

Wollongong Local Planning Panel Assessment Report | 9 April 2024

WLPP No.	Item No 1
DA No.	DA-2024/52
Proposal	Community facility - alterations and additions to existing hall building, landscaping and relocation of existing signage
Property	Port Kembla Community Centre 191A Wentworth Street PORT KEMBLA NSW 2505 Lot 14 Sec 4 DP 5868, Lot 15 Sec 4 DP 5868, Lot 16 Sec 4 DP 5868
Applicant	Wollongong City Council
Responsible Team	Development Assessment & Certification – City Centre Team (VD)
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 Schedule 2 clause 1(a) of the Local Planning Panels Direction of 6 September 2023, the proposal relates to land where Council is the landowner.

Proposal

The proposal seeks approval for the alterations and additions to existing hall building, additional landscaping works and the relocation of signage.

Permissibility

The proposed alterations to the existing Community Facility are a permissible use in the E1 Local Centre Zone of the Wollongong Local Environmental Plan (WLEP) 2009.

Consultation

The proposal was exhibited in accordance with Council's Community Participation Plan 2019. No submissions were received following notification. Referrals are satisfactory.

Main Issues

No issues identified.

RECOMMENDATION

Development Application DA-2024/52 be approved subject to the conditions found in Attachment 4.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

State Environmental Planning Policies:

- SEPP (Resilience and Hazards) 2021
- SEPP (Industry and Employment) 2021

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan (WDCP) 2009

Other policies

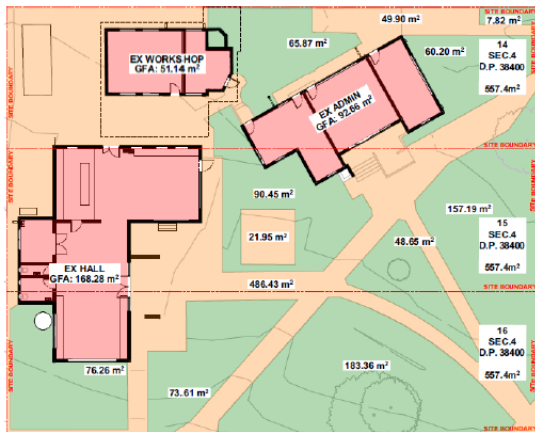
- Wollongong City Wide Development Contributions Plan 2023
- Wollongong Community Participation Plan 2019

1.2 DETAILED DESCRIPTION OF PROPOSAL

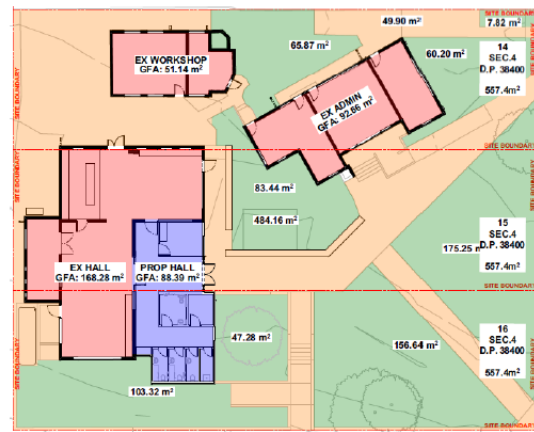
The proposal comprises alterations and additions to the existing single storey building being the existing community facility- Port Kembla Community Centre. The proposal includes the following works:

- Site preparation works.
- Alterations and additions to existing hall: this includes the extension to the existing hall of 88.39sqm and new window and door openings.
- Landscape works: including the construction of a new chess board, new paving, additional tree and seating, regrading of existing pathway, provision of a new water fountain and new retaining wall.
- Relocate existing signage along Wentworth Street.
- Hall roof replacement.
- Installation of a rainwater tank along southwestern boundary.

All work relates to the existing buildings, no separate new buildings are proposed. Plans of the proposal are found in Attachment 2. The proposed works are ancillary to the existing hall as shown in purple in the plans below in Figure 1.



Above: Existing Site Plan



Proposed Additions (in purple)

Figure 1- Existing site plan and proposed additions

1.3 BACKGROUND

The following previous applications are relevant in the consideration of this proposal:

- PL-2022/81: Alterations and additions to Port Kembla Community Centre completed 4/8/22.
- DA-2013/596: Totem Pole approved 5/7/13. The totem pole is proposed to remain.
- CDC- 2008/2: Remove internal wall and replace with structural beam in building 3, widen passage with new lintel in building 3, approved 6/2/08.
- DA-2008/854: Addition of roof awning to building number 3, installation of roller door to building no. 2, erection of compound fencing and gates and installation of shipping containing for use as storage, approved 6/6/08.

1.4 SITE DESCRIPTION

The site comprises three lots located at 191A Wentworth Street, Port Kembla and described as Lot 14 Sec 4 DP 5868, Lot 15 Sec 4 DP 5868 and Lot 16 Sec 4 DP 5868. The site currently accommodates Port Kembla Community Centre.

The sites have a combined area of 1672.2sqm and a 1.5 metre crossfall from the northeast corner to the southwest corner. It has a primary frontage to Wentworth Street and a secondary frontage to Church Street. Wentworth Lane is located at the rear of the property servicing one way traffic to Church Street.

Wollongong City Council is currently the owner of the three sites. The current structures on the site include an existing single storey community facility which comprises three separate buildings for the purposes of administration, workshop, and hall.

This site has existing signage and landscaped areas. An aerial photo of the site is shown below in Figure 2.



Figure 2: Aerial Photo of the site

Surrounding development comprises the following:

- North: Commercial and retail premises.
- East: Service station.
- South: Auto Repair workshop.
- West: Service Station and residential properties

Property constraints

- The site is mapped as Threatened Species – Green and Golden Bell Frog. Given the site’s location near the town centre with existing structures, no concerns are raised. Standard conditions imposed on draft consent.

1.5 SUBMISSIONS

The proposal was exhibited in accordance with Wollongong Council’s Community Participation Plan 2019. Refer to notification map below in Figure 3. No submissions were received.



Figure 3 Notification Map

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Council's Building, Landscape, Stormwater and Contributions Officers have reviewed the application and raise no objection to the proposal.

1.6.1 EXTERNAL CONSULTATION

Not required.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

NSW BIODIVERSITY CONSERVATION ACT 2016

The proposal does not involve clearing of native vegetation that would trigger the requirement for a biodiversity offset scheme. The site is not identified as being of high biodiversity value on the Biodiversity Values Map.

The proposal 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 AND HAZARDS 2021

4.6 Contamination and remediation to be considered in determining development application

Chapter 4 Remediation of land

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

The site is currently used as a community facility A desktop audit does not reveal any previous uses that would suggest contamination of the site; therefore, the proposed use of is considered satisfactory. It is considered the Panel may be satisfied that cl 4.6 matters have been addressed.

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021

TH proposal is for the relocation of the existing signage towards the Wentworth Street frontage.

Clause 3.4 Signage to which this policy applies

This policy applies to all signage that can be displayed with development consent and is visible from any public place or public reserve.

The sign is considered to be satisfactory with regard to the aims of this policy and the assessment criteria in Schedule 5.

Clause 3.6 Granting of consent to signage

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied—

(a) that the signage is consistent with the objectives of this Chapter as set out in section 3.1(1)(a), and

(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.

Objectives/controls	Comment	✓/✗
1 Character of the area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is typical for a community centre in the Wollongong LGA	✓

Objectives/controls	Comment	✓/*
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	and is not considered likely to have a significant impact on the surrounding area.	
2 Special areas		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	There are no environmentally sensitive or heritage areas the proposal may impact.	✓
3 Views and vistas		
<p>Does the proposal obscure or compromise important views?</p> <p>Does the proposal dominate the skyline and reduce the quality of vistas?</p> <p>Does the proposal respect the viewing rights of other advertisers?</p>	The proposal does not compromise the quality of views, vistas or viewing rights of other advertisers.	✓
4 Streetscape, setting or landscape		
<p>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</p> <p>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</p> <p>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</p> <p>Does the proposal screen unsightliness?</p> <p>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</p> <p>Does the proposal require ongoing vegetation management?</p>	<p>The proposal is consistent with the streetscape, setting and landscape with regard to scale and visual interest.</p> <p>The proposal does not protrude above buildings, structures or tree canopies in the locality.</p>	✓
5 Site and building		
<p>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</p> <p>Does the proposal respect important features of the site or building, or both?</p> <p>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</p>	The proposal is compatible with site and building in terms of scale, proportion and respect of important features.	✓
6 Associated devices and logos with advertisements and advertising structures		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	No associated devices or logos are required or proposed.	NA

Objectives/controls	Comment	✓/✗
<p>7 Illumination</p> <p>Would illumination result in unacceptable glare?</p> <p>Would illumination affect safety for pedestrians, vehicles or aircraft?</p> <p>Would illumination detract from the amenity of any residence or other form of accommodation?</p> <p>Can the intensity of the illumination be adjusted, if necessary?</p> <p>Is the illumination subject to a curfew?</p>	<p>The proposed signage will not be illuminated.</p>	<p>✓</p>
<p>8 Safety</p> <p>Would the proposal reduce the safety for any public road?</p> <p>Would the proposal reduce the safety for pedestrians or bicyclists?</p> <p>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</p>	<p>The proposal will not reduce the safety for road users, pedestrians or bicyclists. The proposal will not obscure sightlines from public areas.</p>	<p>✓</p>

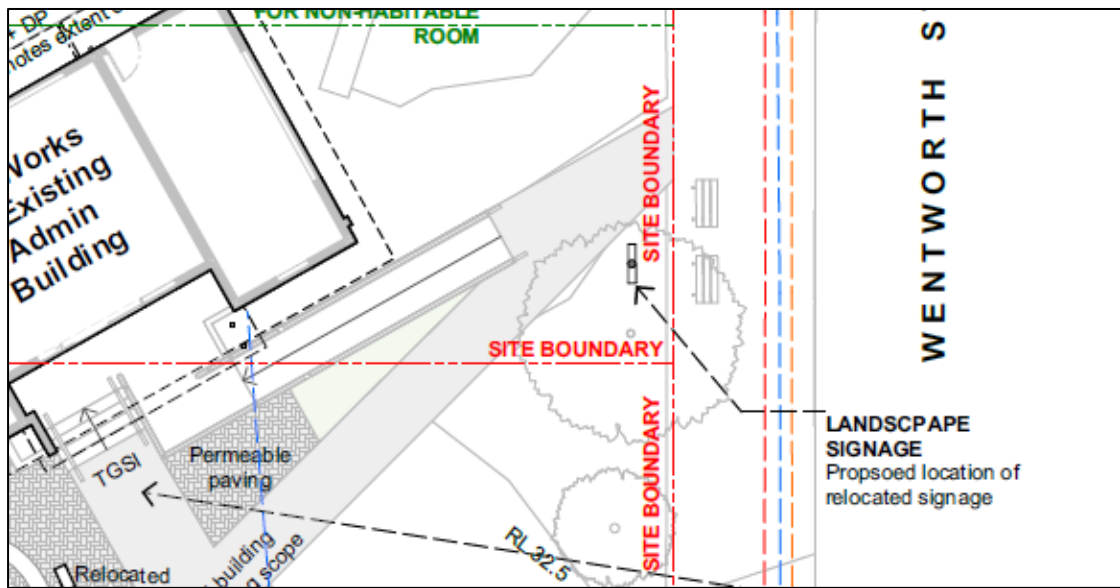


Figure 4: Proposed location of relocated signage.



Figure 5: Photo of existing sign on site to be relocated.

2.1.3 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

Community Facility means a building or place—

- (a) *owned or controlled by a public authority or non-profit community organisation, and*
- (b) *used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.*

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 E1 Local Centre as shown in Figure 6 below:

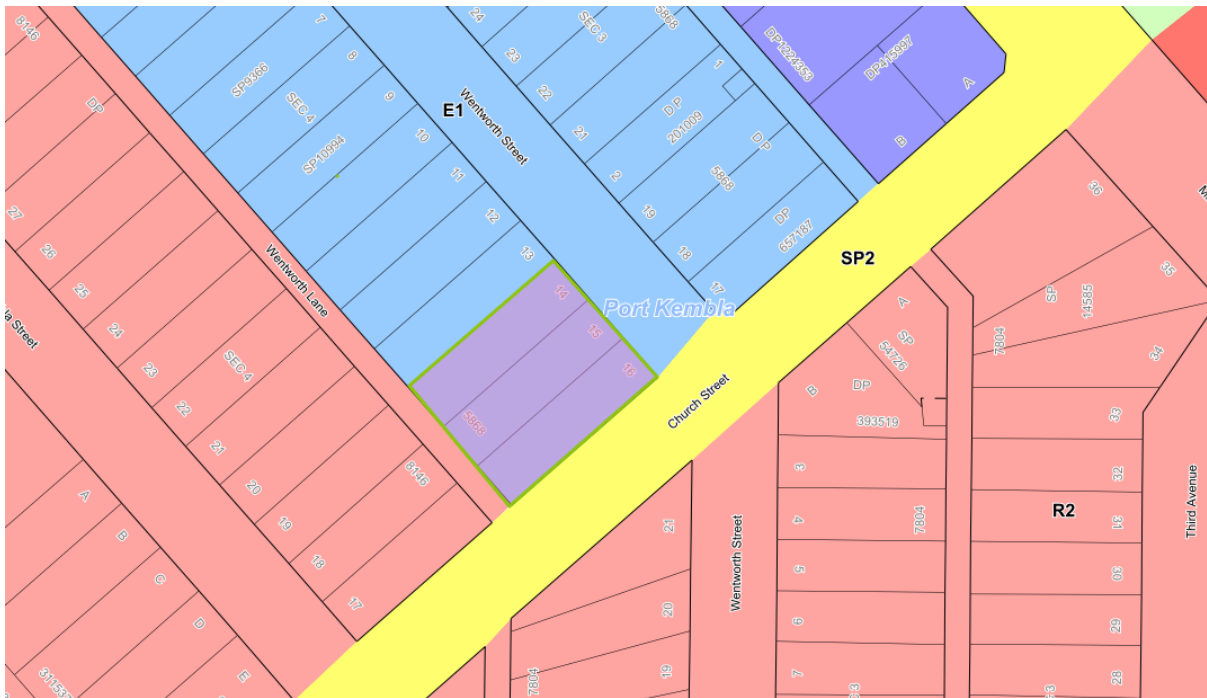


Figure 6: Zoning Map

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- *To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.*
- *To encourage investment in local commercial development that generates employment opportunities and economic growth.*
- *To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *To encourage development that is consistent with the centre’s position in the centres hierarchy.*
- *To encourage development that has a high level of accessibility and amenity and prioritises pedestrians.*
- *To ensure new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*

The proposal has regard to the above objectives.

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

Advertising structures; Amusement centres; Backpackers’ accommodation; Bed and breakfast accommodation; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Exhibition homes; Function centres; Home-based child care; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities

(outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Serviced apartments; Sex services premises; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Wholesale supplies

The proposal is categorised as a **Community Facility** and is permissible in the zone with development consent.

Clause 2.7 Demolition requires development consent

Minor demolition proposed, conditions imposed on draft consent.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The building is single storey and does not exceed the 12m building height restriction applying to the site.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone:	1.5:1
Site area:	1672.2sqm
Existing GFA	312.08sqm
Proposed GFA	88.39sqm
GFA	400.47sqm
FSR:	0.18:1

The proposal is compliant.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

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

Clause 7.13 Certain land within employment or mixed use zones

(1) The objective of this clause is to ensure active uses are provided at the street level to encourage the presence and movement of people.

(2) This clause applies to land in Zone E1 Local Centre, Zone E2 Commercial Centre or Zone MU1 Mixed Use, but does not apply to land to which clause 7.19 applies.

(3) Development consent must not be granted for development for the purpose of a building on land to which this clause applies unless the consent authority is satisfied that the ground floor of the building—

(a) will not be used for the purpose of residential accommodation, and

(b) will have at least one entrance and at least one other door or window on the front of the building facing the street other than a service lane.

Comment:

This proposal involves modifications to the existing community facility building within an established town centre. The proposed development does not include any residential accommodation. The main entry to the community facility is from the corner of Wentworth Street and Church Street and the entry point is not changing as part of this application. There is an existing window opening along the Church Street frontage from existing hall no. 1. There are existing pedestrian pathways from both the streets which are proposed to be retained. The Plan did not anticipate the capture of buildings of this nature within the E1 Local Centre.

Clause 7.22 Development in Local Centres

(1) *The objectives of this clause are as follows—*

(a) to ensure the scale and function of development in local centres are appropriate for the location,

(b) to ensure development in local centres is compatible with the desired future character and amenity of surrounding residential areas.

(2) *This clause applies to land in Zone E1 Local Centre or Zone E2 Commercial Centre.*

(3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered—*

(a) the impact of the development on—

(i) the amenity of surrounding residential areas, and

(ii) the desired future character of the local centre, and

(b) whether the development is consistent with the hierarchy of centres.

Comment:

The application proposes alterations to an existing building. There is not anticipated to be any impacts to surrounding residential areas. The development will upgrade an existing community facility and enhance the local centre of Port Kembla. The development is consistent with the future character of the Port Kembla town centre.

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

None applicable.

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

Refer to Attachment 3 for outline of compliance table in relation to Wollongong DCP 2009. Below is an overview of Chapter E3.

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

There are no specific parking controls in this chapter for community facilities. There are no parking spaces available on site for the existing facility and the application proposes no additional parking or access points. The proposal is not expected to significantly increase traffic to the site as it is for an extension to the existing hall.

The applicant has provided the following justification for the variation:

- *The existing community facility currently has no on-site parking.*
- *The minor additions will not increase the number of staff or the number of patrons.*
- *The additions are to improve amenity at the existing hall building on the site. As such, there are no additional traffic or parking implications.*
- *There are currently, plenty of parking options available for patrons including on street parking, a local bus stop at the front of the site providing transport directly to the Community Centre. The site is 132 metres from a cycleway in Military Road, which provides convenient access to cyclists that can travel down Church Street.*

Comment

Given the community facility is existing, a variation request for the provision of parking is acceptable. There is limited opportunity on site for the provision of parking spaces due to existing buildings on the

site. The nature of the works, whilst increasing the floorspace marginally do not in and of themselves generate traffic beyond that of the centre currently. The additions are primarily bathrooms and an entrance area. The facility is located within the Port Kembla town centre and is easily accessible by public transport. Nearby on street parking is available on Wentworth Street and Church Street. The following objective of Clause 2 of this Chapter is met:

a) Ensure that transport networks are able to support the proposed development in a manner that maintains safe levels of service.

For these reasons, the proposed parking arrangements is satisfactory in this instance.

2.4 WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2023

The Statement of Environmental Effects submitted with the application includes a request for an exemption from development contributions as the proposed development is an application for community infrastructure as per Clause 15(a) of the Contributions Plan.

The written exemption request was referred to Council's Strategic Project Officer - Development Contributions, for consideration. The exemption was granted. No contributions under this plan are applicable for this application.

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

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

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

Clause 6 Determination of BASIX development

Not applicable.

Clause 61 Additional matters that consent authority must consider

Conditions of consent are recommended with regard to demolition on the original consent.

Clause 62 Consideration of fire safety

N/A- there is no change of use.

Clause 64 Consent authority may require upgrade of buildings

Council's Building Officer reviewed the proposal A Construction Certificate will be required, and new building work will be required to comply with the Building Code of Australia (BCA).

