

Wollongong Local Planning Panel Assessment Report | 22 June 2021

WLPP No.	Item 1
DA No.	DA-2020/1458
Proposal	Residential - demolition of existing structures and construction of a six (6) storey residential flat building comprising of 27 units with basement level car parking and lot consolidation
Property	6-8 Dudley Street, WOLLONGONG NSW 2500
Applicant	Applicant - Design Workshop Australia
Responsible Team	Development Assessment and Certification - City Centre Team (VD)
Prior WLPP meeting	Nil

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel- Determination

The proposal has been referred to Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Schedule 2, 4 (b) and 3 of the Local Planning Panels Direction of 30 June 2020, the proposal is development to which SEPP 65 applies and the development proposes a departure from the height standards of 12.25%.

Proposal

The proposal is for demolition of two dwellings and construction of a six (6) storey residential flat building comprising of 27 units with basement level car parking and lot consolidation.

Permissibility

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

Consultation

The proposal was notified in accordance with Council's Community Participation Plan 2019 and received six (6) submissions which are discussed at section 1.5 of the assessment report. Internal and external referrals are satisfactory.

The Design Review Panel assessed the application on the 1 February 2021 and their comments are discussed at section 1.4.2.

Main Issues

- Clause 4.6 Building Height
- Overshadowing impacts
- Non-compliant ADG setbacks

RECOMMENDATION

It is recommended that the proposal be approved subject to the conditions contained in **Attachment 8**.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

State Environmental Planning Policies:

- SEPP No. 55 – Remediation of Land
- SEPP 65 Design Quality of Residential Apartment Buildings
- SEPP (Building Sustainability Index: BASIX) 2004

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan 2009

Other policies

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

1.2 DETAILED DESCRIPTION OF PROPOSAL

This application seeks consent for the demolition of existing dwellings and ancillary structures and removal of trees on the site; and the construction of a six (6) storey RFB containing 27 units over 1.5 levels of basement car parking. The development incorporates parking for 33 vehicles (27 resident spaces and 6 visitor car spaces), 13 bicycle spaces and 2 motorbike parking space.

The proposed unit mix is 6 x 1 bedroom 18 x 2 bedroom units and 3 x 3 bedroom units. Three adaptable units are provided.

Vehicular access to the site is provided via a driveway and ramp from Dudley Street.

Pedestrian access from the street frontage is available from Dudley Street.

Deep Soil Zone is located to the rear of the site. Communal open space is provided on level 4 Private open space is provided in the form of courtyard terraces and balconies.

A breakdown of each floor level is provided below:

- Basement floor plan: parking provided for 27 residential spaces along with 2 motorbike spaces.
- Lower Ground floor plan: parking provided for 6 visitor parking space towards the east of the site and to the rear (west) are two units with a communal room.
- Ground floor plan: six units provided
- Level 1/2 plan: seven units provided serviced by 2 lifts.
- Level 3 floor plan: five units provided with 2 fronting the street and three located behind.
- Level 4: comprises of rooftop communal open space with a total area of 259.6sqm.

Architectural plans are found in **Attachment 3**.

1.3 BACKGROUND

A pre-lodgement meeting was held on 8 April 2020 (PL 2020/41). The main issues discussed during this meeting include:

- Requirement for a drainage easement;
- Variation to building height- Clause 4.6
- Variation to side setbacks under the ADG and DCP requirements.

A previous Design Review Panel (DRP) meeting was also held on 20 April 2020 (DE-2020/20) prior to lodgement of this DA. This meeting raised serious concerns with the proposal as the design initially proposed a building with the appearance of two different building towers extending towards the side boundaries with 'hammer-head' shaped roof top. An overall revised design in response to the DRP comments has been made with this application.

1.4 SITE DESCRIPTION

The site is located at 6-8 Dudley Street, Wollongong and the title reference is Lot 10 DP Sec A DP 15742 and Lot 9 Sec A DP 15742. The lots have a combined area of 1724.5sqm, a frontage of 34.48m to Dudley Street and a variable depth of 54m-58m. The site has a 5.8m grade difference sloping downwards from the front of the site to the rear.

The site currently accommodates single storey dwellings on each of the lots which are proposed to be demolished as part of this application.

The site is located within a high-density residential zone within the Wollongong City Centre and is located within close proximity to Wollongong Hospital and has access to public transport facilities. This application is the first residential flat building proposed for Dudley Street. The majority of Dudley Street is characterised with detached single and double storey residential dwellings along with a two storey walk up flat building located directly south of the site.

The site is located directly across from Wollongong Hospital car park which accommodates helipad operations for the hospital on the rooftop level.

Property constraints

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

- Flooding: The site is identified as being flood affected. Council's Stormwater Officer has reviewed the application in this regard and provided a satisfactory referral.

1.5 SUBMISSIONS

The application was notified in accordance with Council's Community Participation Plan 2019 between 11 January 2021 and 27 January 2021. Six (6) submissions were received, and the issues identified are discussed below.

Concern	Comment
Concern regarding the lack of parking and traffic impacts	<p>This has been assessed against the requirements of the DCP and found it to be satisfactory with regard to traffic generation and impacts.</p> <p>The application has compliant parking for both residents and visitors. Council's Traffic Section has provided a satisfactory referral subject to conditions.</p>
Concerns raised over the height of the building exceeding the maximum by 1.96m.	<p>A variation under made under Clause 4.6 has been submitted and assessed in Section 2.1.5 of this report.</p> <p>The Applicant is requesting an increase in height of 17.96m from the permitted 16m height limit to cater for the lift over-run for the building. This is due to the sloping nature of the site.</p>

	<p>This matter was considered during the Design Review Panel meeting. The panel members concluded that the request was supportable from a design and architectural perspective in order to facilitate the lift design. As the breach to the roof height is centralised within the middle of the building, there will be no impacts to neighbouring properties.</p>
Impact on amenity including overshadowing, view loss and loss of privacy. Concerns over roof top open space on amenity.	<p>Impacts on overshadowing and privacy and amenity issues are discussed in this report.</p>
Concerns regarding the character of the neighbourhood- the proposed building will look out of context. The area is characterised by single residences.	<p>The site and the surrounding area have been zoned for high density residential development since 2007. The proposal is considered to be consistent with the desired future character of the area as identified through the development standards and controls applicable to the land</p> <p>Although the proposal currently exceeds the height of existing buildings within the immediate locality, the proposal is consistent with the character of the broader locality which has experienced similar development growth to the height and floor space controls applicable to this site and area.</p>
Concerns regarding compliance with Sepp 65 design principles	<p>General compliance with SEPP 65 design principles has been achieved and outlined in this report in Section 2.1.3.</p>
Concern regarding noise and fumes due to location of driveway	<p>There are not anticipated to be an excess amount of fumes generated by the development. The proposed basement car park has mechanical ventilation which is extracted through the lift shaft and no impacts are anticipated to neighbouring properties.</p>
Concerns regarding fencing	<p>Concern has been raised by the neighbouring property to the rear regarding potential damages to boundary fencing for the construction of the drainage easement.</p> <p>A condition has been incorporated into the draft consent requiring that any damage to fencing shall be rectified at the full expense of the developer prior to issue of Occupation Certificate.</p>
Where will the rubbish be stored?	<p>There is a waste storage collection area provided within the basement level.</p>
Concerns regarding drainage easement- Subsidence in the area	<p>Conditions of consent are proposed for the provision of a drainage easement to be located to the rear of the property towards Matthew</p>

Request Council's stormwater engineer to review specifications to ensure full compliance	Street. This has been assessed as acceptable by council stormwater engineer.
Economic impacts, there is currently an oversupply of units in Wollongong	Council does not regulate the number of units currently available on the market, allowing for economic conditions to determine the supply of units.
Increase in stormwater runoff due to increase in hard surfaces	Council's Stormwater Engineer has reviewed the development and provided a satisfactory referral. The development has been designed to mitigate stormwater runoff onto other properties through the provision of an easement to drain to the rear of the property towards Matthews Street.
Concerns regarding the location of the substation and associated health impacts	<p>The proposed substation is located at the front of the site on an elevated platform. Suitable screening and landscaping has been provided to avoid impacts to the neighbouring property to the north as shown on the landscape plan.</p> <p>Concerns regarding health impacts were forwarded to Endeavour Energy who provided the following response:</p> <p><i>Endeavour Energy is committed to ensuring that its activities and assets conform to all relevant International and Australian Standards, National Health and Medical Research Council (NH&MRC) Standards, Energy Networks Association (ENA) Standards and NSW legislation. This includes a commitment to a policy of prudent avoidance as endorsed by the ENA with regard to the location of assets and electric and magnetic fields.</i></p>

Table 1: Submissions

Consultation

1.5.1 INTERNAL CONSULTATION

Council's Geotechnical Engineer, Landscape Officer, Traffic Engineer, Environment Officer and Stormwater Engineer have reviewed the application and has provided satisfactory referrals. Conditions of consent were recommended and are included in the consent.

1.5.2 EXTERNAL CONSULTATION

Design Review Panel

The application was reviewed by the Design Review Panel on 1 February 2021. A copy of the final notes from this meeting is found in **Attachment 5**. The Panel recommended several changes to the building as discussed below:

DRP comments	Response
Due to a change in zoning to the west, Objective 3F of the ADG requires a minimum 9m setback (window to habitable rooms and balconies) for the first 4 storeys and a setback of 12m for the	The subject site is zoned R1 General Residential and adjoins an R2 Low Density Residential zoned land to the west. The ADG recommends a further 3m setback where there is a change of

<p>level above. Balconies may be accommodated in the transition zone created above the 4th storey building (level 3, dwg 25) if it can be demonstrated that the balcony does not result in privacy issues with the neighbour. The objectives of part 3F of the ADG must be achieved.</p>	<p>zoning. On level 3 (fifth storey), the required setback is 9m where 12m is required on this level.</p> <p>Apartment 304 on level 3 and its balcony do not meet the 12m setback as requested by the DRP.</p> <p>A setback of 9m is proposed on this level. A variation from the 12m building separation from the western boundary to habitable rooms on the Level 3 elevation is requested.</p> <p>The Applicant claims that the variation is justified given the drop in levels of adjoining R2 zoned land. The site slopes from Dudley Street to the west towards Matthews Street.</p> <p>The Applicant further claims that the acuteness of this angle from the western facing units on Level 3 to the existing and future low-density residential results in a limited impact from this variation to Objective 3F.</p> <p>The view lines from these units will naturally be towards the escarpment and deep soil planting along the western boundary will result in mature growth to protect the privacy of current residents in the vicinity and the future residents of level 3.</p> <p>This control aims to mitigate direct lines of sight between properties and to provide for a transition in scale and increased landscaping.</p> <p>Given that the R2 Zoned land to the west has a maximum height limit of 9m, future redevelopment cannot achieve a height similar to that on the subject site on level 3. This is due to changes in the topography of the site and changes in permissible height limits from 16m to 9m to the rear.</p> <p>The variation request is considered to be supportable as a reasonable level of internal and external privacy can be achieved on this level with no privacy impacts as the size of the balcony (16.4m²) is relatively small.</p>
<p>The cross through units appear to breach the ADG's separation requirements at level 3; it is therefore recommended that built form be setback, with balconies becoming continuous terraces with planters to address this issue.</p>	<p>Amendments have been made to comply with this requirement. No planters on balconies or terraces proposed due to maintenance issues instead relying on non-trafficable concrete roofs.</p>

<p>The lack of deep soil along the frontage is of concern especially given this proposal will set the precedent for future developments.</p> <p>While the Panel notes that accessing the basement is very difficult and that the verge is very wide along the subject street, a very strong case must be provided if deep soil is not going to be provided e.g. demonstrating compliance with the intentions of deep soil, and the potential to introduce substantial trees within the verge.</p>	<p>Additional planters on the street frontage over the basement have been provided, and a corner of the basement has been cut away to accommodate the planting of one significant tree.</p> <p>The planters incorporating 4 medium trees and one significant tree is considered to meet the amenity of deep soil zone.</p>
<p>The proposed communal roof garden and associated vertical circulation core, results in a point encroachment of the maximum height limit for this site.</p> <p>It appears that the non-compliance does not increase the perceived bulk of the building as viewed from the street, does not increase the extent of over shadowing of neighbouring sites and arises in order to provide a positive contribution to the amenity and social well-being of residents.</p>	<p>DWA reviewed Shadow diagrams to assess if any parts of shadows were created due to the height exceedance and confirmed that no additional overshadowing is caused by the additional height. This is likely due to the height exceedances being centrally located to the overall building form (i.e. Lift overrun and COS roof).</p>
<p>Further refinement is required to meet ADG minimum solar access requirements. Units G03, 104 and 204 do not receive a minimum of 2 hours solar access to their living room (currently shown as ADG compliant in solar compliance schedule DWG 62). Currently 19 of the proposed 28 units (68%) receive a minimum of 2 hours solar access between 9am and 3pm, mid-winter. Further development is required to meet ADG requirement of 70%.</p> <p>It is encouraged to provide solar panels – at least for the lighting of public areas. It is not clear if water collection and reuse is being provided; this should be confirmed.</p>	<p>Solar access appears to be met, and solar panels are included on concrete roof on level 4.</p> <p>Solar access requirements comply with 21 out of 27 Units (77%). In order to achieve this the rear (west facing units) were reconfigured (including changes to the number and size of windows) and the number of units was reduced by one to 27.</p> <p>Water collection has been incorporated with the addition of a 5000L Rainwater tank located near the OSD tank down in the basement. The water will be reused for irrigation purposes only.</p>
<p>The landscape architect and applicant should clarify whether the proposed treatment of the site frontage meets the aims of the DCP and whether improvements to the plantings within the public domain (such as trees and other amenity plantings) should be included in the application.</p> <p>The levels, access to and circulation within the communal open space should be clearly shown (including with a section) to enable better understanding of how the use of the deep soil zone along the rear of the site will work and link to the side boundary landscapes.</p> <p>The heights of retaining walls should be shown</p>	<p>Sections have been provided. This shows that access from the COS to deep soil zone can be achieved. This is considered to be acceptable.</p> <p>Heights of retaining walls shown on plans.</p> <p>Level 4 now includes an outdoor kitchen.</p>

The level 4 communal facilities should include a kitchen.	
<p>The following amenity concerns are raised:</p> <ul style="list-style-type: none"> - SW corner units appear NOT to achieve 2hrs solar access; in their redesign, it is recommended that living spaces be pushed to the western face of building. - The western lobby at third level has no access to light and air. A ventilating or operable skylight is therefore required. - Access to rear garden requires walking through the communal room; it would be better if direct access were provided 	<p>These issues have been resolved as discussed above.</p> <p>Three skylights have been provided to this lobby.</p> <p>Direct access is now provided, amended to provide access directly from corridor/lobby</p>

Table 2: Response to DRP comments

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

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

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

Council records do not contain any previous approvals or historic uses of the land that would indicate potential contamination and the site with dwelling houses having existed on all lots as early as 1938. Council records do not identify the site as potentially contaminated and further investigation is not considered warranted under the circumstances. No concerns are raised regarding contamination as relates to the intended use of the land and the requirements of clause 7.

