

Wollongong Local Planning Panel Assessment Report | 22 June 2021

WLPP No.	Item 2
DA No.	DA-2021/69
Proposal	Residential - construction of multi-unit housing and Subdivision - Strata title - 17 lots
Property	Lot 15 DP 24874, Lot 25 DP 237812 2-8 Highway Avenue, West Wollongong
Applicant	Kollaras Developments Pty Ltd
Responsible Team	Development Assessment & Certification – City Centre Team (VD)
Prior WLPP meeting	4 December 2019

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel - Determination

The proposal has been referred to WLPP for **determination** pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. The proposal is captured by Clause 2(b) of Schedule 2 of the Local Planning Panels Direction of 30 June 2020, having received over 10 unique submissions by way of objection.

Proposal

The proposal seeks approval for the construction of multi-dwelling housing of 17 dwellings comprising 15 two storey townhouses and 2 single storey villas and strata subdivision.

Permissibility

The subject site is zoned R2 Low Density Residential pursuant to Wollongong Local Environmental Plan (WLEP) 2009. The proposed **multi-dwelling housing** development is a permissible use in the R2 Low Density Residential zone.

Consultation

The proposal was exhibited in accordance with Council's Community Participation Plan 2019 and twelve (12) submissions were received. The submissions received are discussed at section 1.5 of the assessment report

Council's Traffic, Landscape, Environment and Stormwater Officers have reviewed the application and provided satisfactory referral comments.

Main Issues

The main issues identified during the assessment process include:

- Traffic and parking concerns as raised in the public submissions.
- Earthworks required to facilitate the development.

RECOMMENDATION

Development Application DA-2021/69 be **approved** subject to the conditions contained in **Attachment 5**.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

State Environmental Planning Policies:

- SEPP No. 55 – Remediation of Land
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP Infrastructure 2007

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 2019
- Wollongong Community Participation Plan 2019

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the construction of a multi-dwelling development including 15 two storey townhouses and 2 single storey villas and strata subdivision.

The development is provided in row form with three rows of four units for rows X, Y, and Z and five units at the rear of the site along the western boundary (row W).

Access to the site will be via a driveway 5.5m wide from Highway Avenue cul-de-sac. A total of 34 car parking spaces are proposed for residents and 8 spaces proposed for visitors.

Communal open space is provided along the southern boundary.

Visitor parking is provided near the entrance to the site and along the proposed driveway. On site waste servicing is proposed with a bin pick up bay located near the entrance driveway.

The proposed building finishes includes a mix of cladding and brickwork incorporating neutral colours to external walls and the roof.

Earthworks are proposed to facilitate the development. The Bulk Earthworks Plan shows the extent of cut and fill required. The majority of fill will be for the construction of the driveway. A minor cut along the northern boundary is also proposed.

Existing trees are mainly located to the rear of site to the west and also along the southern boundary and the street frontage. The development involves removal of three trees numbered 5, 13 and 34 as detailed on the landscape plan.

1.3 BACKGROUND

Previous applications relevant to this proposal include:

DA-2019/453

This application comprised a similar development with 18 units and was refused on 4 December 2019 by the WLPP for the following reasons:

- 1 Pursuant to the provisions of Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, it is considered the proposal fails to demonstrate consistency with the provisions of the Wollongong Development Control Plan 2009:
 - a Chapter B1 Residential Development
 - Clause 4.7 Solar Access: The orientation and layout of the buildings does not maximise solar access and compromises the amenity of units.
 - Clause 4.8 Building Character and Form: The development has not been designed to respond to the site constraints resulting in an unreasonable loss of vegetation and unnecessary cut and fill. The relationship of development to adjoining land results in unreasonable amenity impacts in terms of bulk and scale.
 - b Chapter E6 Landscaping
 - The resultant development is not compatible with the character of the surrounding neighbourhood given the lack of landscape setting.
 - The separation between townhouses fails to support adequate landscape.
 - The proximity of buildings to existing landscape elements is unacceptable.
 - c Chapter E17 Preservation and Management of Trees and Vegetation
 - d Chapter E19 Earthworks

These matters are discussed throughout this report.

PL-2020/133: Pre-lodgement meeting

Following the refusal of the abovementioned application, a pre-lodgement meeting was held on 18 September 2020. The main issues discussed during this meeting were:

- Location of communal open space – impediments to access, visibility and desirability.
- Design Review Panel advice recommended. (not undertaken)
- Explore opportunities for deep soil zone in future common property areas
- M1 Motorway acoustic attenuation required.
- Extent of cut and fill - consideration should be given to reducing the depth of fill, particularly in the driveway area.
- Fencing plan required – separation of private open space rows X and Y by landscaping unlikely to be desirable to residents. Fencing to reconcile with drainage constraints.
- Deep soil calculations only to include areas with minimum dimension 6m – areas identified as deep soil zone on northern boundary are to be excluded.
- Clarify potential future strata subdivision boundaries.
- Minimum 10% adaptable housing required – certification needed at lodgement. It is unacceptable that both adaptable dwellings do not achieve minimum solar access to private open space.
- Crime Prevention Through Environmental Design (CPTED) – poor visibility of communal open space area

Pre-lodgement Application- PL-2016/135 for residential - multi dwelling housing, 9 dwellings, was held for the proposal on 28 September 2016. The plans presented at the pre-lodgement meeting were only over one lot (Lot 25 DP 237812).

Pre-lodgement Application- PL-2015/3 - Residential - 10 units and strata subdivision, was held for the proposal on 11 February 2015. The plans presented at the pre-lodgement meeting were only over one lot (Lot 25 DP 237812).

Customer service actions:

There are no outstanding customer service actions relating to this site. Previous unauthorised works and compliance action relating to tree removal have been resolved.

1.4 SITE DESCRIPTION

The site is located at 2-4 Highway Avenue & 6-8 Highway Avenue, West Wollongong and the title references are Lot 15 DP 24874 and Lot 25 DP 237812. The site comprises two lots with a total area of 5432m². All structures on site have recently been demolished. Recent compliance action has been undertaken by Council in relation to previous unauthorised tree removal and this matter has been resolved.

The site is irregular in shape with a fall of seven metres from the rear of the site to the street, and a cross fall of 7m from the north-east to the south west. To the rear (west) of the site is the M1 Princes Motorway.

To the east of the site is an existing pedestrian access which links onto Mt Keira Road. A dwelling house is located immediately to east of the pathway. To the south of the site is an existing multi-unit development built circa 1973. To the north are residential dwelling houses.

Large established trees are located to the rear of site to the west. Trees are also located along the southern boundary and the street frontage.

The site is characterised by low to medium density residential dwellings with Princes Motorway adjacent to the west of the site and the Princes Highway located to the east of the site. An existing childcare centre is located at 32 Highway Avenue approximately 150m to the south. Two schools are located within close proximity to Highway Avenue, along the Princes Highway to the north. The site is located approximately 3km from Wollongong CBD.

Property constraints

- Flooding- uncategorised flood risk precinct.
- Fill land affected.
- A Sydney Water sewer easement traverses through the site in a north-south direction.

1.5 SUBMISSIONS

The proposal was exhibited between 29 January and 12 February 2021 in accordance with Appendix 1 of the Council's Community Participation Plan 2019. Twelve (12) submissions were received. The issues raised in the submissions are summarised below:

Table 1: Submissions

Issues raised	Comment
Traffic Concerns	
<ul style="list-style-type: none"> Increasing traffic flow with no alternate exit/entrance. Poor pedestrian and traffic safety to drivers, residence and children when the traffic flow and parking demand increase. High car ownership rate and number of cars owned by the local resident in Highway Avenue will increase future traffic flow. Concerns regarding the findings of the Traffic Impact Assessment. Traffic modelling is old. Evacuation guidelines for safety impacts. 	<p>Council's Traffic Engineer considers that the submitted traffic report has demonstrated that the additional traffic is relatively low (an additional 11 peak hour movements – 1 movement every 6 minutes during the busiest times of the day) and would be unlikely to impact on the safety and capacity of the existing road network.</p> <p>The traffic report was prepared in 2019 and the conclusions are accepted by the Traffic Section. No further information is required. It is noted that despite the age of the report, the number of units have been reduced by 1 compared to the previously refused application and have a similar layout.</p> <p>Turning circles have been shown on the plan and all vehicles are able to enter and exit the garages, parking spaces and turning bays.</p> <p>Council's Traffic Engineer has reviewed the report and raises no concerns with the proposed development.</p>
Parking Concerns	
<ul style="list-style-type: none"> Not enough street parking for the current residents. The proposal will exacerbate this matter. Insufficient number of the proposed residential and visitor car parking spaces with anticipated overflow. The parking provision of the proposal may compete with school demand. Current on-street parking creates a narrow lane access to the local residence, limiting traffic, parking and emergency provisions. The proposal will exacerbate this matter. No spill over parking Visitor parking is inadequate Visitor parking spaces are too small 	<p>The proposed development complies with the current parking requirements outlined in Council's Development Control Plan 2009.</p> <p>Council's Traffic Engineer has advised that Highway Avenue has a 7.5-metre-wide carriageway which is wide enough to allow staggered informal on street car parking, and still allow access for larger vehicles such as delivery, waste, emergency and construction vehicles as required.</p> <p>Car parking spaces and manoeuvring has been verified by Council's Traffic Engineer.</p> <p>Visitor parking spaces meet the minimum requirements.</p>
Design Issues	
<ul style="list-style-type: none"> Excessive scale, poor in design and lacking 	<p>The proposed design is acceptable in its current</p>

<p>in the ability to enhance the neighbourhood and quality of life</p> <ul style="list-style-type: none"> • East west aspect is reminiscent of dark, dam terrace houses with no natural light. • Construction is budget style and not fitting with the rest of the street • Communal open space located near bins and near visitor parking spaces which is a safety issue. • Request upstairs windows be installed with obscured or frosted glass if they are facing another property, especially windows on north elevation. 	<p>form and consistent with the form of multi-unit development in the Wollongong LGA.</p> <p>The orientation of the units is discussed in Section 2.3 of this report.</p> <p>The bin storage area has been relocated to near the entrance of the site away from the communal open space areas.</p> <p>A condition has been imposed requiring obscure glazing for all bathroom and WC windows. On the northern elevation, the upper floor bedrooms windows are located above beds and are high sill windows. No privacy impacts are therefore anticipated.</p>
Stormwater runoff	
<ul style="list-style-type: none"> • Existing stormwater problems. • Connection to existing drain is cracked and blocked. 	<p>The proposal complies with the requirements of Council's DCP Chapter E14 (Stormwater Management). The stormwater from the development is proposed to be piped to Council's existing stormwater drainage system in Highway Avenue, with an on-site stormwater detention (OSD) system designed to limit the stormwater discharge flow rates to Council's system below pre-development discharge rates. Permission from adjoining land owners is not required where the stormwater is discharged to Council's existing stormwater drainage system. Maintenance of private stormwater assets is the responsibility of the asset owner.</p>
Waste Servicing	
<ul style="list-style-type: none"> • Currently Highway Avenue already have difficulties for waste collection as there are no spaces to place bin without blocking driveways. • Rubbish collection requires a garbage truck to complete a three point turn on a common driveway which is dangerous. • Proposed arrangement is dangerous and unnecessary. • 30-50 bins designated area is insufficient • Bins bays should not be located near a boundary. 	<p>Due to the location of the site along a cul-de-sac, on-site waste servicing is proposed. A bin pick-up bay of sufficient size is provided along the proposed driveway.</p> <p>The submitted swept paths for the design vehicle (3-point turn) complies with Councils assessment criteria. It should also be noted that waste collection will occur early in the morning once a week. This low frequency occurrence along with the proposed waste servicing arrangements are accepted by Council's Traffic Section.</p>
Character of the locality	
<ul style="list-style-type: none"> • The proposed number of multi-dwellings does not satisfy the objective of R2 zone for 	<p>The development is considered to be infill housing and is a permissible type of</p>

a low-density living feature.	development for R2 Zone. The development meets the objectives of R2 Zoned land in that additional housing types will be made available.
Construction	
<ul style="list-style-type: none"> Concern is raised over the amount of noise and dust pollution during construction. Difficulties for construction trucks accessing the street during construction stage. 	<p>Conditions are recommended relating to noise and dust during construction and restricted hours of construction work.</p> <p>Developments must ensure that construction impacts are appropriately managed. A condition of consent has been recommended which requires approval, under Section 138 of the Roads Act. Construction of the development is a temporary situation and would be managed under Section 138 of the Roads Act.</p> <p>This additional approval 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.</p>
Fencing	
<p>During demolition of the previous properties on this site, the fence shared with 27 Mount Keira Rd was removed and replaced with temporary fencing.</p> <p>Given the number of dwellings in this construction and 2 buildings X1 and Y1 overlooking the backyard of 27 Mt Keira Rd, a new and high fence is essential for privacy and safety</p>	<p>In response to submissions, the Applicant has advised that upgrades to any fencing which may have been damaged due to demolition works will be undertaken.</p> <p>A condition in this respect has been incorporated into the draft consent.</p>
Services	
<p>Concerns over sewerage to the street, the existing system cannot handle an additional 17 units.</p> <p>The proposal includes redirecting the main sewer line.</p>	<p>15 units are proposed rather than the 17 mentioned. Should the application be approved, the developer is required to consult with Sydney Water regarding service upgrades to facilitate the development with the re-alignment of the sewer main.</p>

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Council's Traffic, Landscape, Environment and Stormwater and reviewed the application submission and provided satisfactory referral comments.

1.6.1 EXTERNAL CONSULTATION

The application was referred to Transport for NSW to seek comment on clauses 101 and 102 of SEPP Infrastructure 2007. Comments were received by Council with conditions attached.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

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

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

Further investigation was requested by Council's Environment Officer to identify fill material and crushed rubbles areas with a physical description of the material and sampling for asbestos containing materials (ACM).

A Detailed Site Investigation (DSI) was submitted to Council along with an Interim Advice letter prepared by accredited site auditor and remediation action plan. These documents have been reviewed by Council's Environment Officer. Conditions relating to site remediation work, Site Auditor's Report and Site Auditor's Statement are recommended by Council's Environment Officer and included in the draft consent. The remediation measures will ensure that the Site can be made suitable for the proposed development in accordance with clause 7.

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

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

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

2.1.3 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Located to the west of the site is the M1 Princes Motorway which is a Classified Road and carries high traffic volumes. The Applicant has submitted a Road Traffic Noise Intrusion Assessment (Day Design Pty Ltd, 6 November 2020) which outlines recommendations for acoustical treatment for noise reduction of the proposed dwellings. Recommendations from the Road Traffic Noise Intrusion Assessment have been included in the draft consent.

Comments were also sought from Transport for NSW and conditions were provided.

2.1.5 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Part 2 Permitted or prohibited development

Clause 2.2 – Zoning of land to which Plan applies

The zoning map identifies the land as being zoned R2 Low Density Residential, as shown in **Attachment 3**.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- *To provide for the housing needs of the community within a low-density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposed development meets the above objectives by providing for the housing needs of the community.

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

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Hospitals; Hostels; Information and education facilities; Jetties; **Multi dwelling housing**; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Veterinary hospitals*

The proposal is categorised as a **Multi dwelling housing** as defined below and is permissible in the zone with development consent.

Clause 1.4 Definitions

Multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Clause 2.6 Subdivision – consent requirements

Strata subdivision is proposed.

Part 4 Principal development standards

Clause 4.1 Minimum Subdivision Lot Size

The application proposes strata subdivision and as such, there is no minimum lot size.

Clause 4.3 Height of buildings

The proposed building height of 8m and does not exceed the 9 metres maximum permitted for the site.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone:	0.5:1	
Site area:	5432m ²	
	GFA	2177m ²
FSR:	0.40:1	

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. Consultation with these authorities are required prior to issue of any Construction Certificate.

Clause 7.3 Flood planning

The application is listed as Flooding- uncategorised flood risk precinct. Following a review by Council's Stormwater Engineer, no concerns are raised in this regard.

Clause 7.6 Earthworks

Concerns were raised with the previous application (DA-2019/453) in relation to cut and fill.

The objectives of this Clause is to

- (a) to ensure that any earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features surrounding land,*
- (b) to allow earth works of a minor nature without separate development consent.*

Earthworks are required to accommodate this development. A Bulk Earthworks Plan has been prepared and found in Attachment 1. The Plan shows the extent of cut and fill required to facilitate this development. The majority of fill is for the construction of the driveway and OSD systems located beneath the driveway with up to 2.5m of fill at this location. A minor cut is proposed along the northern boundary. Centrally within the site is a mix of cut and fill to provide a level building platform. Minor fill is proposed from the driveway to the southern boundary along the communal open space to provide a gradual fall towards the southern boundary to assist in providing stepped landscaping in this area.

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

- (a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,*
- (b) the effect of the proposed development on the likely future use or redevelopment of the land,*
- (c) the quality of the fill or of the soil to be excavated, or both,*
- (d) the effect of the proposed development on the existing and likely amenity of adjoining properties,*
- (e) the source of any fill material or the destination of any excavated material,*
- (f) the likelihood of disturbing Aboriginal objects or other relics,*
- (g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.*

The main area of the proposed earthworks is to facilitate the construction of the driveway and to facilitate the OSD system located beneath the driveway. The stormwater system has been designed so that there will be no impact on existing drainage patterns.

The submitted Remediation Action Plan Section 9.0 to 11.0 provides remediation options. An EPA accredited site auditor has been appointed to issue SAS and SAR upon site remediation and validation. The remediation option states that options available include offsite disposal and ACM contained material may be buried on site (to create a containment cell). This will be dependent upon the quantity of material contaminated with ACM and the Site Auditor's advice.

Council's Environment Officer has provided conditions in relation to the placement of fill and destination of any excavated material.

There are no known Aboriginal objects or relics. The proposed earthworks will not impact on any watercourse or water catchment.

Clause 7.14 Minimum site width

The site has a dimension of greater than 18 metres and complies with this Clause.

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

None applicable.

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

Please refer to **Attachment 4** for outline of compliance tables in relation to Wollongong DCP 2009.

Concerns were raised with the previous application (DA-2019/453) in relation to the east-west orientation of the dwellings. In response, the Architect has provided the following advice with this application:

- *The proposal is compliant with Council's development controls and this has been demonstrated on drawing DA012.2.*
- *24% of the dwellings (W1, X1, Y1 & Z1) face north and receive direct solar access throughout most of the day.*
- *17% of the dwellings (Z2-Z4) face east and receive direct solar access from morning to 1pm.*
- *24% of the dwelling (W2-W5) face west and receive direct solar access from 12pm onwards.*
- *In total 13 of the 17 units (76%) receive 3hrs or more solar access to over 50% of winter solar access to private open space areas. Exceeding the 70% minimum requirement.*
- *In relation to the 24% (X3, X4, Y2 & Y4) that do not comply we note:*
 - *X4 & Y4 have three open façades and while don't achieve the 3 hrs. direct sunlight will still have sufficient natural daylight. These dwelling are also located in close proximity (within 20m) to the COS which has solar access for most of the day.*
 - *The above scenario is not uncommon for these types of developments, there will always be some dwellings that perform better than others.*

An assessment against the provision of Clause 5.12 – Solar Access Requirements, Chapter B1 is provided in **Attachment 4** and found to be satisfactory.

2.4 WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2018

The estimated cost of works is >\$100,000 and a levy is applicable under this plan.

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)

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

No demolition is proposed.

93 Fire safety and other considerations

Not applicable.