66A Council-related development applications—the Act, s 4.16(11)

(1) A council-related development application must not be determined by the consent authority unless—

- (a) the council has adopted a conflict of interest policy, and*
- (b) the council considers the policy in determining the application.*

(2) In this section—

conflict of interest policy means a policy that—

- (a) specifies how a council will manage conflicts of interest that may arise in connection with council-related development applications because the council is the consent authority, and*

- (b) *complies with the Council-related Development Application Conflict of Interest Guidelines published by the Department and available on the NSW planning portal, as in force from time to time.*

council-related development application has the same meaning as in the Act, Schedule 1, clause 9B.

council-related development application means a development application, for which a council is the consent authority, that is—

- (a) *made by or on behalf of the council, or*
- (b) *for development on land, other than a public road within the meaning of the Local Government Act 1993—*
- (i) *of which the council is an owner, a lessee or a licensee, or*
- (ii) *otherwise vested in or under the control of the council.*

The proposal is Council related development as it falls under 2(a) as it is made by or on behalf of the Council.

Council adopted a Conflict of Interest Policy (CoIP) in accordance with (1)(a) on 31 July 2023.

This report considers the CoIP and guidelines in accordance with (1)(b).

The management control in the CoIP requires that: *Council-related applications and approvals to modify development consents will be referred to the Wollongong Local Planning Panel for determination, as required by Schedule 2 of the Local Planning Panel Directions – Council is not the consent authority.*

The application is referred to the Wollongong Local Planning Panel for determination.

The guidelines set out the requirements for the council conflict of interest policy required under section 66A, assists councils in meeting these requirements by providing a sample policy and management strategy statement that can be used as a template when developing their policies and provides general information and guidance about the policy.

Councils CoIP complies with the guidelines.

Clause 78 of the EPAR (Development Certification and Fire Safety) Regulation 2021-Fire safety schedules

A fire safety schedule will be prepared and issued with the Construction Certificate by the accredited certifier. Council's Building Officer advised that the building has an existing Fire Safety Schedule.

Premise Standards (i.e. the Commonwealth Disability (Access to Premises – Buildings) Standards 2010 (the Premises Standards)

The proposal is subject to Construction Certificate application (refer to draft conditions) which will require compliance with the BCA.

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

There are not expected to be adverse environmental impacts on either the natural or built environments or any adverse social or economic impacts in the locality. The proposal is satisfactory with regard to the applicable planning controls as detailed in the body of this report. No submissions have been received following notification. Satisfactory referrals have been received subject to appropriate conditions of consent. The proposed alterations and additions will upgrade the facility for the residents of Port Kembla.

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

Does the proposal fit in the locality?

The design of the proposal is considered an appropriate response with regard to the locality. The development is not considered to result in adverse impacts on the character and amenity of adjoining developments, and the surrounding area.

Are the site attributes conducive to development?

The proposed development has considered the existing site attributes and responded accordingly.

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

No submissions were received following notification.

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

The application in its current form does not result in unacceptable impacts and has been appropriately designed for the ongoing use of a community facility. Approval is in the public interest.

2.11 LOCAL GOVERNMENT ACT 1993 Division 2

Use and Management of Community Land

Under the Local Government Act 1993 (the Act), Council is required to classify all its land holdings into either “operational” or “community” land. Section 35 of the Local Government Act 1993 provides that a community land can only be used in accordance with:

- the plan of management applying to the area of land and,
- any law permitting the use of the land for a specified propose or otherwise regulating the use of the land and,
- the provisions of Division 2 of Chapter 6 of the Act

The site is classed as *Operational Land* and a plan of management is not required under the Local Government Act.

3 CONCLUSION

The application has been assessed as satisfactory having regard to the Matters for Consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979 including the provisions of Wollongong LEP 2009 and all relevant SEPPs, DCPs, Codes and Policies.

The proposed development is permissible with consent and has regard to the objectives of the zone. No additional parking is proposed as part of the application and this is considered to be acceptable given the constraints of the site. Internal referrals are satisfactory, and no submissions were received. The proposal is considered supportable in its current form.

The proposed development demonstrates that the site can suitably accommodate the proposed upgrades to the community facility.

4 RECOMMENDATION

It is recommended that the development application DA-2024/52 be approved subject to conditions of consent found in Attachment 4.

5 ATTACHMENTS

1. Photos of the site
2. Plans

3. WDCP 2009 Compliance
4. Draft conditions of consent

Attachment 1- Site Photos



View of entrance from the corner of Wentworth and Church Street



Existing laneway located to the rear of the property along the south western boundary



View of the site along Church Street



Existing hall window opening along Church Street



View of the site towards the corner of Church and Wentworth Street



View of existing hall building entrance



Existing hall building entrance and existing chessboard



View of the existing administration building from Wentworth Street



View of the site from Wentworth Street



View of the existing administration building located near Wentworth Street frontage



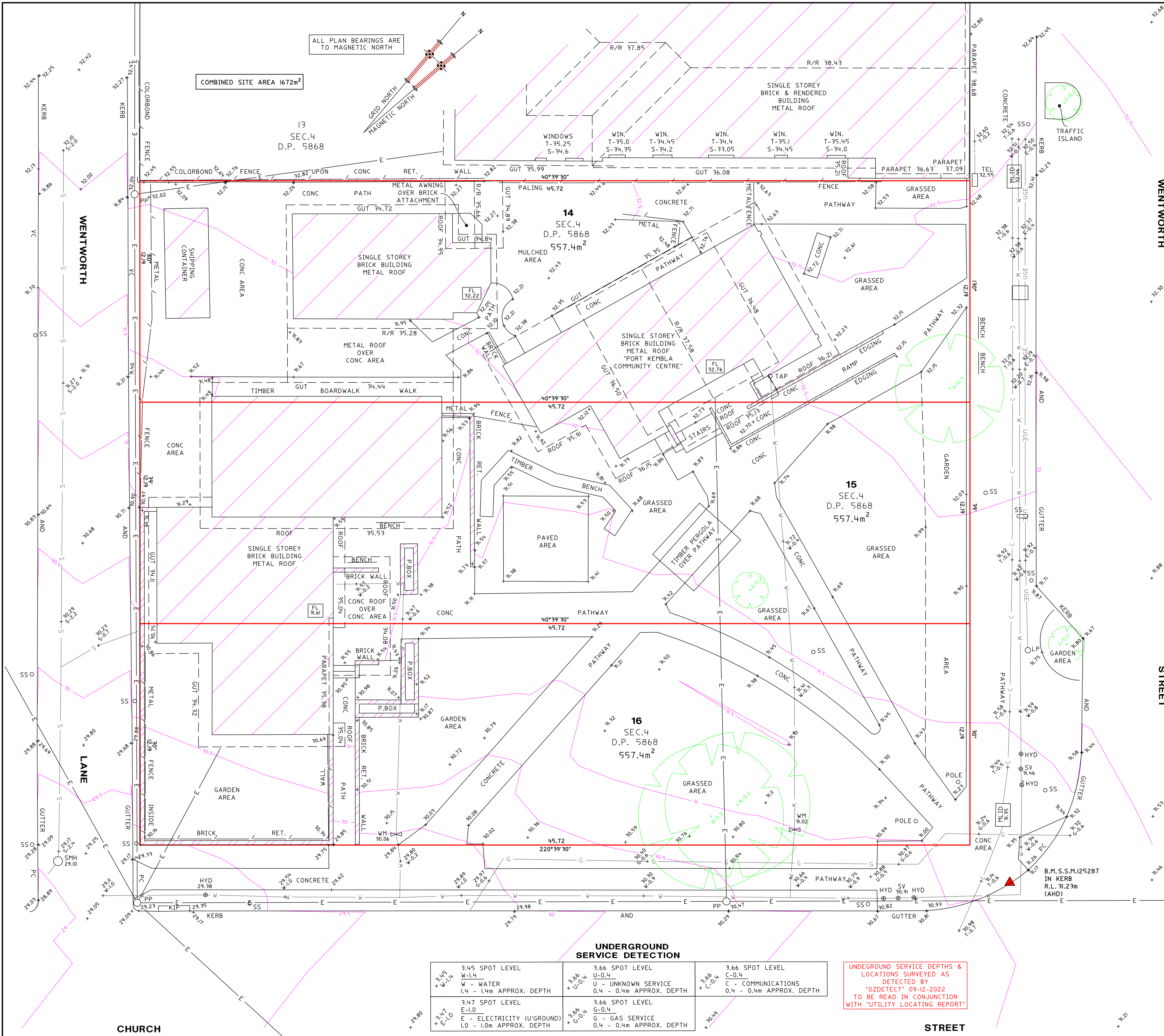
Existing signage to be relocated as part of this application.



View of existing commercial/retail activities along Wentworth Street



Existing service station across the road on the corner of Church and Wentworth Street

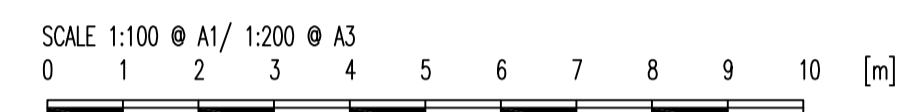


LEGEND Attachment 2 - Plans

BENCH MARK	▲
TELSTRA PIT	□ TEL
POWER POLE	○ PP
KERB INLET PIT	□ KIP
HYDRANT	⊙ HYD
STREET SIGN	○ SS
LAMP POST	○ LP
SEWER MAN HOLE	○ SMH
PRAM CROSSING	PC
VEHICLE CROSSING	VC
ELECTRICITY (O'HEAD)	— E —
WATER METER	⊗ WM
METAL LID	⊕ MLID
STOP VALVE	⊙ SV
ELECTRICITY (U'GROUND)	— UGE —
SEWER	— S —
GAS	— G —
WATER	— W —
COMMUNICATIONS	— C —

TREES

3/2
3 - 3m SPREAD
0.2 - 0.2m APPROX. TRUNK DIA.



JRK SURVEYS PTY LTD COPYRIGHT STATEMENT

THE SURVEY INFORMATION SHOWN IN THIS PLAN REMAINS THE COPYRIGHT OF JRK SURVEYS PTY LTD. THIS PLAN SHALL ONLY BE USED FOR THE PURPOSES FOR WHICH IT HAS BEEN COMMISSIONED. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF JRK SURVEYS PTY LTD IS PROHIBITED. AUTHORISED USE SHALL INDICATE THAT JRK SURVEYS PTY LTD ARE THE SOURCE OF THE SURVEY DATA.

- NOTES**
- NO INVESTIGATION OF BUILDING FOOTINGS HAS BEEN UNDERTAKEN IN THE PREPARATION OF THIS SURVEY.
 - ORIGIN OF LEVELS S.S.M.125287 R.L.31.23m (AHD) BY SCIMS, DATED 6TH DECEMBER 2022.
 - TREE SIZES ARE ESTIMATES ONLY.
 - DATE OF SURVEY 9TH DECEMBER 2022.
 - SUBJECT DP DETAILS AMENDED ON PLAN

A BOUNDARY SURVEY HAS BEEN CONDUCTED BY A REGISTERED SURVEYOR AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT 2002.



THIS IS THE PLAN REFERRED TO IN MY LETTER REF:22-344P1

UNDERGROUND SERVICES SEARCH SHOULD BE UNDERTAKEN PRIOR TO ANY EXCAVATION TAKING PLACE UPON THE SITE

JASON KEYWOOD
REGISTERED SURVEYOR
SURVEYOR ID No.1427

TITLE:
SITE ANALYSIS SURVEY OVER LOTS 14, 15 & 16 SECTION 4 IN D.P.5868 BEING No.191A WENTWORTH STREET PORT KEMBLA

JRK SURVEYS
SURVEYING.COM.AU
LAND SURVEYORS info@surveying.com.au

CLIENT:	MR ALLEN HUANG						
LEVEL DATUM:	A.H.D.	NOTES:	0.5m CONTOURS				
SURVEY BY:	N.H.	DRAWN BY:	N.H.				
DRAWING No.	22-344P2	SCALE	1:100@A1 1:200@A3	SHEET	1 OF 1 SHEETS	DATE:	28TH AUGUST 2023

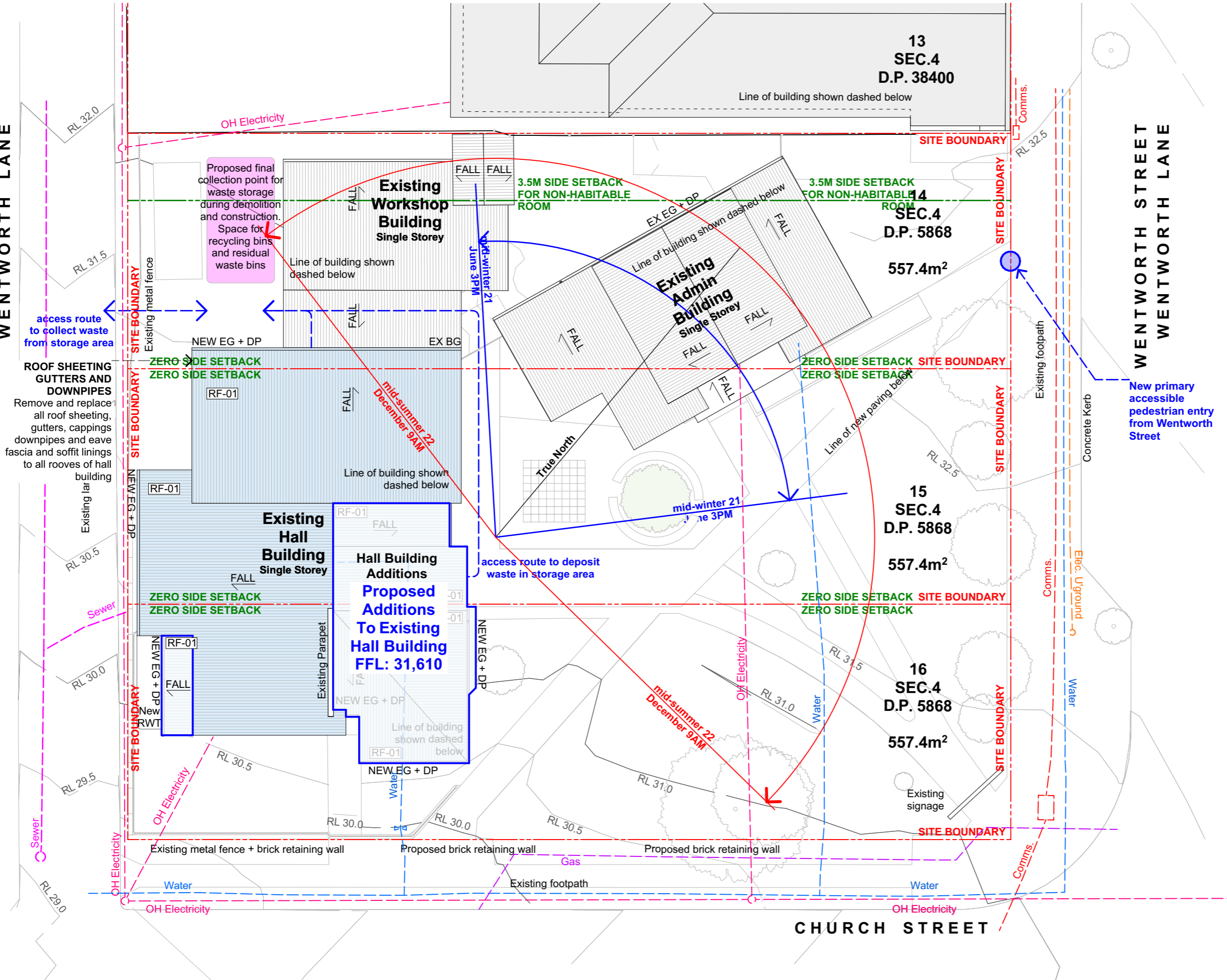
UNDERGROUND SERVICE DETECTION

3.45 SPOT LEVEL W-1.4 1.4 - 1.4m APPROX. DEPTH	3.66 SPOT LEVEL U-0.4 U - UNKNOWN SERVICE 0.4 - 0.4m APPROX. DEPTH	3.66 SPOT LEVEL C-0.4 C - COMMUNICATIONS 0.4 - 0.4m APPROX. DEPTH
3.47 SPOT LEVEL E-1.0 E - ELECTRICITY (U'GROUND) 1.0 - 1.0m APPROX. DEPTH	3.66 SPOT LEVEL G-0.4 G - GAS SERVICE 0.4 - 0.4m APPROX. DEPTH	

UNDERGROUND SERVICE DEPTHS & LOCATIONS SURVEYED AS DETECTED BY "OZDETECT" 09-12-2022 TO BE READ IN CONJUNCTION WITH "UTILITY LOCATING REPORT"

WENTWORTH LANE

WENTWORTH STREET
WENTWORTH LANE



LEGEND

BK-01	NEW BRICK	—	SITE SETBACKS
CON-01	CONCRETE	—	BOUNDARY
DP	DOWN PIPE	—	SEWER
EG	EAVES GUTTER	—	WATER
EX	EXISTING	—	OH ELECTRICAL
FFL	FINISHED FLOOR LEVEL	—	GAS
PROP	PROPOSED	—	COMMS
RF-01	METAL ROOFING	—	UG ELECTRICAL
RL	RELATIVE LEVEL	—	
EX-RF	EXISTING ROOF	—	
EX-BK	EXISTING MASONRY	—	
TB-01	TIMBER FLOORING	—	
TL-01	TILED FLOORING	—	

(D01) NEW OR ALTERED DOOR
 (W01) NEW OR ALTERED WINDOW

MATERIALS / CONSTRUCTION LEGEND (ALL PROPOSED ELEMENTS SHOWN COLOURED)

[Solid Grey]	EXISTING (PLAN / SECT)
[Solid Blue]	PROPOSED (PLAN / SECT)
[Blue Outline]	PROPOSED NEW ADDITIONS (SITE PLAN ONLY)
[Red Dashed]	EXISTING WALLS TO BE DEMOLISHED
[Red Hatched]	EXISTING AREA TO BE DEMOLISHED
[Green Hatched]	RETAIN EX STRUCTURE. DEMOLISH EXTERNAL CLADDING
[Grey Hatched]	EXISTING BRICKWORK
[Blue Hatched]	EXISTING METAL ROOFING / CLADDING
[Brown Hatched]	PROPOSED TIMBER VENEER FLOORING AREA (PLAN)
[Light Blue Hatched]	PROPOSED WET AREA (PLAN)
[Dark Blue Hatched]	PROPOSED HIGH JOINERY
[Light Blue Hatched]	PROPOSED LOW JOINERY
[Blue Hatched]	PROPOSED METAL ROOFING / CLADDING
[Red Hatched]	PROPOSED MASONRY [ELEV]
[Green Hatched]	PROPOSED GLAZING [ELEV]
[Light Green Hatched]	PROPOSED SOFT LANDSCAPING [PLAN]
[Dark Green Hatched]	PROPOSED PERMEABLE PAVERS [PLAN]

GENERAL NOTES

- All new external windows & skylights to meet BASIX requirements. Refer to BASIX Certificate noted on drawing 01.
- Architectural documentation to be read in conjunction with hydraulic engineers documentation and statement of environmental effects.
- All ambulant sanitary compartments, accessible unisex sanitary facilities, all new accessible paths of travel and new door openings to be compliant with AS1428.1 - 2009

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

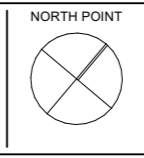
DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P6	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

samcrawfordarchitects
 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 165 409 567 Nominated Architect Sam Crawford 6498



CLIENT
Wollongong City Council

PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505



SCALE @ A3 1:200	PROJECT NO. 22.29	STAGE AA	DRAWING NO. 02	REV C
DRAWING TITLE SITE PLAN				

Printed: 3:20 PM, 18/12/2023



01 SITE LOCATION PLAN

DEVELOPMENT APPLICATION DRAWINGS FOR

191a Wentworth St Port Kembla NSW 2505

FOR Wollongong City Council

DEVELOPMENT APPLICATION: DRAWING LIST

GENERAL		
00	COVER PAGE	N.T.S
01	GENERAL SPECIFICATIONS	1:100
PLANS		
02	SITE PLAN	1:200
03	DEMO GF PLAN	1:200
04	DEMO ROOF PLAN	1:200
05	PROPOSED GF PLAN	1:200
06	PROPOSED ROOF PLAN	1:200
07	PROPOSED GF PLAN	1:100
08	PROPOSED ROOF PLAN	1:100
ELEVATIONS		
09	PROPOSED ELEVATIONS	1:100
10	PROPOSED ELEVATIONS	1:100
SECTIONS		
11	PROPOSED SECTION	1:100
SHADOW DIAGRAMS		
12	JUNE 21ST 9:00AM	1:200
13	JUNE 21ST 12:00PM	1:200
14	JUNE 21ST 15:00PM	1:200
AREA CALCULATIONS		
15	AREA CALCULATIONS: EXISTING	1:200
16	AREA CALCULATIONS: PROPOSED	1:200
SCHEDULE OF EXTERNAL FINISHES		
17	MATERIALS & FINISHES	N.T.S

We respectfully acknowledge the Gadi people, the Traditional Owners and Custodians of the Country on which we work and create

We respectfully acknowledge the Wodi Wodi people, the Traditional Owners and Custodians of the Country on which this project is located.

