appropriate, the developer must also lodge a written request to Council's Infrastructure Systems & Support – Property Addressing (Council@wollongong.nsw.gov.au), for the site addressing prior to the issue of the Construction Certificate. Please allow up to 3-5 business days for a reply. Enquiries regarding property addressing may be made by calling (02) 4227 7111.

18. Car Parking and Access

The development shall make provision for a total of 19 residential car parking spaces (including 2 spaces capable of adaption for people with disabilities), 3 visitor car parking spaces, 1 motorcycle parking space, a minimum of 4 secure (Security Class B) residential bicycle spaces, and a minimum of 1 visitor bicycle space (Security Class C). This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 4.55 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.

19. 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.

20. Vehicular Flow Signage

The provision of suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas. These details shall be reflected on the Construction Certificate plans.

21. 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 AS 2890.3: Bicycle Parking Facilities. This requirement shall be reflected on the Construction Certificate plans.

22. Change in Driveway Paving

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

23. 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.

24. Landscaping

The submission of a final Landscape Plan will be required in accordance with the requirements of Wollongong City Council DCP 2009 Chapter E6 and the approved Landscape Plan (ie as part of this consent) for the approval by the Principal Certifier, prior to the release of the Construction Certificate.

25. 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 release of the Construction Certificate,

confirming that the landscape plan and the drainage plan are compatible.

26. 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 release of the Construction Certificate.

27. Tree Protection and Management

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

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

28. Footpath Paving City Centre

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

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

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

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

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

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

29. Street Trees City Centre

The developer must address the street frontage by installing street tree planting.

The number and species for this development is one, Callistemon 'Kings Park Special', 200 litre container size in accordance with AS 2303:2018 Tree stock for landscape use. Tree pit detailing is to be in accordance with the Wollongong City Council Public Domain Technical Manual. Dial Before You Dig must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Location of street tree plantings to be sited to ensure no conflict occurs with street light poles.

Tree pits must be adequately mulched, plants installed and tree guard/staking/tree grille/edging installed to the satisfaction of WCC Manager Open Space.

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

30. 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, prepared by JN Responsive Engineering, Reference Nos Q0210027 C002 issue E, dated 31.03.22, Q0210027 C003 issue F dated 31.03.22 and Q0210027 C004 issue D, dated 31.03.22.

31. Council Footpath Reserve Works – Driveways and Crossings

All redundant vehicular crossings and laybacks rendered unnecessary by this development must be reconstructed to normal kerb and gutter or existing edge of carriageway treatment to match the existing. The verge from the back of kerb to the boundary must be 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.

32. 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.

33. 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.

34. 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.

35. Basement Waterproofing

Full engineering details of the proposed wall around the basement car park shall be submitted to the Principal Certifier 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.

36. Details of Proposed Pit and Pipeline

Details of the proposed connecting pipeline to the Council pit, within the existing drainage system shall be provided in conjunction with the detailed drainage design for the site. Connection is to be made in accordance with Wollongong City Council Standard Drawings. This requirement shall be reflected on the Construction Certificate plans and supporting documentation

37. 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.
- 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.

38. 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 in 100 year ARI storm event in accordance with AS 3500.3 – Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe/pipeline sizes and locations shall be reflected on the Construction Certificate plans.

39. 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 DCP2009.
- c. The OSD facility must be designed to withstand the maximum loadings occurring from any combination of traffic (with consideration to residential and heavy vehicles), hydrostatic, earth, and buoyancy forces. Details must be provided demonstrating these requirements have been achieved.
- d. The OSD facility shall incorporate a minimum 900mm x 900mm square lockable grate for access and maintenance purposes, provision for safety, debris control screen, and a suitably graded invert to the outlet to prevent ponding.
- e. Must include discharge control calculations (i.e. orifice/weir calculations) generally in accordance with Section 10.2.6 and 10.4.4 of Chapter E14 of the Wollongong DCP2009.
- f. Details of the orifice plate including diameter of orifice and method of fixing shall be provided.
- g. Must include details of a corrosion resistant identification plaque for location on or close to the OSD facility. The plaque shall include the following information and shall be installed prior to the issue of the Occupation Certificate:

- The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.
 - Identification number DA-2021/1037
 - Any specialist maintenance requirements.
- h. Must include a maintenance schedule for the OSD system, generally in accordance with Chapter E14 of the Wollongong DCP2009.
- 40. 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.
- 41. 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.
- 42. Glass Reflectivity Index**
The reflectivity index of the glass used in the external façade of the building shall not exceed 20 per cent. The details and samples of the glass to be used are to be submitted with the Construction Certificate together with written evidence that the reflectivity of the glass is 20 per cent or less.
- 43. External Finishes - External Areas**
Pedestrian access ways, entry paths, arcades and lobbies must be constructed with durable materials commensurate with the standard of the adjoining public domain with appropriate slip resistant materials, tactile surfaces and contrasting colours.
- 44. Finish of Vehicular Entries**
Vehicular entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No ducts or pipes are to be visible from the street.
- 45. Placement of Air Conditioning Units**
Air conditioning systems are to not to be located where they are visible from the public streets abutting the site. Plans submitted to the Principal Certifier prior to issue of the Construction Certificate are to identify any external components of air conditioning systems to ensure they meet the requirements of this condition.
- 46. 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.
- 47. 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.
- 48. Permeable Garage Shutter**
Any shutters provided within the basement car parks shall be permeable so as to improve basement ventilation, as per the requirements of 3J-4 of the Apartment Design Guide.
- 49. External Lighting**
Any lighting of external areas within the development such as the communal open space areas, driveways and car parking entries, shall be designed and located in a manner to prevent light spill and/or glare impacts on neighbouring properties. Light placement and design shall be indicated on the Construction Certificate drawings.
- 50. 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.

51. 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.

Before the Commencement of Building Work

52. 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.

53. 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.

54. 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.

- a. Each toilet provided must be:
- b. a standard flushing toilet; and
- c. 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.

55. 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.

56. Dilapidation Report

The developer shall submit a Dilapidation Report recording the condition of the existing streetscape, street trees and adjoining reserve prior to work commencing and include a detailed description of elements and photographic record.

57. 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.

58. 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.

59. 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 includes, but are not limited to, asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must include at least the following information:

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

60. Asbestos Hazard Management Strategy

An appropriate hazard management strategy shall be prepared by a suitably qualified and experienced licensed asbestos assessor pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material. This strategy shall ensure any such proposed demolition works involving asbestos are carried out in accordance with SafeWork NSW requirements (<http://www.safework.nsw.gov.au>). The strategy shall be submitted to the Principal

Certifier and Council (in the event that Council is not 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 and Council (in the event that Council is not the Principal Certifier), prior to the issue of an Occupation Certificate or commencement of the development. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated based on visual inspection plus sampling if required and/or air monitoring results and that the site is rendered suitable for the development.

61. 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.

62. Contaminated Roof Dust

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

63. 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.

64. 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.

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.

66. 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.

67. Sediment Control Measures

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

68. Tree Protection and Management

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

- a. installation of Tree Protection Fencing - protective fencing shall be 1.8m cyclone chainmesh fence, with posts and portable concrete footings;

- b. installation of Tree Protection Fencing - a one (1) metre high exclusion fence must be installed around the extremity of the dripline of the tree/trees to be retained prior to any site works commencing. The minimum acceptable standard is a 3 strand wire fence with star pickets at 1.8m centres. This fence must be maintained throughout the period of construction to prevent any access within the tree protection area;
- c. mulch Tree Protection Zone: areas within a Tree Protection Zone are to be mulched with minimum 75mm thick 100% recycled hardwood chip/leaf litter mulch;
- d. irrigate: areas within the Tree Protection Zone are to be regularly watered in accordance with the Arborist's recommendations.

The tree protection fencing shall be installed prior to the commencement of any demolition, excavation or construction works and shall be maintained throughout the entire construction phases of the development.

69. Supervising Arborist - Tree Inspection and Installation of Tree Protection Measures

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

70. Certification from Arborist - Adequate Protection of Trees to be Retained

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

71. Notification to Council of any Damage to Council's Infrastructure

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

72. Adjustment to Public Utility Service

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

73. Tree Protection

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

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

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

74. Heritage - Photographic Recording

Prior to the commencement of works the existing building condition is to be documented through a photographic recording prepared in accordance with the NSW Heritage Branch Guidelines. A copy of the recording is to be provided to Council's Heritage Staff for written approval prior to the release of Construction Certificate.