94 Consent authority may require buildings to be upgraded

Not applicable

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

Context and Setting:

The proposal is permissible in the R2 Low Density Residential zone and is below the permitted maximum height and floor space ratio controls. Earthworks are required to facilitate the development however these earthworks are centralised with minimal impacts upon adjoining properties. On-site waste servicing is proposed to reduce impact of on street waste removal. The proposal includes single and double storey dwellings consistent with the context and setting of the neighbourhood. There will be minimal impacts from the street and minimal privacy and overshadowing impacts to neighbouring properties.

The site is able to accommodate multi-unit development.

Access, Transport and Traffic:

A number of concerns have been raised by the objectors in relation to traffic and parking issues due to the narrowness of the street and the location of the site in relation to the cul-de-sac.

The development provides for the required number of car parking spaces and manoeuvring. Council's Traffic officer and Transport for NSW have considered the development with regard to impacts on the wider traffic network and raised no objections to this proposal subject to conditions.

Public Domain:

There are limited impacts upon the public domain given its location at the end of a cul-de-sac.

Utilities:

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

Heritage:

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

Other land resources:

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

Water:

The Applicant is required to consult with Sydney Water for the servicing of the site. Conditions have been recommended.

Soils:

Site remediation works are required prior to the issue of a Construction Certificate. Conditions have been recommended.

Air and Microclimate:

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

Flora and Fauna:

Existing trees are mainly located to the rear of site to the west and also along the southern boundary and the street frontage. The development involves removal of three trees numbered 5, 13 and 34 as detailed on the landscape plan and acceptable from Council's Landscape Division. Compensatory planting is proposed throughout the site.

An Arborist report has been submitted with the application and reviewed by Council's Landscape Officer and Council's Arborist in relation to impacts on street trees. Drainage infrastructure has been re-aligned to minimise impacts on the street trees and deemed to be acceptable by Council's Arborist.

<p><u>Waste:</u></p> <p>On site waste collection is proposed due the location of the cul-de-sac.</p>
<p><u>Energy:</u></p> <p>The proposal would not be expected to have unreasonable energy consumption. A BASIX Certificate has been provided.</p>
<p><u>Noise and vibration:</u></p> <p>Conditions are recommended that nuisance be minimised during any construction, demolition, or works.</p>
<p><u>Natural hazards:</u></p> <p>There are no natural hazards identified on site that would preclude the proposed development.</p>
<p><u>Technological hazards:</u></p> <p>There are no technological hazards identified on site that would preclude the proposed development.</p>
<p><u>Safety, Security and Crime Prevention:</u></p> <p>There are no concerns with regard to safety and security. Lighting to the communal open space area is recommended.</p>
<p><u>Social Impact:</u></p> <p>The proposal would not be envisaged to result in negative social impacts.</p>
<p><u>Economic Impact:</u></p> <p>The proposal is not expected to create negative economic impact.</p>
<p><u>Site Design and Internal Design:</u></p> <p>The application does not result in any departures from WLEP 2009 development standards. The proposal is compliant with regard to Chapter WDCP 2009 as outlined throughout this report. Site design, manoeuvring and internal design are considered to be satisfactory.</p>
<p><u>Construction:</u></p> <p>Conditions of consent are recommended in relation to construction impacts such as hours of work, erosion and sedimentation controls, works in the road reserve, excavation, demolition and use of any crane, hoist, plant or scaffolding. A condition is recommended that all works are to be in compliance with the Building Code of Australia.</p>
<p><u>Cumulative Impacts:</u></p> <p>There are no anticipated cumulative impacts anticipated.</p>

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

Does the proposal fit in the locality?

The proposal is considered reasonable in relation to impacts on the amenity of the locality as discussed in the body of this report. Traffic impacts have been assessed by Council's Traffic Section and deemed to be satisfactory. No objections or concerns were raised.

Are the site attributes conducive to development?

The subject site is zoned R2 Low Density Residential zone and has been designed having regard to the provisions of WLEP 2009 and WDCP 2009. There is unlikely to be any adverse cumulative impacts

as a result of the proposed development. There are no site constraints that would prevent the proposal.

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

Refer to Section 1.5 of this report.

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

The application is not expected to have any unreasonable impacts on the environment or the amenity of the locality. The application has been amended to address concerns raised with previous applications. The proposal is considered appropriate with consideration to the zoning and the character of the area and is therefore considered to be in the public interest.

3 CONCLUSION

The proposed development is permissible with development consent and 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 previous concerns of the WLPP have been adequately addressed by the reduction of one unit which has facilitated better landscaping and servicing of the development and a reduction of cut and fill.

The submissions have raised matters which have been addressed above. All internal and external referrals are satisfactory subject to conditions.

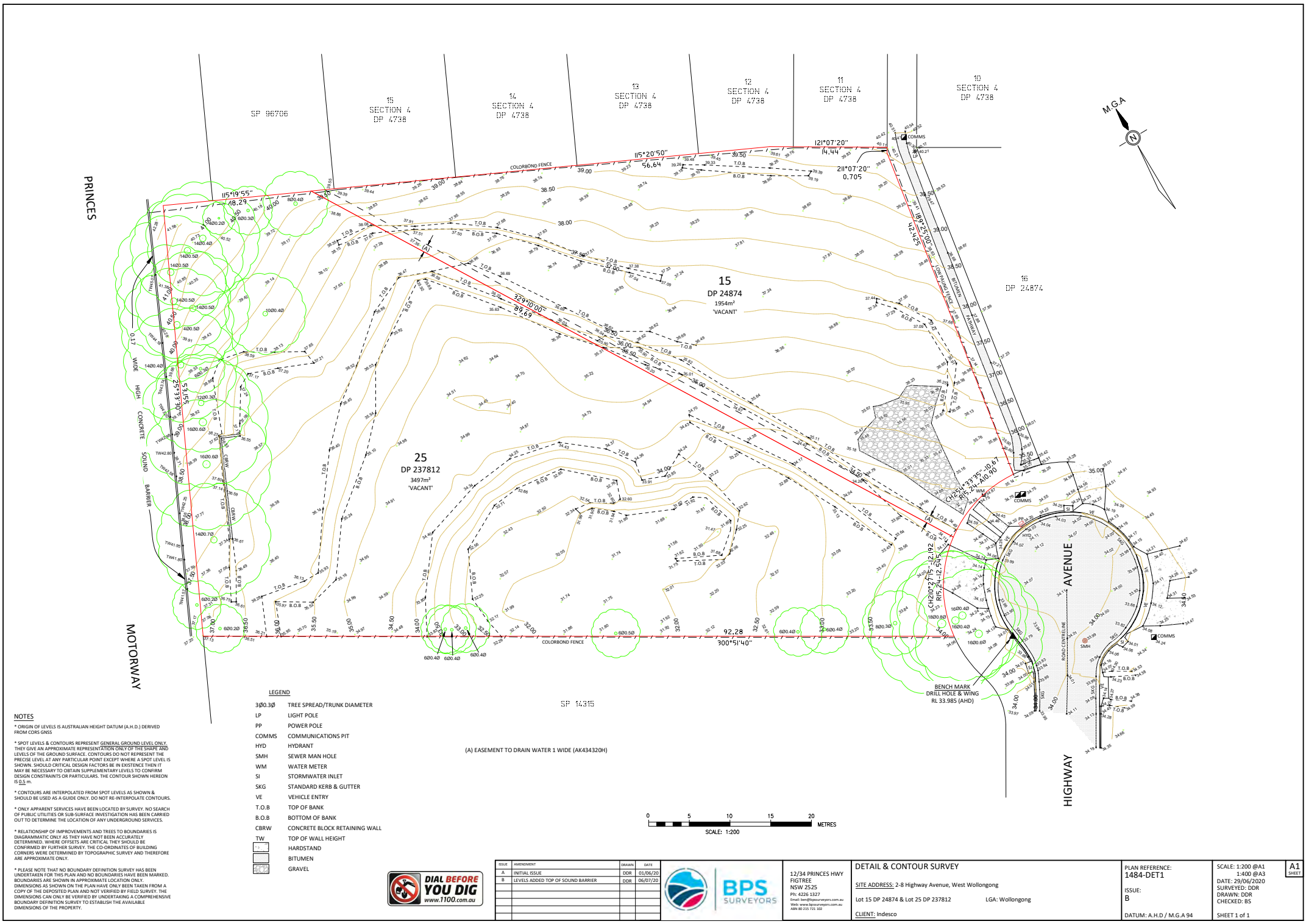
It is considered that the proposed development has regard to the planning controls and has been designed appropriately given the nature and characteristics of the site and is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area.

4 RECOMMENDATION

It is recommended that the development application DA-2021/69 be approved subject to the conditions found in **Attachment 5**.

5 ATTACHMENTS

1. Plans
2. Aerial Photograph
3. Zoning Map
4. WDCP 2009 Compliance Tables
5. Draft Conditions of consent



NOTES

- * ORIGIN OF LEVELS IS AUSTRALIAN HEIGHT DATUM (A.H.D.) DERIVED FROM CORS GNSS.
- * SPOT LEVELS & CONTOURS REPRESENT GENERAL GROUND LEVEL ONLY. THEY GIVE AN APPROXIMATE REPRESENTATION ONLY OF THE SHAPE AND LEVELS OF THE GROUND SURFACE. CONTOURS DO NOT REPRESENT THE PRECISE LEVEL AT ANY PARTICULAR POINT EXCEPT WHERE A SPOT LEVEL IS SHOWN. SHOULD CRITICAL DESIGN FACTORS BE IN EXISTENCE THEN IT MAY BE NECESSARY TO OBTAIN SUPPLEMENTARY LEVELS TO CONFIRM DESIGN CONSTRAINTS OR PARTICULARS. THE CONTOUR SHOWN HEREON IS 0.5m.
- * CONTOURS ARE INTERPOLATED FROM SPOT LEVELS AS SHOWN & SHOULD BE USED AS A GUIDE ONLY. DO NOT RE-INTERPOLATE CONTOURS.
- * ONLY APPARENT SERVICES HAVE BEEN LOCATED BY SURVEY. NO SEARCH OF PUBLIC UTILITIES OR SUB-SURFACE INVESTIGATION HAS BEEN CARRIED OUT TO DETERMINE THE LOCATION OF ANY UNDERGROUND SERVICES.
- * RELATIONSHIP OF IMPROVEMENTS AND TREES TO BOUNDARIES IS DIAGNOSTIC ONLY AS THEY HAVE NOT BEEN ACCURATELY DETERMINED. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY. THE CO-ORDINATES OF BUILDING CORNERS WERE DETERMINED BY TOPOGRAPHIC SURVEY AND THEREFORE ARE APPROXIMATE ONLY.
- * PLEASE NOTE THAT NO BOUNDARY DEFINITION SURVEY HAS BEEN UNDERTAKEN FOR THIS PLAN AND NO BOUNDARIES HAVE BEEN MARKED. BOUNDARIES ARE SHOWN IN APPROXIMATE LOCATION ONLY. DIMENSIONS AS SHOWN ON THE PLAN HAVE ONLY BEEN TAKEN FROM A COPY OF THE DEPOSITED PLAN AND NOT VERIFIED BY FIELD SURVEY. THE DIMENSIONS CAN ONLY BE VERIFIED BY UNDERTAKING A COMPREHENSIVE BOUNDARY DEFINITION SURVEY TO ESTABLISH THE AVAILABLE DIMENSIONS OF THE PROPERTY.

LEGEND

- 300.30 TREE SPREAD/TRUNK DIAMETER
- LP LIGHT POLE
- PP POWER POLE
- COMMS COMMUNICATIONS PIT
- HYD HYDRANT
- SMH SEWER MAN HOLE
- WM WATER METER
- SI STORMWATER INLET
- SKG STANDARD KERB & GUTTER
- VE VEHICLE ENTRY
- T.O.B TOP OF BANK
- B.O.B BOTTOM OF BANK
- CBRW CONCRETE BLOCK RETAINING WALL
- TW TOP OF WALL HEIGHT
- Gravel GRAVEL

(A) EASEMENT TO DRAIN WATER 1 WIDE (AK434320H)



ISSUE	AMENDMENT	DRAWN	DATE
A	INITIAL ISSUE	DOR	01/06/20
B	LEVELS ADDED TOP OF SOUND BARRIER	DOR	06/07/20



12/34 PRINCES HWY
FIGTREE
NSW 2525
Ph: 4226 1327
Email: ben@bpps.com.au
Web: www.bpps.com.au
ABN 80 225 725 552

DETAIL & CONTOUR SURVEY

SITE ADDRESS: 2-8 Highway Avenue, West Wollongong
Lot 15 DP 24874 & Lot 25 DP 237812 LGA: Wollongong
CLIENT: Indesco

PLAN REFERENCE:
1484-DET1
ISSUE:
B
DATUM: A.H.D / M.G.A 94

SCALE: 1:200 @A1
1:400 @A3
DATE: 29/06/2020
SURVEYED: DOR
DRAWN: BS
CHECKED: BS
SHEET 1 of 1

A1
SHEET



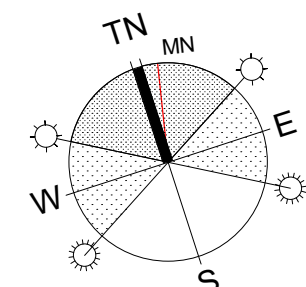
SCHEDULE OF AREAS			
SITE AREA	5432 m ²		
m ²	LEP / DCP CONTROLS	PROPOSED	COMPLIANCE
PROPOSED GROSS FLOOR AREAS EXCL. GARAGES			
2 STOREY 3BR (X1 X2 X3 Y1 Y2 Y3 Z2 Z3 Z4) 129 X 9		1161	
2 STOREY 3BR (W1 W2 Z1) 142 X 3		426	
1 STOREY ACCESSIBLE VILLA (X4 + Y4) 94 X 2		188	
2 STOREY 3BR (W3 W4 W5) 134 X 3		402	
TOTAL GROSS FLOOR AREA	2716 (0.5 FSR)	2177 (0.40 FSR)	EXCEEDS COMPLIANCE
LANDSCAPE			
DEEP SOIL ZONE (DSZ)	REAR 6m	WEST 6m NORTH 2.3m	EXCEEDS COMPLIANCE
TOTAL LANDSCAPE (INCLUDES DSZ & COS)	30% = 1630m2	32% = 1740m2	COMPLYING
COMMUNAL OPEN SPACE (COS)	85 (5m2 / UNIT)	295	EXCEEDS COMPLIANCE
PARKING			
1.5/ DWELLING 70-110m2. 2 x 1.5 = 3 2/DWELLING >110m2. 15 X 2 = 30	33	34	EXCEEDS COMPLIANCE
VISITOR 0.2 PER DWELLING 0.2 x 17	3.4	8	EXCEEDS COMPLIANCE
BICYCLE 5 INSIDE GARAGES (UNIT W1, X1, Y1, W2, Z1) 4 VISITOR TOTAL BICYCLE	8	9	COMPLYING
MOTORCYCLE	2	2	COMPLYING

LEGEND	
v	visitor parking
pos	private open-space
COS	communal open-space
dsz	deep soil zone
VB	visitor bicycle parking
MB	visitor motorbike parking
.....	Relocated sewer
- - -	Setback landscape
- - - -	Fence New
---	Contours Existing
---	Continuous Path Of Travel
---	Deep Soil Zone
---	Landscape
---	Communal Open Space
---	Private Open Space
---	Dwelling Living Spaces
---	Garage
---	Trees Retained
---	Trees Removed

NOTES	
CONTOURS SHOWN ARE EXISTING RLS SHOWN ARE PROPOSED	
BIN STORAGE ENCLOSURES TO BE ALUMINIUM SLAT SCREENING AT A HEIGHT OF 1200mm	

Proposed Residential Development
For Kollaras Developments
At 2-8 Highway Avenue West Wollongong
Lot 25 DP 237812 and Lot 15 DP24874

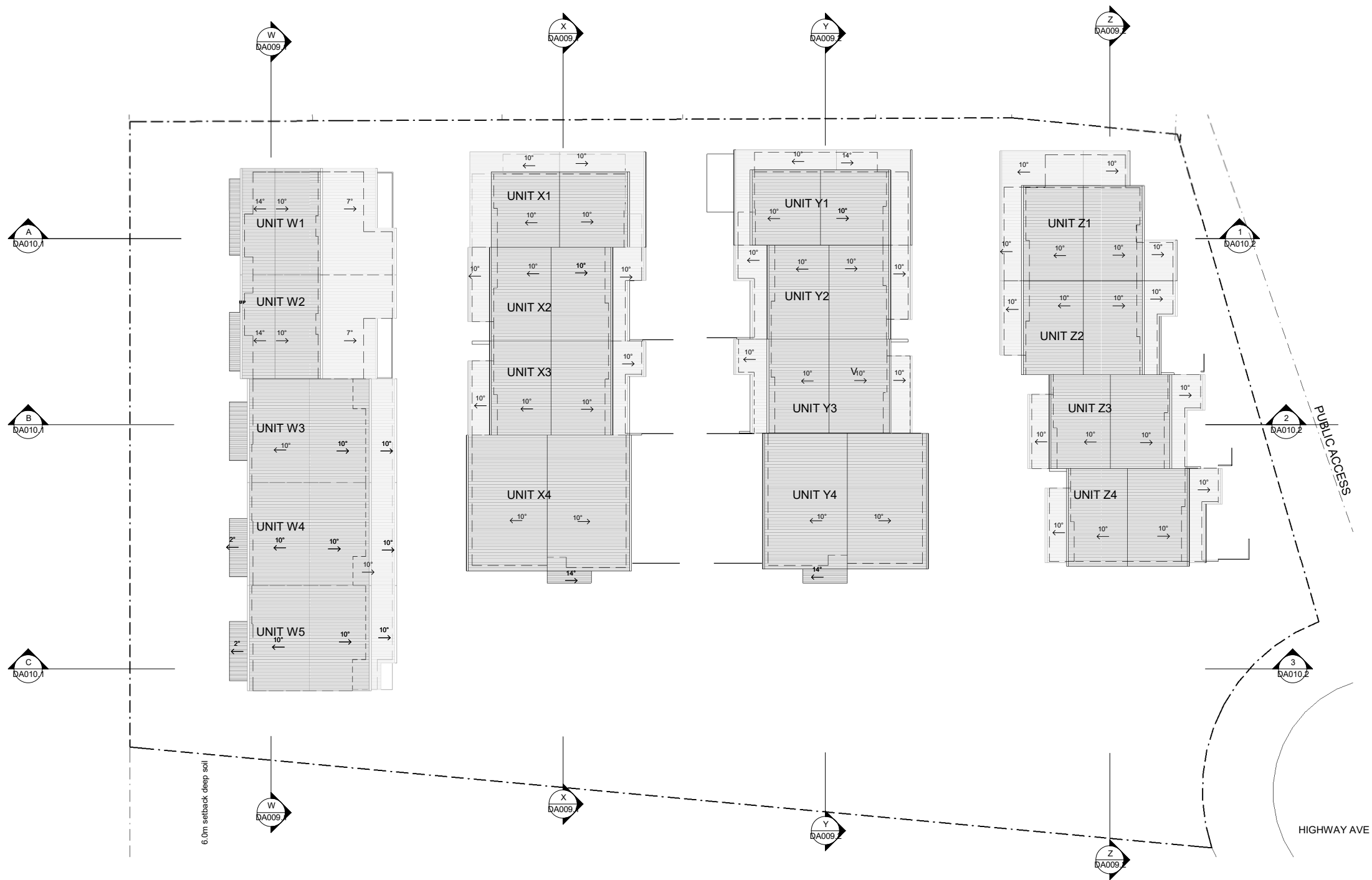
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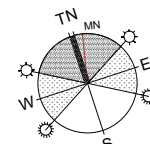
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C	UNIT CHANGES W3-5	20/08/20
D	ADDITIONAL INFO	21/10/20
E	CUT AND FILL	5/11/20
F	LANDSCAPE	13/11/20
G	GARAGES	19/11/20
H	CIVIL	19/11/20
I	LANDSCAPE	26/11/20
J	DD3	14/12/20
K	DD3.1	17/12/20
L	BIN ENCLOSURES UPDATED	26/03/21
M	PARKING, OSD & BIN PICKUP	31/03/21