We also acknowledge the Traditional custodians of this Country and their continuing connection to culture, community, land, sea and sky. We pay our respects to Elders and Knowledge Holders past, present and future and express our gratitude for their continued sharing of knowledge and culture.

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P5	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

© COPYRIGHT 2023. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

samcrawfordarchitects
 ACN 165 409 567 Nominated Architect Sam Crawford 6498
 UNIT 4, 30 WILSON STREET, NEWTOWN, AUSTRALIA NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au



CLIENT
Wollongong City Council
 PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505

NORTH POINT	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
	N.T.S.	22.29	AA	00	C
DRAWING TITLE					
COVER PAGE					

Printed: 3:20 PM, 18/12/2023

GENERAL SPECIFICATION

Main specification is priority document in case of any discrepancy

The building works included in the subject application will comply with the relevant deemed-to-satisfy provisions of the National Construction Code 2022 (Volume 2 - Building Code of Australia), ABCB Housing Provisions Standard and relevant standards of construction.

Particular reference is made to the following NCC provisions and Australian Standards, which form part of the application and will be complied with:

DEMOLITION:

Complete all demolition required to complete the works. Demolition to be carried out and refuse removed with minimum disturbance to the existing dwelling and adjoining dwellings. Make good disturbed surfaces and structure before commencing new work.

Demolition to be carried out in accordance with AS2601-2001. Any walls or existing structure shown to remain are subject to structural engineer certification and if failed re-construction, like for like will be part of this application.

As part of this application the applicant reserves the right to replace or repair any existing glazing or windows & roof tiles.

SITE PREPARATION:

- Earthworks - To be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of development consent and the relevant requirements of Part H1D3 of the NCC (Volume 2) and Part 3.2 of The ABCB Housing Provisions
- Stormwater drainage - Part H2D2 of the NCC (Volume 2) and Part 3.3 of the ABCB Housing Provisions; and
- AS/NZS 3500 (2003) Part 3 - Stormwater drainage
- AS/NZS 3500 (2000) Part 5 - Domestic installations - Section 5 - stormwater drainage
- Termite protection - Part H1D3 of the NCC (Volume 2) and Part 3.4 of the ABCB Housing Provisions; and
- AS 3660.1(2000) - Protection of buildings from subterranean termites

BOUNDARIES:

No portion of the proposed alterations and additions, including the footings and roof eaves, is to encroach beyond the boundaries of the subject property.

FOOTINGS AND SLABS:

- Footings and slabs - Part H1D4 & Part H1D12 of the NCC (Volume 2) and Part 4 of the ABCB Housing Provisions; and
- AS 2870 (1996) - Residential slabs and footings
- AS 3600 (2001) - Concrete structures
- AS 2159 (1995) - Piling - Design and installation
- Site classification Part 4.2.2 of the ABCB Housing Provisions

MASONRY:

All brickwork to be perfect level, straight and plumb and perfectly bonded. Build in all DCPs, arch bars, wall ties and the like.

All work to be carried out in a skilful and workmanlike manner in accordance with best trade practice, and as per Australian standards.

- Masonry construction - Part H1D5 of the NCC (Volume 2), Part 5 of the ABCB Housing Provisions and AS 3700 (2001) - Masonry Code
- Lintels in masonry - Part 5.6.7 of the ABCB Housing Provisions

FRAMING:

- Sub-floor ventilation - Part H1D6 of the NCC (Volume 2) and Part 6.2 of the ABCB Housing Provisions
- Steel framing - Part H1D6(3) of the NCC (Volume 2)
- Acceptable construction practice - AS 4100 (1998) - Steel structures
- Timber wall, floor and roof framing - Part H1D6(4) of the NCC (Volume 2); and
- AS 1684 (2006) - Residential timber - frame construction
- Structural steel members - Part H1D6(5) of the NCC (Volume 2) and Part 6.3 of the ABCB Housing Provisions

ELECTRICAL:

Work shall be carried out by a licensed contractor in accordance with authorities having jurisdiction over the works.

ROOF AND WALL CLADDING:

- Roof tiling - Part H1D7(3) of the NCC (Volume 2), Part 7.3 of the ABCB Housing Provisions and AS 2049 (2002) - Roof tiles
- Metal roof sheeting - Part H1D7(2) of the NCC (Volume 2) and / or Part 7.2 of the ABCB Housing Provisions
- Gutters and downpipes - Part H1D7 of the NCC (Volume 2), Part 7.4 of the ABCB Housing Provisions; and
- AS/NZS 3500 (2003) Part 3 - Stormwater drainage
- AS/NZS 3500 (2000) Part 5 - Domestic installation
- Wall cladding - Part H1D7 of the NCC (Volume 2) and Part 7.5 of the ABCB Housing Provisions

GLAZING:

All external doors and windows are to include weather-stripping to manufacturer's recommendations and/ or specification. All doors and windows to comply with Australian standards.

- Glazing - Part H1D8 of the NCC (Volume 2) and Part 8 of the of the ABCB Housing Provisions
- AS 1288 (2006) Glass in buildings
- AS 2047 (1999) Windows in buildings

INSULATION:

Refer to BASIX report included in DA submission.

- Natural - Parts 3.8.5.2 and 3.8.5.3 of the BCA (Volume 2)
- Mechanical - Parts 3.8.5.0 and 3.8.5.3 of the BCA (Volume 2)
- Sound insulation - Part 3.8.6.1 of the BCA (Volume 2)

FIRE SAFETY:

- Fire separation - Part 3.7.1 of the BCA (Volume 2)
- Fire separation - Separating wall construction - Part 3.7.1.8 of the BCA (Volume 2)
- Fire separation - Roof lights - Part 3.7.1.10 of the BCA (Volume 2)
- Smoke alarms - Part 3.7.2 of the BCA (Volume 2) and AS 3786 (1993) - Smoke alarms
- Heating appliances - Part 3.7.3 of the BCA (Volume 2) and AS 2918 (2001) - Domestic solid - fuel burning appliances - installation

HEALTH AND AMENITY:

- Wet areas - Part 3.8.1 of the BCA (Volume 2) and AS 3740 (2004) - Waterproofing of wet areas in residential buildings
- Room heights - Part 3.8.2 of the BCA (Volume 2)
- Kitchen, sanitary and washing facilities - Parts 3.8.3.2 and 3.8.3.3 of the BCA (Volume 2)
- Natural and artificial light - Parts 3.8.4.2 and 3.8.4.3 of the BCA (Volume 2)
- Ventilation - Part 3.8.5 of the BCA
- Natural - Parts 3.8.5.2 and 3.8.5.3 of the BCA (Volume 2)
- Mechanical - Parts 3.8.5.0 and 3.8.5.3 of the BCA (Volume 2)
- Sound insulation - Part 3.8.6.1 of the BCA (Volume 2)

ENERGY EFFICIENCY:

- Building Fabric - Part 3.12.1 of the BCA (Volume 2)
- Building Sealing - Part 3.12.3 of the BCA (Volume 2)
- Services - Part 3.12.5 of the BCA (Volume 2)

PLASTER AND RENDER:

13mm standard trade plasterboard to all stud walls, fixed in accordance with manufactures instructions. Villaboard to wet areas.

TILING:

Tiles as selected shall be laid in accordance with manufacturers recommendations. Maintain finished floor levels without step or break. Grade floor tiling to even and correct falls to floor waste.

STRUCTURAL DESIGN MANUALS:

All structural works to practising structural engineer's details and specifications. Refer all structural engineer's details prior to construction.

- AS 1170.1 (1989) - Dead and live loads and load combinations
- AS 1170.2 (1989) or AS 4055 (1992) - Wind loads
- AS 1170.4 (1993) - Earthquake loads
- AS 1720.1 (1997) - Timber structures
- AS 2159 (1995) - Piling - design and installation
- AS 3600 (2001) - Concrete structures
- AS 4100 (1998) - Steel structures

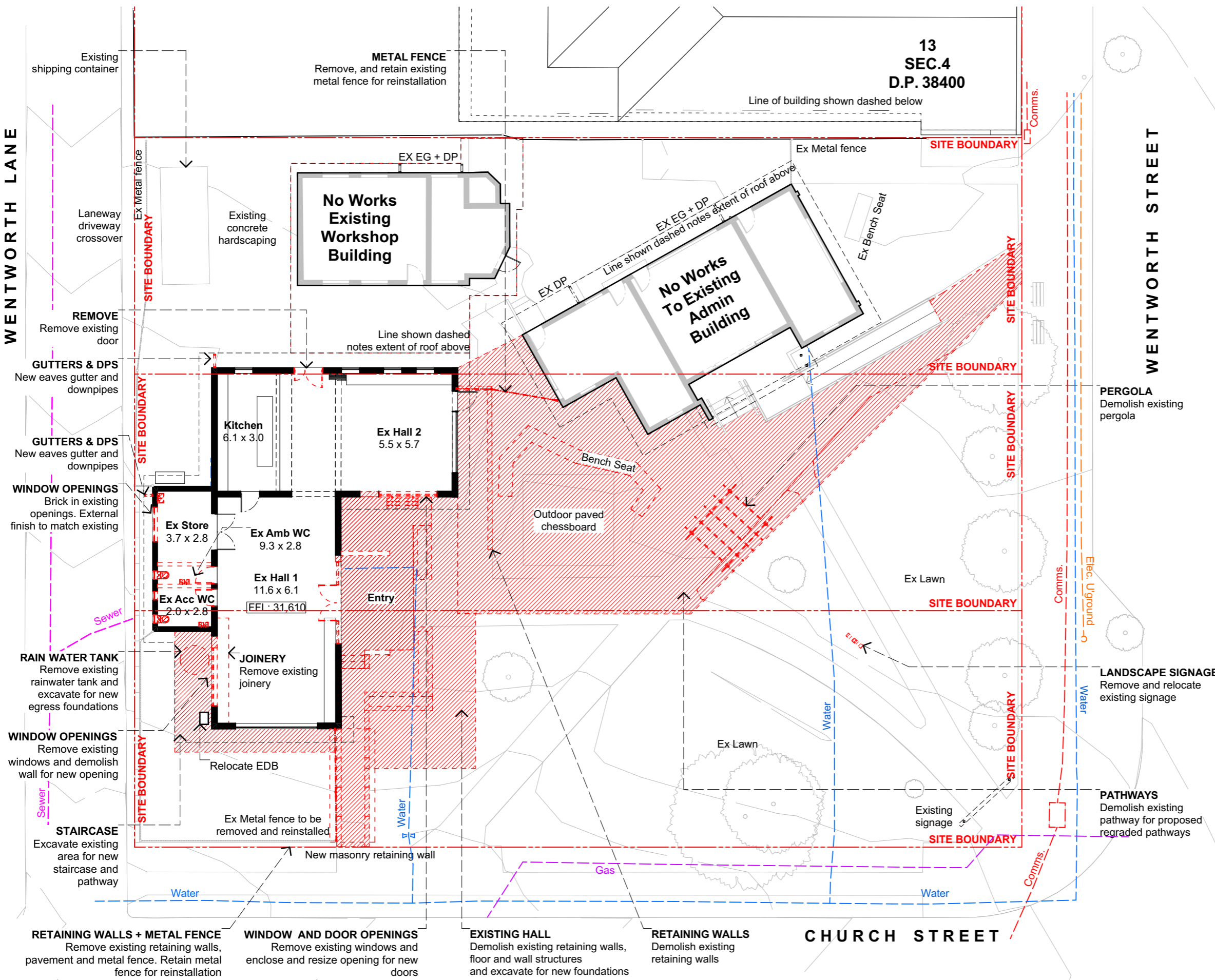
FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE	samcrawfordarchitects		CLIENT	NORTH POINT	SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV	
Issue For Council Review	P4	SC	17/10/2023	Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042 TELEPHONE +612 9519 6800 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au ACN 165 409 567 Nominated Architect Sam Crawford 6498		Wollongong City Council		N.T.S.	22.29	AA	01	C	
For Development Application	A	SC	23/10/2023			PROJECT							
For Development Application	C	SC	18/12/2023			Port Kembla Community Centre 191a Wentworth St Port Kembla NSW 2505							
<small>© COPYRIGHT 2023. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.</small>								DRAWING TITLE		GENERAL SPECIFICATIONS			

WENTWORTH LANE

WENTWORTH STREET

13 SEC.4 D.P. 38400



LEGEND

BK-01	NEW BRICK	—	SITE SETBACKS
CON-01	CONCRETE	—	BOUNDARY
DP	DOWN PIPE	—	SEWER
EG	EAVES GUTTER	—	WATER
EX	EXISTING	—	OH ELECTRICAL
FFL	FINISHED FLOOR LEVEL	—	GAS
PROP	PROPOSED	—	COMMS
RF-01	METAL ROOFING	—	UG ELECTRICAL
RL	RELATIVE LEVEL	—	
EX-RF	EXISTING ROOF	—	
EX-BK	EXISTING MASONRY	—	
TB-01	TIMBER FLOORING	—	
TL-01	TILED FLOORING	—	

(D01) NEW OR ALTERED DOOR
 (W01) NEW OR ALTERED WINDOW

MATERIALS / CONSTRUCTION LEGEND (ALL PROPOSED ELEMENTS SHOWN COLOURED)

[Solid Black]	EXISTING (PLAN / SECT)
[Solid Grey]	PROPOSED (PLAN / SECT)
[Blue Outline]	PROPOSED NEW ADDITIONS (SITE PLAN ONLY)
[Red Dashed]	EXISTING WALLS TO BE DEMOLISHED
[Red Hatched]	EXISTING AREA TO BE DEMOLISHED
[Green Hatched]	RETAIN EX STRUCTURE. DEMOLISH EXTERNAL CLADDING
[Grey Hatched]	EXISTING BRICKWORK
[Light Grey Hatched]	EXISTING METAL ROOFING / CLADDING
[Light Blue Hatched]	PROPOSED TIMBER VENEER FLOORING AREA [PLAN]
[Light Blue Hatched]	PROPOSED WET AREA [PLAN]
[Light Blue Hatched]	PROPOSED HIGH JOINERY
[Light Blue Hatched]	PROPOSED LOW JOINERY
[Light Blue Hatched]	PROPOSED METAL ROOFING / CLADDING
[Light Blue Hatched]	PROPOSED MASONRY [ELEV]
[Light Blue Hatched]	PROPOSED GLAZING [ELEV]
[Light Blue Hatched]	PROPOSED SOFT LANDSCAPING [PLAN]
[Light Blue Hatched]	PROPOSED PERMEABLE PAVERS [PLAN]

GENERAL NOTES

- All new external windows & skylights to meet BASIX requirements. Refer to BASIX Certificate noted on drawing 01.
- Architectural documentation to be read in conjunction with hydraulic engineers documentation and statement of environmental effects.
- All ambulant sanitary compartments, accessible unisex sanitary facilities, all new accessible paths of travel and new door openings to be compliant with AS1428.1-2009

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

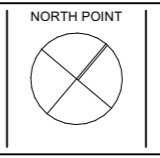
DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P5	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

samcrawfordarchitects
 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 165 409 567 Nominated Architect Sam Crawford 6498