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

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

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

A statement has been prepared by a Registered Architect addressing the requirements of SEPP 65 and was submitted with the application at lodgement accordance with Clauses 50(1A) & 50(1AB) of the Environmental Planning and Environment Regulation 2000.

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

Principle 1: Context and neighbourhood character

The existing character of development in the locality comprises one and two storey dwellings and two storey walk-up flat buildings. Wollongong Hospital car park is located across the site to the east. This site appears to be one of the first to be redeveloped using the current planning controls. This development reflects the desired future character for the area as defined by the planning controls.

Principle 2: Built form and scale

The bulk and scale of the development is generally consistent with the applicable planning controls for the area with the locality expected to transition over time, with larger scale developments replacing the original smaller single dwelling houses.

The development is not considered to be out of context with regard to the desired future character of the area and the R1 zone. The potential impacts of the development on the locality and adjoining development are considered to have been addressed through a number of redesigns of the proposal in response to concerns raised by the DRP.

The design of the development is considered to positively contribute to the public domain and provide amenity for the occupants by way of landscaped areas, private open space, communal open space and dwelling layout.

Principle 3: Density

The density of the development complies with the maximum FSR permitted for the land. The development is not of a scale that is expected to place unreasonable pressure on local infrastructure. Endeavour Energy was consulted during the assessment process with regard to the proposed substation. The site is well situated with regard to existing public transport and services. Adequate parking facilities have been provided on site to cater for the number of units proposed. Contributions applicable to the development will go towards local infrastructure and facilities.

Principle 4: Sustainability

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

- BASIX Certificate provided indicating minimum requirements are met.
- A Site Waste Management and Minimisation Plan have been provided indicating recycling of materials from the demolished structure.
- The proposal does not impact on any heritage items or environmentally sensitive areas
- Units are provided with natural cross ventilation and internal layouts have been designed to provide for good solar access to primary living areas and POS areas.
- Water collection has been incorporated with the addition of a 5000L Rainwater tank located near the OSD tank down in the basement.
- Solar panels are proposed on the roof top.

Principle 5: Landscape

The proposal provides suitable landscaped areas and communal open space that will provide for appropriate amenity to the occupants.

Deep soil planting and a common lawn planting area have been incorporated into the site design. Compensatory street planting has been recommended by Council's Landscape Division due to the need for street tree removal to accommodate the driveway access.

Principle 6: Amenity

Amenity for the units and the adjoining neighbours has been addressed in response to concerns raised during the DRP meetings. The proposal meets the minimum requirements for solar access, private and communal open space, storage, visual and acoustic privacy and access.

The proposed substation to the front of the site is situated on an elevated platform due the gradients of the driveway and slope of the site. Suitable screening and landscaping has been provided to avoid impacts to the neighbouring property to the north as shown on the landscape plan.

Principle 7: Safety

The proposal is satisfactory with regard to safety and security. A defined pedestrian entry has been incorporated into the design from the street entrance.

Ground floor units G01 has a living room window orientated to face the street frontage to assist in casual street surveillance. The design provides for minimal areas of concealment and entrapment with natural surveillance of common spaces. A clear definition between public and private space has been provided within the design.

Principle 8: Housing diversity and social interaction

One, two and three bedroom units are proposed with this development. Three units are also proposed as accessible.

Principle 9: Aesthetics

The proposal is considered to be of a high quality with regard to its appearance. Improvements have been made in response to previous DRP meetings. A substantial improvement has been made from the first DRP meeting (prior to lodgement) with further refinement following post lodgement. A mixture of materials and finishes is provided and articulation in the built form.

Apartment Design Guide (ADG)

An assessment of the application against the Apartment Design Guide (ADG) is contained at **Attachment 6**.

The applicant requests a variation to the lower ground level unit LG01. There is an encroachment into the required 6m setback on this level as a 4.8m setback to the south is proposed. The Applicant has provided the following variation request for the variation:

- *The proposed 4.8 metres setback to the south incorporates solid wall construction for over 50% of the wall, being compliant with the ADG 3 metre non-habitable room setback requirement under objective 3F-1. However, the remaining part of this wall incorporates a sliding door with access directly onto the southern terrace area of this unit, thereby not technically complying with the 6 metre habitable room setback along the southern edge. This encroachment of 1.2 metres is deemed acceptable for the following reasons:*
- *The subject unit is at lower ground level in the south-west corner of the site. It immediately adjoins a residential flat building site to the south, with the apartment building positioned within the front two thirds of the site, well away from the rear area adjacent to the proposed development. Immediately adjoining to the south where the encroachment is proposed is simply common open space area, together with carport and clothes line. No habitable neighbouring apartments are within 12 metres of the proposed LG 01 building line, thus still meeting the separation distances between buildings under objective 3F-1.*
- *Between the proposed building line and the southern boundary incorporates a 3 metre wide deep soil zone area. This will provide an improved privacy buffer between the proposed internal living room and external terrace area of LG 01 and the neighbouring land to the south (than would otherwise be included with limited landscape treatment along the side boundary edge).*
- *The total southern façade of the proposed development represents a length of approximately 41 metres. The length of the living room sliding doors that encroaches into the 6 metres setback is only approximately 3 metres long, which represents some 7.3% of the overall length of the elevation. The percentage of the face area of this encroachment when measured in square metres of elevation is even less. Thus it can be demonstrated that this encroachment is extremely minor in the context of the overall development.*
- *The design of LG 01 will benefit from direct access onto the southern terrace, compared to if a complete solid wall edge was provided along this internal living room southern elevation. This provides a balanced outlook of view from the habitable room to the external POS, without compromising the privacy of neighbours.*
- *Direct lines of sight have been avoided for the sliding doors along this elevation, as a result of living room orientation and the corner position of LG 01.*
- *Overall, it is believed that the proposed encroachment will not compromise visual privacy between neighbours, but in fact allow the residents within the proposed apartment to use their POS area without being overlooked themselves (given the extensive deep soil zone provided). As such, it can be demonstrated that proposed building line setback to the southern boundary is appropriate due to the adjacent context and limited nature of the variation itself.*

The above request is considered supportable in that there are minimal overlooking impacts anticipated. This is demonstrated in the diagram below showing a section at this location. As can be seen, the level of the courtyard for unit LG01 facing the southern boundary is at RL 23.9 with a retaining wall supporting this courtyard with an RL of 25.1. At the boundary fence, the natural ground level sits at RL 24.595.

The objective of Section 3F – Visual Privacy of the ADG requires that building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. With the location of the retaining wall and the 3m deep soil planting buffer, there is considered to be minimal impacts as a result of this non-compliance to the ADG setbacks. It is considered in this instance that the objective of this ADG requirement is achieved.



Figure 1- Section of Unit LG01 courtyard and side (southern boundary)

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

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

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

2.1.5 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

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

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

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

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

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

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

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

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

Part 4 Principal development standards

Clause 4.3 Height of buildings

The proposed height of the building is 17.96m which exceeds the maximum height of 16m. A Clause 4.6 submission has been received.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone: 1.5:1

FSR provided: 2372.3sqm/1724.5qm = 1.38:1

The proposal complies with the maximum allowable FSR.

Clause 4.6 Exception to development standards

WLEP 2009 clause 4.6 proposed development departure assessment	
Development departure	Clause 4.3 Height of buildings A building height of 16m applies to the site. A proposed building height of 17.96m is proposed for the lift overrun and part of the communal open space roof structure.
Is the planning control in question a development standard	Yes
4.6 (3) Written request submitted by applicant contains a justification:	
That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and	A satisfactory clause 4.6 variation has been submitted.
That there are sufficient environmental planning grounds to justify contravening the development standard.	There sufficient planning grounds to justify contravening the 16m height limit are outlined in the applicant's Clause 4.6 Statement.
4.6 (4) (a) Consent authority is satisfied that:	
The applicant's written request has adequately addressed the matters required to be	The applicant's written request seeks to justify that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case based on the following rationale:

<p>demonstrated by subclause (3), and</p>	<ul style="list-style-type: none"> • The proposed exceedance is only related to part roof and lift overrun structures and cannot be used for habitable purposes. • The exception enables the use of the rooftop area for function communal open space. • The development largely complies with the numerical standards of the LEP and DCP. • The development is consistent with the objectives of the R1 zone; • The contravention will not limit the potential for adjoining sites to be developed to their future capabilities. • The site has a notable topographic profile which makes strict compliance difficult to achieve. • The proposed building height is minor and not of context with the locality and permitted height limits.
<p>The proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and</p>	<p>The objectives of Clause 4.3 Height of Buildings are:</p> <p><i>(a) to establish the maximum height limit in which buildings can be designed and floor space can be achieved,</i></p> <p><i>(b) to permit building heights that encourage high quality urban form,</i></p> <p><i>(c) to ensure buildings and public areas continue to have views of the sky and receive exposure to sunlight.</i></p> <p>With regard to objective 'a', it is considered that site has been designed in accordance with the prescribed floor space and height restrictions. The proposed development is below the permitted FSR of 1.5:1.</p> <p>The departure represents an increase (12.25%) to the overall building height for a small portion of the building relating to the communal roof garden and associated vertical circulation core.</p> <p>With regard to objective 'b', the proposed departure from the height control will not substantially impact on the ability for the development to achieve a high-quality urban form.</p> <p>With regard to objective 'c', the additional height will not detract from views of the sky or exposure to sunlight. The majority of the building falls under the 16m height limit.</p> <p>Objectives of the zone</p> <p>The objectives of the R1 General Residential zone are:</p> <ul style="list-style-type: none"> • <i>To provide for the housing needs of the community.</i> • <i>To provide for a variety of housing types and densities.</i> • <i>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</i> <p>The development is consistent with the above objectives as the proposed RFB will create additional housing servicing the housing needs of the locality. The zone caters for a higher density of 1.5:1 and the proposed development is below the permitted FSR.</p>

	<p>The variation to the building height was considered by the Design Review Panel and was assessed as satisfactory with the following comments made:</p> <p><i>it appears that the non-compliance does not increase the perceived bulk of the building as viewed from the street, does not increase the extent of over shadowing of neighbouring sites and arises in order to provide a positive contribution to the amenity and social well-being of residents.</i></p> <p>It is considered that the development will not lead to adverse visual or environmental impacts. The Clause 4.6 submission has provided reasonable justification that the development achieves the objectives of the standard and the objectives of the zone and has sufficient planning grounds to justify the variation. Requiring compliance with the maximum 16m height limit is not necessary in this instance due to unique site characteristics and constraints.</p> <p>Given that the development is consistent with the objectives of the standard and objectives of the zone, the proposed variation to the building height is considered to be in the public interest.</p>
The concurrence of the Secretary has been obtained.	Local Planning Panel can assume the Secretary's concurrence as the consent authority.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

A padmount substation is proposed fronting Dudley Street. This substation has been re-aligned to meet the requirements of Endeavour Energy.

Clause 7.3 Flood planning area

Council's records show that the site is Flood Affected-Uncategorised Flood Risk The development will require an easement to be provided which connects to Matthews Street located to the rear of the site. Councils Stormwater Engineer has provided a satisfactory referral subject to a deferred commencement requiring the provision of an easement.

Clause 7.14 Minimum site width

The site has a width of approximately 34.48m which exceeds the minimum requirement of 24m for residential flat buildings.

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

The proposal is considered to be consistent with the provisions for design excellence as follows:

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

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

The proposed design is considered to be of a high standard of architectural design.

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

The footpath for the frontage will be replaced in accordance with Council's public domain technical manual and street trees will be provided.

The DRP noted that the lack of deep soil along the frontage is of concern, especially given this proposal will set the precedent for future developments. While the Panel noted that accessing the basement is very difficult and that the verge is very wide along the subject street, a very strong case must be provided if deep soil is not going to be provided e.g. demonstrating compliance with the intentions of deep soil, and the potential to introduce substantial trees within the verge etc. The revised landscape plan has demonstrated that this can be achieved with the introduction of new trees within the front setback area through the re-alignment of the basement corner to accommodate a mature tree in this location.