DRAWING TITLE	
SITE PLAN	
PROJECT #:	18-0029
SCALE:	1 : 200 @ A1 1 : 400 @ A3
DATE:	31/03/21
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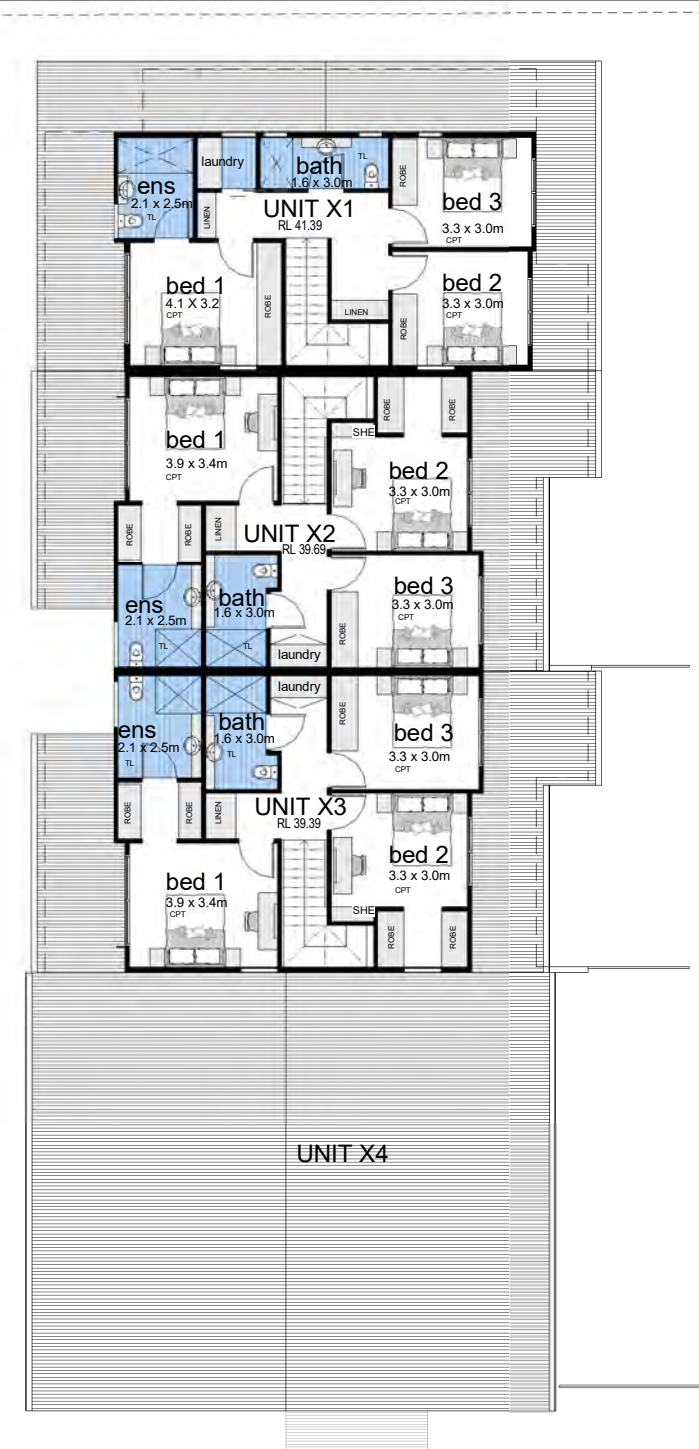
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Proposed Residential Development
For Kollaras Developments
At 2-8 Highway Avenue West Wollongong
Lot 25 DP 237812 and Lot 15 DP24874



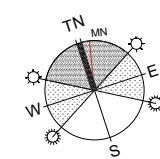
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				DRAWN: AH	
				DRAWING NO.	REVISION
				DA004	B
				17/12/2020 2:09:23 PM	



LEGEND	
T	TUB
WM	WASHINE MACHINE
R	REFRIDGERATOR
PA	PANTRY
TL	TILES
CL	CLOTHES LINE
LI	LINEN
CPT	CARPET
CONC	CONCRETE
POS	PRIVATE OPEN SPACE
CPD	CUPBOARD
HWS	HOT WATER SERVICE
WT	WATER TANK

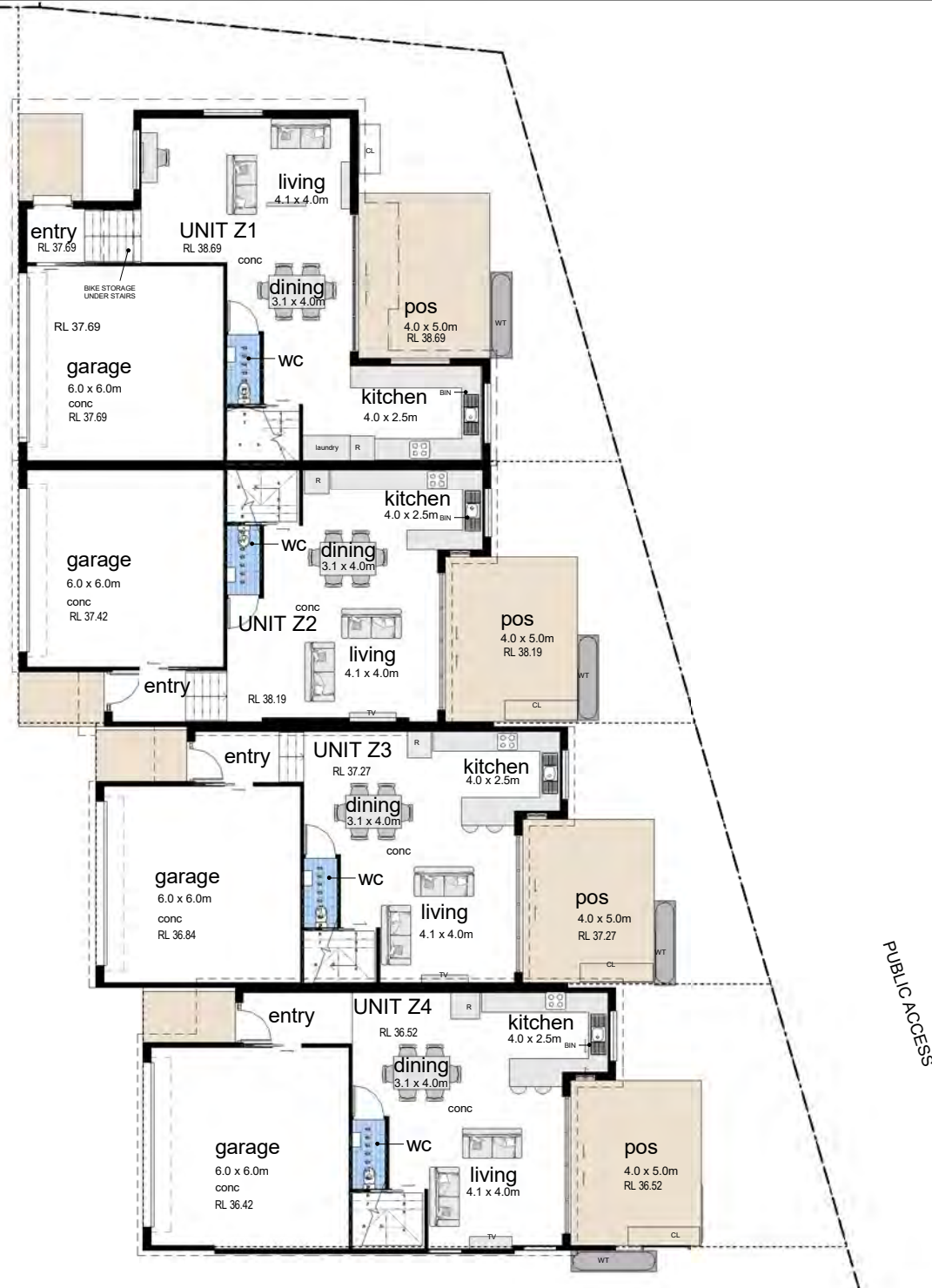
Proposed Residential Development
 For Kollaras Developments
 At 2-8 Highway Avenue West Wollongong
 Lot 25 DP 237812 and Lot 15 DP24874

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REV	DESCRIPTION	DATE	DRAWING TITLE	PROJECT #	SCALE	DATE	DRAWN	CHECKED	REVISION
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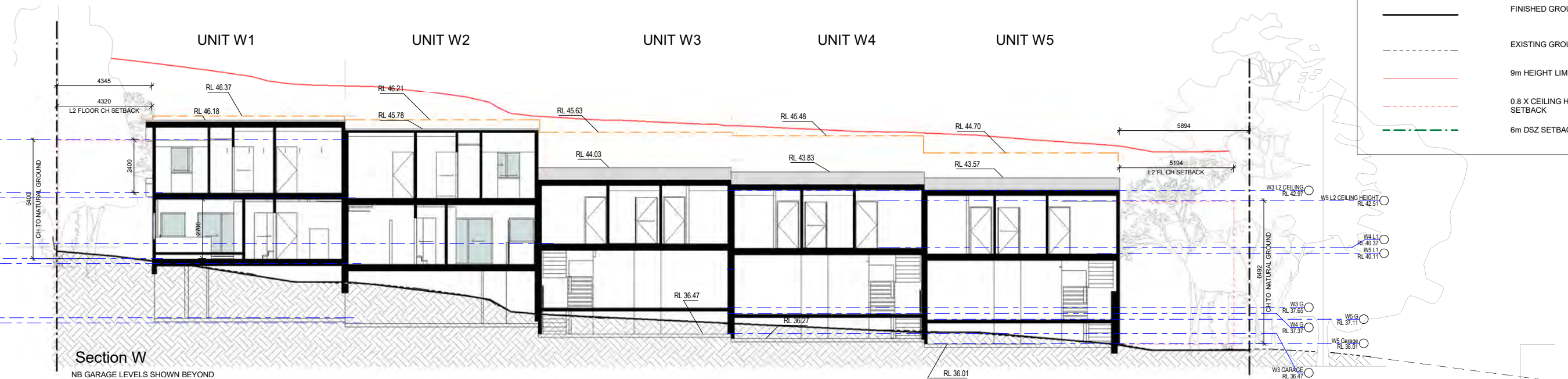
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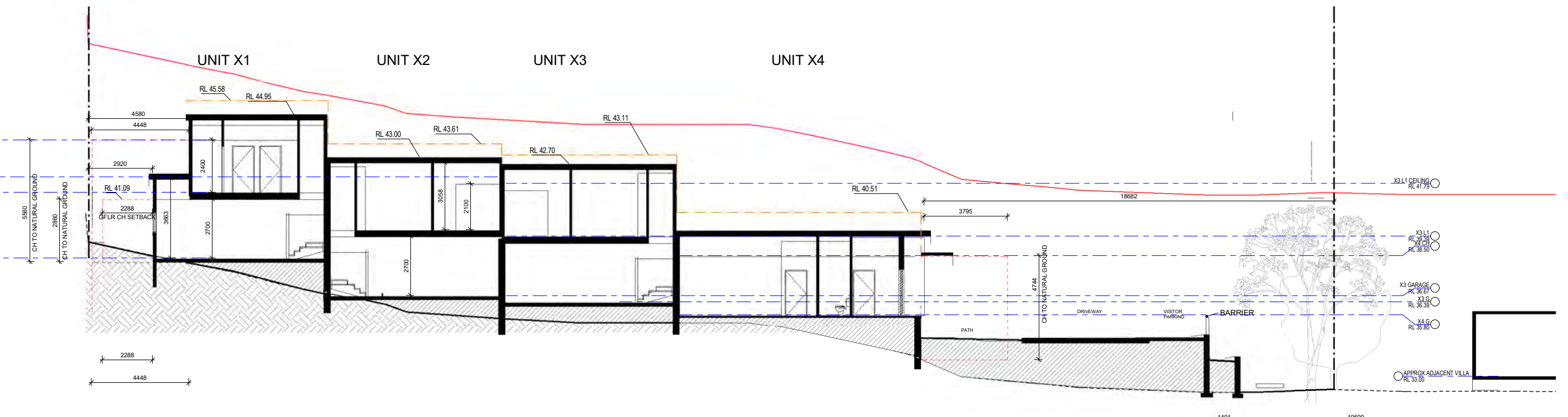


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LEGEND

- EXISTING GROUND
- CUT
- FILL
- PREVIOUS ROOFLINE
- BOUNDARY
- FINISHED GROUND
- EXISTING GROUND
- 9m HEIGHT LIMIT
- 0.8 X CEILING HEIGHT SETBACK
- 6m DSZ SETBACK



Proposed Residential Development For Kollaras Developments

At 2-8 Highway Avenue West Wollongong Lot 25 DP 237812 and Lot 15 DP24874

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REV	DESCRIPTION	DATE
A	INDESCO AMENDMENTS	04/08/20
B	UNIT CHANGES W3-5	20/08/20
C	ADDITIONAL INFO	21/10/20
D	CUT AND FILL	5/11/20
E	LANDSCAPE	13/11/20
F	CIVIL	19/11/20
G	LANDSCAPE	26/11/20
H	DD3	14/12/20
I	DD3 I	17/12/20

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SITE SECTIONS

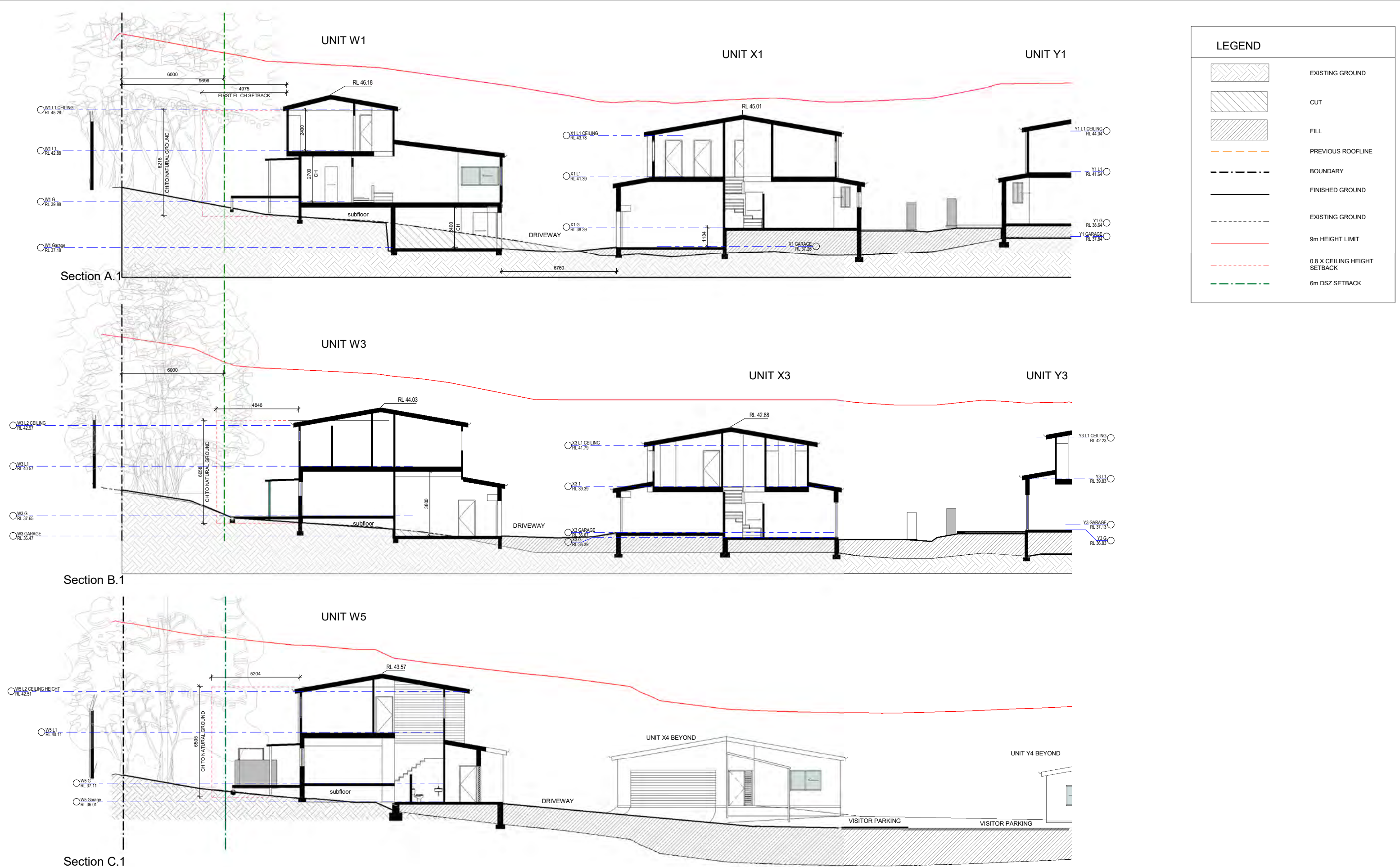
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 CHECKED: ZM

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Proposed Residential Development
For Kollaras Developments
At 2-8 Highway Avenue West Wollongong
Lot 25 DP 237812 and Lot 15 DP24874

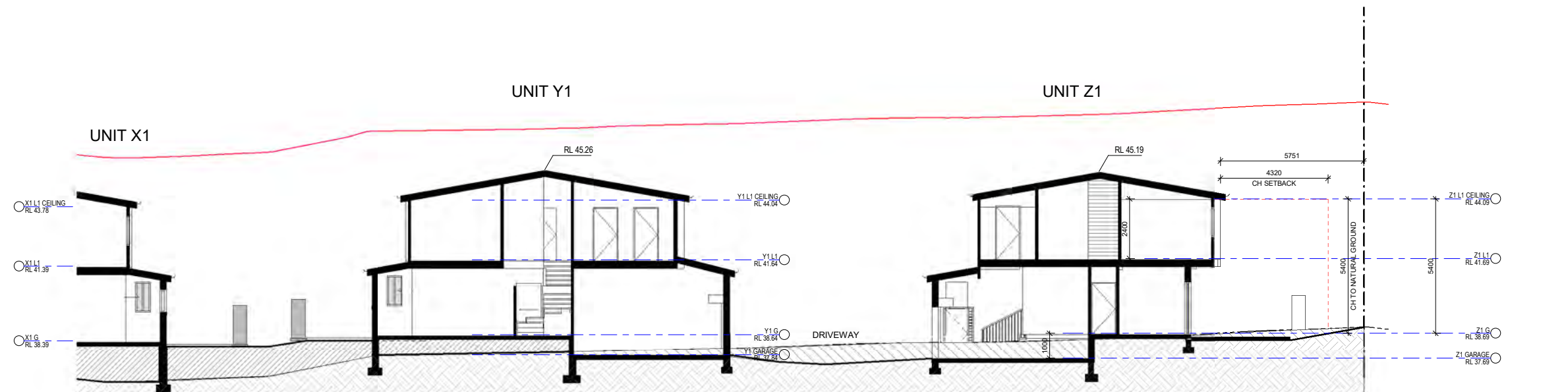
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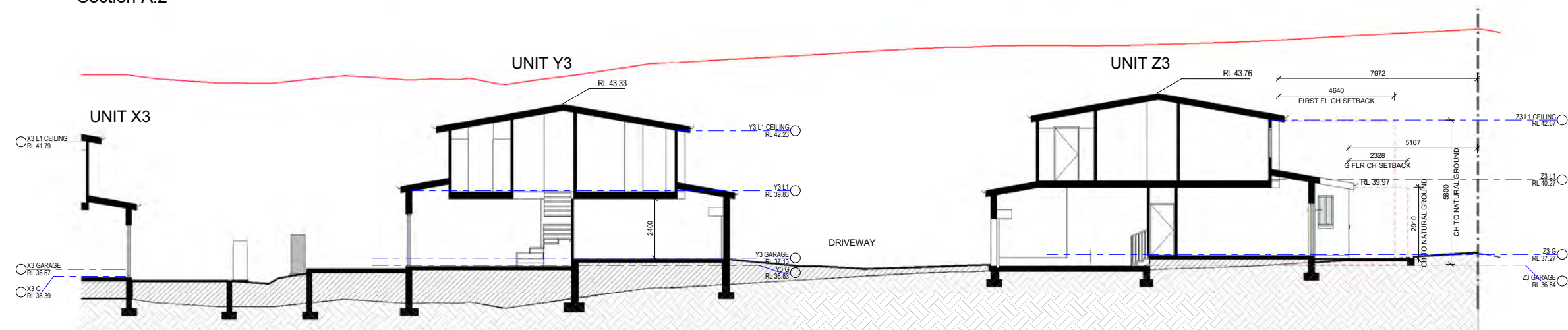
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A	INDESCO AMENDMENTS	04/08/20
B	UNIT CHANGES W3-5	20/08/20
C	CUT AND FILL	5/11/20
D	CIVIL	19/11/20
E	LANDSCAPE	26/11/20
F	DD3	14/12/20
G	DD31	17/12/20