CLIENT
Wollongong City Council

PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505

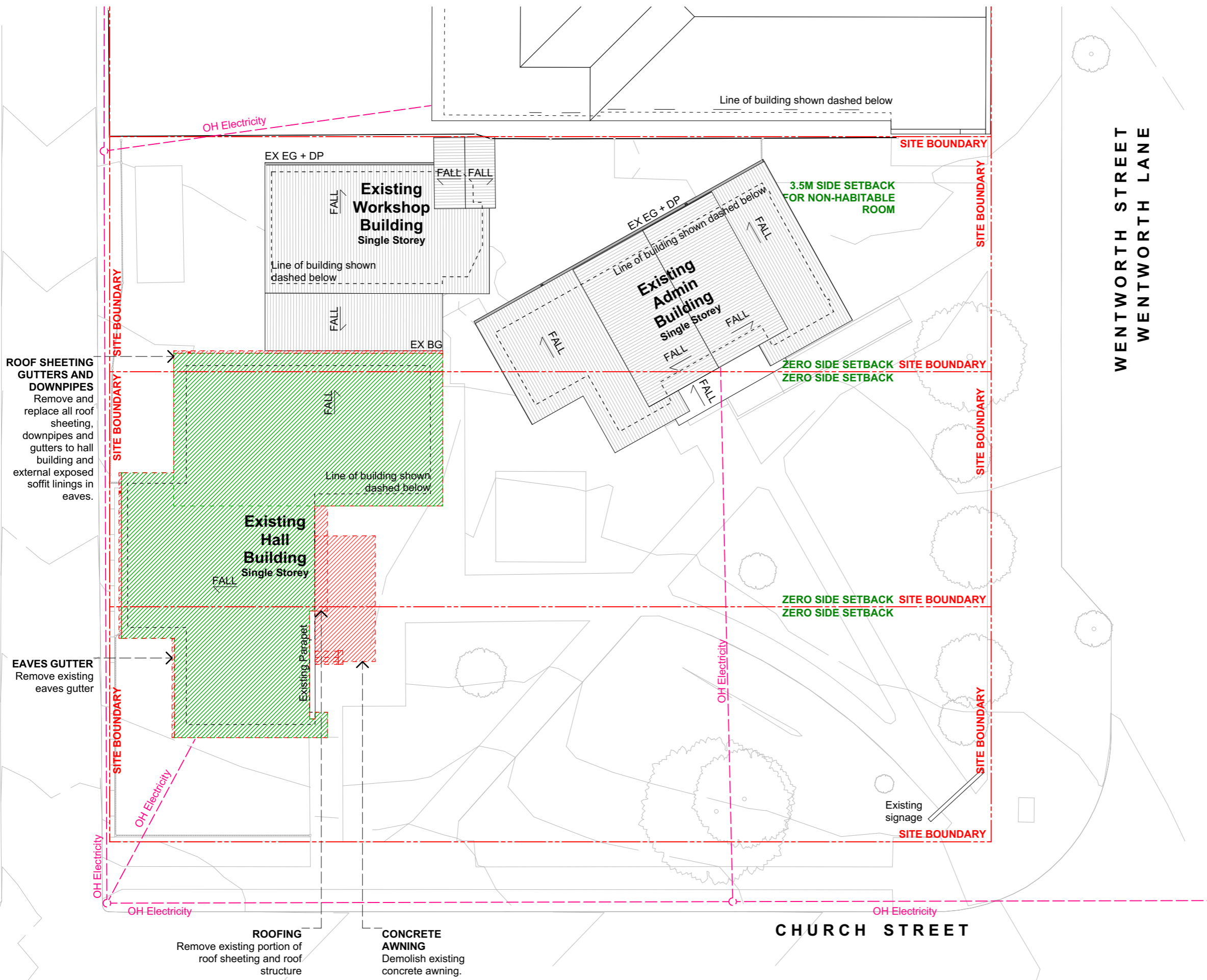


SCALE @ A3 1:200	PROJECT NO. 22.29	STAGE AA	DRAWING NO. 03	REV C
DRAWING TITLE DEMO GF PLAN				

Printed: 3:20 PM, 18/12/2023

WENTWORTH LANE

WENTWORTH STREET
WENTWORTH LANE



LEGEND

BK-01	NEW BRICK	—	SITE SETBACKS
CON-01	CONCRETE	—	BOUNDARY
DP	DOWN PIPE	—	SEWER
EG	EAVES GUTTER	—	WATER
EX	EXISTING	—	OH ELECTRICAL
FFL	FINISHED FLOOR LEVEL	—	GAS
PROP	PROPOSED	—	COMMS
RF-01	METAL ROOFING	—	UG ELECTRICAL
RL	RELATIVE LEVEL	—	
EX-RF	EXISTING ROOF	—	
EX-BK	EXISTING MASONRY	—	
TB-01	TIMBER FLOORING	—	
TL-01	TILED FLOORING	—	

(D01) NEW OR ALTERED DOOR
 (W01) NEW OR ALTERED WINDOW

MATERIALS / CONSTRUCTION LEGEND (ALL PROPOSED ELEMENTS SHOWN COLOURED)

[Solid Black]	EXISTING (PLAN / SECT)
[Solid Grey]	PROPOSED (PLAN / SECT)
[Blue Outline]	PROPOSED NEW ADDITIONS (SITE PLAN ONLY)
[Red Dashed]	EXISTING WALLS TO BE DEMOLISHED
[Red Hatched]	EXISTING AREA TO BE DEMOLISHED
[Green Hatched]	RETAIN EX STRUCTURE. DEMOLISH EXTERNAL CLADDING
[Grey Hatched]	EXISTING BRICKWORK
[Diagonal Lines]	EXISTING METAL ROOFING / CLADDING
[Light Blue Hatched]	PROPOSED TIMBER VENEER FLOORING AREA [PLAN]
[Light Blue]	PROPOSED WET AREA [PLAN]
[Light Green]	PROPOSED HIGH JOINERY
[Light Yellow]	PROPOSED LOW JOINERY
[Light Blue Hatched]	PROPOSED METAL ROOFING / CLADDING
[Light Red Hatched]	PROPOSED MASONRY [ELEV]
[Light Blue Hatched]	PROPOSED GLAZING [ELEV]
[Light Green]	PROPOSED SOFT LANDSCAPING [PLAN]
[Light Grey]	PROPOSED PERMEABLE PAVERS [PLAN]

GENERAL NOTES

- All new external windows & skylights to meet BASIX requirements. Refer to BASIX Certificate noted on drawing 01.
- Architectural documentation to be read in conjunction with hydraulic engineers documentation and statement of environmental effects.
- All ambulant sanitary compartments, accessible unisex sanitary facilities, all new accessible paths of travel and new door openings to be compliant with AS1428.1-2009

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

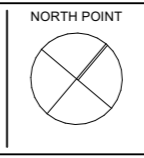
DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P5	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

samcrawfordarchitects
 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 165 409 567 Nominated Architect Sam Crawford 6498



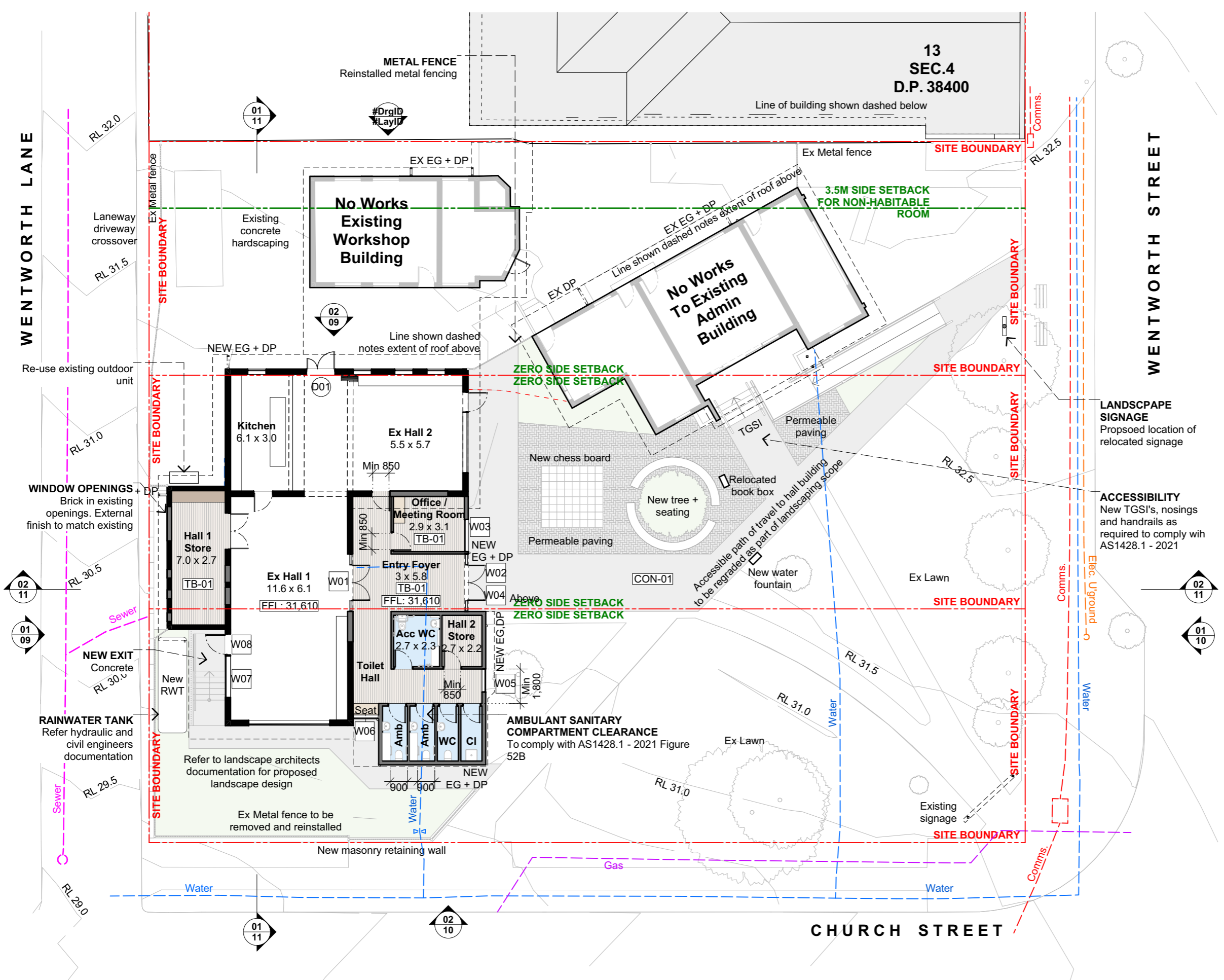
CLIENT
Wollongong City Council

PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505



SCALE @ A3 1:200	PROJECT NO. 22.29	STAGE AA	DRAWING NO. 04	REV C
DRAWING TITLE DEMO ROOF PLAN				

Printed: 3:20 PM, 18/12/2023



LEGEND

BK-01	NEW BRICK	—	SITE SETBACKS
CON-01	CONCRETE	—	BOUNDARY
DP	DOWN PIPE	—	SEWER
EG	EAVES GUTTER	—	WATER
EX	EXISTING	—	OH ELECTRICAL
FFL	FINISHED FLOOR LEVEL	—	GAS
PROP	PROPOSED	—	COMMS
RF-01	METAL ROOFING	—	UG ELECTRICAL
RL	RELATIVE LEVEL	—	
EX-RF	EXISTING ROOF	—	
EX-BK	EXISTING MASONRY	—	
TB-01	TIMBER FLOORING	—	
TL-01	TILED FLOORING	—	

LANDSCAPE SIGNAGE
Proposed location of relocated signage

ACCESSIBILITY
New TGSi's, nosings and handrails as required to comply with AS1428.1 - 2021

MATERIALS / CONSTRUCTION LEGEND (ALL PROPOSED ELEMENTS SHOWN COLOURED)

[Solid Black]	EXISTING (PLAN / SECT)
[Solid Grey]	PROPOSED (PLAN / SECT)
[Blue Outline]	PROPOSED NEW ADDITIONS (SITE PLAN ONLY)
[Red Dashed]	EXISTING WALLS TO BE DEMOLISHED
[Red Hatched]	EXISTING AREA TO BE DEMOLISHED
[Green Hatched]	RETAIN EX STRUCTURE. DEMOLISH EXTERNAL CLADDING
[Grey Hatched]	EXISTING BRICKWORK
[Light Grey Hatched]	EXISTING METAL ROOFING / CLADDING
[Light Blue Hatched]	PROPOSED TIMBER VENEER FLOORING AREA (PLAN)
[Light Blue]	PROPOSED WET AREA (PLAN)
[Light Green]	PROPOSED HIGH JOINERY
[Light Yellow]	PROPOSED LOW JOINERY
[Light Blue]	PROPOSED METAL ROOFING / CLADDING
[Light Green]	PROPOSED MASONRY (ELEV)
[Light Blue]	PROPOSED GLAZING (ELEV)
[Light Green]	PROPOSED SOFT LANDSCAPING (PLAN)
[Light Blue]	PROPOSED PERMEABLE PAVERS (PLAN)

GENERAL NOTES

- All new external windows & skylights to meet BASIX requirements. Refer to BASIX Certificate noted on drawing 01.
- Architectural documentation to be read in conjunction with hydraulic engineers documentation and statement of environmental effects.
- All ambulant sanitary compartments, accessible unisex sanitary facilities, all new accessible paths of travel and new door openings to be compliant with AS1428.1 - 2009

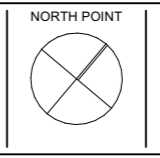
FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P6	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

samcrawfordarchitects
Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
TELEPHONE +612 9519 6800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 409 567 Nominated Architect Sam Crawford 6498



CLIENT
Wollongong City Council
PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505



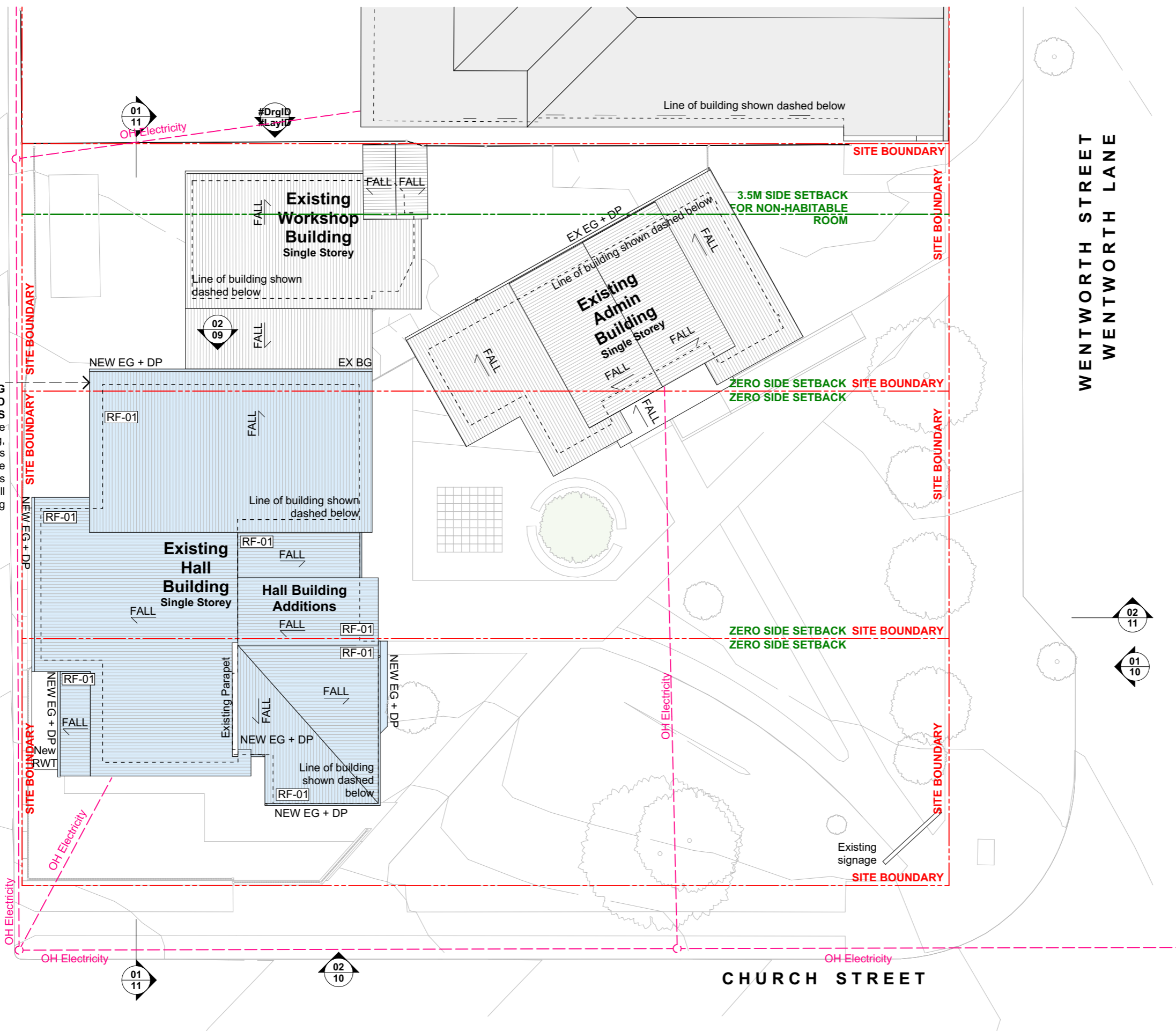
SCALE @ A3 1:200	PROJECT NO. 22.29	STAGE AA	DRAWING NO. 05	REV C
DRAWING TITLE PROPOSED GF PLAN				

Printed: 3:20 PM, 18/12/2023

WENTWORTH LANE

WENTWORTH STREET
WENTWORTH LANE

CHURCH STREET



ROOF SHEETING GUTTERS AND DOWNPIPES
Remove and replace all roof sheeting, gutters, cappings downpipes and eave fascia and soffit linings to all rooves of hall building

LEGEND

BK-01	NEW BRICK	---	SITE SETBACKS
CON-01	CONCRETE	---	BOUNDARY
DP	DOWN PIPE	---	SEWER
EG	EAVES GUTTER	---	WATER
EX	EXISTING	---	OH ELECTRICAL
FFL	FINISHED FLOOR LEVEL	---	GAS
PROP	PROPOSED	---	COMMS
RF-01	METAL ROOFING	---	UG ELECTRICAL
RL	RELATIVE LEVEL	---	
EX-RF	EXISTING ROOF	---	
EX-BK	EXISTING MASONRY	---	
TB-01	TIMBER FLOORING	---	
TL-01	TILED FLOORING	---	

MATERIALS / CONSTRUCTION LEGEND (ALL PROPOSED ELEMENTS SHOWN COLOURED)

[Pattern]	EXISTING (PLAN / SECT)
[Pattern]	PROPOSED (PLAN / SECT)
[Pattern]	PROPOSED NEW ADDITIONS (SITE PLAN ONLY)
[Pattern]	EXISTING WALLS TO BE DEMOLISHED
[Pattern]	EXISTING AREA TO BE DEMOLISHED
[Pattern]	RETAIN EX STRUCTURE. DEMOLISH EXTERNAL CLADDING
[Pattern]	EXISTING BRICKWORK
[Pattern]	EXISTING METAL ROOFING / CLADDING
[Pattern]	PROPOSED TIMBER VENEER FLOORING AREA [PLAN]
[Pattern]	PROPOSED WET AREA [PLAN]
[Pattern]	PROPOSED HIGH JOINERY
[Pattern]	PROPOSED LOW JOINERY
[Pattern]	PROPOSED METAL ROOFING / CLADDING
[Pattern]	PROPOSED MASONRY [ELEV]
[Pattern]	PROPOSED GLAZING [ELEV]
[Pattern]	PROPOSED SOFT LANDSCAPING [PLAN]
[Pattern]	PROPOSED PERMEABLE PAVERS [PLAN]

GENERAL NOTES

- All new external windows & skylights to meet BASIX requirements. Refer to BASIX Certificate noted on drawing 01.
- Architectural documentation to be read in conjunction with hydraulic engineers documentation and statement of environmental effects.
- All ambulant sanitary compartments, accessible unisex sanitary facilities, all new accessible paths of travel and new door openings to be compliant with AS1428.1 - 2009

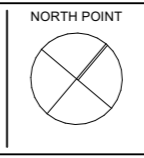
FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P6	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

samcrawfordarchitects
Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
TELEPHONE +612 9519 6800
EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
ACN 165 409 567 Nominated Architect Sam Crawford 6498