Council's Landscape Department considers that the application has demonstrated compliance with the intentions of deep soil as indicated on the landscape plans.

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

The site is not located along a key view corridor.

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

N/A

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

(i) the suitability of the land for development,

The proposal is suitable regarding the particular site characteristics and constraints.

(ii) existing and proposed uses and use mix,

The use is consistent with that envisaged by the planning controls.

(iii) heritage issues and streetscape constraints,

There are no heritage issues or particular streetscape constraints.

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

The proposed is appropriately setback from boundaries and adjoining development.

(v) bulk, massing and modulation of buildings,

The proposal is of a bulk that aligns with the applicable controls and there is suitable articulation of the facades.

(vi) street frontage heights,

N/A

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

Sustainable design elements include excess of minimum requirements for solar access and cross ventilation, compliance with BASIX requirements and generous landscaped areas including deep soil. Overshadowing impacts are acceptable given the permitted height and bulk under the applicable controls.

A wind report has been submitted with the application in relation to the impacts of the Wollongong Hospital Helipad operations located above the car park across from this site. The recommendations of this report have been incorporated into the draft conditions.

The development does not include significant glazed areas and a substantial amount of glazing is setback beneath balconies.

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

The proposal provides a suitable land use in an accessible location.

BASIX targets are achieved, and the design of the units incorporates measures for passive energy saving such as recessed balconies, screened western elevations and good cross ventilation and natural light.

The proposal is satisfactory with respect to the applicable planning controls and is considered acceptable with respect to intergenerational equity.

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

The pedestrian entry is visible and is accessible independently for those who may have a disability. The vehicle entry is appropriately located and provides for suitable sight lines. Access and manoeuvring for vehicles within the basement complies with Australian Standards. Circulation throughout the building and to the common open space for residents is satisfactory.

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

The proposal includes upgrading the footpath and planting of new street trees along the frontage. The proposed substation is suitable screened and landscaped to avoid impacts on public domain.

Part 8 Local provisions—Wollongong City Centre

Clause 8.1 Objectives for development in Wollongong city centre

- (a) to promote the economic revitalisation of the Wollongong city centre,*
- (b) to strengthen the regional position of the Wollongong city centre as a multifunctional and innovative centre that encourages employment and economic growth,*
- (c) to protect and enhance the vitality, identity and diversity of the Wollongong city centre,*
- (d) to promote employment, residential, recreational and tourism opportunities within the Wollongong city centre,*
- (e) to facilitate the development of building design excellence appropriate to a regional city,*
- (f) to promote housing choice and housing affordability,*
- (g) to encourage responsible management, development and conservation of natural and man-made resources and to ensure that the Wollongong city centre achieves sustainable social, economic and environmental outcomes,*
- (h) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of the Wollongong city centre for the benefit of present and future generations.*

The proposal would contribute to a residential unit mix through the provision of additional housing and employment opportunities during construction. It is considered that the development provides for a standard of design, materials and detailing appropriate for the building type and its location and zoning. The proposal provides a mixture of 1, 2 and 3 bedroom units that are expected to contribute towards housing choice in Wollongong.

The proposed residential flat building is considered an efficient use of space in an accessible location that is considered to encourage use of public transport and existing services.

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

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

The proposal involves a variation to the applicable development controls in the DCP s discussed below. A full compliance table is contained at **Attachment 7**.

CHAPTER A1 – INTRODUCTION

8 Variations to development controls in the DCP

Clause 6.9 Overshadowing

The objective of the Clause is:

- a) *a) Minimise the extent of loss of sunlight to living areas and private open space areas of adjacent dwellings.*

This Clause requires that adjacent buildings and their public spaces receive at least 3 hours of direct sunlight between 9am and 3pm on 21 June.

Comment

The proposed development will create overshadowing impact upon the adjoining unit windows and balconies to the south at 10 Dudley Street during the winter solstice. This has been demonstrated in the submitted shadow diagrams. As part of assessing overshadowing impact, the relevant Planning Principle on solar access is *The Benevolent Society v Waverly Council* [2010] NSWLEC 1082. The Principles (italicized) includes the following:

- *The ease with which sunlight access can be protected is inversely proportional to the density of development. At low densities, there is a reasonable expectation that a dwelling and some of its open space will retain its existing sunlight. (However, even at low densities there are sites and buildings that are highly vulnerable to being overshadowed.) At higher densities sunlight is harder to protect and the claim to retain it is not as strong.*

Comment

Number 10 Dudley Street occupies a two storey walk up flat building comprising 6 flats (no strata). Council's LEP 2009 permits a building height of 16m and an FSR of 1.5:1 and it is considered that this site can be further developed to a level which can be expected for the subject site having regard to the high-density controls.

- *The amount of sunlight lost should be taken into account, as well as the amount of sunlight retained. Overshadowing arising out of poor design is not acceptable, even if it satisfies numerical guidelines. The poor quality of a proposal's design may be demonstrated by a more sensitive design that achieves the same amenity without substantial additional cost, while reducing the impact on neighbours.*

The applicant's justification statement claims the following:

- Due to the orientation of the site, there will be some overshadowing to the south...the designers have taken this into account in the setbacks of the tower and have provided shadow diagrams that show the existing development to the south will have restricted solar access during the winter solstice to the northern apartments.
- Solar access is achieved and maintained during the summer solstice as per the architectural plans.
- The site is located in a high density residential zone.
- It is expected that smaller buildings will be impacted in part by high density buildings associated with redevelopment.
- To provide no overshadowing impacts is unrealistic.
- The southern building line setbacks accord with the ADG.

- The variation to the height limit is contained to a small portion of the central roof structure and lift overrun, not contributing to significant overshadowing impacts.

Comment

There is a significant degree of sunlight lost as a result of this development. However, this is not a result of poor design as the development is situated over two parcels of land and complies with required setback distances for the upper levels. Modulating the building further with increased setbacks at upper levels would not significantly reduce the amount of overshadowing impact to the neighbouring dwellings. Due to the orientation of the site, the impacts created on this site are largely unavoidable. It is envisaged that overshadowing impacts to the south would also occur as a result of a smaller building.

- *For a window, door or glass wall to be assessed as being in sunlight, regard should be had not only to the proportion of the glazed area in sunlight but also to the size of the glazed area itself. Strict mathematical formulae are not always an appropriate measure of solar amenity. For larger glazed areas, adequate solar amenity in the built space behind may be achieved by the sun falling on comparatively modest portions of the glazed area.*
- *For private open space to be assessed as receiving adequate sunlight, regard should be had of the size of the open space and the amount of it receiving sunlight. Self-evidently, the smaller the open space, the greater the proportion of it requiring sunlight for it to have adequate solar amenity. A useable strip adjoining the living area in sunlight usually provides better solar amenity, depending on the size of the space. The amount of sunlight on private open space should ordinarily be measured at ground level but regard should be had to the size of the space as, in a smaller private open space, sunlight falling on seated residents may be adequate.*

Comment

Hourly shadow diagrams have been submitted with the application showing the impact on the north facing windows and balconies of adjoining property to the south. The balcony appears to be the private open space for the ground floor and upper floor units.

- *Overshadowing by fences, roof overhangs and changes in level should be taken into consideration. Overshadowing by vegetation should be ignored, except that vegetation may be taken into account in a qualitative way, in particular dense hedges that appear like a solid fence.*

Comment

There are no overshadowing impact by fences, roof overhangs or vegetation.

- *In areas undergoing change, the impact on what is likely to be built on adjoining sites should be considered as well as the existing development.*

Comment

The site is situated in an R1 zone with similar zoning and height controls applying to the immediate area. The Applicant submitted a future contextual analysis plans (Dwg No.11) which models future redevelopment on this site of a similar height and scale to this application. Given this situation, overshadowing impacts are acceptable.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2019

A 1% levy is applicable to the proposal under this plan.

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

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

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

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

Conditions of consent are recommended regarding demolition.

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

Context and Setting:

It is noted that this area is in transition and whilst the subject development may not reflect the scale and design of current developments nearby, it does reflect the character of more recent surrounding development and is acceptable with regard to the desired future character of the neighbourhood reflected in the applicable planning controls.

The development will result in some overshadowing of the adjoining dwellings to the immediate south of the site, as expected for a short period during winter. This is not however considered unacceptable given the circumstances of the case as the subject development is within the allowable height and FSR for the site and having regard to the orientation of the land. Context and neighbourhood character have been addressed above in relation to SEPP 65 and the development is considered to be acceptable in this regard.

It is considered that the impacts have been addressed during the assessment process and in depth during the DRP meetings. This has resulted in design changes to ensure the proposed building fits into the existing and future context and setting of the immediate and broader locality.

Access, Transport and Traffic:

The proposal is satisfactory with regard to carparking, access and traffic matters.

Public Domain:

The proposal is not expected to have adverse impacts on the public domain. Appropriate conditions of consent are recommended to address required public domain works

Utilities:

The proposal is not envisaged to place an unreasonable demand on utilities supply. Existing utilities are generally adequate to service the proposal. The plans make provision for a pad mounted substation at the street frontage. The location indicated on the plans is acceptable.

Heritage:

There are not anticipated to be any impacts upon nearby heritage items.

Other land resources:

The proposal is considered to contribute to orderly development of the site, the desired future character of the locality and is not envisaged to impact upon valuable land resources

Water:

The site is presently serviced by Sydney Water. The proposal is not envisaged to have unreasonable water consumption. BASIX considerations have been met and draft conditions have been recommended in relation to this matter.

Soils:

It is expected that, with the use of appropriate erosion and sedimentation controls during construction, soil impacts will not be unreasonably adverse. Conditions are recommended.

Air and Microclimate:

The proposal is not expected to result in negative impacts on air or microclimate.

Flora and Fauna:

Street tree removal is required for the driveway construction. Compensatory street tree planting conditions are recommended.

Waste:

Garbage storage is located within the basement area. Kerbside collection once a week is proposed and is considered acceptable for the residential units as there is adequate street frontage. The residents will need to arrange for the bins to be moved from the storage room to the kerbside on collection day.

Energy:

The proposal is not envisaged to have unreasonable energy consumption. A BASIX Certificate has been submitted which indicates that the proposal meets the objectives of SEPP (BASIX).

Noise and vibration:

Draft conditions have been recommended to ensure that noise nuisance is minimised during demolition and construction. The proposed development is to comply with the recommendations of the submitted Acoustic Report.

Natural hazards:

Council's land information records do not indicate that the site is affected by natural hazards that would prevent the proposal.

Technological hazards:

Council's land information records do not indicate that the site is affected by technological hazards that would prevent the proposal.

Safety, Security and Crime Prevention:

This application does not result in any opportunities for criminal or antisocial behaviour.

Social Impact:

The proposal is not expected to result in negative social impacts.

Economic Impact:

The proposal is not expected to result in negative economic impacts.

Site Design and Internal Design:

Site Design and internal design is acceptable as demonstrated in this report.

Construction:

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

Cumulative Impacts:

The proposal is not expected to result in negative cumulative impacts.

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

Does the proposal fit in the locality?

The proposal is considered appropriate regarding the zoning of the site and the character which is consistent with that anticipated by the applicable planning controls.

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

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

Submissions received following notification are discussed at section 1.5.

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

The character and form of the proposal is consistent with that envisaged under the zoning and applicable planning controls. Submissions raised following notification are considered to be addressed at section 1.3 of this report. Internal and external referrals are satisfactory subject to appropriate conditions of consent. The proposal is considered to be in the public interest.

3 CONCLUSION

This application has been assessed as having regard to the Heads of Consideration under Section 4.15 (1) of the Environmental Planning and Assessment Act 1979 including the provisions of Wollongong LEP 2009 and relevant SEPPs, DCPs, Codes and Policies

The proposed development is permissible with consent and has regard to the objectives of the zone. A variation request in regard to height under Clause 4.6 has been made along with a minor variation to ADG setback on the lower ground level. These variations have been assessed in this report as satisfactory.

Whilst the changes recommended by the DRP have not been fully implemented, the design is still considered to demonstrate design excellence and is supportable in its current form. Internal referrals are satisfactory, and submissions are considered to have been addressed.

It is considered that the proposed development has been designed appropriately given the nature and characteristics of the site.

4 RECOMMENDATION

It is recommended that the development application be approved subject to a deferred commencement requiring the provisions of an easement be created. Draft conditions are contained at **Attachment 8**.