DRAWING TITLE		PROJECT #
SECTIONS A-C PART 1		18-0029
SCALE: 1:100 @ A1		
1:200 @ A3		
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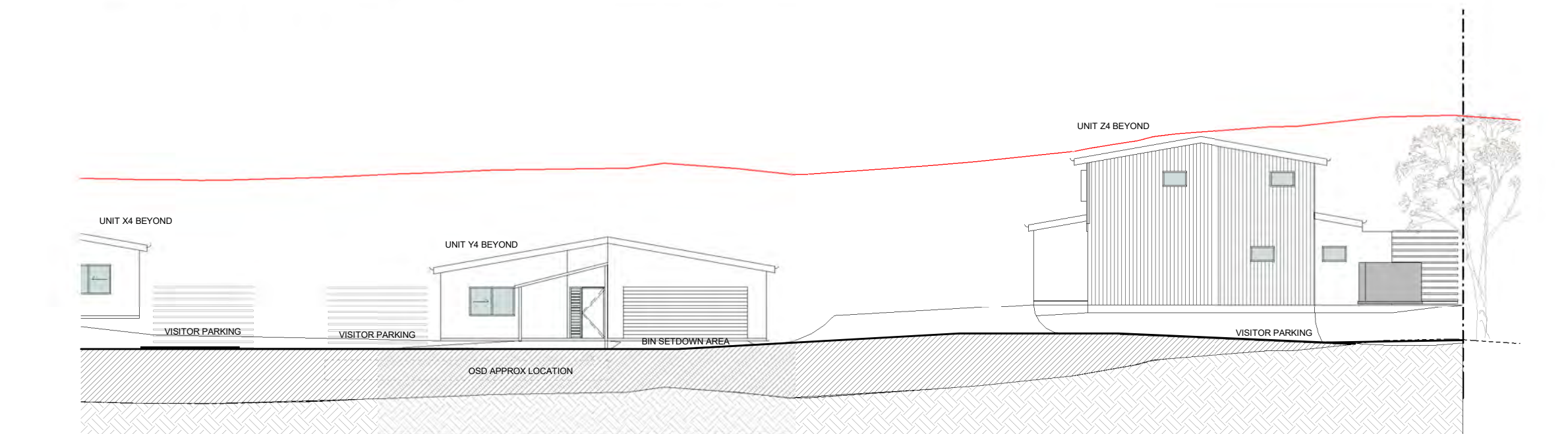
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Section A.2



Section B.2



Section C.2

LEGEND	
	EXISTING GROUND
	CUT
	FILL
	PREVIOUS ROOFLINE
	BOUNDARY
	FINISHED GROUND
	EXISTING GROUND
	9m HEIGHT LIMIT
	0.8 X CEILING HEIGHT SETBACK
	6m DSZ SETBACK

Proposed Residential Development For Kollaras Developments At 2-8 Highway Avenue West Wollongong Lot 25 DP 237812 and Lot 15 DP24874

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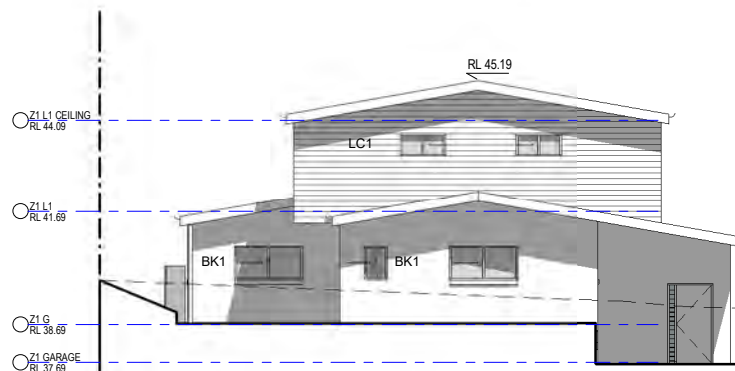


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B	UNIT CHANGES W3-5	20/08/20
C	CUT AND FILL	5/11/20
D	CIVIL	19/11/20
E	LANDSCAPE	26/11/20
F	DD3	14/12/20
G	DD31	17/12/20

DRAWING TITLE		PROJECT #
SECTIONS A-C PART 2		18-0029
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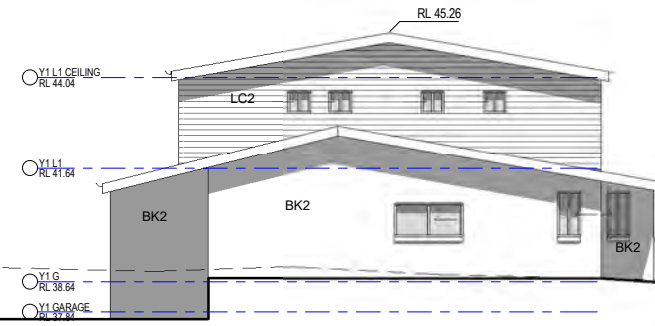
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UNIT Z1

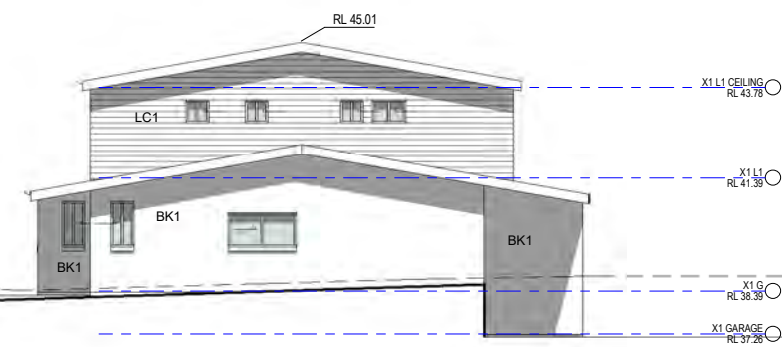


Elevation North Part 1

UNIT Y1



UNIT X1



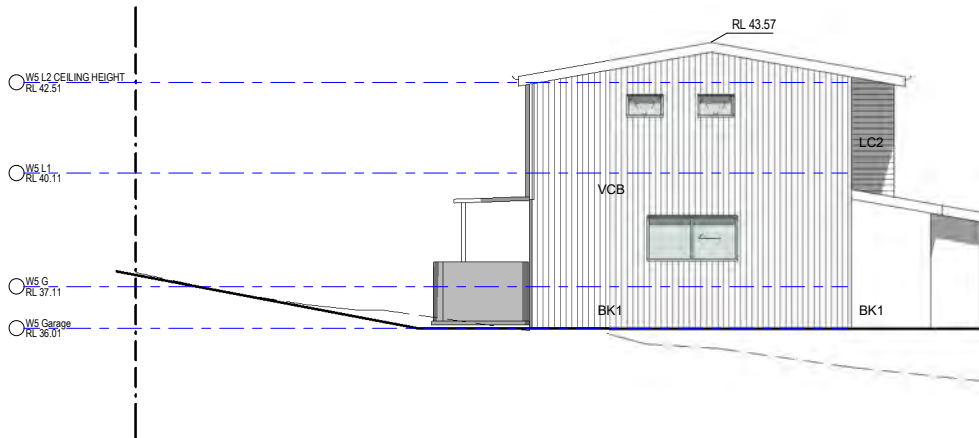
LEGEND

BK1	BRICK RED- BROWN MEDIUM
BK2	BRICK RED- BROWN LIGHT
LC1	LINEAR FC CLADDING - GREY
LC2	LINEAR FC CLADDING - WHITE
VCB	VERTICAL FC CLADDING - DARK

ALL ROOFS METAL MEDIUM COLOUR

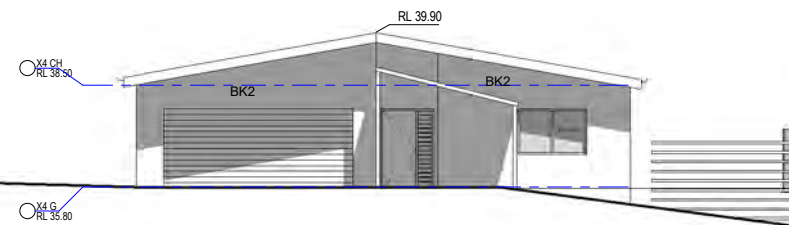
--- GROUND EXISTING
— GROUND FINISHED

UNIT W5

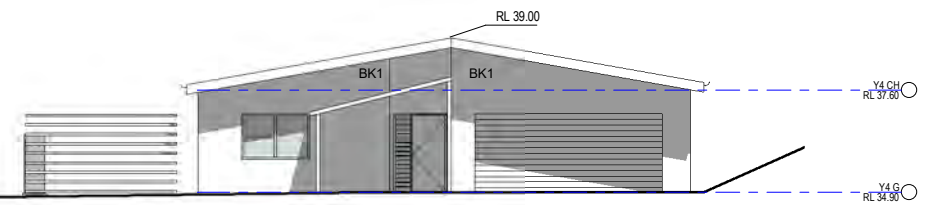


Elevation South Part 1

UNIT X4



UNIT Y4



Proposed Residential Development
For Kollaras Developments
At 2-8 Highway Avenue West Wollongong
Lot 25 DP 237812 and Lot 15 DP24874

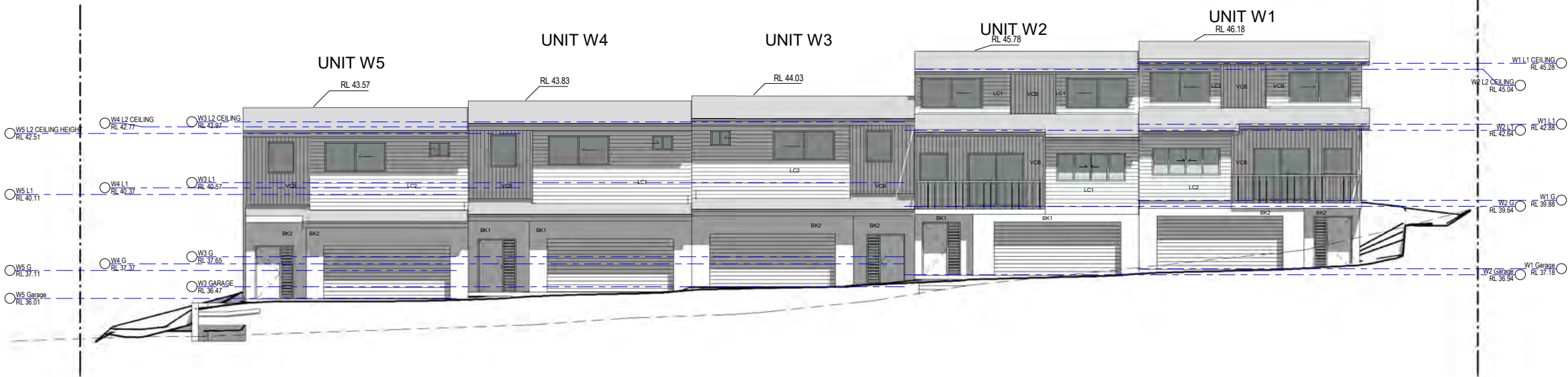
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REV	DESCRIPTION	DATE	DRAWING TITLE	PROJECT #	SCALE
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				DRAWN: AH	REVISION
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LEGEND

BK1

BRICK RED-
BROWN MEDIUM

BK2

BRICK RED-
BROWN LIGHT

LC1

LINEAR FC
CLADDING - GREY

LC2

LINEAR FC
CLADDING -
WHITE

VCB

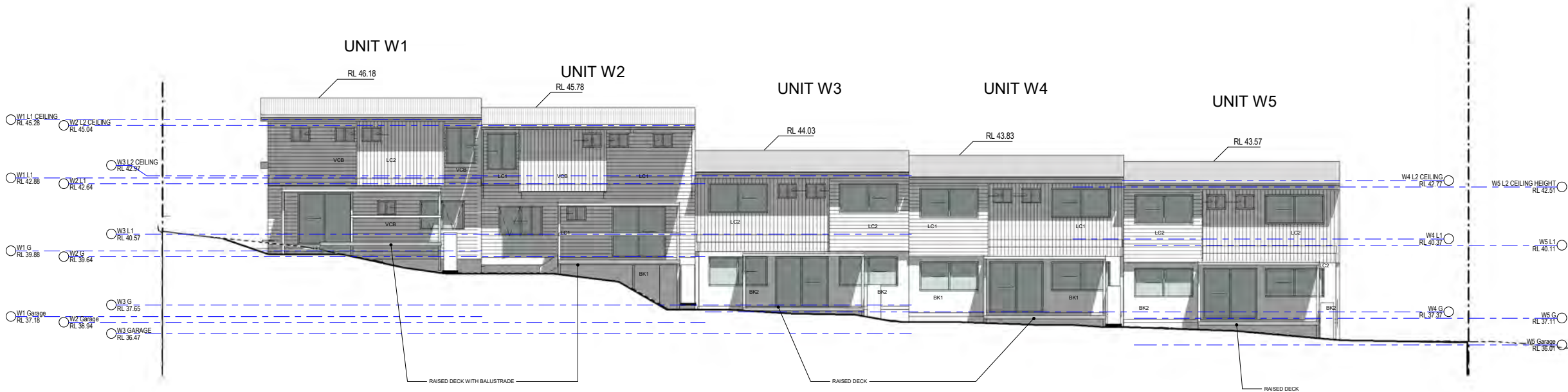
VERTICAL FC
CLADDING - DARK

ALL ROOFS METAL MEDIUM COLOUR

GROUND EXISTING

GROUND FINISHED

Elevation Row w East



Elevation Row w West

Proposed Residential Development
For Kollaras Developments
At 2-8 Highway Avenue West Wollongong
Lot 25 DP 237812 and Lot 15 DP24874

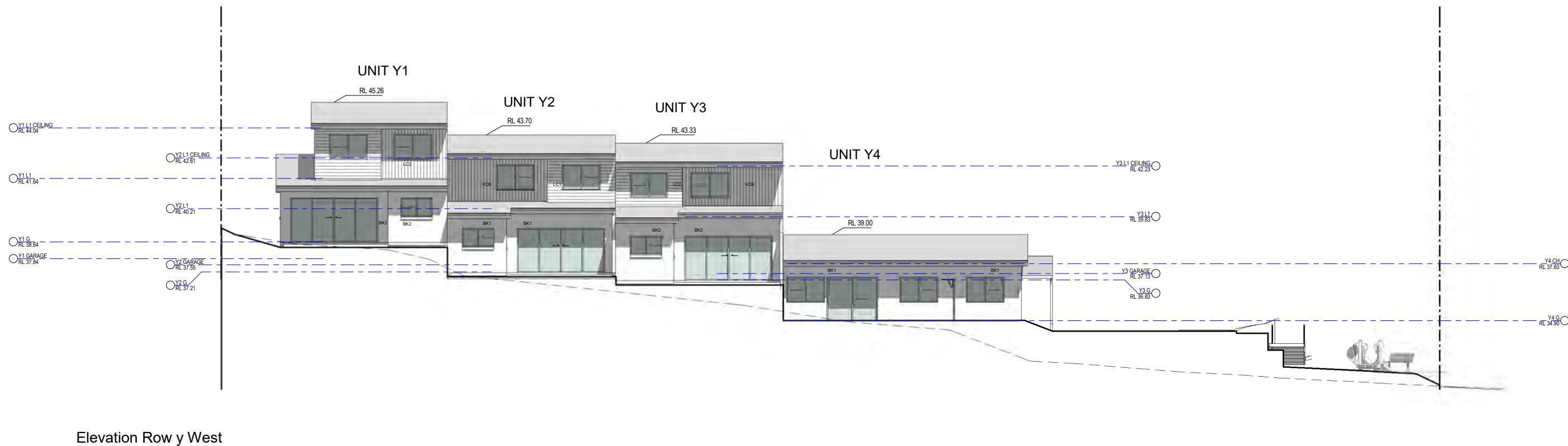
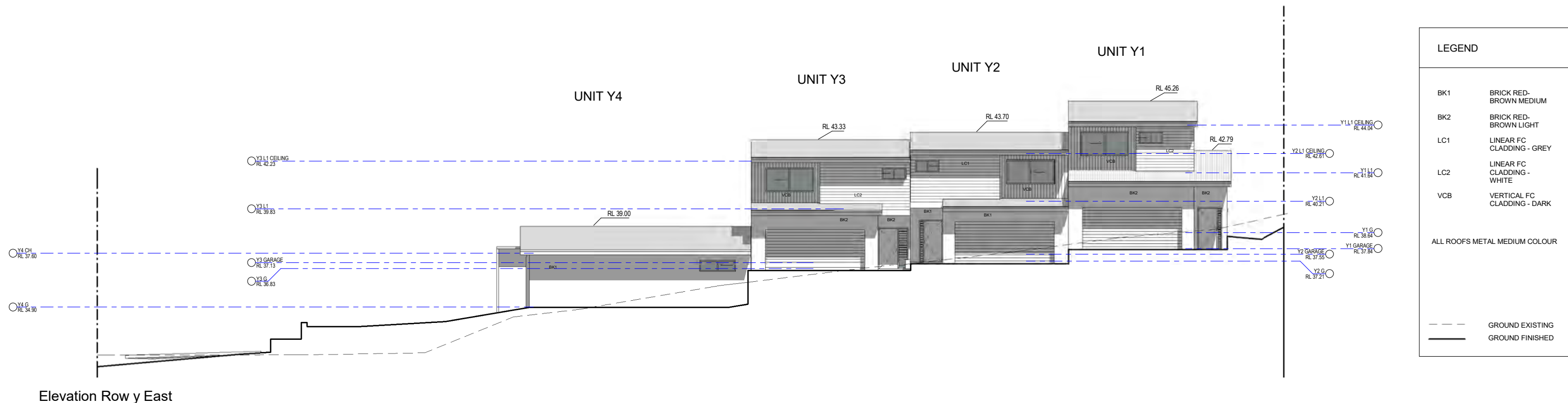
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REV	DESCRIPTION	DATE
A	BASIX	8/12/20
B	DD3	14/12/20
C	DD3.1	17/12/20