A hard and digital copy of the final recording is to be provided to Wollongong City Council for inclusion in the local studies collection of the Wollongong City Library.

While Building Work is Being Carried Out

75. Compliance with the Building Code of Australia

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

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.

77. Protection of Public Places

If the work involved in the erection or demolition of a building involves the enclosure of a public place or is likely to cause pedestrian/vehicular traffic in a public place to be obstructed or rendered inconvenient, or have the potential for conflict between pedestrians and vehicles:

- a. A hoarding or fence must be erected between the work site and the public place;
- b. an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place;
- c. the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place;
- d. safe pedestrian access must be maintained at all times;
- e. any such hoarding, fence or awning is to be removed when the work has been completed.

78. Copy of Consent in the Possession of Person carrying out Tree Removal

The Developer/Applicant must ensure that any person carrying out tree removal is in possession of this development consent and/or the approved landscape plan, in respect to the tree(s) which has/have been given approval to be removed in accordance with this consent.

79. Hours of Work

The Principal Certifier must ensure that building work, demolition or vegetation removal is only carried out between:

- 7:00am to 5:00pm on Monday to Saturday.

The Principal Certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Any variation to the hours of work requires Council's approval.

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

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

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

80. Lighting not to cause Nuisance

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

81. 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.

82. 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.

83. Cut and Fill Retained

All proposed cut and filling works must be adequately retained with all battered slopes being no steeper than 2H:1V.

84. 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.

85. Safe Excavations and Backfilling

All excavations and backfilling associated with the erection of a building must be executed safely and in accordance with appropriate professional standards.

86. 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.

87. Asbestos - Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist

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

88. Asbestos Waste Collection, Transportation and Disposal

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

89. Asbestos Clearance Certificate

The internal floor area affected or likely to be affected, by scattering of asbestos pieces, particles or fibres during demolition or cutting into the building, is to be cleaned by vacuuming by a contractor approved by SafeWork NSW. A Clearance Certificate to certify that the site area is free of asbestos is to be submitted to Council by a licensed asbestos assessor within 14 days of the completion of renovations (or prior to the Occupation Certificate being issued).

90. Acid Sulfate Soils

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

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

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

91. 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.

92. Building Site to be Kept Free of Rubbish

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

93. 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.

94. Swimming Pool Barriers

The swimming pool shall be provided with child-resistant barriers, prior to the placement of water in the pool, in accordance with Section 7 of the Swimming Pools Act 1992 and Australian Standards AS 1926. The barrier shall be installed to the satisfaction of the Principal Certifier.

95. Warning Notice

A warning notice complying with Clauses 10 and 11 of the Swimming Pools Regulation 2008 is to be displayed in a prominent position in the immediate vicinity of the swimming pool as required by Section 17 of the Swimming Pools Act 1992, prior to the filling of the pool with water.

96. 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.

97. 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.

98. Responsibility for Changes to Public Infrastructure

While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths,

kerbs and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).

99. Excess Excavated Material - Disposal

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

100. External Plant and Equipment

All external plant such as air conditioners, compressors/pumps, exhaust systems and other equipment shall be installed as per the acoustic assessments recommendations so that the noise (LAeq(15min)) emanating from the operation of external plant and equipment does not exceed 5dB(A) above the background noise level (LA90(15min)) of the area at any boundary of the land.

101. Piping of Stormwater to Existing Stormwater Drainage System

Stormwater for the land must be piped to Council's existing stormwater drainage system.

Before the Issue of an Occupation Certificate

102. 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.

103. Repair of Infrastructure

Before the issue of an Occupation Certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.

Note: If the Council is not satisfied, the applicant is responsible for any payments required for rectification works.

104. 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.

105. 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.

106. 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 ([Application Number to be referenced](#)).

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.

107. 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.

108. 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 final Occupation Certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate.

NOTE: Clause 154B of the Environmental Planning and Assessment Regulation 2000 provides for independent verification of compliance in relation to certain BASIX commitments.