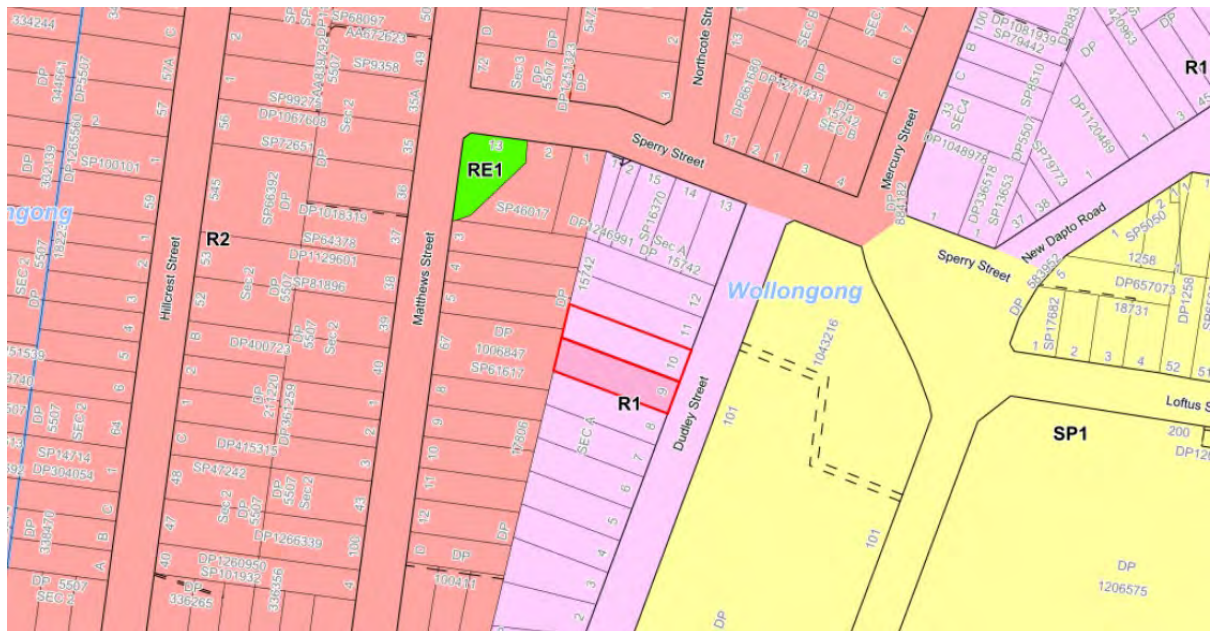
5 ATTACHMENTS

- 1 Aerial photograph
- 2 WLEP 2009 zoning map
- 3 Architectural Plans
- 4 Clause 4.6 submission
- 5 Design Review Panel notes
- 6 ADG compliance table
- 7 WDCP 2009 compliance tables
- 8 Draft conditions of consent

Attachment 1: Aerial photograph – 6-8 Dudley Street, Wollongong



Attachment 2: Zoning Map – 6-8 Dudley Street, Wollongong





Note:
1. Contour Interval 0.2m Minor And 1m Major
2. Only Visible Services Have Been Surveyed
Refer To Dat Before You Dig
3. Boundary Positions Are Approximate Only
And Should Be Verified By A Cadastral Survey
4. A Title Search Has Not Been Done To Determine
Any Affecting Easements Or Restrictions
5. Datum Level Consnet A.H.D.

DATE	12/04/2019	AMENDMENTS
SURVEYOR	DM	
DRAWN	DM	
CHECKED	MS	

Survey File
Dwg File

DRAWING No.
A0-D219107
SCALE 1:200
Sheet 1 of 1 Sheets

MEDIUM DENSITY
6-8 DUDLEY STREET, WOLLONGONG
DS

SITE ADDRESS
6-8 DUDLEY STREET, WOLLONGONG
LOTS 9 & 10, D.P. 15742

SITE AREA
1724.5 sqm TOTAL

SUMMARY

Table with 3 columns: Category, Allowable/Required, and Provided. Rows include GFA, FSR, Deep Soil Zone, Communal Open Space, Carparking Required, Carparking Provided, Motorbike Spaces, and Bicycle Spaces.

70% OF UNITS (19 UNITS) REQUIRED TO ACHIEVE SOLAR COMPLIANCE (ADG)
TOTAL PROVIDED = 21 UNITS (77.78%)
60% OF UNITS (17 UNITS) REQUIRED TO ACHIEVE CROSS VENTILATION (ADG)
TOTAL PROVIDED = 21 UNITS (77.78%)

10% OF UNITS (3 UNITS) REQUIRED TO BE ADAPTABLE
20% OF UNITS (6 UNITS) REQUIRED TO ACHIEVE SILVER (LIVABLE HOUSING)

TOTAL ADAPTABLE PROVIDED - 3 UNITS
TOTAL LIVABLE PROVIDED - 6 UNITS

GFA SCHEDULE table with 3 columns: LEVEL, GFA, FSR. Rows include BASEMENT, LOWER GROUND, GROUND FLOOR, LEVEL 1-4.

UNIT TYPE SCHEDULE table with 2 columns: UNIT TYPE, QTY. Rows include 1 BED, 2 BED, 3 BED.

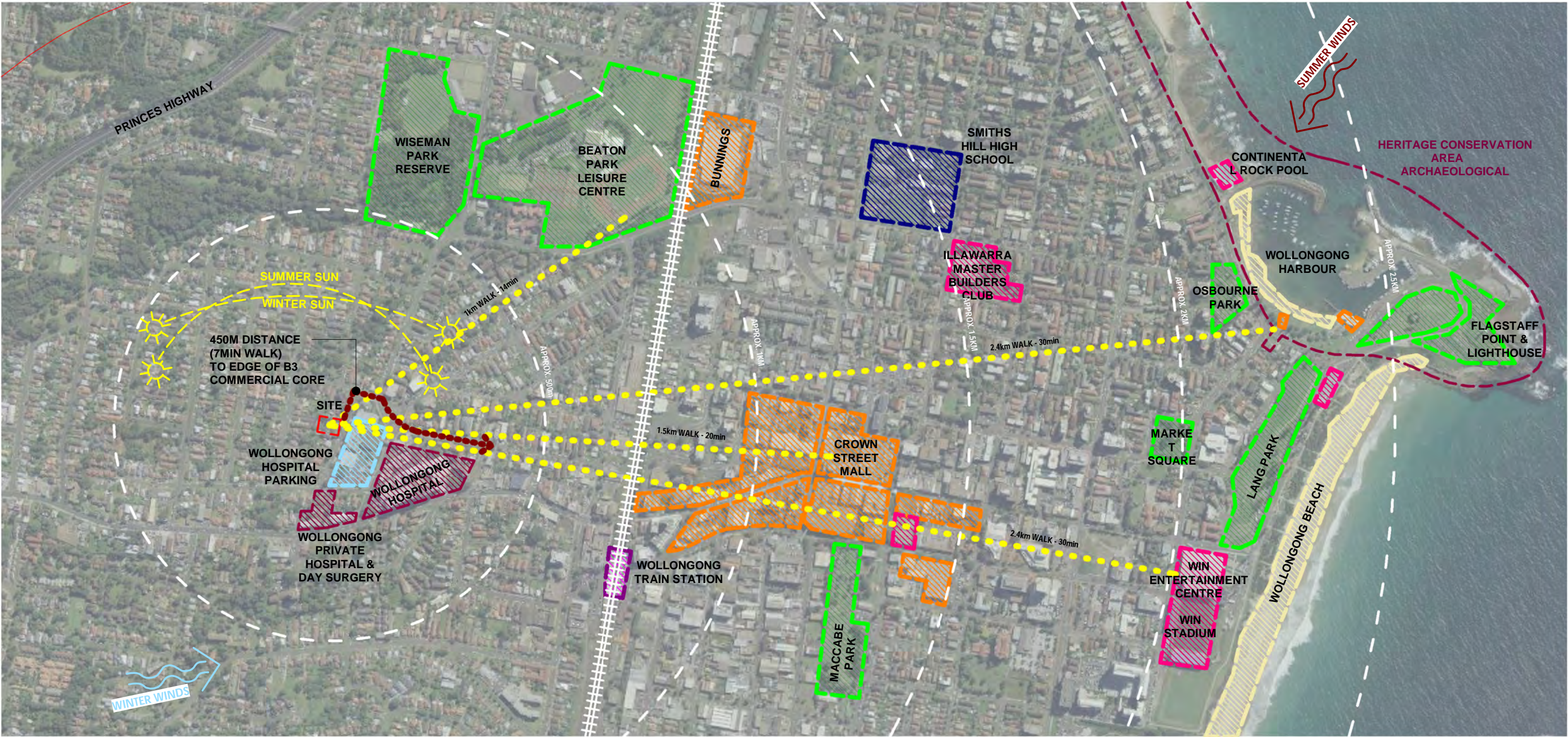
Table with 5 columns: DISCIPLINE, CONSULTANTS, CONTACT, PH., EMAIL. Rows list various disciplines like ARCHITECT, PROJECT COORDINATOR, DRAFTSPERSON, etc.



DRAWING LIST table with 3 columns: NO., SHEET NAME, REV. Lists drawing sheets from 00 to 81, including coversheet, analysis, context, detailed context, future development, streetscape, and various floor plans.

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not for sale or purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

Footer section containing REF. table, Legend, DWA logo, contact information for Wollongong and Sydney, CLIENT details, DATE, DRAWN, SCALE, QA, and PROJECT No. 1915.



REGIONAL CONTEXT

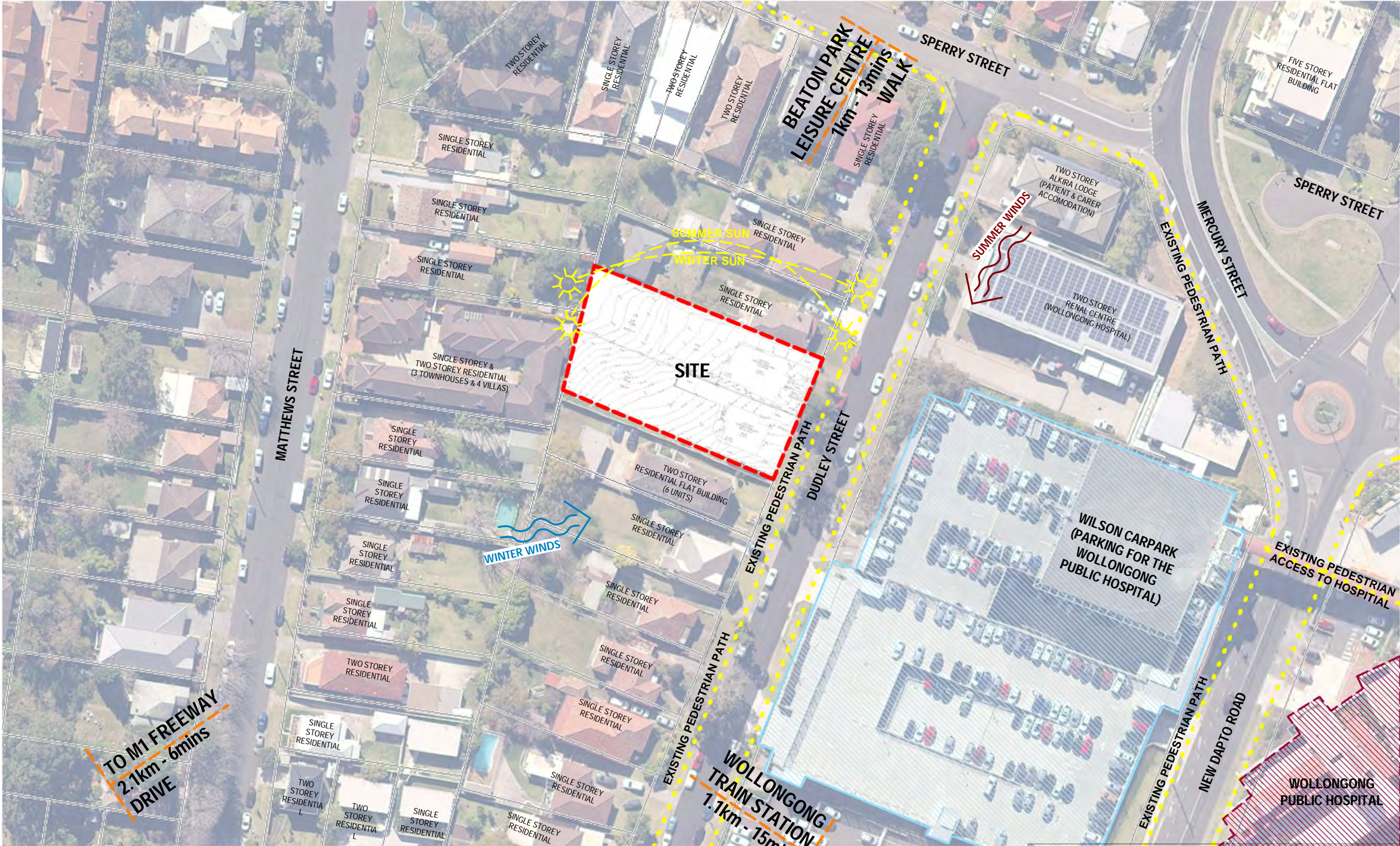
LEGEND

PROPOSED DEVELOPMENT	EDUCATION FACILITY
PARKS AND RECREATION AREAS	PUBLIC TRANSPORT FACILITIES
BEACHES	HERITAGE ITEMS
LOCAL SHOPS	PARKING
ENTERTAINMENT AREAS	HERITAGE CONSERVATION AREA
EDUCATION FACILITY	PEDESTRIAN PATH

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DEVELOPMENT APPLICATION

REF. Q	DATE 11.11.2020	AMENDMENT DA SUBMISSION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)		CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: REGIONAL CONTEXT	DATE: 13.05.2019 DRAWN: TN / NT SCALE: As indicated QA: RG	PROJECT No. 1915 DWG No. 02 Rev. Q
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LOCAL CONTEXT

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

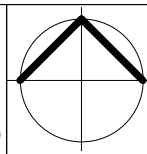
REF.	DATE	AMENDMENT
Q	11.11.2020	DA SUBMISSION
DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.		