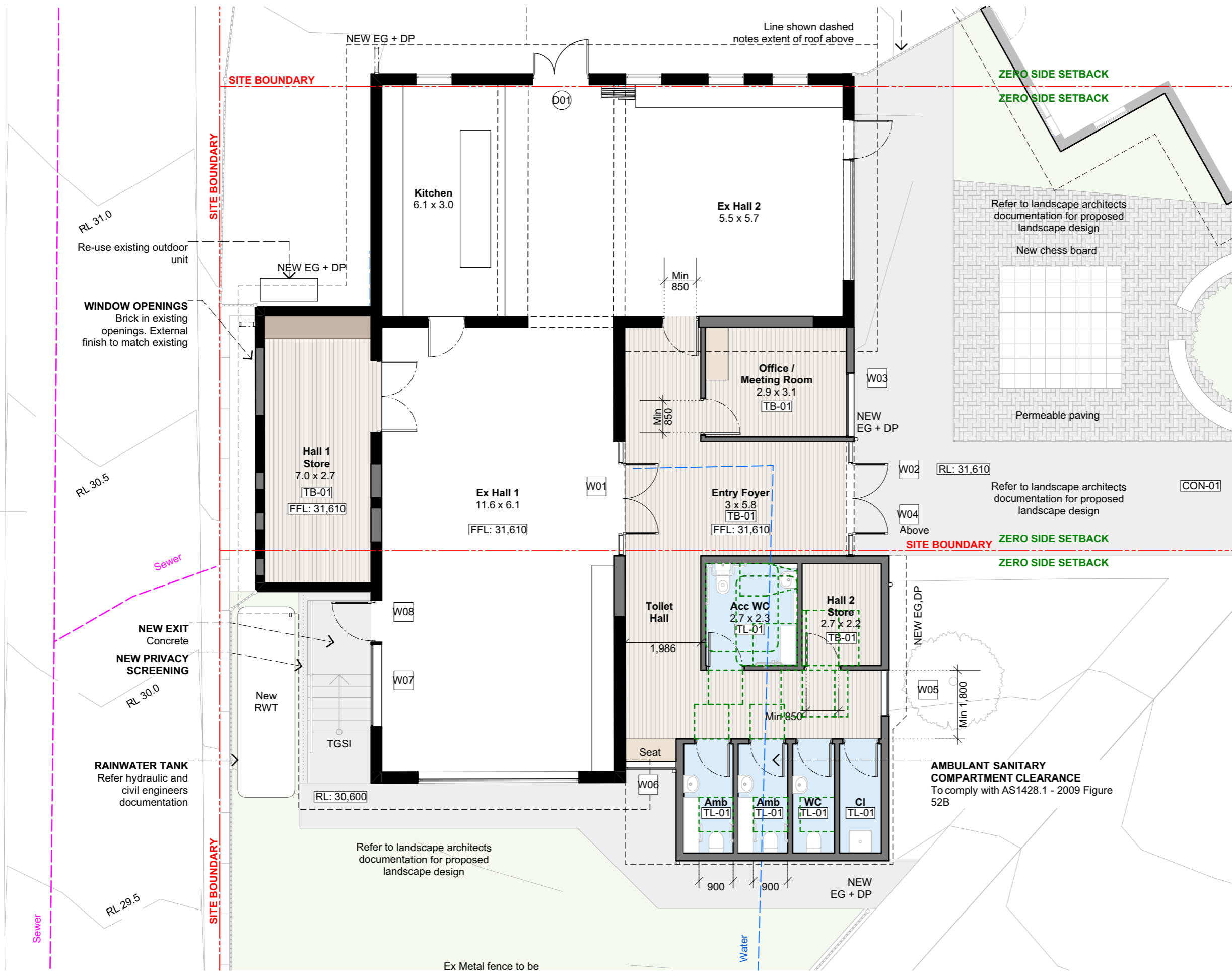


CLIENT
Wollongong City Council
PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505



SCALE @ A3 1:200	PROJECT NO. 22.29	STAGE AA	DRAWING NO. 06	REV C
DRAWING TITLE PROPOSED ROOF PLAN				

Printed: 3:20 PM, 18/12/2023



LEGEND

BK-01	NEW BRICK	—	SITE SETBACKS
CON-01	CONCRETE	—	BOUNDARY
DP	DOWN PIPE	—	SEWER
EG	EAVES GUTTER	—	WATER
EX	EXISTING	—	OH ELECTRICAL
FFL	FINISHED FLOOR LEVEL	—	GAS
PROP	PROPOSED	—	COMMS
RF-01	METAL ROOFING	—	UG ELECTRICAL
RL	RELATIVE LEVEL	—	
EX-RF	EXISTING ROOF	—	
EX-BK	EXISTING MASONRY	—	
TB-01	TIMBER FLOORING	—	
TL-01	TILED FLOORING	—	

(D01) NEW OR ALTERED DOOR
 (W01) NEW OR ALTERED WINDOW

MATERIALS / CONSTRUCTION LEGEND (ALL PROPOSED ELEMENTS SHOWN COLOURED)

	EXISTING (PLAN / SECT)
	PROPOSED (PLAN / SECT)
	PROPOSED NEW ADDITIONS (SITE PLAN ONLY)
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING AREA TO BE DEMOLISHED
	RETAIN EX STRUCTURE. DEMOLISH EXTERNAL CLADDING
	EXISTING BRICKWORK
	EXISTING METAL ROOFING / CLADDING
	PROPOSED TIMBER VENEER FLOORING AREA (PLAN)
	PROPOSED WET AREA (PLAN)
	PROPOSED HIGH JOINERY
	PROPOSED LOW JOINERY
	PROPOSED METAL ROOFING / CLADDING
	PROPOSED MASONRY (ELEV)
	PROPOSED GLAZING (ELEV)
	PROPOSED SOFT LANDSCAPING (PLAN)
	PROPOSED PERMEABLE PAVERS (PLAN)

GENERAL NOTES

- All new external windows & skylights to meet BASIX requirements. Refer to BASIX Certificate noted on drawing 01.
- Architectural documentation to be read in conjunction with hydraulic engineers documentation and statement of environmental effects.
- All ambulant sanitary compartments, accessible unisex sanitary facilities, all new accessible paths of travel and new door openings to be compliant with AS1428.1 - 2009

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

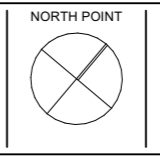
DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P1	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

samcrawfordarchitects
 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 165 409 567 Nominated Architect Sam Crawford 6498



CLIENT
Wollongong City Council

PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505



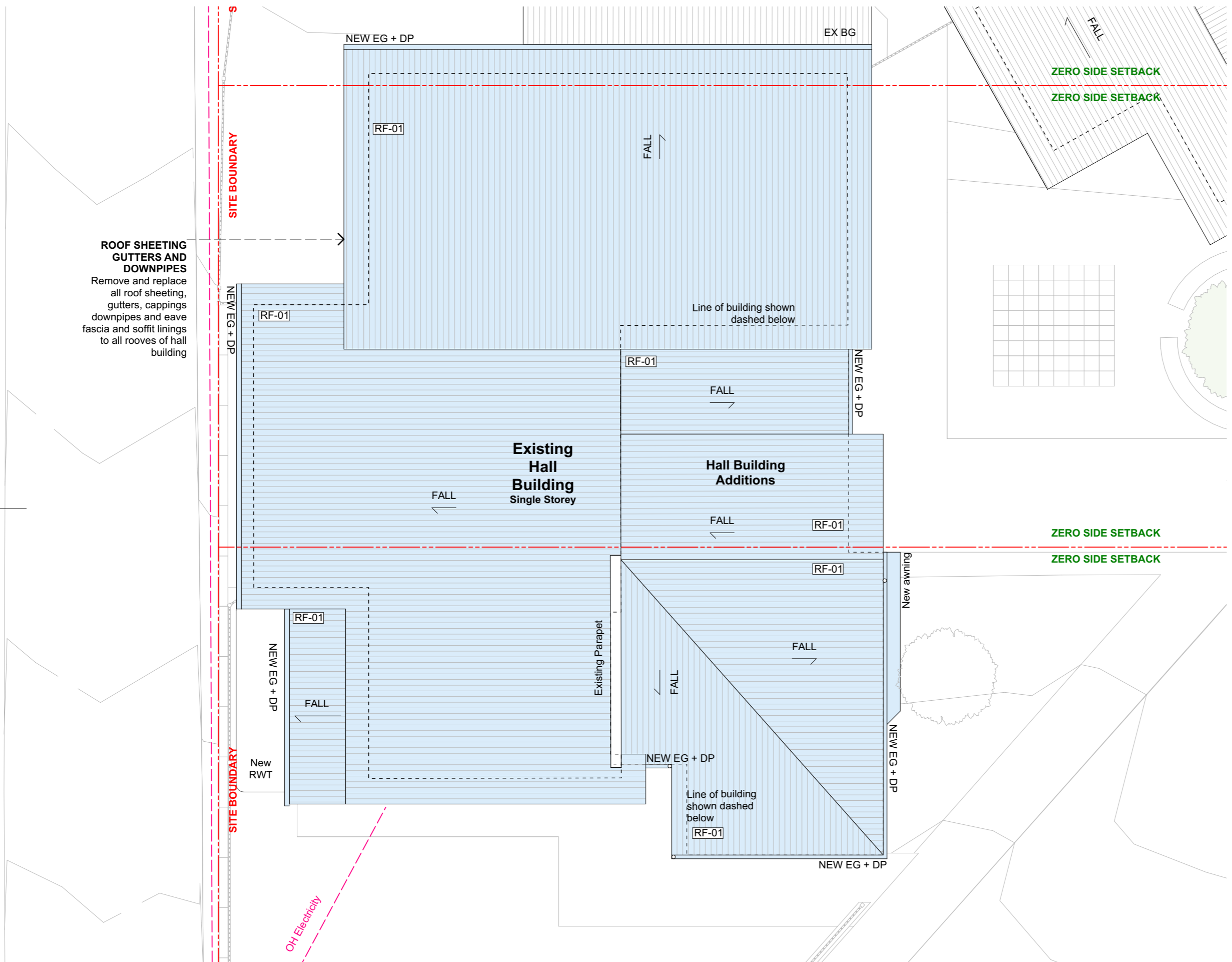
NORTH POINT

SCALE @ A3
1:100

PROJECT NO. **22.29** | STAGE **AA** | DRAWING NO. **07** | REV **C**

DRAWING TITLE
PROPOSED GF PLAN

Printed: 3:20 PM, 18/12/2023



LEGEND

BK-01	NEW BRICK		SITE SETBACKS
CON-01	CONCRETE		BOUNDARY
DP	DOWN PIPE		SEWER
EG	EAVES GUTTER		WATER
EX	EXISTING		OH ELECTRICAL
FFL	FINISHED FLOOR LEVEL		GAS
PROP	PROPOSED		COMMS
RF-01	METAL ROOFING		UG ELECTRICAL
RL	RELATIVE LEVEL		
EX-RF	EXISTING ROOF		
EX-BK	EXISTING MASONRY		
TB-01	TIMBER FLOORING		
TL-01	TILED FLOORING		

(D01) NEW OR ALTERED DOOR
(W01) NEW OR ALTERED WINDOW

MATERIALS / CONSTRUCTION LEGEND (ALL PROPOSED ELEMENTS SHOWN COLOURED)

	EXISTING (PLAN / SECT)
	PROPOSED (PLAN / SECT)
	PROPOSED NEW ADDITIONS (SITE PLAN ONLY)
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING AREA TO BE DEMOLISHED
	RETAIN EX STRUCTURE. DEMOLISH EXTERNAL CLADDING
	EXISTING BRICKWORK
	EXISTING METAL ROOFING / CLADDING
	PROPOSED TIMBER VENEER FLOORING AREA [PLAN]
	PROPOSED WET AREA [PLAN]
	PROPOSED HIGH JOINERY
	PROPOSED LOW JOINERY
	PROPOSED METAL ROOFING / CLADDING
	PROPOSED MASONRY [ELEV]
	PROPOSED GLAZING [ELEV]
	PROPOSED SOFT LANDSCAPING [PLAN]
	PROPOSED PERMEABLE PAVERS [PLAN]

GENERAL NOTES

- All new external windows & skylights to meet BASIX requirements. Refer to BASIX Certificate noted on drawing 01.
- Architectural documentation to be read in conjunction with hydraulic engineers documentation and statement of environmental effects.
- All ambulant sanitary compartments, accessible unisex sanitary facilities, all new accessible paths of travel and new door openings to be compliant with AS1428.1 - 2009

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

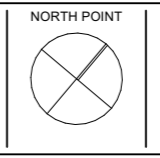
DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P1	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

samcrawfordarchitects
 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 165 409 567 Nominated Architect Sam Crawford 6498



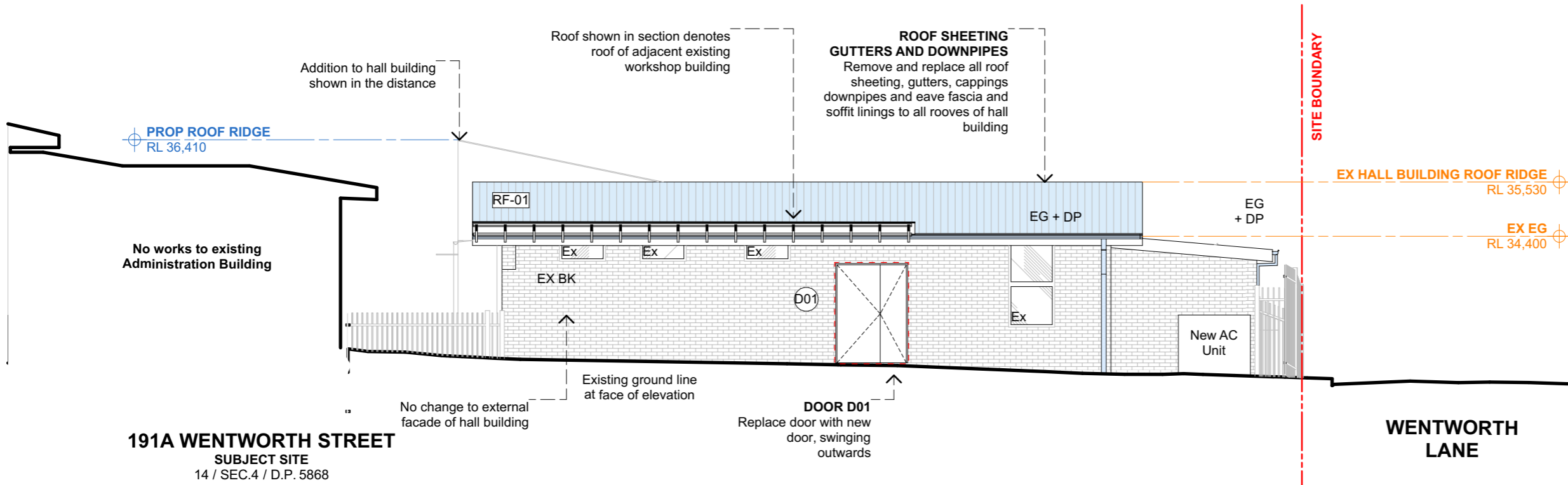
CLIENT
Wollongong City Council

PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505

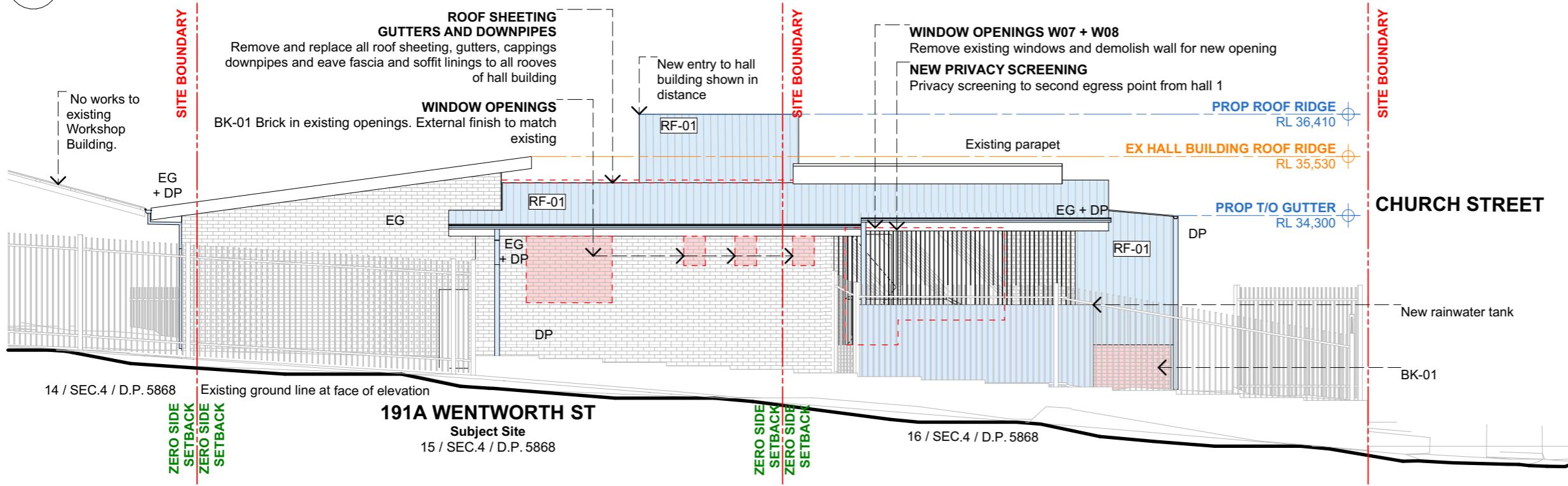


SCALE @ A3 1:100	PROJECT NO. 22.29	STAGE AA	DRAWING NO. 08	REV C
DRAWING TITLE PROPOSED ROOF PLAN				

Printed: 3:20 PM, 18/12/2023



02 WEST ELEVATION



01 SOUTH ELEVATION

LEGEND

BK-01	NEW BRICK	—	SITE SETBACKS
CON-01	CONCRETE	—	BOUNDARY
DP	DOWN PIPE	—	SEWER
EG	EAVES GUTTER	—	WATER
EX	EXISTING	—	OH ELECTRICAL
FFL	FINISHED FLOOR LEVEL	—	GAS
PROP	PROPOSED	—	COMMS
RF-01	METAL ROOFING	—	UG ELECTRICAL
RL	RELATIVE LEVEL	—	
EX-RF	EXISTING ROOF	—	
EX-BK	EXISTING MASONRY	—	
TB-01	TIMBER FLOORING	—	
TL-01	TILED FLOORING	—	
D01	NEW OR ALTERED DOOR		
W01	NEW OR ALTERED WINDOW		

MATERIALS / CONSTRUCTION LEGEND (ALL PROPOSED ELEMENTS SHOWN COLOURED)

[Solid Grey]	EXISTING (PLAN / SECT)
[Solid Blue]	PROPOSED (PLAN / SECT)
[Blue Outline]	PROPOSED NEW ADDITIONS (SITE PLAN ONLY)
[Red Dashed]	EXISTING WALLS TO BE DEMOLISHED
[Red Hatched]	EXISTING AREA TO BE DEMOLISHED
[Green Hatched]	RETAIN EX STRUCTURE. DEMOLISH EXTERNAL CLADDING
[Grey Hatched]	EXISTING BRICKWORK
[Blue Hatched]	EXISTING METAL ROOFING / CLADDING
[Brown Hatched]	PROPOSED TIMBER VENEER FLOORING AREA [PLAN]
[Light Blue Hatched]	PROPOSED WET AREA [PLAN]
[Dark Blue Hatched]	PROPOSED HIGH JOINERY
[Light Blue Hatched]	PROPOSED LOW JOINERY
[Blue Hatched]	PROPOSED METAL ROOFING / CLADDING
[Red Hatched]	PROPOSED MASONRY [ELEV]
[Green Hatched]	PROPOSED GLAZING [ELEV]
[Light Green Hatched]	PROPOSED SOFT LANDSCAPING [PLAN]
[Grey Hatched]	PROPOSED PERMEABLE PAVERS [PLAN]

GENERAL NOTES

- All new external windows & skylights to meet BASIX requirements. Refer to BASIX Certificate noted on drawing 01.
- Architectural documentation to be read in conjunction with hydraulic engineers documentation and statement of environmental effects.
- All ambulant sanitary compartments, accessible unisex sanitary facilities, all new accessible paths of travel and new door openings to be compliant with AS1428.1 - 2009