DRAWING TITLE		PROJECT #
ELEVATIONS ROW W		18-0029
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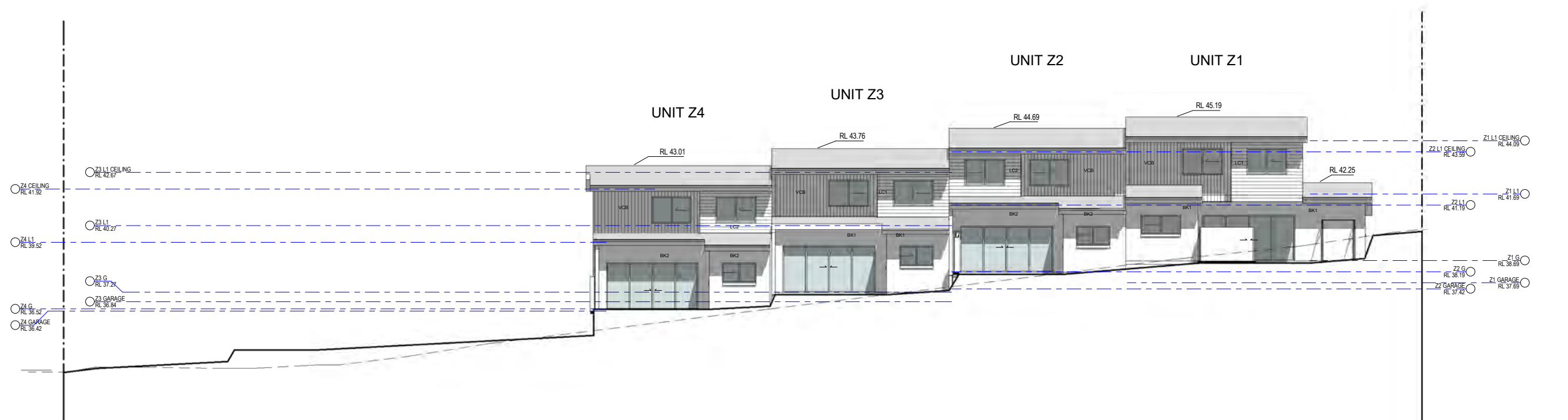
Proposed Residential Development For Kollaras Developments At 2-8 Highway Avenue West Wollongong Lot 25 DP 237812 and Lot 15 DP24874

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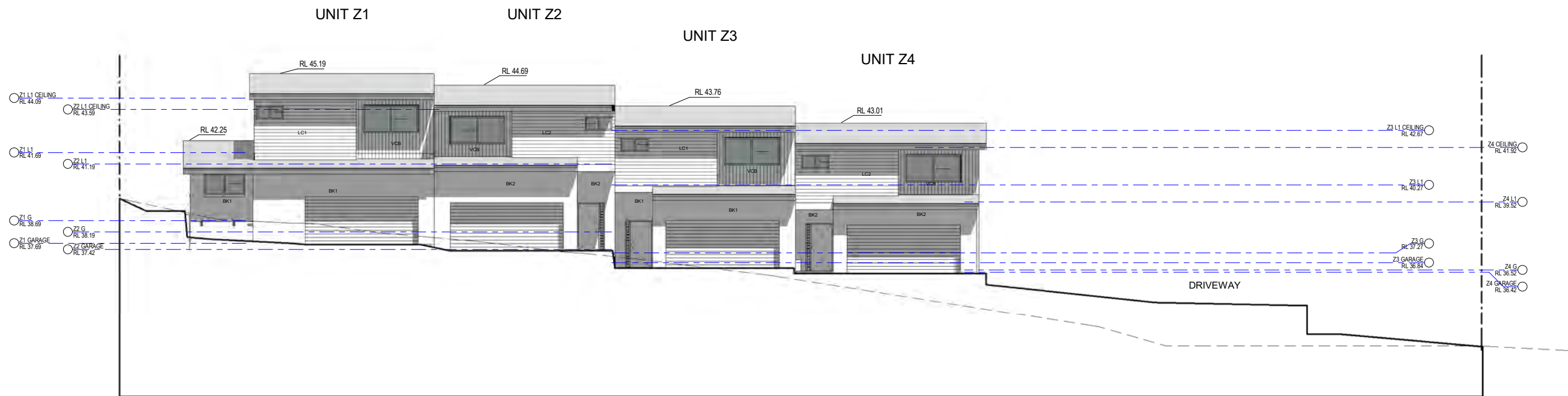


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C	DD3.1	17/12/20

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ELEVATIONS ROW Y		DATE: 17/12/20 DRAWN: AH CHECKED: ZM	
DRAWING NO.	REVISION	DA011.3 C	
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Elevation Row z East



Elevation Row z West

Proposed Residential Development
For Kollaras Developments
At 2-8 Highway Avenue West Wollongong
Lot 25 DP 237812 and Lot 15 DP24874

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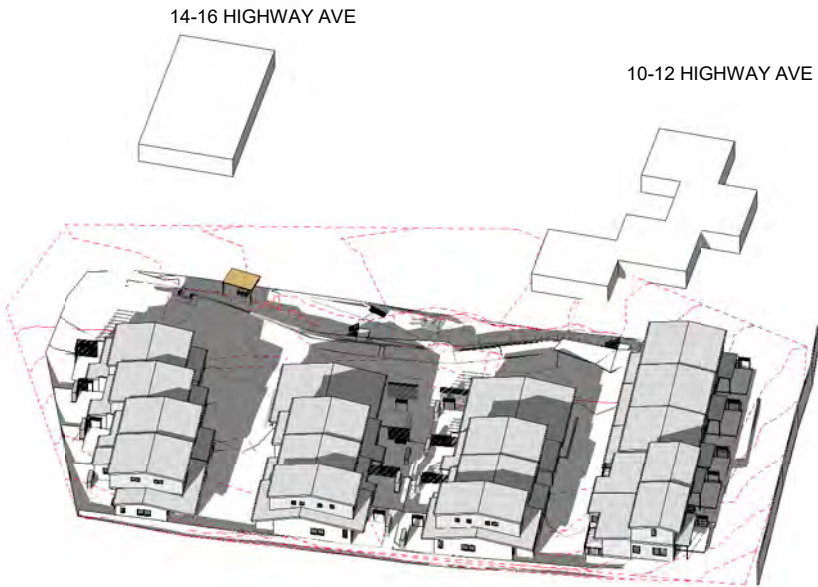
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17/12/2020 2:10:39 PM		

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Neighbours 10am



Neighbours 11am



Neighbours 12pm



Neighbours 1pm



Neighbours 2pm



Neighbours 3pm

SHADOW DIAGRAM SHOWING SHADOWS ON SOUTHERN NEIGHBOURS FOR JUNE 21 BETWEEN 10AM AND 3PM. THIS SHOWS SOME MINIMAL OF A NEIGHBOURING DWELLING AT 3PM BUT OTHERWISE HAS MINIMAL EFFECT ON NEIGHBOURING SOLAR ACCESS.

Proposed Residential Development
For Kollaras Developments

At 2-8 Highway Avenue West Wollongong
Lot 25 DP 237812 and Lot 15 DP24874

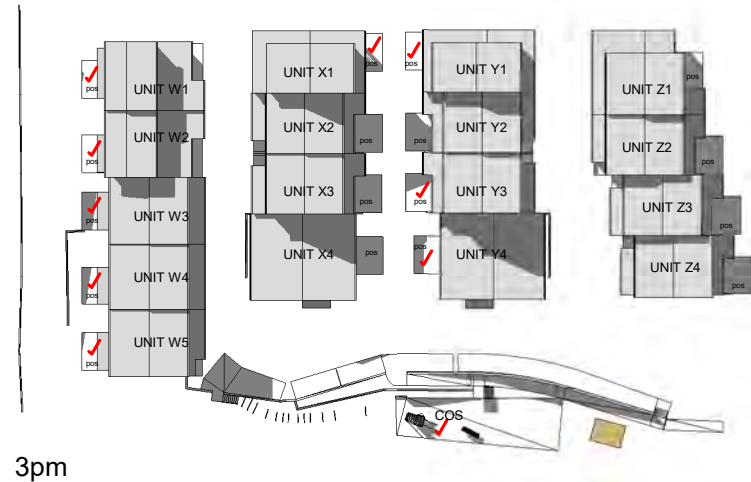
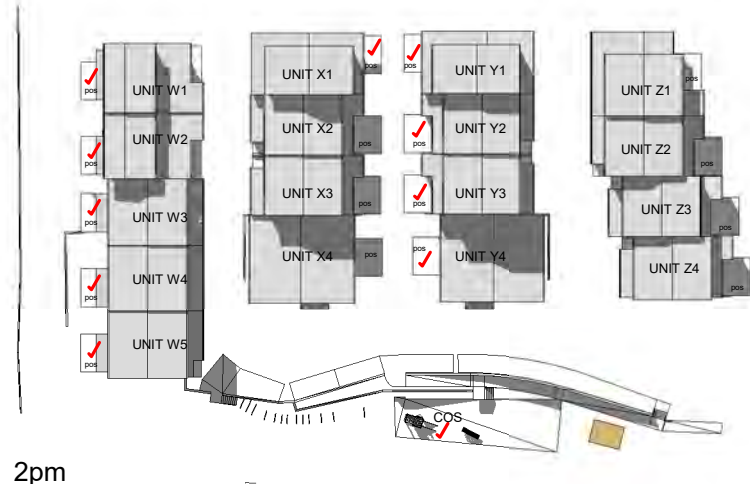
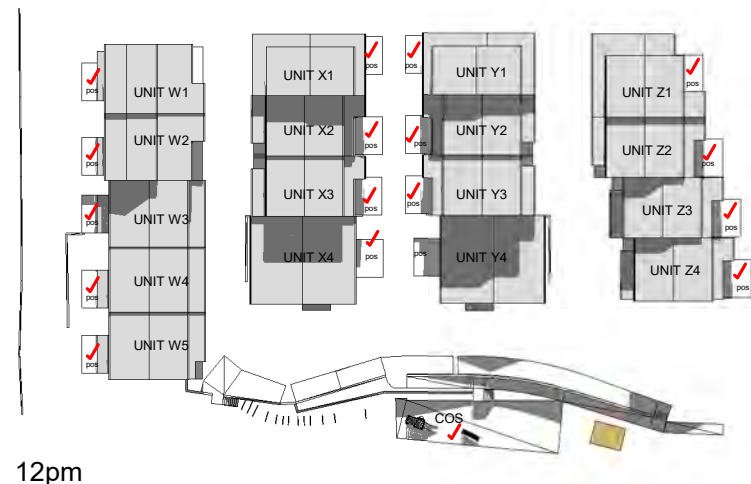
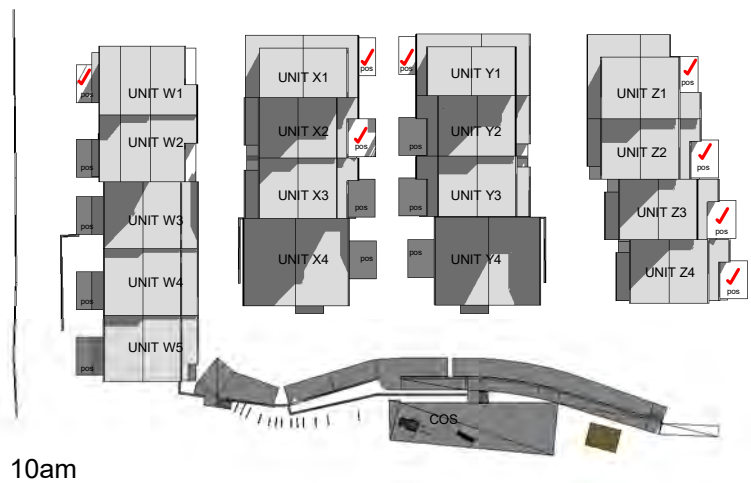
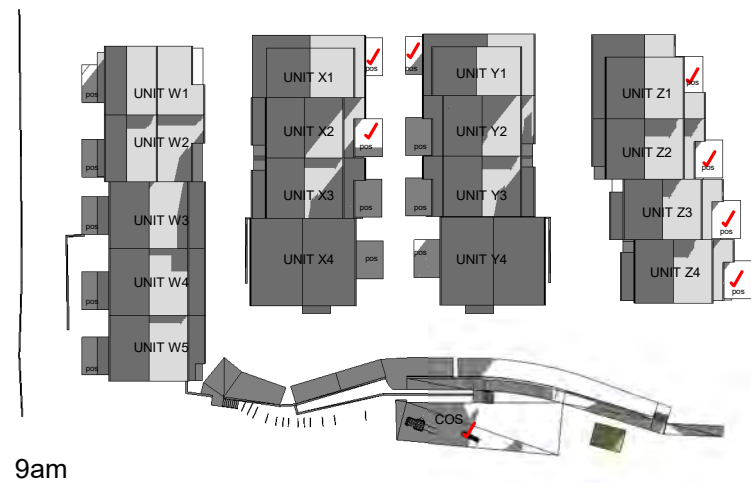
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REV	DESCRIPTION	DATE
A	DD3	14/12/20
B	DD3.1	17/12/20

DRAWING TITLE		PROJECT #: 18-0029 SCALE: NTS @ A1	
SHADOW DIAGRAMS SOUTHERN NEIGHBOURS		DATE: 17/12/20	CHECKED: ZM
		DRAWN: AH	
		DRAWING NO.	REVISION
		DA012.1	B
17/12/2020 2:11:00 PM			

USE WRITTEN DIMENSIONS ONLY - DO NOT SCALE OFF DRAWINGS



	MINIMUM 50% SOLAR ACCESS AT 21 JUNE ACHIEVED UNIT																		
	W1	W2	W3	W4	W5	X1	X2	X3	X4	Y1	Y2	Y3	Y4	Z1	Z2	Z3	Z4	COS	
9AM						✓	✓			✓				✓	✓	✓	✓	✓	
10AM	✓					✓	✓			✓				✓	✓	✓	✓		
11AM	✓					✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	
12PM	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	
1PM	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓		✓	✓	✓	
2PM	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓					✓	
3PM	✓	✓	✓	✓	✓	✓				✓		✓	✓					✓	
TOTAL CONSECUTIVE HOURS	5	3	3	3	3	6	3	1	2	6	2	3	2	4	3	4	4	4	
COMPLYING	YES	YES	YES	YES	YES	YES	YES	NO	NO	YES	NO	YES	NO	YES	YES	YES	YES	YES	

SHADOW DIAGRAM SHOWING COMPLYING SOLAR ACCESS TO PRIVATE AND COMMUNAL OPEN SPACES ON JUNE 21

- 13 OF 17 (76%) UNIT PRIVATE OPEN SPACES RECEIVE OVER 50% OF WINTER SOLAR ACCESS FOR 3 HOURS, WHICH EXCEEDS THE 70% REQUIRED
- COMMUNITY OPEN SPACE RECEIVES OVER 50% OF WINTER SOLAR ACCESS FOR OVER 4 HOURS

Proposed Residential Development
For Kollaras Developments
At 2-8 Highway Avenue West Wollongong
Lot 25 DP 237812 and Lot 15 DP24874

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REV	DESCRIPTION	DATE
A	ADDITIONAL INFO	21/10/20
B	CIVIL	19/11/20
C	LANDSCAPE	26/11/20
D	DD3	14/12/20
E	DD3.1	17/12/20

DRAWING TITLE		PROJECT # 18-0029 SCALE: nts @ A1	
SOLAR ACCESS - PRIVATE OPEN SPACE & COMMUNITY OPEN SPACE		DATE: 17/12/20	CHECKED: ZM
		DRAWING NO.	REVISION
		DA012.2	E
17/12/2020 2:11:22 PM			

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Light House Architecture & Science

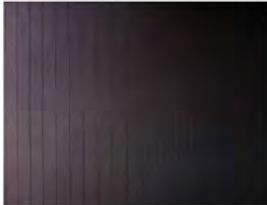


Shaun Lockyer

MATERIAL REFERENCES



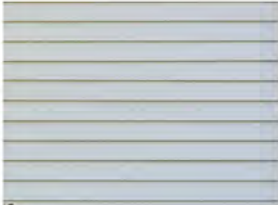
ROOF MEDIUM COLOUR



VCB VERTICAL FC CLADDING DARK



LC1 HORIZONTAL FC CLADDING GREY



LC2 HORIZONTAL FC CLADDING WHITE



BK1 BRICK RED-BROWN DARK



BK2 BRICK RED-BROWN LIGHT

SCHEDULE OF MATERIALS



PERSPECTIVE - COMMUNAL OPEN SPACE



PERSPECTIVE - PRIVATE OPEN SPACE BETWEEN ROW X AND Y



PERSPECTIVE - HIGHWAY AVE ENTRANCE

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C		

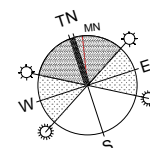
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DRAWING NO.	DA014
REVISION	C
17/12/2020 5:21:37 PM	

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Proposed Residential Development For Kollaras Developments At 2-8 Highway Avenue West Wollongong Lot 25 DP 237812 and Lot 15 DP24874

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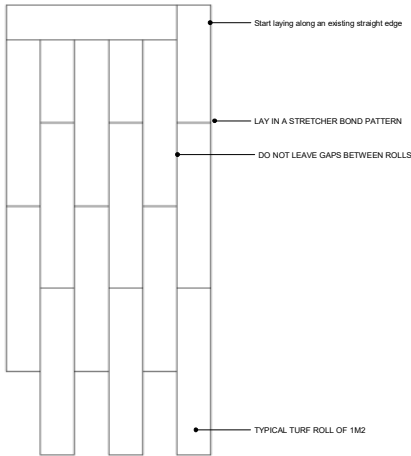
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REV	DESCRIPTION	DATE
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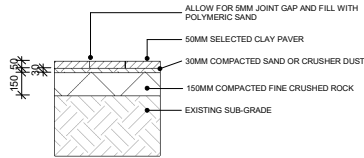
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CONCEPT STRATA PLAN