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



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

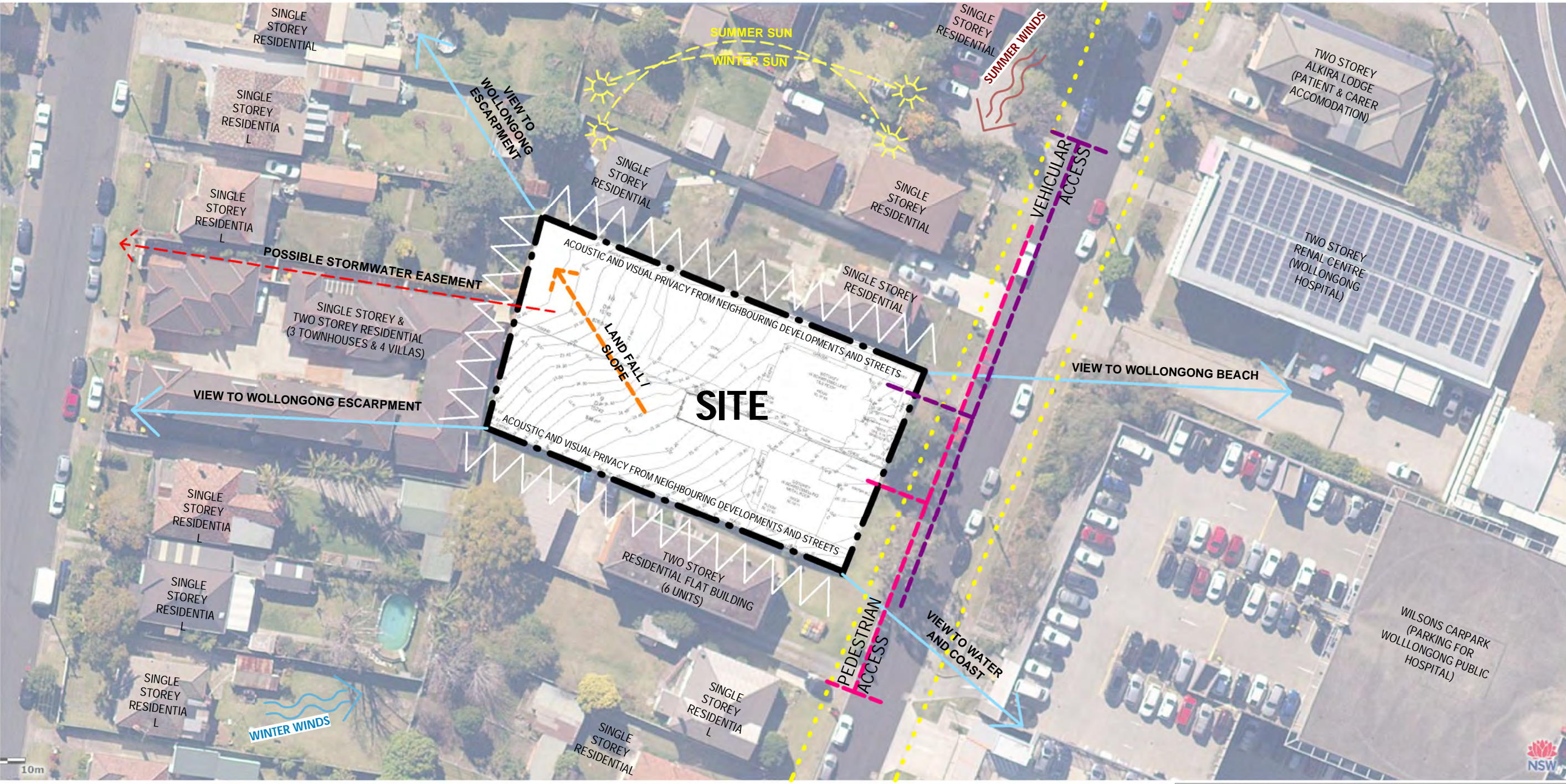


CLIENT: DS
MEDIUM DENSITY
ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG
DRAWING NAME: LOCAL CONTEXT

DATE: 13.05.2019
DRAWN: TN / NT
SCALE: 1 : 100
QA: RG
PROJECT No. 1915
DWG No. 03
Rev. Q

DEVELOPMENT APPLICATION

LEGEND	
	PROPOSED DEVELOPMENT
	PARKS AND RECREATION AREAS
	BEACHES
	LOCAL SHOPS
	ENTERTAINMENT AREAS
	EDUCATION FACILITY
	EDUCATION FACILITY
	PUBLIC TRANSPORT FACILITIES
	HERITAGE ITEMS
	PARKING
	HERITAGE CONSERVATION AREA
	PEDESTRIAN PATH



DETAILED CONTEXT

NTS

LEGEND

- | | | | |
|--|----------------------------|--|-----------------------------|
| | PROPOSED DEVELOPMENT | | EDUCATION FACILITY |
| | PARKS AND RECREATION AREAS | | PUBLIC TRANSPORT FACILITIES |
| | BEACHES | | HERITAGE ITEMS |
| | LOCAL SHOPS | | PARKING |
| | ENTERTAINMENT AREAS | | HERITAGE CONSERVATION AREA |
| | EDUCATION FACILITY | | PEDESTRIAN PATH |

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REF. Q	DATE 11.11.2020	AMENDMENT DA SUBMISSION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)		CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: DETAILED CONTEXT	DATE: 13.05.2019 DRAWN: TN / NT SCALE: As indicated QA: RG	PROJECT No. 1915 DWG No. 04 Rev. Q
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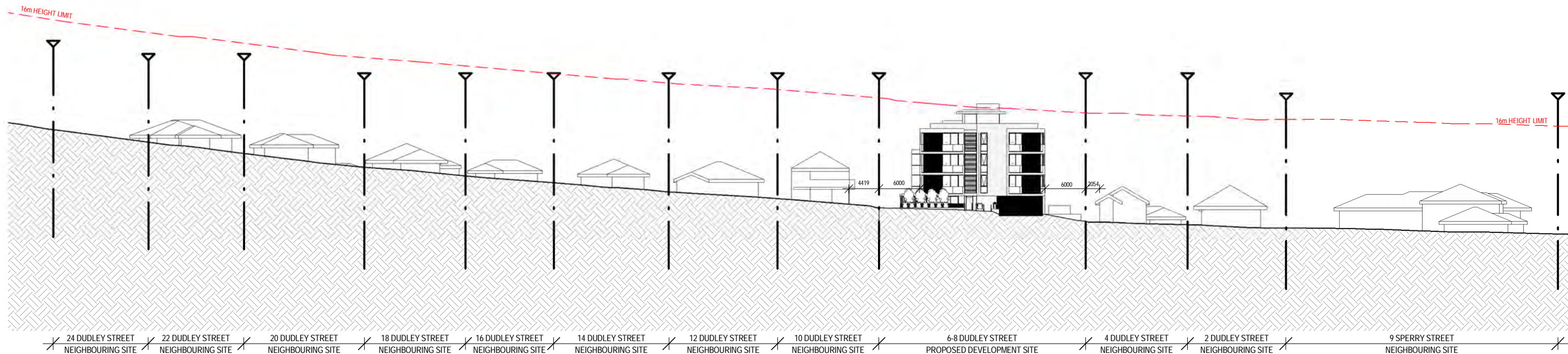


FUTURE DEVELOPMENT CONTEXT

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REF. Q	DATE 11.11.2020	AMENDMENT DA SUBMISSION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL	S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR	SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK	P POST CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: FUTURE DEVELOPMENT CONTEXT	DATE: 13.05.2019 DRAWN: NT SCALE: NTS QA: RG	PROJECT No. 1915 DWG No. 05 Rev. Q
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DEVELOPMENT APPLICATION



STREETSCAPE - PROPOSED CONTEXT

1 : 600

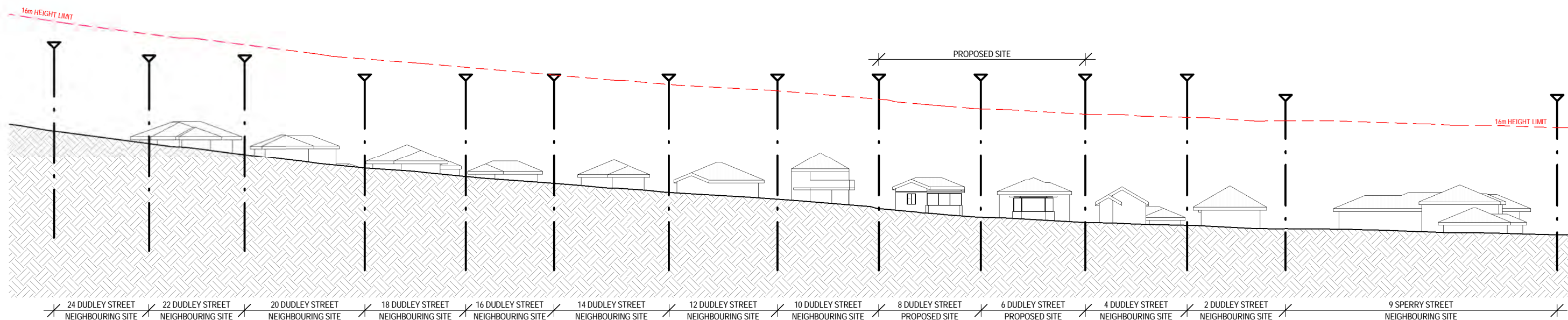
DISCLAIMER

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REF. Q	DATE 11.11.2020	AMENDMENT DA SUBMISSION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: STREETSCAPE - PROPOSED CONTEXT	DATE: 13.05.2019 DRAWN: NT SCALE: 1 : 600 QA: RG	PROJECT No. 1915 DWG No. Rev. 07 Q
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DEVELOPMENT APPLICATION





STREETSCAPE - EXISTING CONTEXT

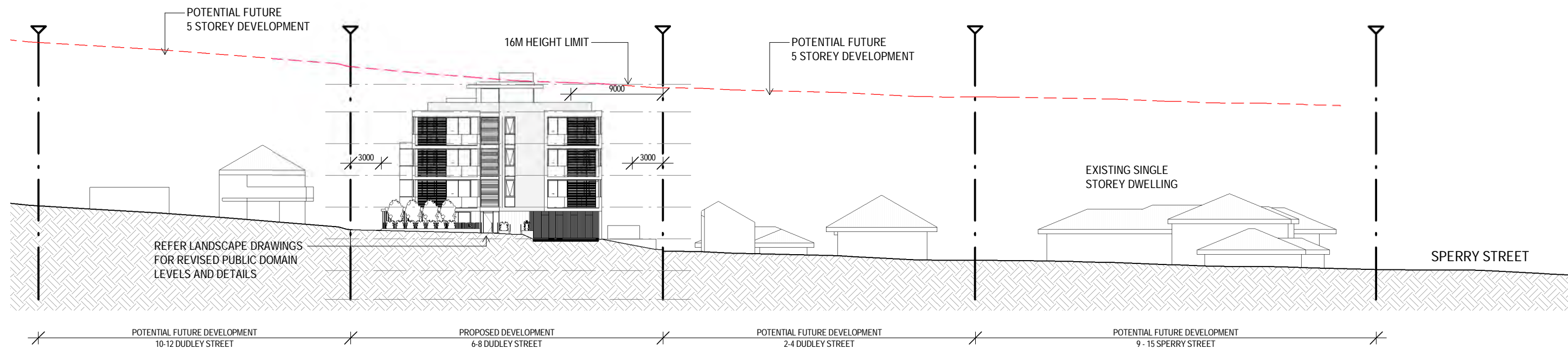
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DISCLAIMER

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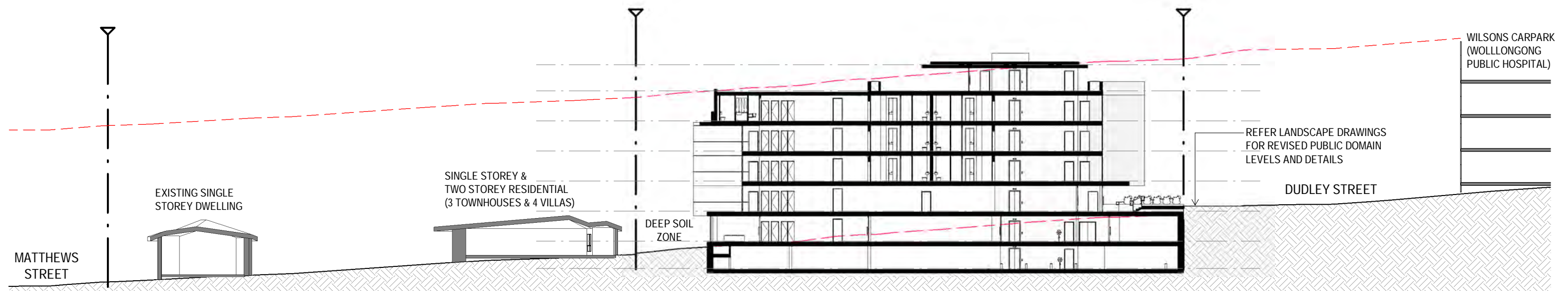
REF. Q	DATE 11.11.2020	AMENDMENT DA SUBMISSION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: STREETSCAPE - EXISTING CONTEXT	DATE: 13.05.2019 DRAWN: NT SCALE: 1 : 600 QA: RG	PROJECT No. 1915 DWG No. Rev. 06 Q
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DEVELOPMENT APPLICATION



DUDLEY STREET ELEVATION

1 : 400



SITE CONTEXT SECTION

1 : 400

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REF.	DATE	AMENDMENT
Q	11.11.2020	DA SUBMISSION
DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.		