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

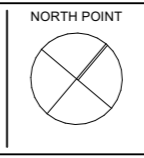
DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P5	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

samcrawfordarchitects
 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 165 409 567 Nominated Architect Sam Crawford 6498



CLIENT
Wollongong City Council

PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505



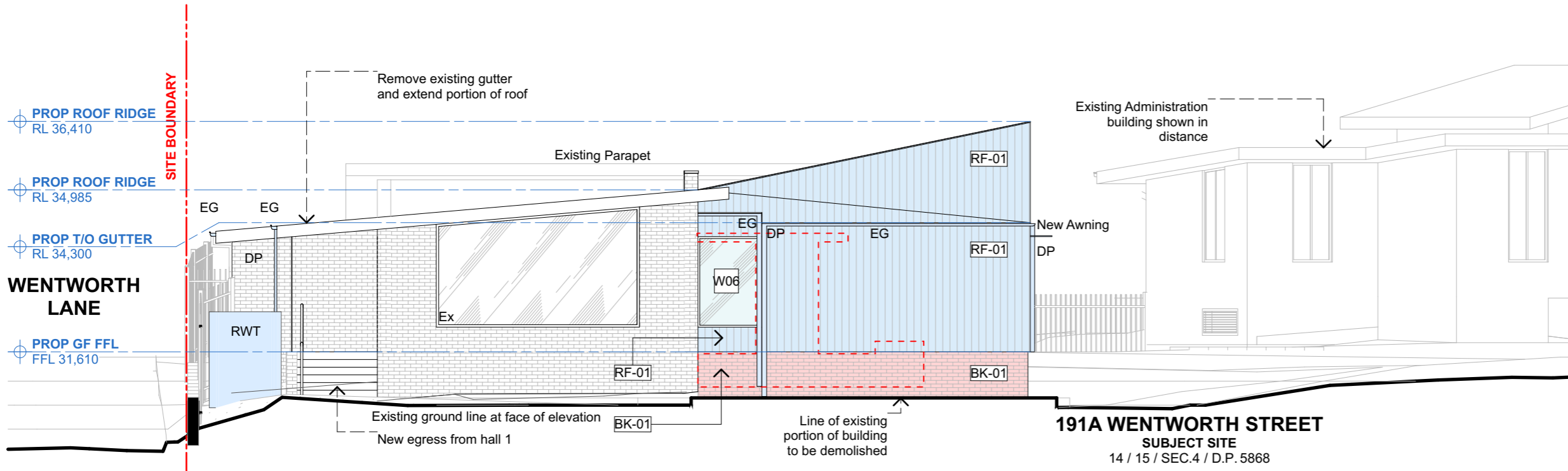
NORTH POINT

SCALE @ A3
1:100

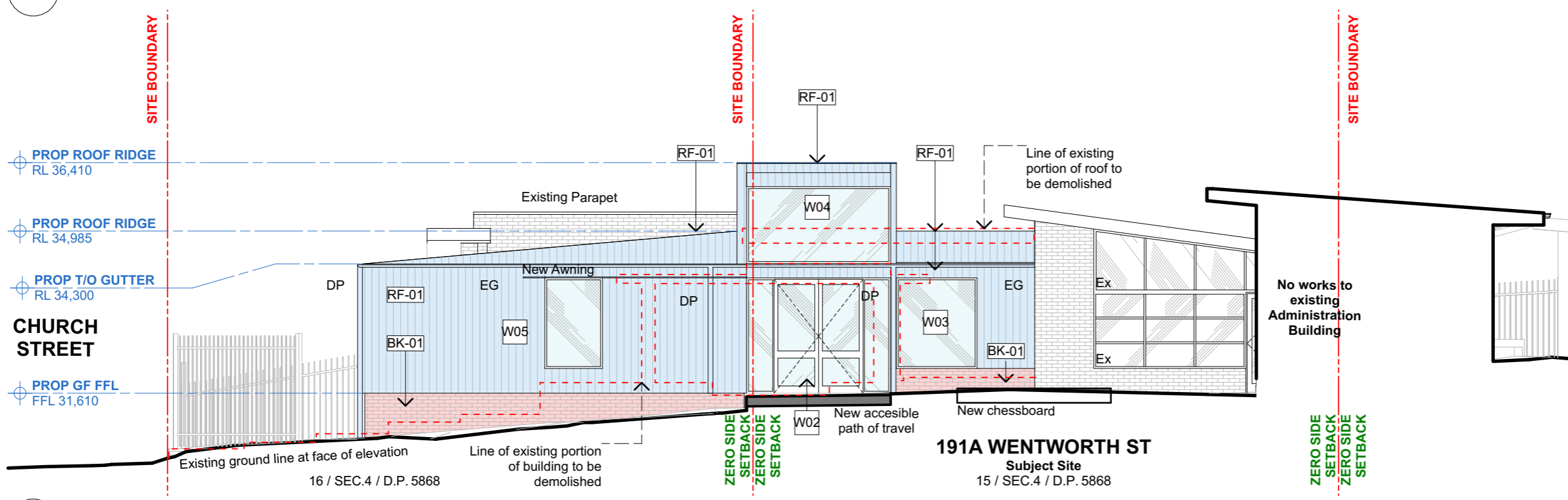
PROJECT NO. | STAGE | DRAWING NO. | REV
22.29 | AA | 09 | C

DRAWING TITLE
PROPOSED ELEVATIONS

Printed: 3:20 PM, 18/12/2023



02 EAST ELEVATION



01 NORTH ELEVATION

LEGEND

BK-01	NEW BRICK	—	SITE SETBACKS
CON-01	CONCRETE	—	BOUNDARY
DP	DOWN PIPE	—	SEWER
EG	EAVES GUTTER	—	WATER
EX	EXISTING	—	OH ELECTRICAL
FFL	FINISHED FLOOR LEVEL	—	GAS
PROP	PROPOSED	—	COMMS
RF-01	METAL ROOFING	—	UG ELECTRICAL
RL	RELATIVE LEVEL	—	
EX-RF	EXISTING ROOF	—	
EX-BK	EXISTING MASONRY	—	
TB-01	TIMBER FLOORING	—	
TL-01	TILED FLOORING	—	

(D01) NEW OR ALTERED DOOR
 (W01) NEW OR ALTERED WINDOW

MATERIALS / CONSTRUCTION LEGEND (ALL PROPOSED ELEMENTS SHOWN COLOURED)

- EXISTING (PLAN / SECT)
- PROPOSED (PLAN / SECT)
- PROPOSED NEW ADDITIONS (SITE PLAN ONLY)
- EXISTING WALLS TO BE DEMOLISHED
- EXISTING AREA TO BE DEMOLISHED
- RETAIN EX STRUCTURE. DEMOLISH EXTERNAL CLADDING
- EXISTING BRICKWORK
- EXISTING METAL ROOFING / CLADDING
- PROPOSED TIMBER VENEER FLOORING AREA [PLAN]
- PROPOSED WET AREA [PLAN]
- PROPOSED HIGH JOINERY
- PROPOSED LOW JOINERY
- PROPOSED METAL ROOFING / CLADDING
- PROPOSED MASONRY [ELEV]
- PROPOSED GLAZING [ELEV]
- PROPOSED SOFT LANDSCAPING [PLAN]
- PROPOSED PERMEABLE PAVERS [PLAN]

GENERAL NOTES

- All new external windows & skylights to meet BASIX requirements. Refer to BASIX Certificate noted on drawing 01.
- Architectural documentation to be read in conjunction with hydraulic engineers documentation and statement of environmental effects.
- All ambulant sanitary compartments, accessible unisex sanitary facilities, all new accessible paths of travel and new door openings to be compliant with AS1428.1 - 2009

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P5	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

samcrawfordarchitects
 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 165 409 567 Nominated Architect Sam Crawford 6498



CLIENT
Wollongong City Council

PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505

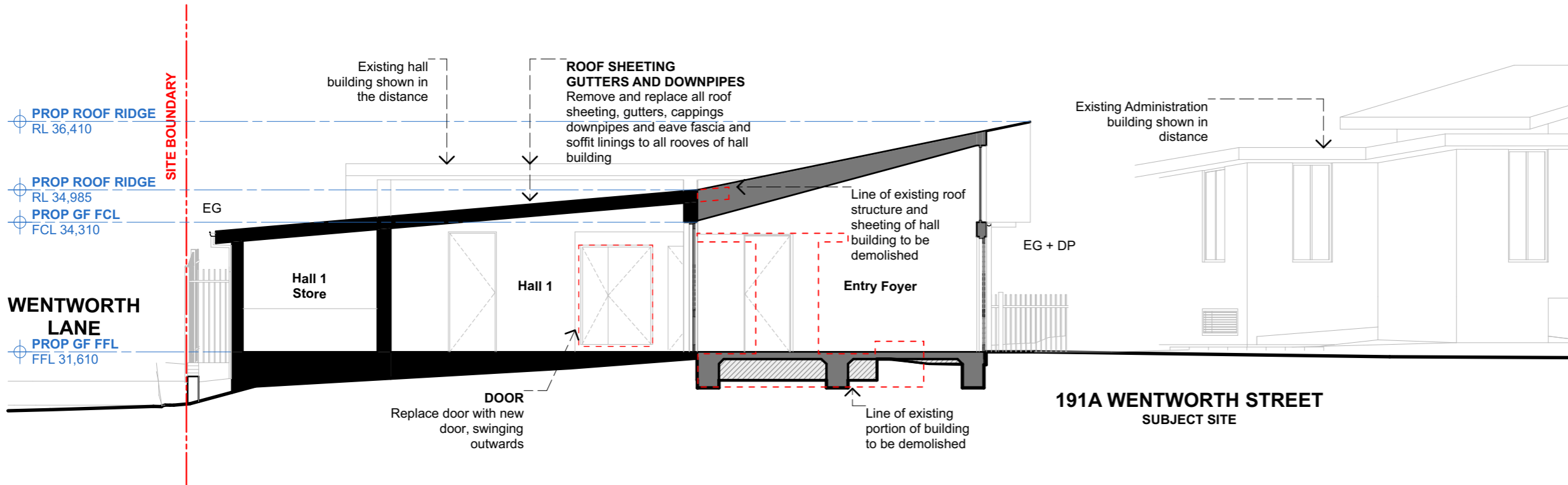
NORTH POINT

SCALE @ A3
1:100

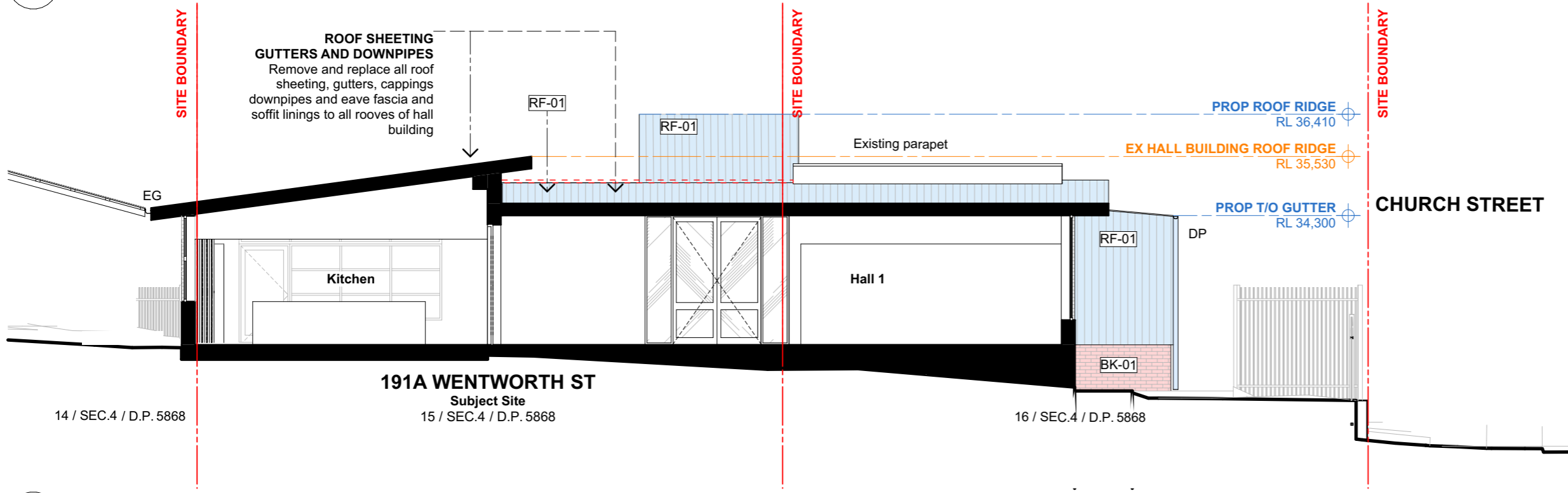
PROJECT NO. **22.29** | STAGE **AA** | DRAWING NO. **10** | REV **C**

DRAWING TITLE
PROPOSED ELEVATIONS

Printed: 3:20 PM, 18/12/2023



02 SHORT SECTION A



01 LONG SECTION A

LEGEND

BK-01	NEW BRICK	—	SITE SETBACKS
CON-01	CONCRETE	—	BOUNDARY
DP	DOWN PIPE	—	SEWER
EG	EAVES GUTTER	—	WATER
EX	EXISTING	—	OH ELECTRICAL
FFL	FINISHED FLOOR LEVEL	—	GAS
PROP	PROPOSED	—	COMMS
RF-01	METAL ROOFING	—	UG ELECTRICAL
RL	RELATIVE LEVEL	—	
EX-RF	EXISTING ROOF	—	
EX-BK	EXISTING MASONRY	—	
TB-01	TIMBER FLOORING	—	
TL-01	TILED FLOORING	—	

(D01) NEW OR ALTERED DOOR
 (W01) NEW OR ALTERED WINDOW

MATERIALS / CONSTRUCTION LEGEND (ALL PROPOSED ELEMENTS SHOWN COLOURED)

- █ EXISTING (PLAN / SECT)
- █ PROPOSED (PLAN / SECT)
- █ PROPOSED NEW ADDITIONS (SITE PLAN ONLY)
- █ EXISTING WALLS TO BE DEMOLISHED
- █ EXISTING AREA TO BE DEMOLISHED
- █ RETAIN EX STRUCTURE. DEMOLISH EXTERNAL CLADDING
- █ EXISTING BRICKWORK
- █ EXISTING METAL ROOFING / CLADDING
- █ PROPOSED TIMBER VENEER FLOORING AREA [PLAN]
- █ PROPOSED WET AREA [PLAN]
- █ PROPOSED HIGH JOINERY
- █ PROPOSED LOW JOINERY
- █ PROPOSED METAL ROOFING / CLADDING
- █ PROPOSED MASONRY [ELEV]
- █ PROPOSED GLAZING [ELEV]
- █ PROPOSED SOFT LANDSCAPING [PLAN]
- █ PROPOSED PERMEABLE PAVERS [PLAN]

GENERAL NOTES

- All new external windows & skylights to meet BASIX requirements. Refer to BASIX Certificate noted on drawing 01.
- Architectural documentation to be read in conjunction with hydraulic engineers documentation and statement of environmental effects.
- All ambulant sanitary compartments, accessible unisex sanitary facilities, all new accessible paths of travel and new door openings to be compliant with AS1428.1 - 2009

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P5	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

samcrawfordarchitects
 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 165 409 567 Nominated Architect Sam Crawford 6498



CLIENT
Wollongong City Council

PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505

NORTH POINT

SCALE @ A3
1:100

PROJECT NO.
22.29

STAGE
AA

DRAWING NO.
11

REV
C

DRAWING TITLE
PROPOSED SECTION

Printed: 3:20 PM, 18/12/2023

WENTWORTH LANE

WENTWORTH STREET
WENTWORTH LANE

13
SEC.4
D.P. 38400

14
SEC.4
D.P. 5868

557.4m²

15
SEC.4
D.P. 5868

557.4m²

16
SEC.4
D.P. 5868

557.4m²

Existing
Workshop
Building
Single Storey

Existing
Admin
Building
Single Storey

Existing
Hall
Building
Single Storey

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY





SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

CHURCH STREET

SHADOW DIAGRAM LEGEND

	SHADOWS CAST BY FENCES (INCLUDING NEIGHBOURS)
	SHADOWS CAST BY NEIGHBOURS
	SHADOWS CAST BY EXISTING DWELLING
	SHADOWS CAST BY PROPOSED ADDITIONS

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

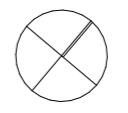
DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P5	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

© COPYRIGHT 2023. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

samcrawfordarchitects
 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 165 409 567 Nominated Architect Sam Crawford 6498


wollongong
 city of innovation

CLIENT
 Wollongong City Council
 PROJECT
Port Kembla Community Centre
 191a Wentworth St Port Kembla NSW 2505

NORTH POINT


SCALE @ A3
1:200

PROJECT NO.
22.29

STAGE
AA

DRAWING NO.
12

REV
C

DRAWING TITLE
JUNE 21ST 9:00AM

Printed: 3:20 PM, 18/12/2023

WENTWORTH LANE

WENTWORTH STREET
WENTWORTH LANE

13
SEC.4
D.P. 38400

14
SEC.4
D.P. 5868

557.4m²

15
SEC.4
D.P. 5868

557.4m²

16
SEC.4
D.P. 5868

557.4m²

Existing
Workshop
Building
Single Storey

Existing
Admin
Building
Single Storey

Existing
Hall
Building
Single Storey

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY





SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

CHURCH STREET

SHADOW DIAGRAM LEGEND	
	SHADOWS CAST BY FENCES (INCLUDING NEIGHBOURS)
	SHADOWS CAST BY NEIGHBOURS
	SHADOWS CAST BY EXISTING DWELLING
	SHADOWS CAST BY PROPOSED ADDITIONS

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

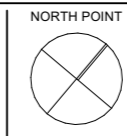
DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P5	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

© COPYRIGHT 2023. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

samcrawfordarchitects
 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 165 409 567 Nominated Architect Sam Crawford 6498



CLIENT
Wollongong City Council
 PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505