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17/12/2020 2:12:13 PM		

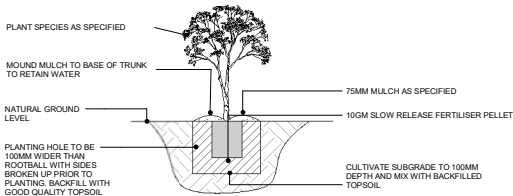
USE WRITTEN DIMENSIONS ONLY - DO NOT SCALE OFF DRAWINGS



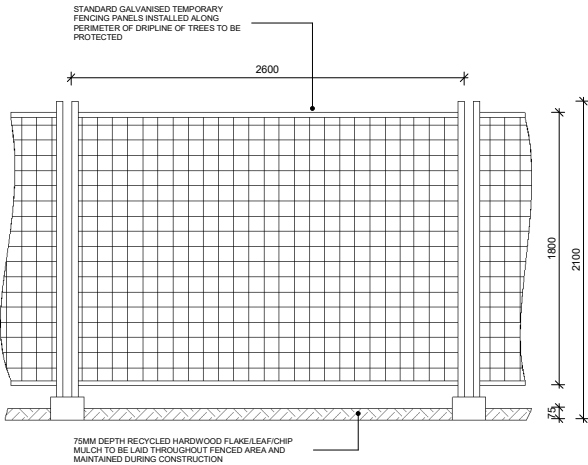
typical turf detail pattern 1:50



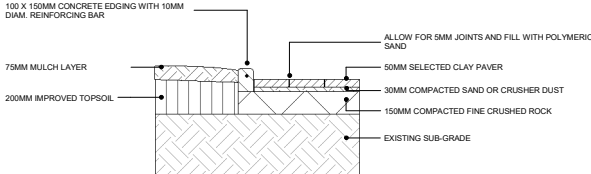
typical paving detail 1 : 25



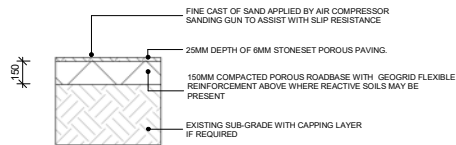
typical shrub planting detail nts



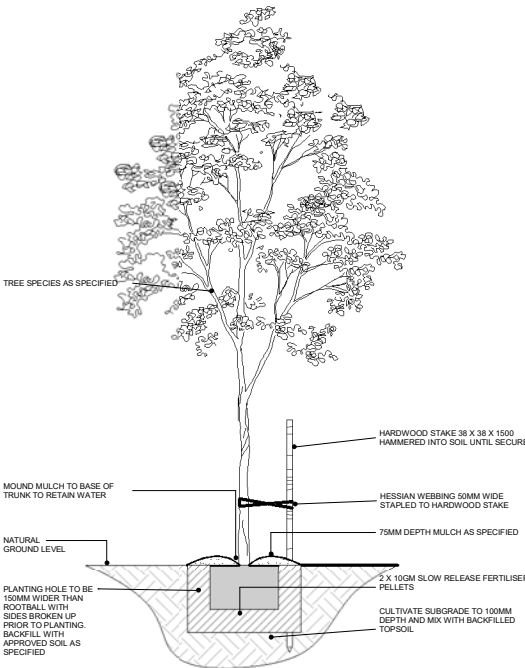
typical protective fencing detail 1 : 25



typical concrete bed edge detail 1:25



typical permeable paving detail 1 : 25



typical tree planting detail nts

DEEP SOIL ZONE BUSH REGENERATION AREA INDICATIVE PLANTING SCHEDULE					
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE HGT H X W	POT SIZE	SPACING
TREES					
AL	ALLOCASUARINA LITTORALIS	BLACK SHEOAK	8 x 3 M	TUBE	3M CS
ER	ELAEODENDRUM RETICULATUS	BLUEBERRY ASH	8 x 4 M	TUBE	4M CS
AS	ADONIS SMITHII	LILYPALLY	8 x 4 M	TUBE	4M CS
PU	PITTOSPORUM UNDULATUM*	SWEET PITTOSPORUM	8 x 6 M	TUBE	6M CS
SHRUBS					
BE	BANKSIA ERICIFOLIA	HEATH BANKSIA	3 X 2 M	TUBE	2M CS
CC	CALLISTEMON VIMINALIS "CAPTAIN COOK"	CAPTAIN COOK BOTTLEBRUSH	2 x 1.5 M	TUBE	1.5M CS
GR	GREVILLEA "ROBYN GORDON"	ROBYN GORDON GREVILLEA	1.5 x 1.5 M	TUBE	1.5M CS
GL	GREVILLEA LANGEIRA	WOOLLY GREVILLEA	1 x 1 M	TUBE	1M CS
DE	DORYANTHES EXCELSA	OWSEA LILY	1.8 x 4 M	TUBE	4M CS
WF	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	1.2 x 4 M	TUBE	4M CS
IA	INDIGOFERA AUSTRALIS	AUSTRALIAN INDIGO	2.5 X 3 M	TUBE	3M CS
FERNS					
AA	ASPIDIUM AUSTRALASICUM	BIRDS NEST FERN	1 X 1 M	TUBE	1M CS
BC	BLECHNUM CARTILAGINEUM	GRISTLE FERN	1.5 X 1.5 M	TUBE	1.5M CS
CC	CYATHEA COOPERII	ROUGH TREE FERN	12 x 1.5 M	TUBE	1.5M CS
DA	DICKSONIA ANTARCTICA	SOFT TREE FERN	4 x 5 M	TUBE	5M CS
DAS	DODDIA ASPERA	RASP FERN	0.4 X 6 M	TUBE	6M CS
AF	ADANTUM FORMICOSUM	GIANT MAIDENHAIR	0.4 X 6.6 M	TUBE	0.6M CS
KR	KENNEDIA RUBICUNDA	DUSKY CORAL PEA	0.3X 2.5 M	TUBE	2.5M CS
HS	HIBBERDIA SCANDENS	GOLDEN GUINEA FLOWER	0.3X 2.5 M	TUBE	2.5M CS
HV	HARDENBERGIA VIOLACEA	FALSE SARPANLLA	0.3 X 2.5 M	TUBE	2.5M CS
GC	GETONOPLESUM CYMOSUM	SCRAMBLING LILY	0.3 X 1 M	TUBE	1M CS
GRASSES/PERENNIALS					
DC	DIANELLA CAERULEA	BLUE FLAX LILY	0.5 X 0.4 M	TUBE	0.4M CS
LT	LOMANDRA TANIKA	TANIKA	0.6X 0.5 M	TUBE	0.5M CS
LL	LOMANDRA LONGIFOLIA	MAT RUSH	1.2X 1.2 M	TUBE	1.2M CS
CP	CRINUM PEDUNCULATUM	CRINUM LILY	1.5X 1.5 M	TUBE	1.5M CS

INDICATIVE PLANTING SCHEDULE				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	MATURE HGT H X W	POT SIZE
TREES				
HF	HYMENOPHYLLUM FLAVUM	NATIVE FRANGIPANI	8 x 3 M	45LT
CA	CUPANOPSIS ANACARDIODES	TUCKEROO	6 x 4 M	45LT
PALMS				
AC	ARCHONTOPHYENIX CUNNINGHAMIANA	BANGALOW PALM	20 x 6 M	45LT
CR	CYCAS REVOLUTA*	SAGO PALM	4 X 1.5 M	45 LT
SHRUBS				
BE	BANKSIA ERICIFOLIA	HEATH BANKSIA	3 X 2 M	200 MM
CC	CALLISTEMON VIMINALIS "CAPTAIN COOK"	CAPTAIN COOK BOTTLEBRUSH	2 x 1.5 M	200 MM
GR	GREVILLEA "ROBYN GORDON"	ROBYN GORDON GREVILLEA	1.5 x 1.5 M	200 MM
GL	GREVILLEA LANGEIRA	WOOLLY GREVILLEA	1 x 1 M	200 MM
SR	STRELITZIA REGINAE*	BIRD OF PARADISE	1.2 x 1.2 M	200 MM
WF	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY	1.2 X 4 M	200 MM
FERNS				
AA	ASPIDIUM AUSTRALASICUM	BIRDS NEST FERN	1 X 1 M	200 MM
BC	BLECHNUM CARTILAGINEUM	GRISTLE FERN	1.5 X 1.5 M	200 MM
CC	CYATHEA COOPERII	ROUGH TREE FERN	12 x 1.5 M	200 MM
DA	DICKSONIA ANTARCTICA	SOFT TREE FERN	4 x 5 M	200 MM
DAS	DODDIA ASPERA	RASP FERN	0.4 X 6 M	200 MM
GROUNDCOVERS				
AF	ANGIOZANTHOS FLAVIDUS	TALL KANGAROO PAW	2.5 X 1.5 M	200 MM
CG	CARPOROTUS GLAUDESCENS	PIGFACE	0.3 X 1 M	200 MM
DR	DICHONDRA ARGENTEA "SILVER FALLS"	SILVER FALLS	0.3 X 1 M	200 MM
CLIMBERS				
TJ	TRACHELOSPERMUM JASMINOIDES*	STAR JASMINE	7 X 2.5 M	200 MM
GRASSES				
DC	DIANELLA CAERULEA	BLUE FLAX LILY	0.5 X 0.4 M	200 MM
LT	LOMANDRA TANIKA	TANIKA	0.6X 0.5 M	200 MM
PTP	PHORMIUM TENAX "PURPUREA"	NEW ZEALAND FLAX	1.6X 1.5 M	200 MM

Proposed Residential Development
For Kollaras Developments
At 2-8 Highway Avenue West Wollongong
Lot 25 DP 237812 and Lot 15 DP24874

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REV	DESCRIPTION	DATE	DRAWING TITLE	PROJECT #	SCALE	DATE	DRAWN	CHECKED	REVISION
A	DD3	14/12/20	LANDSCAPE TYPICAL DETAILS & PLANTING SCHEDULE	18-0029	As indicated @ A1	14/12/20	JP	SS	
17/12/2020 2:11:56 PM									

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PLANTING PALETTE

TREES



ACMENA SMITHII



ALLOCASUARINA LITTORALIS



CUPANIOPSIS ANACARDIOIDES



ELAEOCARPUS RETICULATUS



HYMENOSPORUM FLAVUM



PITTOSPORUM UNDULATUM

SHRUBS



BANKSIA ERICIFOLIA



CALLISTEMON VIMINALIS 'CAPTAIN COOK'



DORYANTHES EXCELSA



GREVILLEA 'ROBYN GORDON'



GREVILLEA LANIGERA



INDIGOFERA AUSTRALIS



STRELITZIA REGINAE



WESTRINGIA FRUTICOSA

FERNS



ASPENIUM AUSTRALASICUM



ADIANTUM FORMOSUM



BLECHNUM CARTILAGINEUM



CYATHEA COOPERII



DOODIA ASPERA



DICKSONIA ANTARCTICA

PALMS



ARCHONTOPHOENIX CUNNINGHAMIANA



CYCAS REVOLUTA

GRASSES



CRINUM PEDUNCULATUM



DIANELLA CAERULEA



LOMANDRA LONGIFOLIA



LOMANDRA TANIKA



PHORMIUM TENAX 'PURPUREA'

CLIMBERS



TRACHELOSPERMUM JASMINOIDES

GROUND-COVERS



ANIGOZANTHOS FLAVIDUS



CARPHOBROTUS GLAUDESCENS



DICHONDRA ARGENTEA 'SILVER FALLS'



GEITONOPLESIUM CYMOSUM



HARDENBERGIA VIOLACEA



HIBBERTIA SCANDENS



KENNEDIA RUBICUNDA

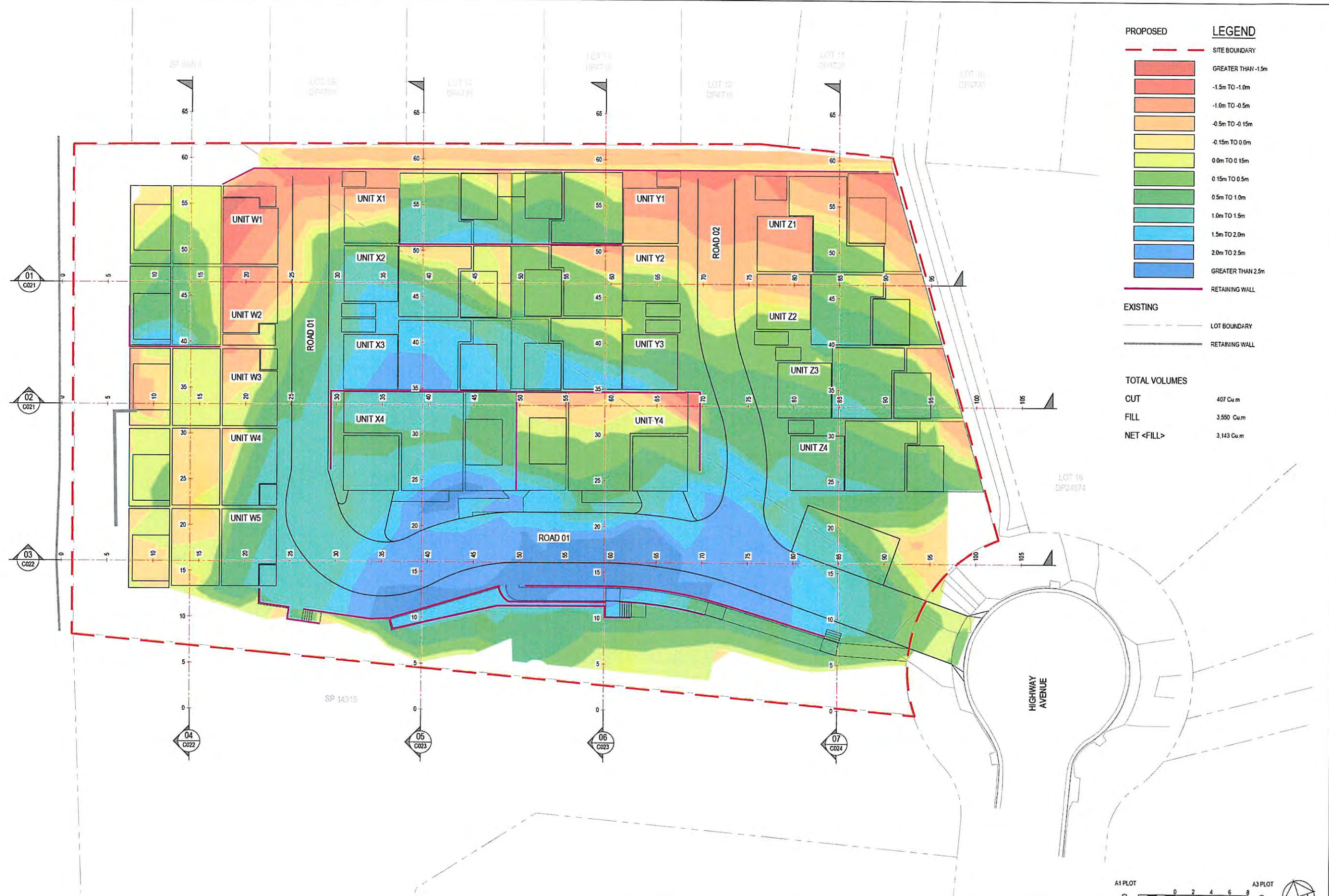
Proposed Residential Development
For Kollaras Developments
At 2-8 Highway Avenue West Wollongong
Lot 25 DP 237812 and Lot 15 DP24874

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REV	DESCRIPTION	DATE	DRAWING TITLE	PROJECT #
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				SCALE: @ A1
				DATE: 14/12/20
				DRAWN: HW
				CHECKED: SS
				DRAWING NO.
				REVISION
				DA021
				A
				17/12/2020 2:12:08 PM

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No.	AMENDMENT	APPROVED	DATE	REVISED BY
4	UPDATED PER COUNCIL COMMENTS	RXT	26.11.20	SCM
3	ISSUED FOR APPROVAL	RXT	15.12.20	SCM
2	ISSUED FOR APPROVAL	RXT	11.12.20	SCM
1	ISSUED FOR APPROVAL	RXT	26.11.20	SCM

PRELIMINARY
NOT FOR CONSTRUCTION

CLIENT

KOLLARAS
EST. 1960
& Co Pty Ltd

INDESCO
WOLLONGONG | CANBERRA | SYDNEY
www.indesco.com.au

APPROVED RXT DATE 26.11.2020

CHECKED RXT DATE 26.11.2020

DESIGNED BY SCM

DRAWN BY SCM

CAD FILE C:\Local Jobs\ISC00200 2 Highway Ave West Wollongong\A3 C024.dwg

SCALE 1:200 ORIGINAL SIZE A1

PROJECT

RESIDENTIAL DEVELOPMENT
2-8 HIGHWAY AVENUE,
WEST WOLLONGONG

DRAWING TITLE

BULK EARTHWORKS
PLAN

PROJECT No
ISC00200-10

DRAWING No
C020

AMOUNT
4

ATTACHMENT 2 AERIAL PHOTOGRAPH



ATTACHMENT 3 ZONING MAP



ATTACHMENT 4 WOLLONGONG DCP 2009 COMPLIANCE TABLES

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

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

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

4.0 General Residential controls

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.11 Storage Facilities</u>	Storage facilities provided.	Yes
<u>4.12 Site Facilities</u>	The necessary site facilities have been provided and are acceptable in this circumstance.	Yes
<u>4.13 Fire Brigade Servicing</u>	Should the application be approved, a condition is recommended in this regard requiring the provision of a fire hydrant in accordance with AS2419(1994) and to be shown on the Construction Certificate Plans.	Yes
<u>4.14 Services</u>	Water, electricity, sewage and telephone services are available to the site.	Yes
<u>4.16 View Sharing</u>	This proposal is not expected to have adverse impact on other properties in terms of view sharing.	Yes
<u>4. 17 Retaining Walls</u>	Retaining walls required adjacent to the proposed driveway due to the required earthworks. Standard conditions to apply.	Yes

5.0 Attached dwellings and multi -dwelling housing

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
5.1 Minimum Site Width Requirement		
A minimum side width of 18m is required for multi-dwelling development.	The proposal involves multi dwelling housing. The subject site consists of two (2) lots, with a combined width in excess of 18m.	Yes
5.2 Number of Storeys		
The maximum number of storeys for a multi-dwelling house in a R2 – Low Density Residential Zone is two (2) stories high.	All units are one to two storeys in height.	Yes
5.3 Front Setbacks		
A 6m setback requirement applies from the front property boundary to the front façade of the building. On corner allotments a minimum setback of 3m to the secondary street frontage from the dwelling façade must be provided.	6m (minimum provided).	Yes
5.4 Side and Rear Setbacks		
Zone R2 – Low Density Residential, the minimum side and rear setback is 0.8 x the ceiling height. In the case where balconies or windows of living areas face the rear boundary at first floor level or above, the minimum is 1.0 x ceiling height.	<u>North</u> 2.095m, 4.4m upper <u>East</u> Z1- 2.924m lower, 4m upper Z4 -4.578m, 7m upper <u>South-</u> W5- 5.818m <u>West-</u> 10.4m	Yes
5.5 Building Character and Form		
(a) <i>Articulate and fragment building walls that address the street and add visual interest. The appearance of blank walls or walls with only utility windows on the front elevation is not permitted.</i> (b) <i>Avoid expanses of any single material.</i> (c) <i>Utilise high quality and durable materials and finishes.</i>	The development has been redesigned with a reduction in the number of units originally proposed with previous application. The built form is acceptable from the streetscape with direct entrance from the street. The development is single to double storey in keeping with the character of the street.	Yes

<p>(d) Entrances must be visible at eye level from the street and well lit.</p> <p>(e) For those dwellings adjacent to the street frontage, the habitable rooms must face the street.</p> <p>(f) Ensure entrances can accommodate the movement of furniture.</p> <p>(g) Air conditioning units must not be visible from the street. Space shall be allocated and shown on plans for air conditioning units in order to demonstrate that this can be achieved.</p> <p>(h) All residential buildings must be designed with building frontages and entries clearly addressing the street frontage. Dwellings adjacent to the street boundary must have individual entries from the street.</p>		
<p>5.6 Access / Driveway Requirements</p>		
<p>Paving should be visually sympathetic to the precinct character in terms of colour texture and material.</p> <p>When practical, the number of access points should be kept to a minimum accessed through lanes or secondary streets rather than primary.</p> <p>Curved driveways are more desirable than straight driveways as they less dominate the streetscape.</p> <p>Take into account services within the road reserve such as power poles, drainage inlet pits, and existing street trees.</p> <p>Driveways must be located at least 6m from the perpendicular of two intersecting roads, and be setback at least 1.5m from any side property boundary.</p> <p>The design of driveway and crossovers must be in accordance with council's standard vehicle entrance designs whilst driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standard, being AS 2890.1.</p>	<p>Only one access point is to be provided. This is accessed through Highway Avenue cul-de-sac.</p> <p>The access driveway design meets the required Australian Standard. Council's Development Engineer has assessed the application in this regard and raised no objections to the proposed design.</p> <p>Sufficient manoeuvring space is provided for all dwellings. A turning circle plan was provided.</p> <p>The driveway and crossover width and both 5.5m and are within the requirements.</p> <p>The driveway is adequately setback from any side property boundaries.</p> <p>On-site servicing is required.</p>	<p>Yes</p>