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

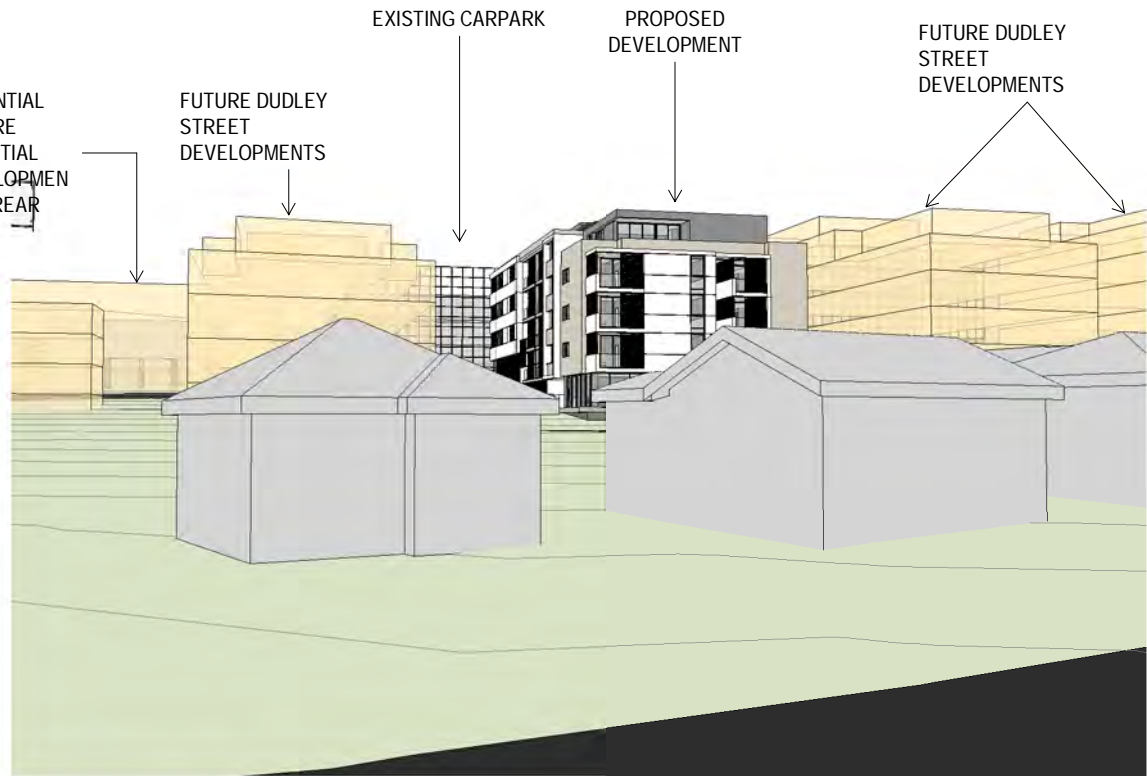
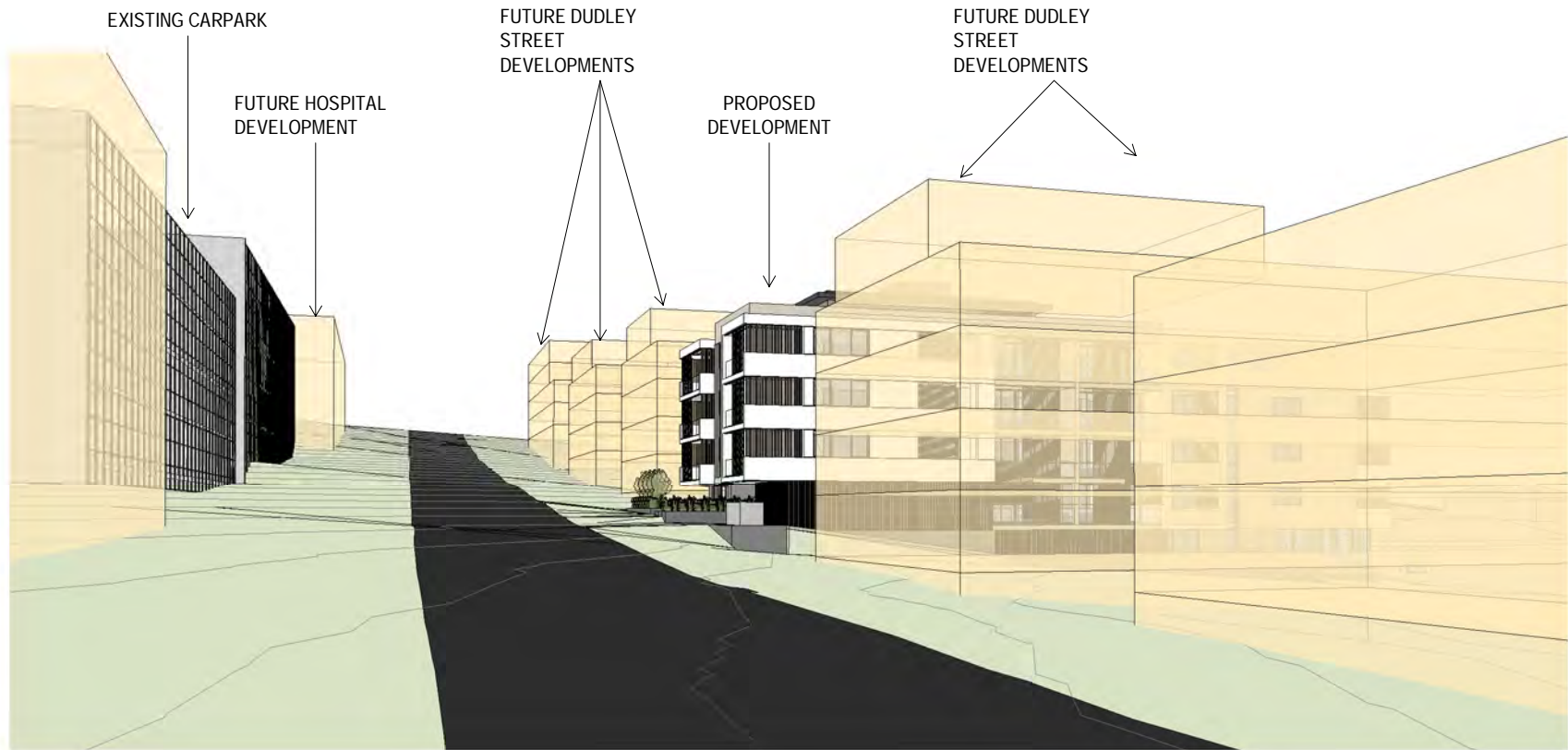


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Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

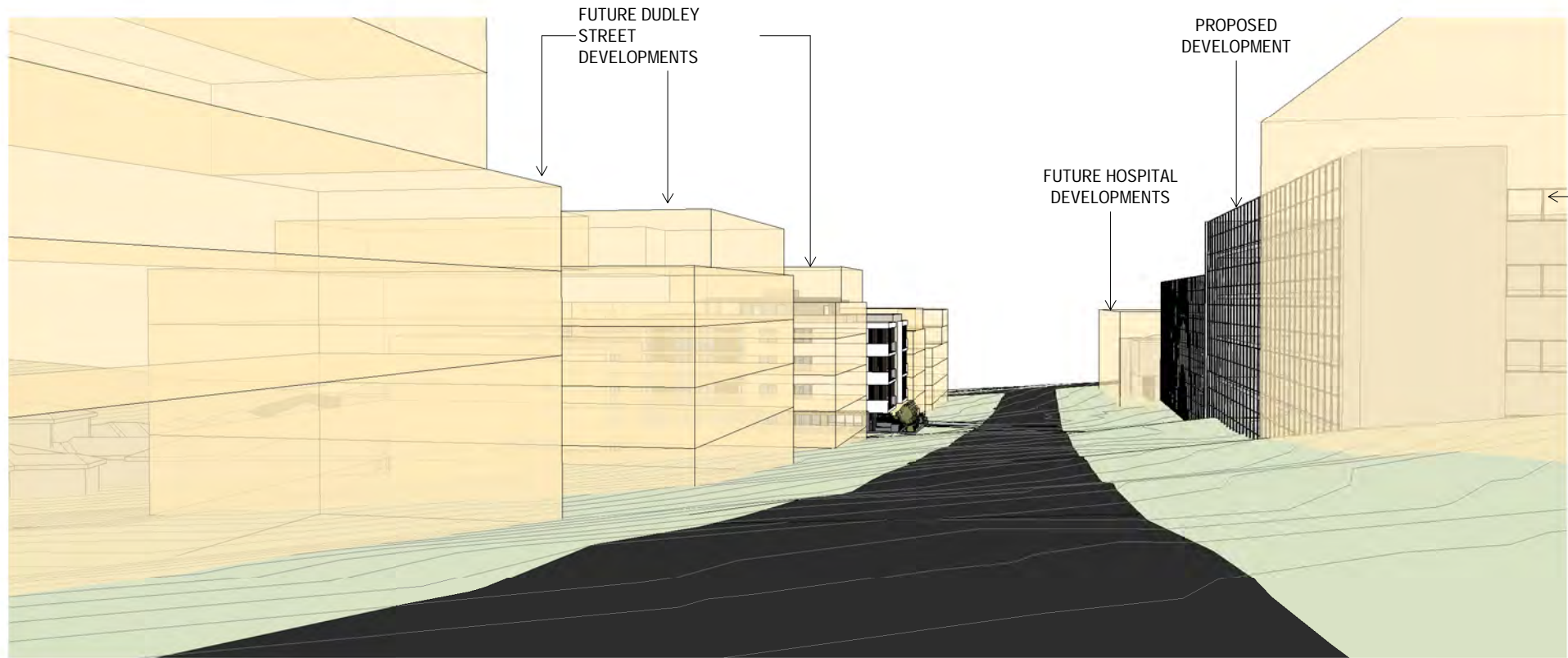
DEVELOPMENT APPLICATION

CLIENT:	DS MEDIUM DENSITY	DATE:	13.05.2019	PROJECT No.	1915
ADDRESS:	6-8 DUDLEY STREET, WOLLONGONG	DRAWN:	NT	DWG No.	10
DRAWING NAME:	CONTEXTUAL STREET VIEW ANALYSIS	SCALE:	1 : 400	Rev.	Q
		QA:	RG		