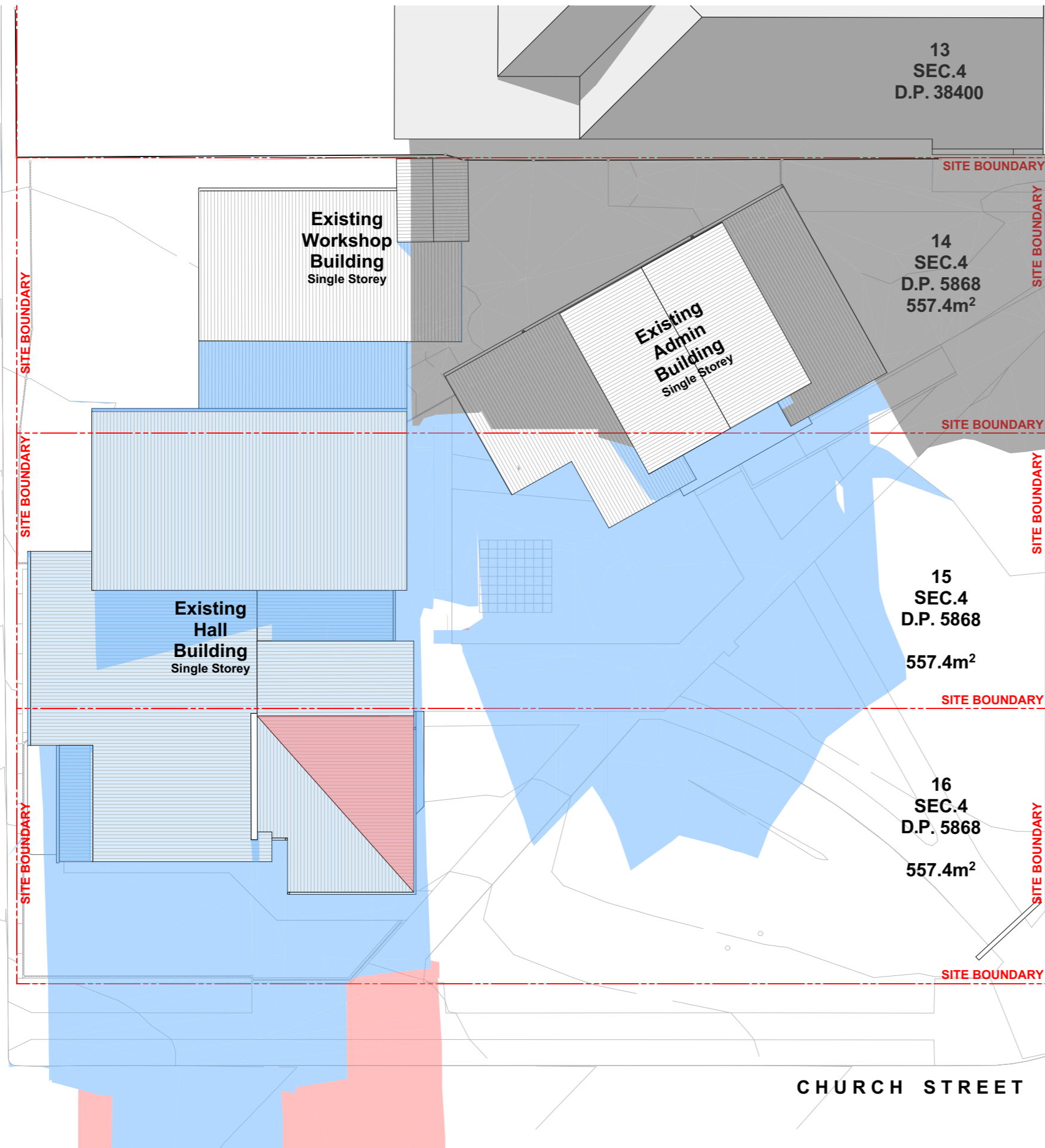
SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:200	22.29	AA	13	C

DRAWING TITLE
JUNE 21ST 12:00PM

Printed: 3:20 PM, 18/12/2023

WENTWORTH LANE

WENTWORTH STREET
WENTWORTH LANE



CHURCH STREET

SHADOW DIAGRAM LEGEND	
	SHADOWS CAST BY FENCES (INCLUDING NEIGHBOURS)
	SHADOWS CAST BY NEIGHBOURS
	SHADOWS CAST BY EXISTING DWELLING
	SHADOWS CAST BY PROPOSED ADDITIONS

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P5	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

© COPYRIGHT 2023. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

samcrawfordarchitects
 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 165 409 567 Nominated Architect Sam Crawford 6498

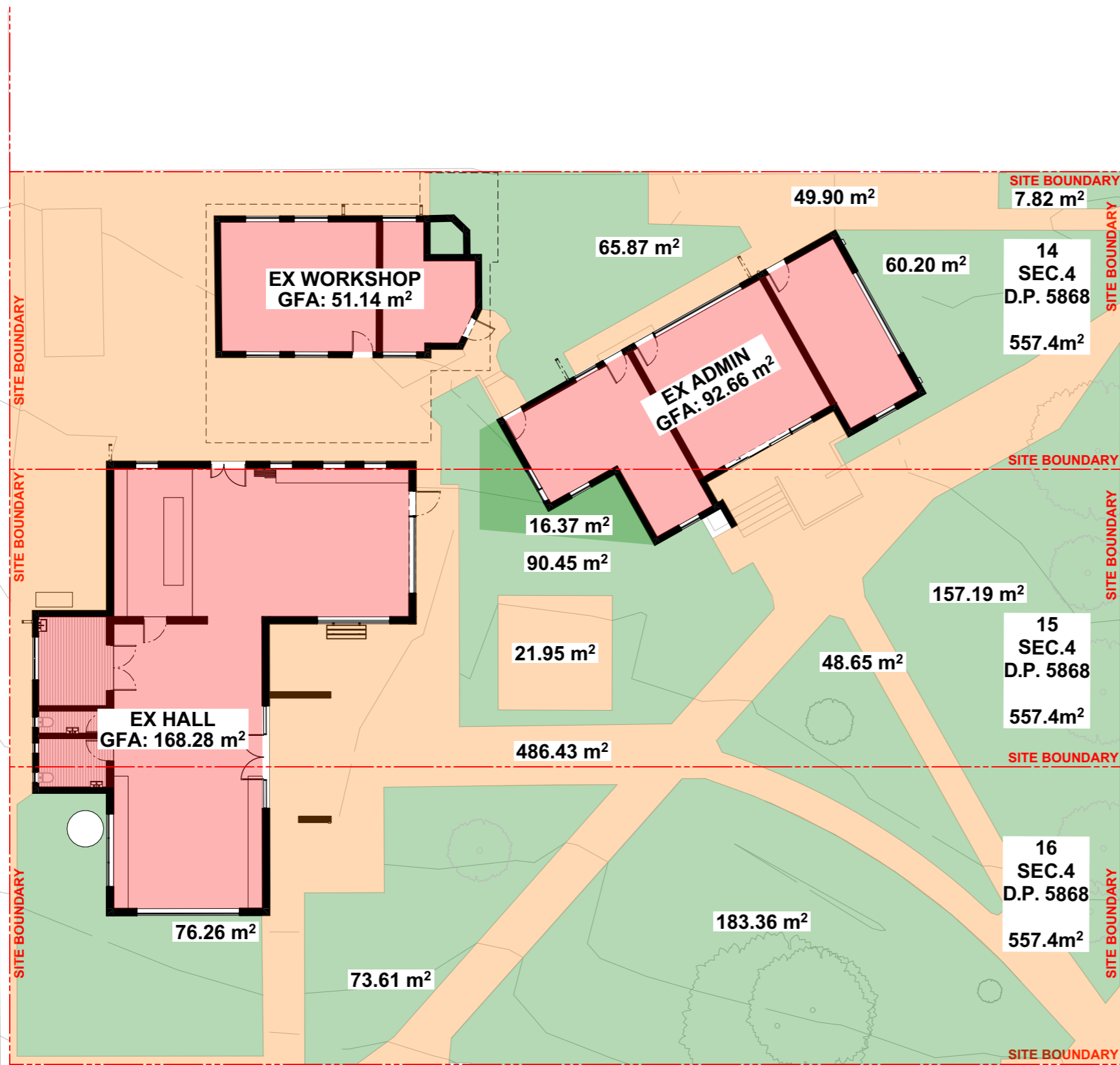


CLIENT
Wollongong City Council
 PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505



SCALE @ A3	PROJECT NO.	STAGE	DRAWING NO.	REV
1:200	22.29	AA	14	C
DRAWING TITLE JUNE 21ST 15.00PM				

Printed: 3:20 PM, 18/12/2023



AREA DIAGRAM LEGEND

- EXISTING GFA
- PROPOSED GFA
- LANDSCAPE AREA
- HARDCAPED AREA

COMPLIANCE TABLE

Zoning : B2

Site Areas: LOT 14 = 557.4 m², LOT 15 = 557.4 m², LOT 16 = 557.4 m²
 Total Areas: LOT 14 + 15 + 16 = 1672.2m²

GFA	Control	Existing	Proposed
Lot 14	-	135.31 m ²	0m ²
Lot 15	-	138.73 m ²	37.47 m ²
Lot 16	-	38.04 m ²	50.92 m ²
Sub-Total	-	312.08 m ²	88.39m ²
Total	-	312.08 m²	400.47m²

Floor Space Ratio: MAX 1.5:1

	Existing	Proposed
GFA	312.08 m ²	400.47m ²

LEP Control

Control	Existing	Proposed
2508.3m ² (150%)	312.08 m ² (18.66%)	400.47m ² , (23.95%)
Compliance	YES	YES

Landscape area

	Existing	Proposed
Softscaping	763.41 m ² (45.65%)	630.46 m ² (37.70%)
Hardscaping	558.28m ² (33.39%)	528.59m ² (31.61%)
Impervious Area	907.9 m ² (54.29%)	966.53m ² (57.8%)

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P5	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

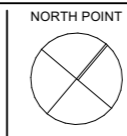
© COPYRIGHT 2023. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

samcrawfordarchitects
 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 165 409 567 Nominated Architect Sam Crawford 6498



CLIENT
Wollongong City Council

PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505



SCALE @ A3
1:200

PROJECT NO.
22.29

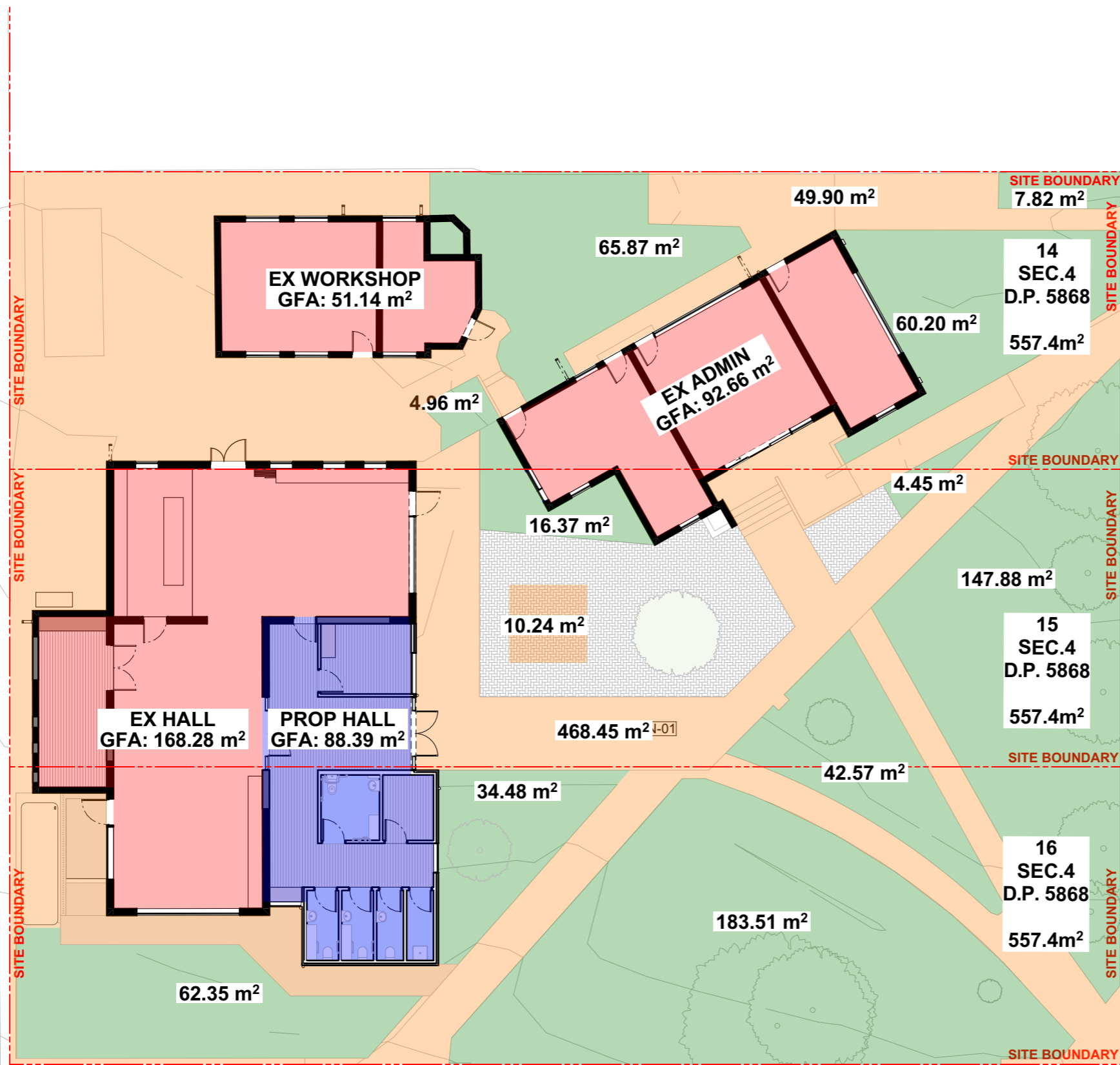
STAGE
AA

DRAWING NO.
15

REV
C

DRAWING TITLE
AREA CALCULATIONS: EXISTING

Printed: 3:20 PM, 18/12/2023



AREA DIAGRAM LEGEND

- EXISTING GFA
- PROPOSED GFA
- LANDSCAPE AREA
- HARDSCAPED AREA

COMPLIANCE TABLE

Zoning : B2

Site Areas: LOT 14 = 557.4 m², LOT 15 = 557.4 m², LOT 16 = 557.4 m²
 Total Areas: LOT 14 + 15 + 16 = 1672.2m²

GFA	Control	Existing	Proposed
Lot 14	-	135.31 m ²	0m ²
Lot 15	-	138.73 m ²	37.47 m ²
Lot 16	-	38.04 m ²	50.92 m ²
Sub-Total	-	312.08 m ²	88.39m ²
Total	-	312.08 m²	400.47m²

Floor Space Ratio: MAX 1.5:1

	Existing	Proposed
GFA	312.08 m ²	400.47m ²

LEP Control

Control	Existing	Proposed
2508.3m ² (150%)	312.08 m ² (18.66%)	400.47m ² , (23.95%)
Compliance	YES	YES

Landscape area

	Existing	Proposed
Softscaping	763.41 m ² (45.65%)	630.46 m ² (37.70%)
Hardscaping	558.28m ² (33.39%)	528.59m ² (31.61%)
Impervious Area	907.9 m ² (54.29%)	966.53m ² (57.8%)

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

DESCRIPTION	REV	APP'D	DATE
Issue For Council Review	P5	SC	17/10/2023
For Development Application	A	SC	23/10/2023
For Development Application	C	SC	18/12/2023

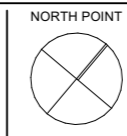
© COPYRIGHT 2023. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.

samcrawfordarchitects
 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042
 TELEPHONE +612 9519 6800
 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au
 ACN 165 409 567 Nominated Architect Sam Crawford 6498



CLIENT
Wollongong City Council

PROJECT
Port Kembla Community Centre
191a Wentworth St Port Kembla NSW 2505



SCALE @ A3
1:200

PROJECT NO.
22.29

STAGE
AA

DRAWING NO.
16

REV
C

DRAWING TITLE
AREA CALCULATIONS: PROPOSED



BK-01: Brickwork to match existing brickwork



RF-01: Colourbond Ultra roofing to new additions. Colour in Shale Grey. Profiles of new gutters and downpipes to match existing profiles. Finish of gutters and downpipes to match fascia



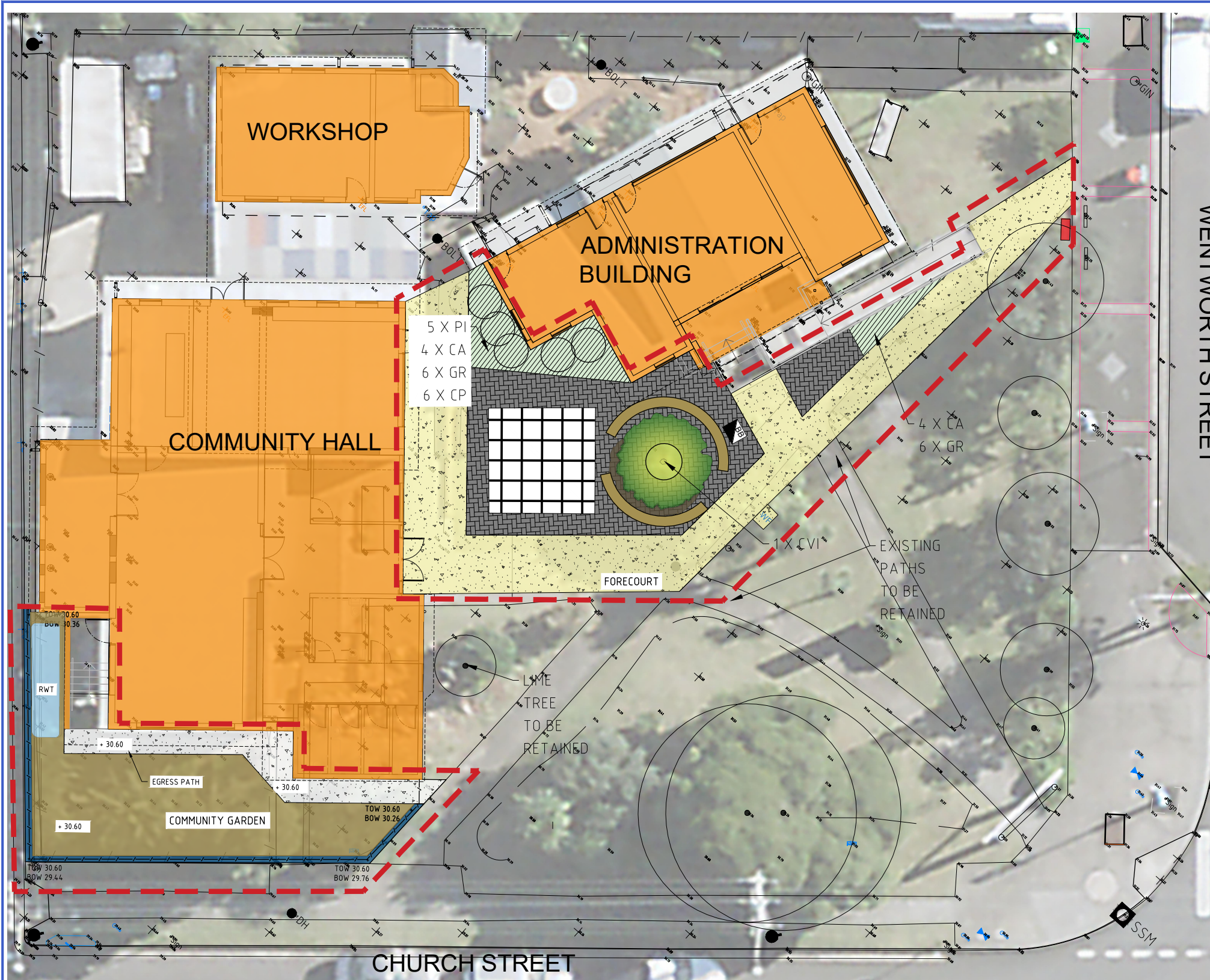
Aluminium framed windows



New FC fascias and soffits to eaves of hall building roof. Finish of FC fascia and soffit to match colour of roof capping