<p>Ensure that there is enough adequate vehicular manoeuvring space to all dwellings so that vehicles do not require more than one single point turn to forwardly leave the site.</p> <p>In the case of this driveway width, a minimum of 3m and maximum of 6m must be applied. The crossover width needs to be 4 – 6m combined and within 6m internally of the front property boundary.</p>		
5.7 Car Parking Requirements		
<p>On site car parking should minimise streetscape impacts by locating it behind building setback screened from view with well-designed structures and vegetation.</p> <p>Car parking areas must be located close to entrances and access ways, be secure and easily accessible, and have clearly defined visitor and disabled parking.</p> <p>All parking should be in accordance with Traffic, Access, Parking and Servicing Chapter as contained in Part E of this DCP.</p>	<p>A total of 34 resident car parking spaces are proposed along with 8 visitor spaces.</p> <p>On-site car parking spaces meet Council's minimum requirements. It is secure and easily accessible by residents with minimal impacts to the streetscape.</p>	Yes
5.8 Landscaping Requirements		
<p>A minimum of 30% of the total site area must be provided as landscaped area.</p> <p>At least two semi mature medium-large trees with a 45L minimum pot size must be provided within the landscaped area or deep soil zone. This must be at least 3m away from any dwelling, building or structure.</p> <p>The required landscaped area must include a minimum 1.5 metre wide landscaping bed provided along the side and rear boundaries of the site.</p>	<p>The site has an area of 5432m². As such the required amount of landscaped area is 1629m², which is 30% of the area.</p> <p>The total provided landscaped area is 1740m², which equates to 32% of the site area.</p>	Yes
5.9 Deep Soil Planting		
<p>A minimum of half of the landscaped area (i.e. 15% of the site) must be provided as a deep soil zone, where the deep soil zone is not located at the rear of the site.</p> <p>The deep soil zone may be located in any position on the site, other than forward of the building line, subject to</p>	<p>DSZ has a minimum width of 6m and extends along the full length of the rear (western) boundary.</p>	Yes

<p>this area having a minimum dimension of 6m.</p> <p>Alternatively, the deep soil may extend along the full length of the rear of the site, with a minimum width of 6m. The area of deep soil planting must be continuous to ensure that the deep soil planting area is a singular uniform area and is not fragmented.</p>		
5.10 Communal Open Space		
<ul style="list-style-type: none"> Required for greater than ten (10) dwellings 5m² per dwelling minimum dimension of 5 metres <p>Easily accessible and within a reasonable distance from each dwelling be integrated with site landscaping, allow for casual social interaction, and be capable of accommodating recreational activities.</p>	<p>Communal open space has been relocated to south-western boundary.</p> <p>The location of the COS is considered to be satisfactory from Council's Landscape Division.</p> <p>Improvements have been made to the design of the COS to make it more functional and pleasing to use with a variety of landscape features such as raised boardwalks, mosaic walls and seating and playground areas.</p>	Yes
5.11 Private Open Space		
<p>Private open space must be provided for each dwelling within an attached dwelling development in the form of a balcony, courtyard, terrace and/or roof garden.</p> <p>A minimum dimension of 4m x 5m is required for the courtyards. These must be separated by at least 1.5m from boundaries. These must not encroach upon deep soil zone landscaping areas.</p> <p>The primary private open area of at least 70% of the dwellings must receive at least three hours direct sunlight between 9.00am and 3.00pm on June 21</p>	<p>Each dwelling is provided with private open space provided at ground level.</p> <p>All court yards have 4m x 5m dimensions.</p> <p>In total 13 of 17 (76%) of POS receive 3hrs or more solar access.</p>	Yes
5.12 Solar Access Requirements		
<p>Windows to living rooms of adjoining dwellings must receive 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>At least 50% of the private open areas of adjoining residential properties must receive at least 3 hours of sunlight</p>	<p>Shadow diagrams submitted which demonstrate that the windows and living rooms and 50% of the private open space areas in adjoining development will receive the minimum required 3 hours direct sunlight on June 21.</p>	Yes

<p>between 9.00am and 3.00pm on June 21.</p> <p>The primary balcony of at least 70% of the dwellings within a multi-dwelling housing development shall receive a minimum of three hours of direct sunlight between 9.00am and 3.00pm on June 21.</p> <p>Windows to north facing living rooms for each of the subject dwellings in the development must receive at least 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</p> <p>At least 50% of the private open space area for each of the subject dwellings in the development must receive at least 3 hours of sunlight between 9.00am and 3.00pm on 21 June.</p>	<p>No balconies proposed as part of this application.</p> <p>In total 13 of 17 (76%) of POS receive 3hrs or more solar access.</p> <p>Windows to north facing living rooms are able to receive 3hrs of sunlight.</p> <p>In total 13 of 17 (76%) of POS receive 3hrs or more solar access.</p>	
5.13 Dwelling mix and Layout		
<ul style="list-style-type: none"> Required for greater than ten (10) dwellings. <p>Provide a mix of dwelling sizes and layouts within larger multi-dwelling developments having ten (10) or more dwellings. This could include both variation in the number of bedrooms and gross floor areas of apartments, variety in the internal design or incorporating one, two and three bedroom dwellings to accommodate various resident requirements.</p>	<p>The proposed development incorporates a mix of unit types including:</p> <p>2 Storey (X1 X2 X3 Y1 Y2 Y3 Z2 Z3 Z4) 129sqm X 9</p> <p>2 Storey 3BR (W1 W2 Z1) 142sqm X 3</p> <p>1 Storey accessible villa (X4 + Y4) 94sqm X 2</p> <p>2 Storey 3BR (W3 W4 W5) 134sqm X 3</p>	Acceptable
<u>5.14 Additional Control for Multi Dwelling Housing – Adaptable Housing</u>		
<p>10% of all dwellings (or at least 1 dwelling) must be designed capable of adaptation for disabled or elderly residents as designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes “pre-adaptation” design details to ensure visitability is achieved.</p> <p>The Development Application must be accompanied by certification from a suitably qualified and experienced</p>	<p>2 units are proposed to be made adaptable- Unit X4 and Unit Y4.</p> <p>Adaptability Review and Requirements Report submitted from the Architect.</p>	Yes

Access Consultant which confirms that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299-1995).		
<u>5.15 Additional Control for Multi Dwelling Housing – Crime Prevention through Environmental Design</u>		
Compliance with the requirements of Chapter E2 Crime Prevention through Environmental Design (CPTED) in this DCP.	Chapter E2 summarises this below	Yes

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	Low level lighting will be installed throughout the COS and adjoining pathways to provide a safe place after dark.	Condition
<u>3.2 Natural surveillance and sightlines</u>	The dwellings have been designed to provide natural surveillance within the site. The design of the development provides for passive surveillance and sightlines to the entries of each unit.	Yes
<u>3.3 Signage</u>	None proposed as part of this application.	Yes
<u>3.4 Building design</u>	The building design is acceptable to allow for casual surveillance.	Yes
<u>3.5 Landscaping</u>	Landscaping proposed around the site generally comprises of lawn area, low shrubs and existing large trees located to the rear of the site.	Yes
<u>3.6 Public open space and parks.</u>	The proposal does not adjoin public open space/park.	N/A
<u>3.7 Community facilities and public amenities</u>	The proposal is for a multi-dwelling development.	N/A

<u>3.8 Bus stops and taxi ranks</u>	The proposal does not relate to a bus stop/taxi rank.	N/A
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CHAPTER D1: CHARACTER STATEMENTS

Clause 3.33 West Wollongong

Desired Future Character

West Wollongong is likely to experience some change given its close proximity to Wollongong City Centre. West Wollongong will remain a low to medium density residential area with potential for some additional medium density housing in the form of townhouses in short walking distance to existing bus stops, situated on Crown Street and Mount Keira Road. Any new development should preferably be of a face brick work and pitched roof tile construction. Any new development must also be sympathetic with the prevailing streetscape character of the surrounding locality. West Wollongong will continue to be a base for educational excellence through the existing private and public schools. The suburb is likely to experience the establishment of some new health consulting rooms (eg specialist and general medical health care practices etc), in close proximity to the Wollongong Hospital medical precinct. Any such new health consulting room will only be permitted where, in the opinion of Council, it is compatible with the surrounding residential neighbourhood.

The proposed development site is within close proximity to Wollongong City Centre and associated facilities such as commercial and hospital services. The site is also close to schools and public transport. This makes the site suitable for a medium density development. The amended plans are suitable for the site location and the desired future character of the area.

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

Parking demand and servicing requirements

	Rate	Calculation	Required	Provided	Compliance
Car parking	1.5 car parking spaces per dwelling (70-110m ²) or 2 car parking spaces per dwelling (>110m ²), plus 0.2 car parking spaces per dwelling for visitors	70-110m ² : 1.5*2= 3 >110m ² : 2*15= 30 Visitor: 0.2*17= 3.4		34 8	Yes
Bicycle parking	1 bicycle space per 3 dwellings (residents) and 1 bicycle space per 12 dwellings (visitors)	8 spaces		8	Yes
Motorbike	1 motorcycle space per 15 car parking spaces	2 space/15		2	Yes

On site waste servicing is proposed and turning templates provided to show the manoeuvrability of the waste vehicle into the out of the site. The vehicle is to enter the site in a forward direction and utilises the proposed turning bay to exit the site. The proposed waste servicing along with the Traffic Assessment has been reviewed by Council's Traffic Engineer and found to be acceptable.

CHAPTER E6: LANDSCAPING

Adequate landscaping is provided around the site with a deep soil zone located to the rear of the site to retain existing large trees. The development has been reviewed by Council's Landscape Officer who considers the new location of the communal open space to be satisfactory. The proposed development meets the objectives of this Chapter and conditions relating to landscaping have been imposed on draft consent.

CHAPTER E7: WASTE MANAGEMENT

On-site waste servicing is proposed for the development to be carried out on a weekly basis. Turning paths for waste vehicles have been checked by Council's Traffic Engineer.

Should the development be approved, standard conditions relating to waste management are to be imposed.

CHAPTER E14 STORMWATER MANAGEMENT

Council's Development Engineering officer has assessed the application and is satisfied the proposal meets the requirements of this Chapter. Conditions have been provided for stormwater management.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

Concern was initially raised over the impact of stormwater lines on the street trees. Stormwater plans have been amended to reduce any impacts on street trees. This has been reviewed by Council's Arborist who concludes that trenching for the proposed stormwater service in the road (within the TPZ) is unlikely to result in major root loss due to the low oxygen environment created by road construction methods.

The developer is permitted to remove trees numbered 5, 13 and 34. Trees numbered 1 - 4, 6 -12, 14 - 33 and 35 – 38 are to be retained.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The proposal requires earthworks to enable the construction of the dwellings, driveways and drainage infrastructure. The earthworks are not expected to have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features surrounding land.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

Refer to comments under SEPP 55. Two areas of environmental concern with contamination identified during investigation includes historical fill and recent fill areas with crushed building rubble. The submitted DSI and Remediation Action Plan has been reviewed and conditions provided.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Should the development be approved, conditions of consent are recommended in regard to appropriate sediment and erosion control measures to be in place during works.

Approved Plans and Specifications

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on Project No 18-0029 Drawing DA001-M dated 31 March 2021, DA009.1-I, DA009.2-I, DA010.1-G, DA010.2-G, DA010.3-B, DA010.4-B and DA011.1-C to DA011.4-C dated 17 December 2020 and DA004-B, DA005-A to DA008-A, DA013-A and DA024-A dated 14 December 2020 prepared by Edmiston Jones Pty Ltd and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

General Matters

2 Existing Easement to Drain Water

The existing easement to drain water one (1) metre wide (within Lot 15 DP 24874) must not be removed from the title of the land until such time as:

- The new (re-aligned) inter-allotment drainage system proposed as part of this development has been fully constructed, extending downstream to the point of connection within Highway Avenue;
- Written certification has been provided from a suitably qualified civil engineer, stating that the new (re-aligned) inter-allotment drainage system has been constructed in accordance with the approved Construction Certificate plans, extending downstream to the point of connection within Highway Avenue;
- A new minimum one (1) metre wide easement to drain water has been created over the new (re-aligned) inter-allotment drainage system for its full extent within the development site, and evidence that the new easement to drain water has been registered with NSW Land Registry Services has been provided to the Principal Certifier (PC). The new easement to drain water must benefit all allotments benefited by the existing easement to drain water one (1) metre wide (within Lot 15 DP 24874); and
- All other requirements have been satisfied for the removal of the easement, as per the requirements of NSW Land Registry Services.

Evidence that the above requirements have been satisfied shall be submitted to the PC prior to the release of the Occupation Certificate.

3 Geotechnical

- All site preparation earthworks including drainage and retaining wall construction is to be subject to geotechnical supervision as defined in Australian Standard AS 3798 Guidelines for Earthworks for Commercial and Residential Developments. Where necessary amendments are to be made to the designs during construction based on supplementary geotechnical advice given during the supervision to ensure that the completed works accommodates all encountered geotechnical constraints.
- At the completion of the earthworks, the geotechnical consultant is to prepare a works-as-executed report detailing encountered geotechnical conditions and how the works addressed these conditions so that the residual geotechnical constraints can be accommodated within the structural designs for the dwellings. These structural designs are to be confirmed or amended by the structural engineer based on the works-as-executed geotechnical report.

4 Building Work - Compliance with the Building Code of Australia

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

5 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 Clauses 139-147 of the Environmental Planning and Assessment Regulation 2000 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 clause 142 (2) of the Environmental Planning and Assessment Regulation 2000.

6 **Mailboxes**

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

7 **Occupation Certificate**

An Occupation Certificate must be issued by the PC prior to occupation or use of the development. In issuing an Occupation Certificate, the PC 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.

8 **Tree Retention/Removal**

The developer shall retain the existing tree(s) indicated on the Detail Landscape Plans by Edmiston Jones Architects Issue B dated 17 December 2020 and the Aboricultural Impact Statement by Allied Tree Consultancy dated December 2020 consisting of tree(s) numbered 1 - 4, 6 -12, 14 - 33 and 35 - 38.

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

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

All recommendations in the Aboricultural Impact Assessment by Allied Tree Consultancy dated December 2020, and the Aboricultural Impact Addendum by Allied Tree Consultancy dated 6 April, 2021 are to be implemented including and not restricted to: remedial tree pruning, dead wood removal, fencing and signage, sediment buffer, stem protection, establishing tree protection zones and watering and root hormone application if required.

This consent permits the removal of trees numbered 5, 13 and 34 and as indicated on the Detail Landscape Plans by Edmiston Jones Architects Issue B dated 17 December 2020 and the Aboricultural Impact Statement by Allied Tree Consultancy dated December 2020. No other trees shall be removed without prior written approval of Council.

Prior to the Issue of the Construction Certificate

9 **Flows from Adjoining Properties**

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

10 **Transport for NSW (TfNSW)**

The Applicant is required to demonstrate to Council the development will comply with Clause 102 of the Infrastructure SEPP.

Notes:

- *The average annual daily traffic (AADT) for the Princes Motorway is 77,966, therefore Clause 102 of the Infrastructure SEPP applies.*
- *The relevant guideline is the NSW Government's Development Near Rail Corridors and Busy Roads – Interim Guideline, 2008.*

11 **Site Remediation Work**

Civil work for 17 dwellings shall not be commenced and the Construction Certificate shall not be issued until site is remediated as per the remediation action plan prepared by ENRS Consulting (2021) works are completed, validated and the final submission of SAS and SAR under CLM Act 1997.

As described RAP majority excavated material will be subjected to waste classification and disposed offsite. Depending on site auditor's decision, ACM may be considered burying (containment cell) on site. Any containment cells propose should be in private lots and have on going management plan with appropriate s10.7 wording.

12 **Site Auditor's Report and Site Auditor's Statement**

Prior to issue of a Construction Certificate, the submission of SAS and SAR is required from a NSW EPA accredited site auditor pursuant to the provisions of Part 4 of the Contaminated Land Management Act 1997 confirming that the site is suitable for the proposed development prior to the issue of the Occupation/Subdivision Certificate.

The site auditor's report shall verify that:

- a the site is not affected by soil and/or groundwater contamination, above the NSW EPA threshold limit criteria; and
- b the site is suitable for the proposed development.
- c a separate site containment cell management plan with appropriate s10.7 on the lots must be included in auditor's comments.

These two documents (SAS and SAR) are to be issued by the Auditor direct to Council. No third party submissions will be accepted.

13 **Acoustic Recommendations**

The plans are to be amended to incorporate all the recommendation in Section 6.0 Acoustic Report prepared by Day Design Pty Ltd November 2020 into civil drawing (walls, roof and floor plans) to comply with the SEPP Infrastructure Cl 102 guidelines for internal noise.

14 **Construction Environmental Management Plan (CEMP)**

A CEMP must be prepared and implemented prior to the commencement of construction on the site. The CEMP must address how the proponent will manage any foreseeable environmental risk during the construction phase. This includes but is not limited to documenting measures to ensure there is no pollution to waters, and dust and noise are minimised as far as practicable.

15 **Development Contributions**

Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979 and the Wollongong City-Wide Development Contributions Plan (2018), a monetary contribution of \$59,410.00 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

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

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

$$\text{Contribution at time of payment} = \$C \times (CP2/CP1)$$

Where:

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

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

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

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

The following payment methods are available:

METHOD	HOW	PAYMENT TYPE
Online	http://www.wollongong.nsw.gov.au/applicationpayments Your Payment Reference: 1299937	<ul style="list-style-type: none"> • Credit Card
In Person	Wollongong City Council Administration Building - Customer Service Centre Ground Floor 41 Burelli Street, WOLLONGONG	<ul style="list-style-type: none"> • Cash • Credit Card • Bank Cheque
PLEASE MAKE BANK CHEQUE PAYABLE TO: Wollongong City Council (Personal or company cheques are not accepted)		

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

16 **Section 73 Compliance Certificate**

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Coordinator. Please refer to the “Builders and Developers” section of the web site www.sydneywater.com.au then search to “Find a Water Servicing Coordinator”. Alternatively, telephone 13 20 92 for assistance.

Following application, a “Notice of Requirements” will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Notice of Requirements must be submitted to the PC prior to issue of the Construction Certificate.

17 **Endeavour Energy Requirements**

The submission of documentary evidence from Endeavour Energy to the PC is required confirming that satisfactory arrangements have been made with Endeavour Energy for the provision of electricity supplies to the development, prior to the release of the Construction Certificate.

Note: Applications should be made to Customer Connections – South Coast, Endeavour Energy PO Box 811 Seven Hills NSW 1730.

18 **Telecommunications**

The submission of documentary evidence from an approved telecommunications carrier to the PC confirming that underground telecommunication services are available for this development is required prior to the issue of the Construction Certificate.

19 **Obscure Glazing for all Bathroom and WC Windows**

The bathroom and WC windows for each dwelling in the development shall be frosted or opaque glass. This requirement shall be reflected on the Construction Certificate plans.

20 **Car Parking and Access**

The development shall make provision for a total of 40 car parking spaces (including 4 visitor car parking spaces), 2 motorcycle parking spaces, a minimum of 6 secure (Class B) residential bicycle spaces and a minimum of 2 visitor bicycle spaces (Class C). This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 4.55 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.

21 **The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current**

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

- 22 The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.

23 **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 PC, prior to the release of the Construction Certificate.