109. Swimming Pool Barriers

The swimming pool shall be provided with child-resistant barriers, prior to the placement of water in the pool, in accordance with Section 7 of the Swimming Pools Act 1992 and Australian Standards AS 1926. The barrier shall be installed to the satisfaction of the Principal Certifier and prior to the issue of an Occupation Certificate.

110. 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.

111. Completion of Landscape Works on Council Owned or Controlled Land

The Developer must complete all landscape works required within Council's road reserve, or other Council owned or controlled land, in accordance with the conditions of this consent. The total cost of all such landscape works shall be fully borne by the Developer and any damage to Council's assets shall be the subject of restoration works sufficient to restore the asset to its previous state and configuration previous to the commencement of works. Evidence that this requirement has been met must be satisfied prior to the issue of the Occupation Certificate.

112. Arborist Verification – Street Tree Installation

Prior to the issue of Occupation Certificate, the developer must supply certification in the form of a report, including photographic evidence, from an AQF Level 5 Arborist to the Principal Certifier and Wollongong City Council to verify:

- a. The tree stock complies with AS 2203:2018 Tree Stock for Landscape Use.
- b. The tree pits have been constructed and the trees installed in accordance with the requirements of the Wollongong City Council City Centre Public Domain Technical Manual and arboricultural best practice.

Occupation and Ongoing Use

113. Backwash of Swimming Pool Water

The discharge of water from the pool should only be carried out after chlorine levels in the water have been depleted. Swimming pool water should not be discharged to a watercourse.

114. Swimming Pool Filtration Motor

The operation of the swimming pool filtration motor shall be restricted to the following hours of operation:

Monday to Friday - 7:00 am to 8:00 pm.

Saturdays, Sundays and Public Holidays - 8:00 am to 8:00 pm.

The equivalent continuous noise level (LAeq (15min)) of the swimming pool filtration motor shall not exceed 5 dB(A) above the background noise level (LA90 (15 min)) at the most affected point(s) along any boundary of the property.

115. Swimming Pool - Discharging Water

Discharge and/overflow pipe from the swimming pool and filtration unit must be connected to the sewer where available. All backwash water from the filtration unit is to be similarly disposed.

The pool excavations are not to conflict with the position of household drainage trenches or lines, the position of which must be ascertained before pool excavation commences.

116. Clothes Drying on Balconies/Terrace Areas Prohibited

The use of the balconies/terrace areas for the external drying of clothes is strictly prohibited.

117. Street Tree Establishment Period - City Centre/Commercial Village Centre

The Developer must comply with the terms of an approved landscape maintenance program for a minimum period of 12 months to ensure that all landscape works within Council's road reserve or Council owned or controlled land becomes well established by regular maintenance. The Street Tree Establishment Period shall commence from the issue of the Occupation Certificate.

The program must include the following elements: watering, weeding, litter removal, mulching, fertilising, tree guard and grate maintenance, and pest and disease control.

Details of the proposed program must be submitted with the Landscape Plan to the Principal Certifier for approval prior to release of the Construction Certificate.

118. Storage of Waste Bins and Waste

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.

119. Graffiti Removal

Any graffiti shall be removed immediately from the exterior of the building or any associated structures including any fences, site services and retaining/planter bed walls.

120. Strata Plan Requirements

Should a Strata Plan be prepared for this development in the future, the following matters must be addressed:

- a. Garbage and recycling rooms must be contained within the common area;
- b. Motorbike and bicycle storage areas and visitor car parking must be contained within the common area; and
- c. Appropriate allocation of carparking and storage areas to the dwellings.

121. Residential Storage

Each residential unit shall be allocated storage within the residential storage area provided within the building. The residential storage area shall be appropriately secured and fitted with CCTV surveillance. This requirement shall be reflected on the Construction Certificate plans.

Reasons

The reasons for the imposition of the conditions are:

1. To minimise any likely adverse environmental impact of the proposed development.
2. To ensure the protection of the amenity and character of land adjoining and in the locality.
3. To ensure the proposed development complies with the provisions of Environmental Planning Instruments and Council's Codes and Policies.
4. To ensure the development does not conflict with the public interest.