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

DESCRIPTION Issue For Council Review For Development Application For Development Application	REV P5 A C	APP'D SC SC SC	DATE 17/10/2023 23/10/2023 18/12/2023	 Unit 4, 30 Wilson Street, Newtown, Australia NSW 2042 TELEPHONE +612 9519 6800 EMAIL studio@samcrawfordarchitects.com.au WEB samcrawfordarchitects.com.au ACN 165 409 567 Nominated Architect Sam Crawford 6498	 CLIENT Wollongong City Council PROJECT Port Kembla Community Centre 191a Wentworth St Port Kembla NSW 2505	NORTH POINT	SCALE @ A3	PROJECT NO. 22.29	STAGE AA	DRAWING NO. 17	REV C
<small>© COPYRIGHT 2023. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN & DOCUMENTATION OR ALL WORKS EXECUTED FROM THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM SAM CRAWFORD ARCHITECTS. DO NOT SCALE DRAWINGS. CHECK + VERIFY ALL DIMENSIONS ON SITE. ALL WORK TO COMPLY WITH STATUTORY REQUIREMENTS. REPORT ALL DISCREPANCIES OR NON COMPLIANCES WITH REQUIREMENTS TO ARCHITECT BEFORE PROCEEDING.</small>				DRAWING TITLE MATERIALS & FINISHES							



LEGEND




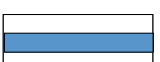



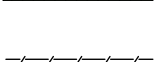
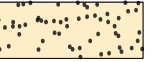






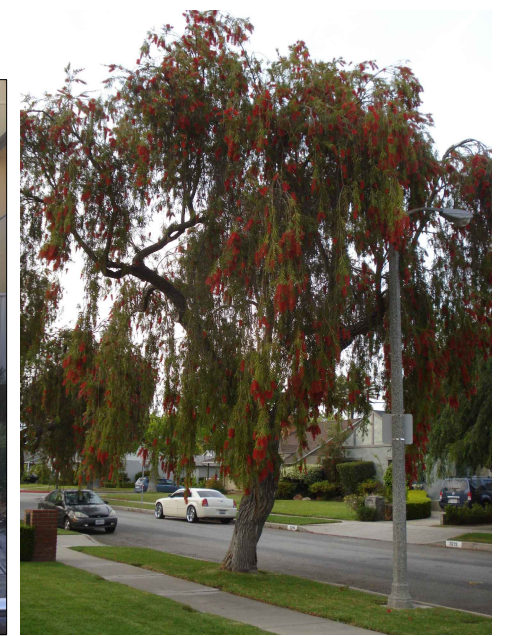
-  PROPOSED AMPHITHEATRE AREA - PERMEABLE PAVERS
-  PROPOSED FORECOURT PATHWAY - SAW CUT COLOURED CONCRETE
-  BUILDING EGRESS PATH- PLAIN CONCRETE
-  RETAINING WALL
-  COMMUNITY GARDEN BEDS
-  TREE TO BE RETAINED
-  GARDEN BED AREA
-  REINSTALL EXISTING PALLISADE FENCE
-  PERMEABLE STABILISED DECOMPOSED GRANITE SURFACE
-  PROPOSED TREE
-  REPOSITIONED BLADE SIGN
-  PROPOSED SEATING BY COMMUNITY GROUPS
-  NEW CHESS BOARD WITH PAVERS
-  RELOCATE EXISTING BOOK BOX
-  1800mm WATER FOUNTAIN



IMAGE OF PROPOSED CHESS BOARD



PROPOSED MEDIUM FLOWERING TREE

DESIGN PROPOSAL

- INCREASE FORECOURT AREA FOR PRESENTATIONS AND GATHERINGS
- RETAIN THE CHESS BOARD
- IMPROVE VISUAL SURVEILLANCE
- CIRCULAR SEAT FOR COMMUNITY MEETINGS
- NEW TREE FOR SHADE
- NEW PATHS TO MEET EQUAL ACCESS AND BUILDING EGRESS REQUIREMENTS

PROPOSED PLANTING SCHEDULE

NUMBER	LABEL	TREES	CONTAINER SIZE
1	CVI	CALLISTEMON VMINALIS	100 LTR
		SHRUBS	CONTAINER SIZE
5	PI	PROSTANTHERA INCISA	200MM
6	GR	GREVILLEA ROSEMARINAFOLIA	150MM
4	CA	CORREA REFLEXA	150MM
	CP	CRINUM PEDUNCULATUM	150MM

LANDSCAPE AREA CALCULATIONS

PROPOSED LANDSCAPE DESIGN	EXISTING AREA	PROPOSED AREA
CONCRETE AREA	203m ²	102m ²
PAVED AREA	-	57m ²
TOTAL HARD SURFACES	203m ²	159m ²
PERMEABLE PAVING	-	27.5m ²
LANDSCAPED AREA	130.8m ²	127m ²
TOTAL PERMEABLE SURFACES	130.8m ²	154.5m ²



**PORT KEMBLA COMMUNITY CENTRE LANDSCAPE CONCEPT
DEVELOPMENT APPLICATION PLAN**

ADDRESS



PREPARED BY: WCC LANDSCAPE SECTION
DRAWN: EGS SCALE: 1:100@ A1 DATE: DEC 2023
PJ-4478 DWG NO. 7210 /SK01 Issue 5



Attachment 3: DCP Compliance

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

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

CHAPTER B4 – DEVELOPMENT IN CENTRES AND PERIPHERAL SALES AND PRECINCTS

Section 8.5 Port Kembla Town Centre

The site is located within Precinct 3. Precinct 3 is situated at the southern end of Port Kembla Town Centre on Wentworth Street and is bounded by Fitzwilliam Street to the north and Church Street to the south.

Maximum Building Height

(c) Precinct 3 – four (4) storeys

Comment: No adverse impact as the proposal is remaining single storey development.

Front Building Line Setback

5. The ground and first floor levels of any new building may incorporate a zero front building line setback.

Comment Existing front setbacks do not incorporate a zero front building setback. There are no changes to the setback along Wentworth Street. The new hall extension towards Church Street will be 4m from the Church Street boundary.

6. A continuous cantilevered awning shall be provided for any building fronting Wentworth Street.

Comment No changes to existing.

Rear and Side Setbacks

7. Buildings must have a zero-side setback and a minimum six (6) metre rear setback.

Comment: No changes to existing rear setbacks.

Car Parking and Delivery Truck Loading Area

9. Developments situated on the southern side of Wentworth Street shall make provision for car parking at the rear of each site with access arrangements off Wentworth Lane.

There are no changes to parking arrangements for the community centre.

CHAPTER C1 – ADVERTISING SIGNAGE AND STRUCTURES

This application proposes the relocation of the existing sign towards the Wentworth Street frontage. The relocation does not contravene any of the objectives or controls in this Chapter.

CHAPTER D1 – CHARACTER STATEMENTS

Port Kembla

The proposal is considered to be consistent with the existing and desired future character for the locality. The proposal involves the upgrade of an existing community facility which will provide a benefit to the local residents of Port Kembla.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The development is required to comply with the disability provisions of the National Construction Code, and verification of compliance occurs at Construction Certificate stage. An Access Report has

been submitted with the application (MGAC, 9 October 2023) and has been reviewed and is satisfactory.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal has been designed with regard to CPTED Principles and is considered to be generally consistent with the objectives of this chapter.

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

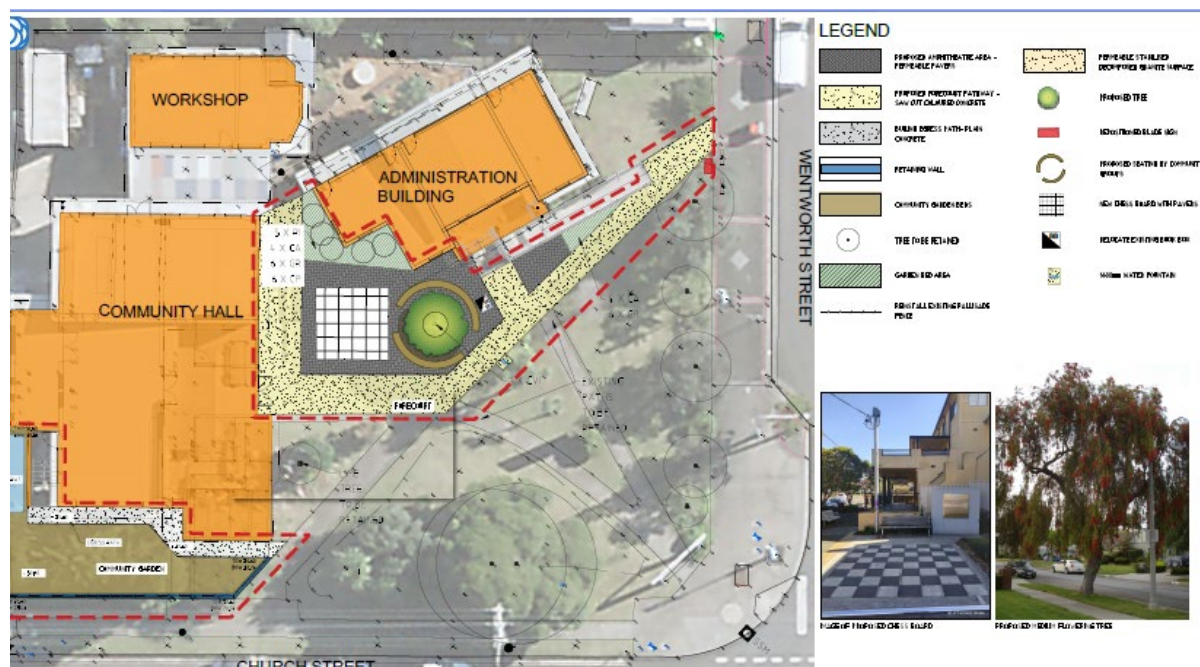
The application proposes no additional parking or access points. The proposal is not expected to increase traffic to the site. The applicant has provided the following justification for the variation:

- *The existing community facility currently has no on-site parking.*
- *The minor additions will not increase the number of staff or the number of patrons.*
- *The additions are to improve amenity at the existing hall building on the site. As such, there are no additional traffic or parking implications.*
- *There are currently, plenty of parking options available for patrons including on street parking, a local bus stop at the front of the site providing transport directly to the Community Centre. The site is 132 metres from a cycleway in Military Road, which provides convenient access to cyclists that can travel down Church Street.*

Given the community facility is existing, a variation request for the provision of parking is acceptable. There is limited opportunity on site for the provision of more parking spaces. The facility is located within the Port Kembla town centre and is easily accessible by public transport. Nearby on street parking is available on Wentworth Street and Church Street.

CHAPTER E6: LANDSCAPING

Councils Landscape Architect has reviewed the application submission and indicated no objections to the proposal subject to conditions.



CHAPTER E7: WASTE MANAGEMENT

The proposal involves demolition. Standard conditions of consent are recommended.

CHAPTER E14 STORMWATER MANAGEMENT

Stormwater is proposed to be disposed of to existing stormwater system.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

There is no tree removal proposed.

CHAPTER E18 THREATENED SPECIES

The site is mapped as possible green and golden bell frog habitat; therefore, conditions of consent in relation to this constraint are provided in the draft conditions.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Standard demolition conditions of consent are recommended.

DRAFT CONDITIONS FOR: DA-2024/52

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
00	C	COVER PAGE	Sam Crawford Architects	18/11/23
02	C	SITE PLAN	Sam Crawford Architects	18/11/23
03	C	DEMO GF PLAN	Sam Crawford Architects	18/11/23
04	C	DEMO ROOF PLAN	Sam Crawford Architects	18/11/23
05	C	PROPOSED GF PLAN	Sam Crawford Architects	18/11/23
06	C	PROPOSED ROOF PLAN	Sam Crawford Architects	18/11/23
07	C	PROPOSED GF PLAN	Sam Crawford Architects	18/11/23
08	C	PROPOSED ROOF PLAN	Sam Crawford Architects	18/11/23
09	C	PROPOSED ELEVATIONS	Sam Crawford Architects	18/11/23
10	C	PROPOSED ELEVATIONS	Sam Crawford Architects	18/11/23
11	C	PROPOSED SECTION	Sam Crawford Architects	18/11/23
17	C	MATERIALS & FINISHES	Sam Crawford Architects	18/11/23
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.				
<u>Reason:</u> To ensure all parties are aware of the approved plans and supporting documentation.				

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

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

Reason:

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

3. 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.

Reason:

To satisfy the requirements of the legislation.

4. Occupation Certificate

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

Reason:

To satisfy the requirements of the legislation.

5. Restricted Vegetation Removal

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

Reason:

To protect the amenity of the environment and the neighbourhood.

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Conditions

6. Crime Prevention Through Environmental Design (CPTED) - Landscaping

In order to reduce the opportunities for "hiding places" the proposed landscaping must:

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

This requirement shall be reflected on the Construction Certificate plans.

Reason:

To satisfy the requirements of Australian Standards.

7. 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 issue of the Construction Certificate.

Reason:

To comply with Council's Development Control Plan.

8. Landscape Maintenance Plan

The implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum period of 12 months to ensure that all landscape work becomes well established by regular maintenance. Details of the program must be submitted with the Landscape Plan to the Principal Certifier prior to issue of the Construction Certificate.

Reason:

To comply with Council's Development Control Plan.

9. 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.

Reason:

To comply with Council's Development Control Plan.

10. 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 Jones Nicholson Pty Ltd.
- b. Include details of the method of stormwater disposal. Stormwater from the development must be piped to Council's existing stormwater drainage system.
- c. Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties. The plan must indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.
- d. Overflow paths shall be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1% AEP events shall be incorporated in the design. Overflow paths shall also be provided in low points and depressions. Each

overflow path shall be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto any adjoining property. Details of each overflow path shall be shown on the detailed drainage design.

Reason:

To comply with Council's Development Control Plan.

11. Erosion and Sediment Control Plan

Before the issue of a Construction Certificate, the applicant is to ensure that an erosion and sediment control plan is prepared in accordance with the following documents before it is provided to and approved by the certifier:

- Council's development control plan,
- the guidelines set out in the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction' (the Blue Book), and
- the 'Do it Right On-Site, Soil and Water Management for the Construction Industry' (Southern Sydney Regional Organisation of Councils and the Natural Heritage Trust).

The applicant must ensure the erosion and sediment control plan is kept on-site at all times during site works and construction.

Reason:

To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

BEFORE BUILDING WORK COMMENCES

Conditions

12. Tree Protection Measures

Before the commencement of any site or building work, the Principal Certifier must ensure the measures for tree protection detailed in the construction site management plan are in place.

Reason:

To protect and retain trees.

13. Appointment of Principal Certifier

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

- a. appoint a Principal Certifier and notify Council in writing of the appointment irrespective of whether Council or a Registered Certifier is appointed; and
- b. notify Council in writing of their intention to commence work (at least two [2] days' notice is required).

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

Reason:

To satisfy the requirements of the legislation.

14. Erosion and Sediment Controls in Place

Before the commencement of any site or building work, the Principal Certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan are in place. These controls must remain in place until any bare earth has been restabilised in accordance with the NSW Department of Housing manual 'Managing Urban Stormwater: Soils and Construction Certificate' (the Blue Book) (as amended from time to time).

Reason:

To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

15. Signs On Site

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

- a. showing the name, address and telephone number of the Principal Certifier for the work, and
- b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- c. stating that unauthorised entry to the worksite is prohibited.

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

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

Reason:

To satisfy the requirements of the legislation.

16. Enclosure of the Site

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

Reason:

To ensure safety.

17. Demolition Works

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

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

Reason:

To satisfy the requirements of the legislation and Australian Standards.

18. Works in Road Reserve - Minor Works

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

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

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

Reason:

To satisfy the requirements of the legislation.

DURING BUILDING WORK

Conditions

19. Treatment of any Tree Damage by a Supervised Arborist

Any damage inflicted on a tree during the construction phase which has been nominated for retention shall be treated by an approved arborist at the developer's expense.

Reason:

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

20. Provision of Taps/Irrigation System

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

Reason:

To comply with Council's Development Control Plan.

21. Tree Protection

While site or building work is being carried out, the applicant must maintain all required tree protection measures in good condition in accordance with the construction site management plan required under this consent, the relevant requirements of *AS 4970-2009 Protection of trees on development sites* and any arborist's report approved under this consent. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.

Reason:

To protect and retain trees.

22. 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, such as Noise Guidelines for Local Government January 2023, may control the activities for which Council has granted consent, including but not limited to, the *Protection of the Environment Operations Act 1997*.

Reason:

To protect the amenity of the surrounding area.

23. Procedure for Critical Stage Inspections

While building work is being carried out, any such work must not continue after each critical stage inspection unless the Principal Certifier is satisfied the work may proceed in accordance with this consent and the relevant Construction Certificate.

Reason:

To require approval to proceed with building work following each critical stage inspection.

24. Implementation of the Site Management Plans

While vegetation removal, demolition and/or building work is being carried out, the applicant must ensure the measures required by the approved construction site management plan and the erosion and sediment control plan are implemented at all times.

The applicant must ensure a copy of these approved plans is kept on site at all times and made available to Council officers upon request.

Reason:

To ensure site management measures are implemented during the carrying out of site work.

25. Construction Noise

While building work is being carried out and where no noise and vibration management plan is approved under this consent, the applicant is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB9A above background noise, when measured at any lot boundary of the property where the construction is being carried out.

Reason:

To protect the amenity of the neighbourhood during construction.

26. Waste Management

While building work, demolition or vegetation removal is being carried out, the Principal Certifier must be satisfied all waste management is undertaken in accordance with the approved waste management plan.

Upon disposal of waste, the applicant is to compile and provide records of the disposal to the Principal Certifier, detailing the following:

- a. The contract details of the person(s) who removed the waste;
- b. The waste carrier vehicle registration;
- c. The date and time of waste collection;
- d. A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill;
- e. The address of the disposal location(s) where the waste was taken;
- f. The corresponding tip docket/receipt from the site(s) to which the waste is transferred, notifying date and time of delivery, description (type and quantity) of waste.

Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the applicant is to maintain all records in relation to the Order or Exemption and provide the records to the Principal Certifier and Council.

Reason:

To require records to be provided, during site work, documenting the lawful disposal of waste.

27. 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.

Reason:

To satisfy the requirements of the legislation.

28. Stop Work - Green and Golden Bell Frogs

If green and golden bell frogs are found at any time during the demolition, excavation or construction phases of the development, work shall cease immediately, and a qualified zoologist experienced in the identification and management of the green and golden bell frog shall be contacted and a report of the find made to Environment Line (telephone 131 555).

Reason:

To satisfy the requirements of the legislation.

29. Open Excavations - Green and Golden Bell Frogs

Where excavations/trenches are left open during the night, then they shall be closely inspected by the site supervisor for green and golden bell frogs prior to work starting on the proceeding day.

Note: The "Have you seen a green and golden bell frog?" brochure produced by the NSW Department of Environment and Climate Change (2008) is available from <https://www.environment.nsw.gov.au/resources/threatenedspecies/ggbfbro08326.pdf>, or by telephoning 131 555.

Reason:

To satisfy the requirements of the legislation.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Conditions

30. Removal of Waste upon Completion

Before the issue of an Occupation Certificate, the Principal Certifier must ensure all refuse, spoil and material unsuitable for use on-site is removed from the site and disposed of in accordance with the approved waste management plan. Written evidence of the removal must be supplied to the satisfaction of the Principal Certifier.

Before the issue of a partial Occupation Certificate, the applicant must ensure the temporary storage of any waste is carried out in accordance with the approved waste management plan to the Principal Certifier's satisfaction.

Reason:

To ensure waste material is appropriately disposed or satisfactorily stored.