FUTURE CONTEXTUAL ANALYSIS - VIEW 1

FUTURE CONTEXTUAL ANALYSIS - VIEW 3



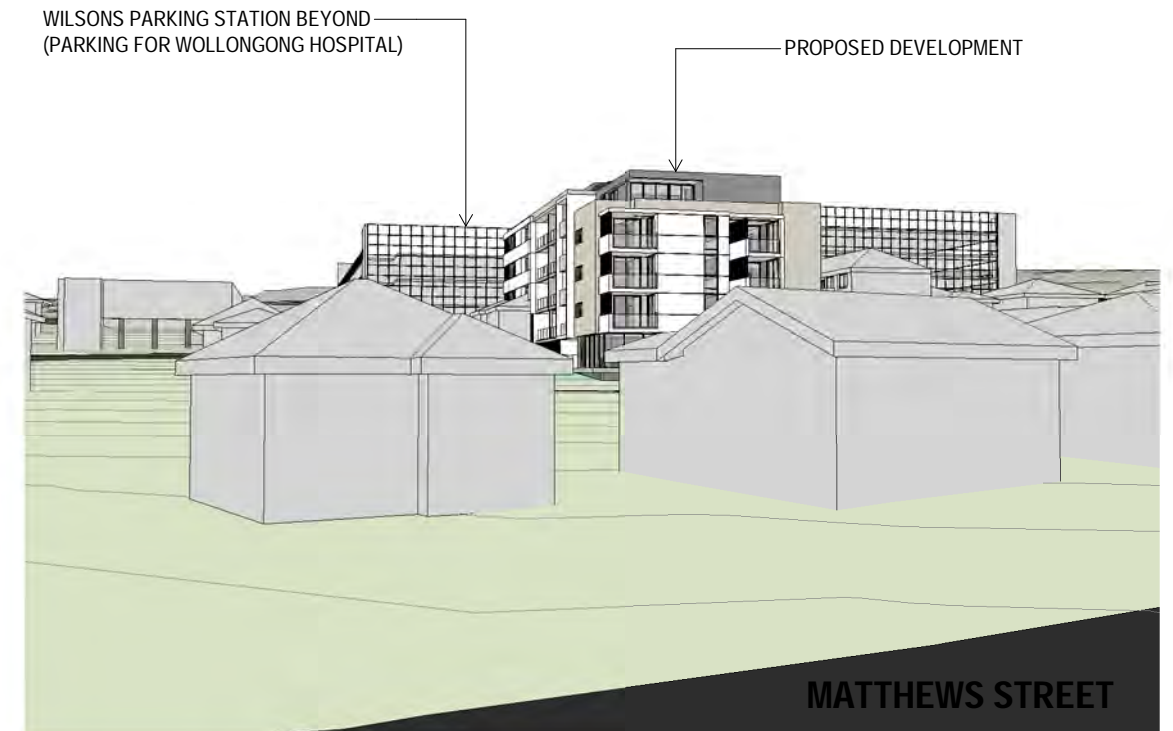
FUTURE HOSPITAL DEVELOPMENTS

FUTURE CONTEXTUAL ANALYSIS - VIEW 2

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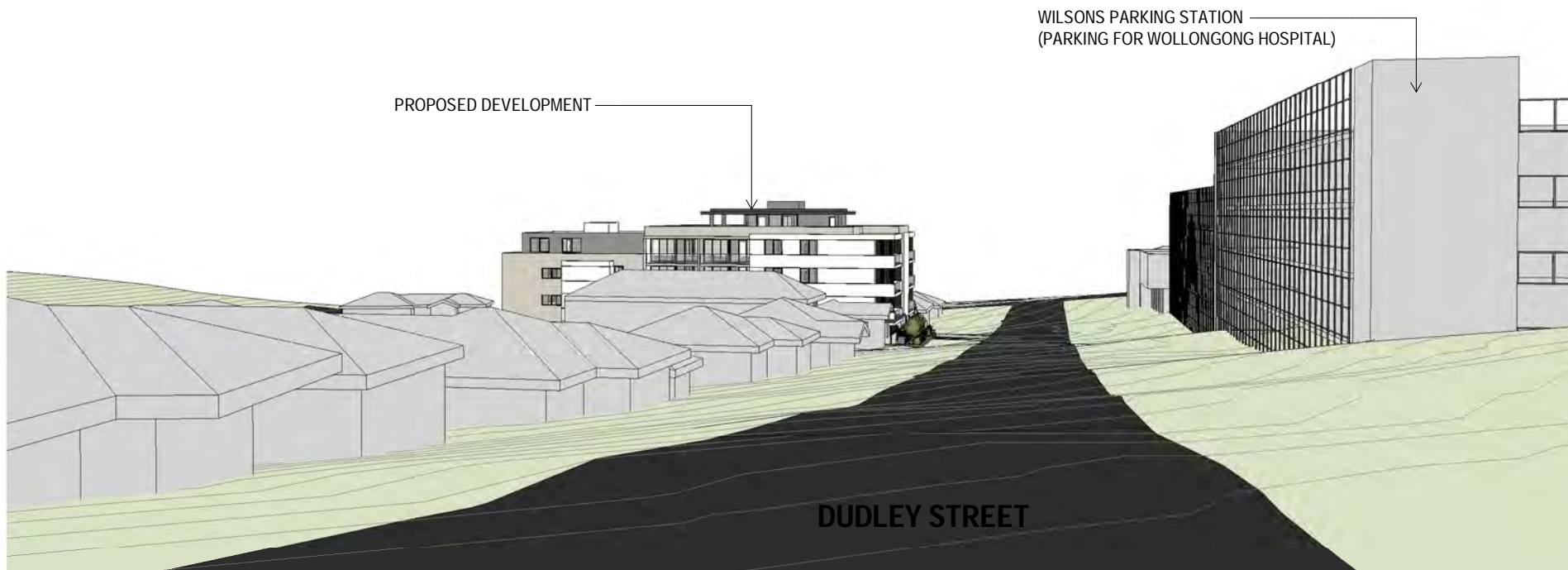
REF. Q	DATE 11.11.2020	AMENDMENT DA SUBMISSION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL	S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR	SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK	P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: FUTURE CONTEXTUAL 3D ANALYSIS	DATE: 13.05.2019 DRAWN: NT SCALE: QA: RG	PROJECT No. 1915 DWG No. Rev. 11 Q
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DEVELOPMENT APPLICATION



CONTEXTUAL ANALYSIS - VIEW 1

CONTEXTUAL ANALYSIS - VIEW 3

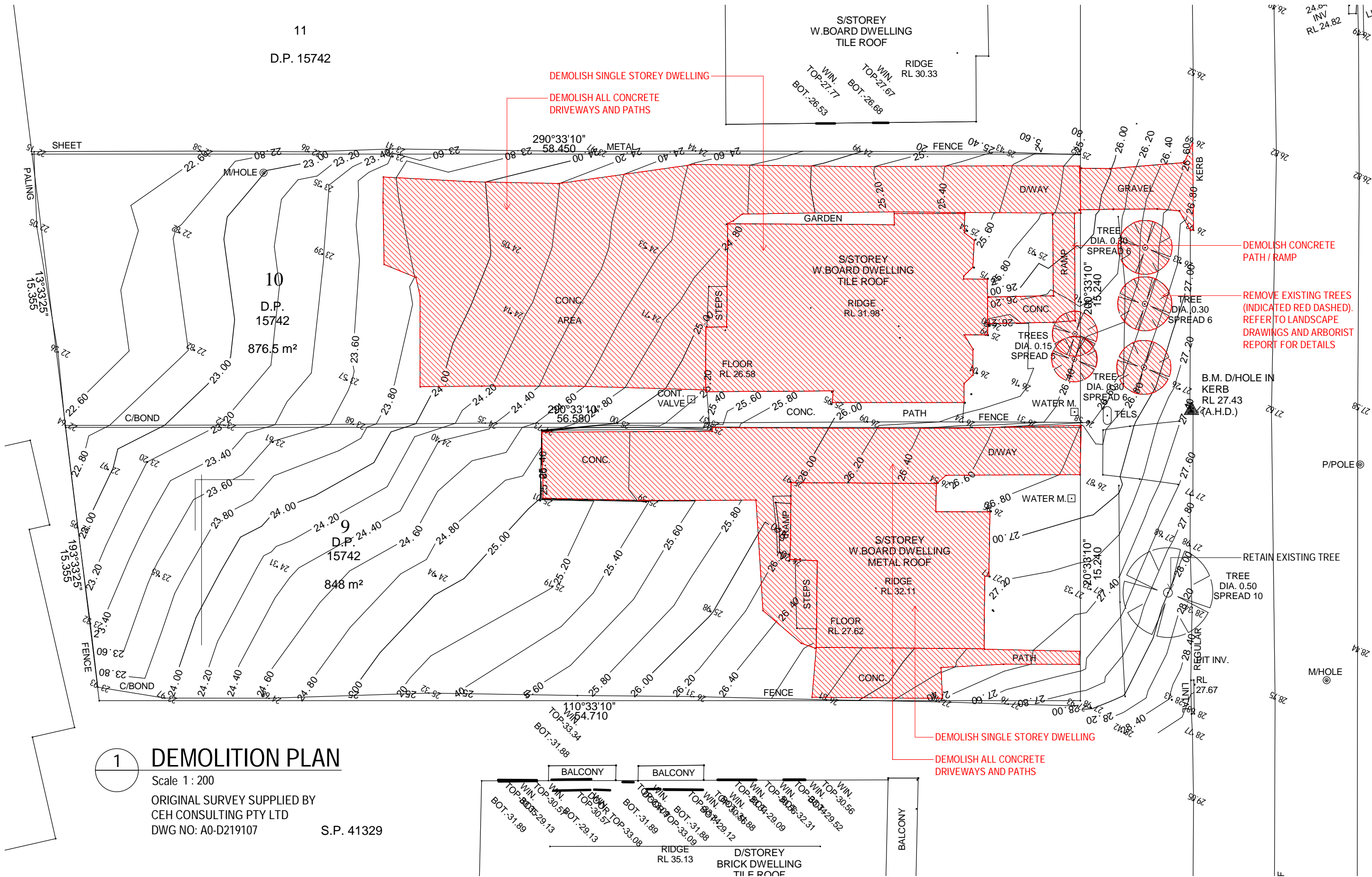


CONTEXTUAL ANALYSIS - VIEW 2

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DEVELOPMENT APPLICATION

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1 DEMOLITION PLAN

Scale 1 : 200
ORIGINAL SURVEY SUPPLIED BY
CEH CONSULTING PTY LTD
DWG NO: A0-D219107 S.P. 41329

DISCLAIMER
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REF.	DATE	AMENDMENT	Legend:	DWA	Wollongong	Sydney	CLIENT:	DATE:	PROJECT No.
T	07.04.2021	ADDITIONAL INFORMATION	RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONEMWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DESIGN WORKSHOP AUSTRALIA	81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	DS MEDIUM DENSITY 6-8 DUDLEY STREET, WOLLONGONG	13.05.2019	1915
DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.						DRAWING NAME: DEMOLITION PLAN			DWG No. Rev. 13 T

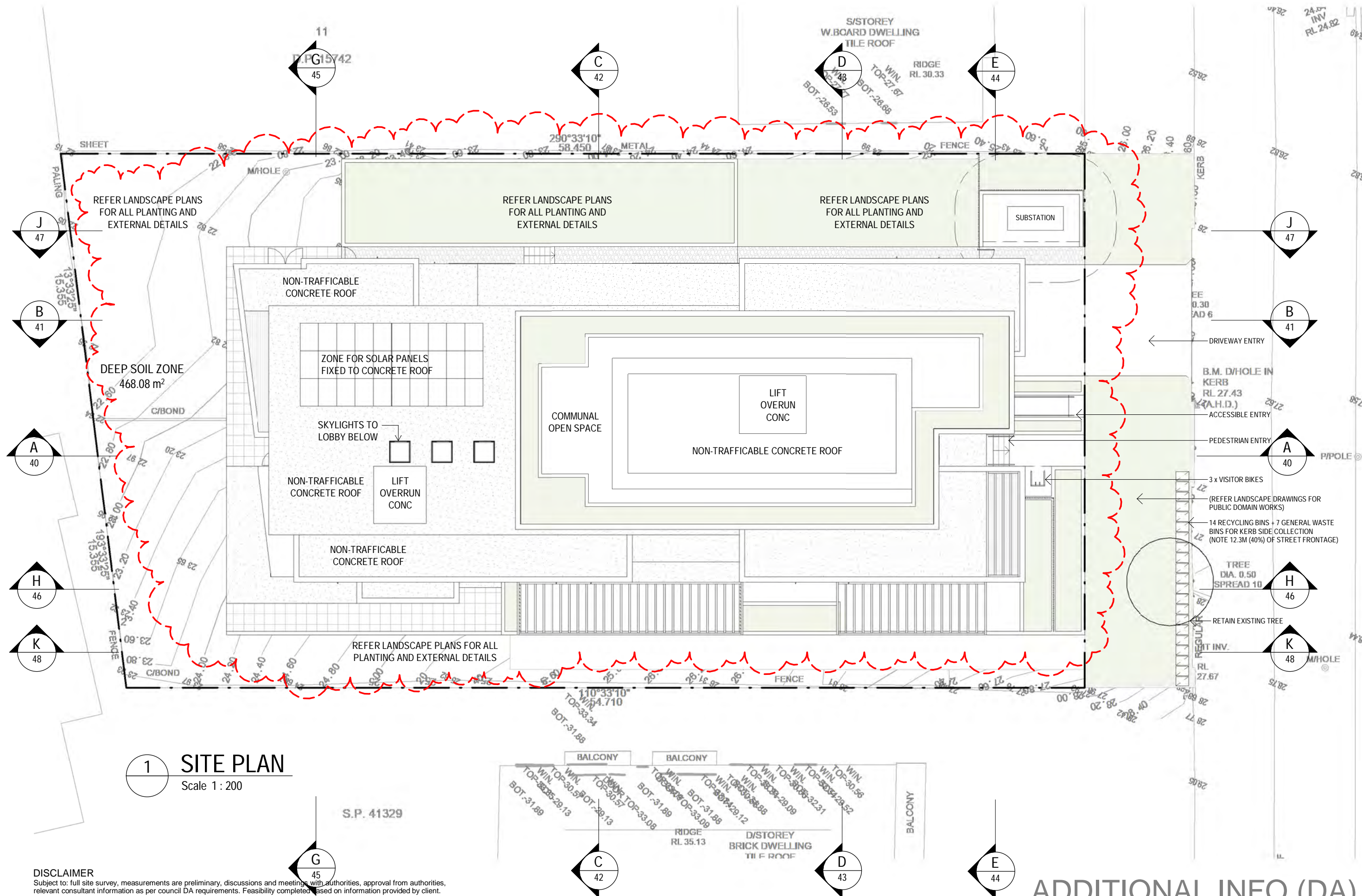
ADDITIONAL INFO (DA)



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ADDITIONAL INFO (DA)

REF. T	DATE 07.04.2021	AMENDMENT ADDITIONAL INFORMATION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL	S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR	SLW SLIDING WINDOW FW FIXED WINDOW OB OBSOURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK	P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: PRECEDENCE	DATE: 13.05.2019 DRAWN: AK SCALE: QA: RG	PROJECT No. 1915 DWG No. Rev. 19 T
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1 SITE PLAN
Scale 1:200

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REF.	DATE	AMENDMENT
T	07.04.2021	ADDITIONAL INFORMATION

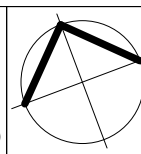
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Legend:	
RB01 RENDERED BRICKWORK	S STONWORK
RB02 RENDERED BRICKWORK	R ROOF
FB01 FACE BRICKWORK	DP DOWNPIPES
FB02 FACE BRICKWORK	TB TIMBER BATTENS
BL BLOCKWORK	D DOOR
CL01 CLADDING	GD GARAGE DOOR
CL02 CLADDING	SLD SLIDING DOOR
RW RETAINING WALL	BFD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



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



CLIENT: DS MEDIUM DENSITY
ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG
DRAWING NAME: SITE PLAN & ROOF PLAN

DATE: 13.05.2019
DRAWN: AK
SCALE: 1:200
QA: RG
PROJECT No. 1915
DWG No. 20
Rev. T

ADDITIONAL INFO (DA)