- 24 The submission of a final Landscape Plan to the PC, prior to the release of the Construction Certificate. The final Landscape Plan shall address the following requirements:

- a The fence along the common boundary to the public walkway shall be visually permeable for passive surveillance and to minimize vandalism, eg, metal horizontal slat fences;
- b planting of indigenous plant species native to the Illawarra Region such as: *Syzygium smithii* (syn *Acmena smithii*) Lilly pilly, *Archontophoenix cunninghamiana* Bangalow palm, *Backhousia myrtifolia* Grey myrtle, *Elaeocarpus reticulatus* Blueberry ash, *Glochidion ferdinandii* Cheese tree, *Livistona australis* Cabbage palm tree, *Syzygium paniculatum* Brush cherry.
A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping;
- c a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;
- d the location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees; and
- e any proposed hard surface under the canopy of existing trees shall be permeable and must be laid such that the finished surface levels match the existing level. Permeable paving is to be installed in accordance with the manufacturer's recommendations.

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

- 25 The submission of certification from a suitably qualified and experienced landscape designer and drainage consultant to the PC prior to the release of the Construction Certificate, confirming that the landscape plan and the drainage plan are compatible.

- 26 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 PC prior to release of the Construction Certificate.

27 **Tree Protection and Management**

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

- a Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the PC prior to release of the Construction Certificate.
- b Installation of Tree Protection Fencing - A one (1) metre high exclusion fence must be installed around the extremity of the dripline of the tree/trees to be retained prior to any site works commencing. The minimum acceptable standard is a 3 strand wire fence with star pickets at 1.8 metre centres. This fence must be maintained throughout the period of construction to prevent any access within the tree protection area. Details of tree protection and its locations must be indicated on the architectural and engineering plans to be submitted to the PC prior to release of the Construction Certificate.

- c Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75 mm thick 100% recycled hardwood chip/leaf litter mulch.
- d Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the arborist's recommendations.

28 **Engineering Plans and Specifications - Retaining Wall Structures Greater than One (1) Metre**

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

- a A plan of the wall showing location and proximity to property boundaries;
- b An elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall;
- c Details of fencing or handrails to be erected on top of the wall;
- d Sections of the wall showing wall and footing design, property boundaries, subsoil drainage and backfill material. Sections shall be provided at sufficient intervals to determine the impact of the wall on existing ground levels. The developer shall note that the retaining wall, subsoil drainage and footing structure must be contained wholly within the subject property;
- e The proposed method of subsurface and surface drainage, including water disposal. This is to include subsoil drainage connections to an inter-allotment drainage line or junction pit that discharges to the appropriate receiving system;
- f The assumed loading used by the engineer for the wall design.
- g Flows from adjoining properties shall be accepted and catered for within the site. Finished ground and top of retaining wall levels on the boundary shall be no higher than the existing upslope adjacent ground levels.

29 **Dust Suppression Measures**

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

- 30 Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS 2890.3 - Bicycle Parking Facilities. This requirement shall be reflected on the Construction Certificate plans.

31 **Property Addressing Policy Compliance**

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

32 **Sizing of Drainage**

All roof gutters, downpipes, pits, and pipelines draining roof areas and other impervious surfaces with no deliberate overflow path to the on-site stormwater detention (OSD) facility, shall be designed to cater for a 1 in 100 year ARI storm event in accordance with AS 3500.3 – Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe/pipeline sizes and locations shall be reflected on the Construction Certificate plans

33 **Stormwater Drainage Design**

A detailed drainage design for the development must be submitted to and approved by the PC 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 stormwater plan/s lodged for development approval, prepared by Indesco, Project No. ISC00200-10, Drawing No.'s C110 (Amendment 4 dated 26 March 2021), C121 (Amendment 4 dated 26 March 2021), and C140 (Amendment 5 dated 26 March 2021).
- b Include details of the method of stormwater disposal. Stormwater from the development must be piped to Council's existing stormwater drainage system.
- c Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties. The plan must indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.
- d Overflow paths shall be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1 in 100 year ARI events shall be incorporated in the design. Overflow paths shall also be provided in low points and depressions. Each overflow path shall be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto any adjoining property. Details of each overflow path shall be shown on the detailed drainage design.
- e Include details of the proposed level weir downstream of the proposed On-site Stormwater Detention (OSD) facility, adjacent to the southern property boundary. These details must ensure that any surcharge/overflow discharges from the proposed OSD and drainage system will exit the site in a way that replicates existing surface flow conditions to the downstream land, ensuring no concentration, diversion, and/or increase in surface flows to the adjoining land when compared with pre-development flows.

34

OSD Design

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

- a Must be prepared by a suitable qualified engineer in accordance with Chapter E14 of the Wollongong DCP 2009.
- b Must include details of the Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) values for the site. The SSR and PSD values must be designed to ensure the following outcomes:
 - i Stormwater flow rates discharging from the site to Council's existing drainage system will not exceed pre-development discharge rates;
 - ii There will be no discharge of surface water flows from the proposed drainage system in storm events up to and including a 10 year ARI storm; and
 - iii Surface water flow discharges occurring to the adjoining land in storm events exceeding a 10 year ARI storm event will not exceed the pre-development flow rates.

Details of the detention facility, SSR/PSD values, existing and proposed catchment areas and discharge rates, and certification that the stormwater design achieves the above outcomes, must be submitted with the Construction Certificate application.

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

- d The OSD facility shall incorporate a minimum 900mm x 900mm square lockable grate for access and maintenance purposes, provision for safety, debris control screen, and a suitably graded invert to the outlet to prevent ponding.
- e Must include discharge control calculations (i.e. orifice/weir calculations) generally in accordance with Section 10.2.6 and 10.4.4 of Chapter E14 of the Wollongong DCP 2009.
- f Details of the orifice plate including diameter of orifice and method of fixing shall be provided.
- g Must include details of a corrosion resistant identification plaque for location on or close to the OSD facility. The plaque shall include the following information and shall be installed prior to the issue of the Occupation Certificate:
 - The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.
 - Identification number [DA-2021/69];
 - Any specialist maintenance requirements.
- h Must include a maintenance schedule for the OSD system, generally in accordance with Chapter E14 of the Wollongong DCP 2009.

35 **Designated Overland Flow Paths**

Details of each overland flow path located on the site shall be provided with the detailed drainage design. Each overland flow path shall be capable of catering for the 1 in 100 year storm event flows from the contributing catchment area, and where required, direct these flows to the on-site stormwater detention facility. The overland flow path shall be free of any vegetation and/or structures that are likely to impede natural overland flow, or make provision for such obstructions, so there will be no adverse stormwater impacts upon the subject land and adjoining properties. Full Manning's calculations shall be provided on the capacity of each overland flow path. These requirements shall be reflected on the Construction Certificate plans and supporting documentation.

36 **Council Footpath Reserve Works – Driveways and Crossings**

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

All new driveway laybacks and driveway crossings must be designed in accordance with Wollongong City Council Standards. Any redundant linemarking such as 'marked parking bays' are adjusted/removed at the developer's expense by a Council recognised contractor with the relevant insurances. Details and locations are to be shown on the Construction Certificate Plans.

37 **Drainage Works within Council Road Reserve**

A detailed design for the proposed drainage works within Council's road reserve and/or Council Land, including pit and pipeline connecting the proposed drainage system to Council's existing underground drainage system in Highway Avenue, shall be prepared by a suitably qualified civil engineer in accordance with the relevant Council engineering standards. The design plans shall be generally in accordance with the concept stormwater plan/s lodged for development approval, prepared by Indesco, Project No. ISC00200-10, Drawing No. C110 (Amendment 4 dated 26 March 2021), and shall include the following:

- a Levels and details of all existing and proposed infrastructure/services such as kerb and gutter, public utility, pits, poles, fencing, stormwater drainage, adjacent road carriageway and footpath levels, and shall extend a minimum of 5 metres beyond the limit of works.
- b Engineering details of the proposed pit and pipe stormwater drainage system within Council's road reserve, including a hydraulic grade line analysis and longitudinal section of the proposed system showing calculated flows, velocity, pits, pipe size/class, grade, inverts and ground

levels. Each proposed pit must be constructed generally in accordance with Wollongong City Council's Engineering Standard Drawings.

- c Proposed pit 1/K shall be amended to a kerb inlet pit located over the alignment of Council's existing kerb and gutter adjacent to the proposed driveway.
- d All new drainage pits shall be in accordance with the current version of Wollongong City Council's Engineering Standard Drawings. The proposed pit in Council's road reserve must not conflict with any existing or proposed vehicular accessway.
- e Where any adjustments to public utilities are proposed the applicant shall submit documentary evidence that they have the consent of the owner of the public utility authority.
- f All construction must be in accordance with the requirements of Council's Subdivision Code.

Evidence that the above requirements have been met must be detailed on the engineering drawings. The detailed design and supporting documentation shall be submitted to and approved by Wollongong City Council's Development Engineering Manager prior to the issue of the Construction Certificate.

38 **Dilapidation Survey**

A dilapidation survey and report shall be submitted to the PC.

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

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

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

39 **Fire Hydrants**

All lots must be adequately serviced by a fire hydrant. The fire hydrant must be provided in accordance with the *Fire Hydrants for Minor Residential Development, Version 2 dated 1 September 2016 produced by NSW Fire & Rescue*. Fire Hydrant and in accordance with AS 2419(1994). The fire hydrant(s) must be shown on the Construction Certificate plans.

40 **No Adverse Run-off Impacts on Adjoining Properties**

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

Prior to the Commencement of Works

41 **Sign – Supervisor Contact Details**

Before commencement of any work, a sign must be erected in a prominent, visible position:

- a stating that unauthorised entry to the work site is not permitted;
- b showing the name, address and telephone number of the PC for the work; and
- c showing the name and address of the principal contractor in charge of the work site and a telephone number at which that person can be contacted at any time for business purposes.

This sign shall be maintained while the work is being carried out and removed upon the completion of the construction works.

42 **Temporary Toilet/Closet Facilities**

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be:

- a a standard flushing toilet; and
- b connected to either:
 - i the Sydney Water Corporation Ltd sewerage system or

- ii an accredited sewage management facility or
- iii an approved chemical closet.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

43 **Enclosure of the Site**

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

44 **Survey Report – Siting of Development within Property Boundaries**

A survey report prepared by a registered surveyor is required to be submitted to the PC to ensure that the proposed development is located on the correct allotment and at the approved distances from the boundary. This must be verified by pegging the site prior to commencement of works.

45 **Supervising Arborist – Tree Inspection and Installation of Tree Protection Measures**

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

46 **Certification from Arborist - Adequate Protection of Trees to be Retained**

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

47 **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.

48 **Erosion and Sediment Control Measures**

Erosion and sedimentation control measures are to be established in accordance with the requirements of the Erosion and Sediment Control Plan.

49 **Protection of Public Infrastructure**

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

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

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

50 **Tree Protection**

Prior to commencement of any work on the site, including any demolition, all trees not approved for removal as part of this consent that may be subjected to impacts of this approved development

must be protected in accordance with Section 4 of the Australian Standard Protection of Trees on Development Sites (AS 4970-2009).

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

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

During Demolition, Excavation or Construction

51 Maintenance of Inter-allotment Drainage

The developer shall ensure that the condition, function, integrity, and maintenance access to, the existing inter-allotment drainage system within the easement to drain water 1.0 wide (within Lot 15 DP 24874), is not impacted until such time as the existing easement to drain water one (1) metre wide has been removed from the title of the land.

52 Acoustic Glazing to Comply with the SEPP Infrastructure 2007

Implement all the structural attenuation recommendations of acoustic report prepared by Day Design November 2020 for dwellings to compliance the following LAeq levels are not exceeded:

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

53 Supervision of Engineering Works

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

54 Piping of Stormwater to Existing Stormwater Drainage System

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

55 No Adverse Run-off Impacts on Adjoining Properties

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

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

56 Copy of Consent to be in Possession of Person carrying out Tree Removal

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

57 Restricted Hours of Construction Work

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

Allowable construction activity noise levels must be within the limits identified in the NSW EPA Interim Construction Noise Guidelines (ICNG) July 2009. ICNG are also applied for blasting, rock hammer and drilling, external plant and equipment.

<https://www.environment.nsw.gov.au/resources/noise/09265cng.pdf>

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

- a the variation in hours required (length of duration);
- b the reason for that variation (scope of works);
- c the type of work and machinery to be used;
- d method of neighbour notification;

- e supervisor contact number;
- f any proposed measures required to mitigate the impacts of the works.

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

58 **Dust Suppression Measures**

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

59 **Asbestos – Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist**

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

60 **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 PC, and a copy submitted to Council (in the event that Council is not the PC), prior to commencement of the construction works.

61 **Provision of Waste Receptacle**

The developer must provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.

62 **BASIX**

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

A relevant BASIX Certificate means:

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

63 **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.

64 **Screen Planting**

To mitigate impact to adjoining dwelling a continuous hedge is to be established along boundaries of the site for the length of property boundary.

Recommended species:

- i *Murraya paniculata*, *Photinia* "Red Robin",
- ii *Viburnum tinus*, *Syzygium australe* "Aussie Southern",
- iii *Syzygium australe* "Aussie Compact",
- iv *Syzygium luehmannii* x *S.wilsonii* "Cascade",

v *Westringia fruticosa*.

Minimum spacing 900mm.

Minimum pot size 5 lt.

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

65 **Pipe Connections**

All pipe connections to existing stormwater drainage systems within the road reserve shall be constructed flush with the pit wall in accordance with good engineering practice. The developer shall ensure that the condition of the existing stormwater drainage system is not compromised and that the service life of the existing stormwater drainage system is not reduced as a result of the connection.

Prior to the Issue of the Occupation Certificate

66 **Transport for NSW (TfNSW)**

Execute a right of way arrangement by way of a Section 88B Instrument under the Conveyancing Act, 1919 to benefit and burden the relevant lots.

67 **Fencing**

Any fencing which has been damaged during demolition works or requires upgrading, is to be carried out at the full expense of the developer.

68 **Registration of Easement to Drain Water**

A minimum one (1) metre wide easement to drain water shall be created over the new (re-aligned) inter-allotment drainage system within the development site. The easement must benefit all allotments benefited by the existing easement to drain water 1.0 wide (within Lot 15 DP 24874). The location of the easement shall be determined based on work-as-executed survey for the constructed drainage infrastructure. All costs associated with the creation of the easement and ongoing maintenance shall be borne by the developer. Evidence that the easement has been registered with the NSW Land Registry Services must be provided to the PC prior to the issue of the Occupation Certificate.

69 Execute a right of way arrangement by way of a Section 88B Instrument under the Conveyancing Act, 1919 to benefit and burden the relevant lots.

70 **Acoustic to Comply with the SEPP Infrastructure 2007**

Prior to Occupation Certificate submit an acoustic compliance report to PC prepared by a consultant who is a member of the Australian Acoustic Society (AAS) or the Associated of Australian Acoustic Consultants (AAAC). The report shall state that the dwellings internal noise levels are complying with the SEPP Inf 2007 noise guidelines for development adjacent to road (Clause 102).

71 **Lighting to Communal Open Space**

The developer is required to provide low level lighting to the communal open space area ensuring that no light spillage occurs to neighbouring properties.

72 **Drainage**

The developer must obtain a certificate of Hydraulic Compliance (using Council's M19 form) from a suitably qualified civil engineer, to confirm that all stormwater drainage and on-site detention works have been constructed in accordance with the approved plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor must be submitted. These plans and certification must satisfy all the stormwater requirements stated in Chapter E14 of the Wollongong DCP 2009. This information must be submitted to the PC prior to the issue of the final Occupation Certificate.

73 **Restriction on Use – On-site Detention System**

The applicant must create a restriction on use under the Conveyancing Act 1919 over the on-site detention system. The following terms must be included in an appropriate instrument created under the Conveyancing Act 1919 for approval of Council:

“The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to any on-site stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression ‘on-site stormwater detention system’ shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to temporarily detain stormwater as well as all surfaces graded to direct stormwater to those structures.

Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council.”

The instrument, showing the restriction, must be submitted to the PC for endorsement prior to the issue of the Occupation Certificate and the use of the development.

74 **Retaining Wall Certification**

The submission of a certificate from a suitably qualified and experienced structural engineer or civil engineer to the PC is required, prior to the issue of the Occupation Certificate or commencement of the use. This certification is required to verify the structural adequacy of the retaining walls and that the retaining walls have been constructed in accordance with plans approved by the PC.

75 **BASIX**

An Occupation Certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The PC must not issue the final Occupation Certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate. NOTE: Clause 154B of the Environmental Planning and Assessment Regulation 2000 provides for independent verification of compliance in relation to certain BASIX commitments.

76 **Positive Covenant – On-Site Detention Maintenance Schedule**

A positive covenant shall be created under the Conveyancing Act 1919, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved OSD System and Maintenance Schedule (application number to be referenced).

The instrument, showing the positive covenant must be submitted to the PC for endorsement prior to the issue of the Occupation Certificate and the use of the development.

77 **OSD – Structural Certification**

The submission of a certificate from a suitably qualified practising civil and/or structural engineer to the PC is required prior to the issue of the Occupation Certificate. This certification is required to verify the structural adequacy of the OSD facility and that the facility has been constructed in accordance with the approved Construction Certificate plans.

78 **Completion of Landscape Works**

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

79 **Works-As-Executed (WAE) Plans - Works within Council Land or Road Reserve**

The submission of a WAE plan for approved works in Council land and or road reserve must be submitted to and approved by Council’s Development Engineering Manager, prior to the release of the Occupation Certificate. The WAE plans shall be certified by a registered surveyor indicating that the survey is a true and accurate record of the works that have been constructed. The WAE dimensions and levels must also be shown in red on a copy of the approved Construction Certificate plans. The WAE plans must include:

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

80 **CCTV of Works in Existing Road**

All stormwater pipes within road reserves intended to be dedicated to Council must be inspected by CCTV. A copy of the CCTV inspection must be submitted to Council's Development Engineering Manager for assessment prior to the issue of the Occupation Certificate. Below standard work must either be replaced or repaired to Council's satisfaction prior to the issuing of the Occupation Certificate.

81 **Completion of Engineering Works**

The completion of all engineering works within Council's road reserve or other Council owned or controlled land in accordance with the conditions of this consent and any necessary work to make the construction effective must be to the satisfaction of Council's Manager Development Engineering. The total cost of all engineering works shall be fully borne by the applicant/developer and any damage to Council's assets shall be restored in a satisfactory manner, prior to the issue of the Occupation Certificate.

Prior to the Issue of the Subdivision Certificate

82 **Occupation Certificate Prior to Subdivision Certificate**

An Occupation Certificate for the dwelling/s must be issued prior to the release of the Subdivision Certificate for the Torrens Title subdivision. A copy of the Occupation Certificate shall be lodged to Council with the Subdivision Certificate application.

83 **Fire Hydrant**

A fire hydrant must be provided to the subdivision in accordance with, with AS 2419(1994).

84 **Final Documentation Required Prior to Issue of Subdivision Certificate**

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

- a Completed Subdivision Certificate application form and fees in accordance with Council's fees and charges;
- b Certificate of Practical completion from Wollongong City Council or a PC (if applicable);
- c Administration sheet prepared by a registered surveyor;
- d Section 88B Instrument covering all necessary easements and restrictions on the use of any lot within the subdivision;
- e Final plan of Subdivision prepared by a registered surveyor plus one (1) equivalent size paper copies of the plan;
- f Original Subdivider/Developer Compliance Certificate pursuant to Section 73 of the Water Board (Corporatisation) Act 1994 from Sydney Water;
- g Original Notification of Arrangement (for Torrens subdivision) or Original Supply Offer (for Strata subdivision) from an Endeavour Energy regarding the supply of electricity to the proposed allotments;
- h Original Compliance Certificate from Telstra or another Telecommunications Service Provider which confirms that the developer has consulted with the Provider regarding the provision of telecommunication services for the development.
- i Payment of section 94 fees (Pro rata) (if applicable).

Reasons

The reasons for the imposition of the conditions are:

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