1
10

GROUND FLOOR PLAN

Scale 1 : 200

DISCLAIMER
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REF.	DATE	AMENDMENT
T	07.04.2021	ADDITIONAL INFORMATION

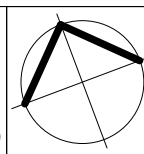
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Legend:	
RB01	RENDERED BRICKWORK
RB02	RENDERED BRICKWORK
FB01	FACE BRICKWORK
FB02	FACE BRICKWORK
BL	BLACKWORK
CL01	CLADDING
CL02	CLADDING
RW	RETAINING WALL
S	STONEMASONRY
R	ROOF
DP	DOWNPIPES
TB	TIMBER BATTENS
D	DOOR
GD	GARAGE DOOR
SLD	SLIDING DOOR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



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Web: www.designworkshop.com.au

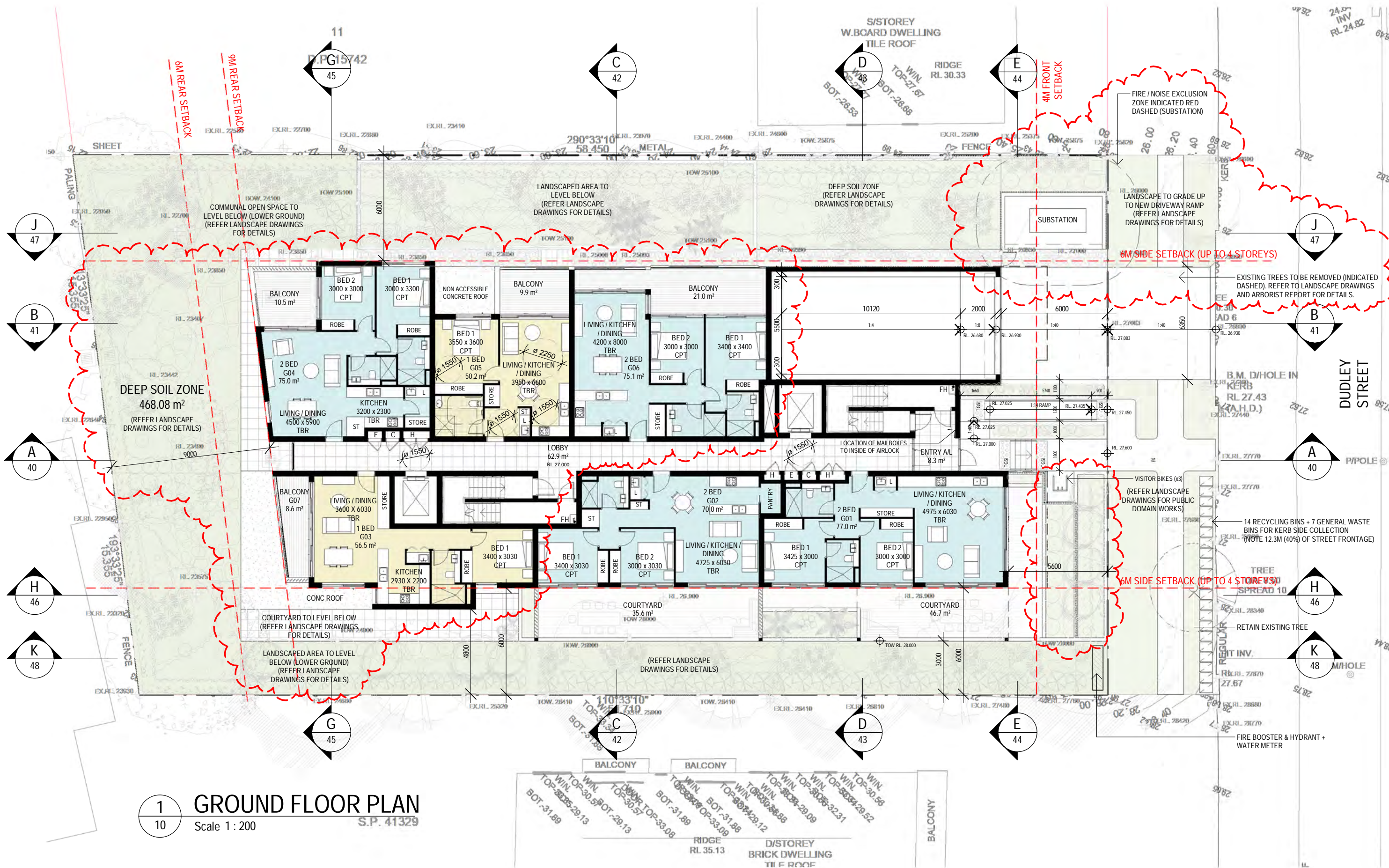
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wooli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)



CLIENT: DS
MEDIUM DENSITY
ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG
DRAWING NAME: GROUND FLOOR PLAN

DATE: 13.05.2019
DRAWN: AK
SCALE: 1 : 200
QA: RG
PROJECT No.
1915
DWG No.
23
Rev.
T

ADDITIONAL INFO (DA)





1
10

TYPICAL FLOOR PLAN - LEVEL 1/2
Scale 1 : 200

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REF.	DATE	AMENDMENT
T	07.04.2021	ADDITIONAL INFORMATION

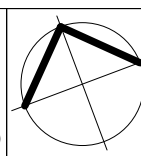
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Legend:	
RB01	RENDERED BRICKWORK
RB02	RENDERED BRICKWORK
FB01	FACE BRICKWORK
FB02	FACE BRICKWORK
BL	BLOCKWORK
CL01	CLADDING
CL02	CLADDING
RW	RETAINING WALL
S	STONEWORK
R	ROOF
DP	DOWNPIPES
TB	TIMBER BATTENS
D	DOOR
GD	GARAGE DOOR
SLD	SLIDING DOOR
BFD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



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



CLIENT: DS
MEDIUM DENSITY
ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG
DRAWING NAME: LEVEL 1 & 2 FLOOR PLAN

DATE: 13.05.2019
DRAWN: AK
SCALE: 1 : 200
QA: RG
PROJECT No.
1915
DWG No. Rev.
24 **T**

ADDITIONAL INFO (DA)

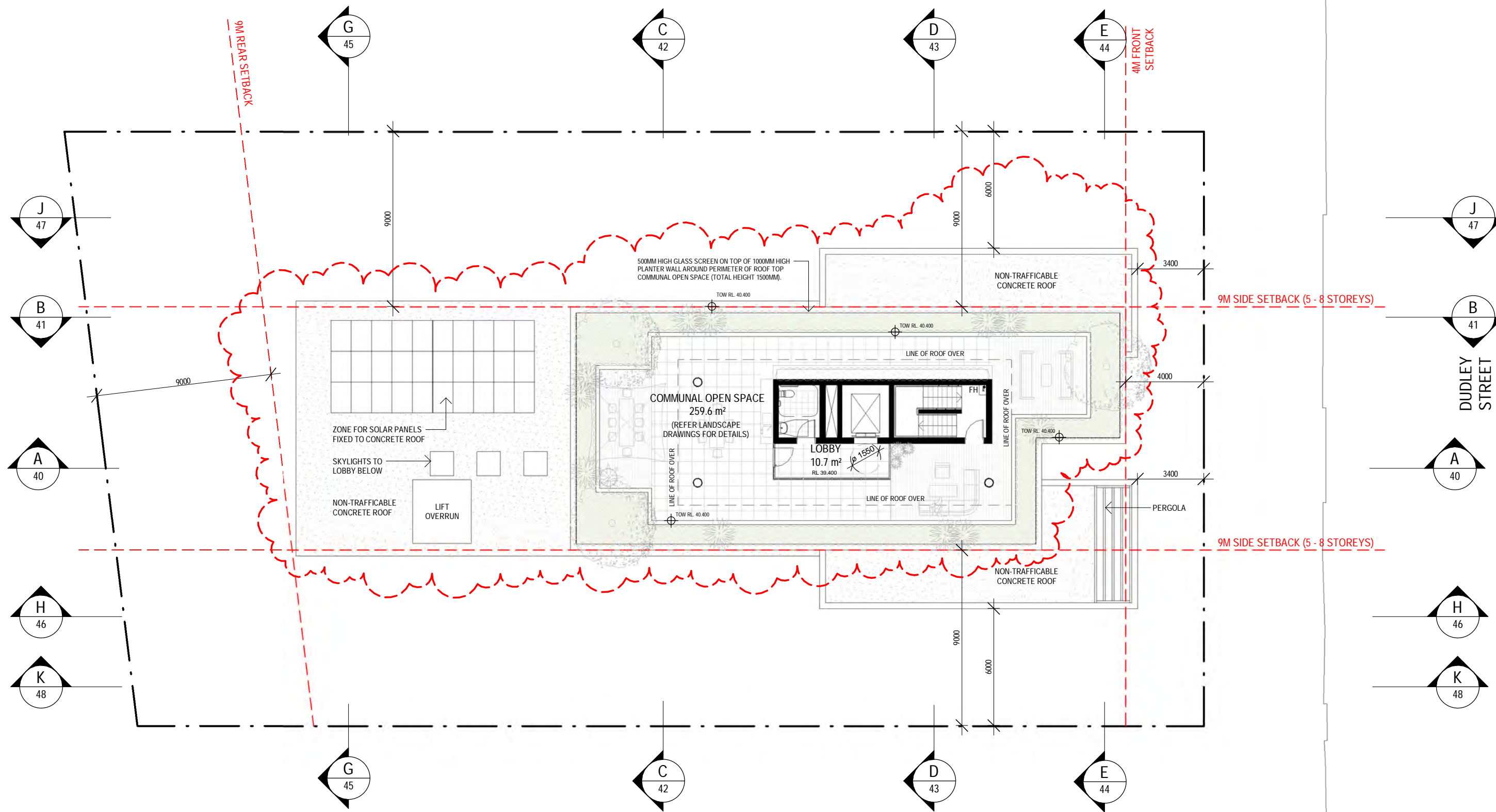


1 LEVEL 3 FLOOR PLAN
10 Scale 1 : 200

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REF. T	DATE 07.04.2021	AMENDMENT ADDITIONAL INFORMATION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)		CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: LEVEL 3 FLOOR PLAN	DATE: 13.05.2019 DRAWN: AK SCALE: 1 : 200 QA: RG	PROJECT No. 1915 DWG No. 25 Rev. T
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ADDITIONAL INFO (DA)



1 LEVEL 4 FLOOR PLAN
10 Scale 1 : 200

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ADDITIONAL INFO (DA)

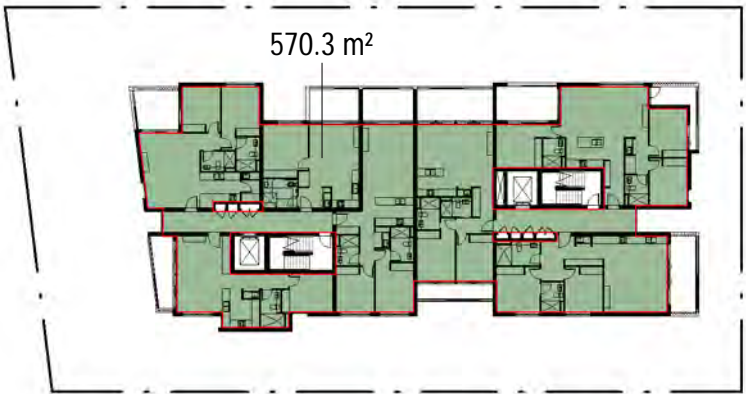
REF. T	DATE 07.04.2021	AMENDMENT ADDITIONAL INFORMATION	Legend:										 DESIGN WORKSHOP AUSTRALIA		Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au		Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)			CLIENT:	DS	DATE:	13.05.2019	PROJECT No.											
<div>DISCLAIMER</div> <div>All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.</div> <div>Copyright of DWA.</div>																				DRAWN:	AK	SCALE:	1 : 200	DWG No.	Rev.										
																				ADDRESS:		6-8 DUDLEY STREET, WOLLONGONG		DRAWING NAME:		LEVEL 4 FLOOR PLAN		QA:		RG		26		T	

GFA SCHEDULE		
LEVEL	GFA	FSR
BASEMENT	40.5 m ²	0.02
LOWER GROUND	227.8 m ²	0.13
GROUND FLOOR	486.2 m ²	0.28
LEVEL 1	570.3 m ²	0.33
LEVEL 2	570.3 m ²	0.33
LEVEL 3	460.7 m ²	0.27
LEVEL 4	16.5 m ²	0.01
	2372.3 m ²	1.38



GFA - LOWER GROUND

1 : 600



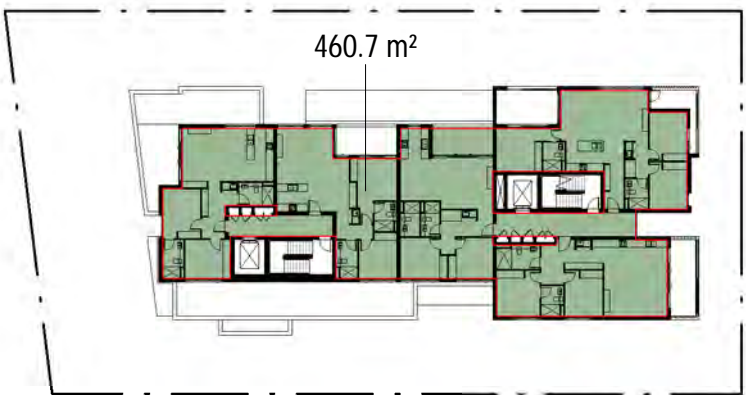
GFA - LEVEL 2

1 : 600



GFA - GROUND FLOOR

1 : 600



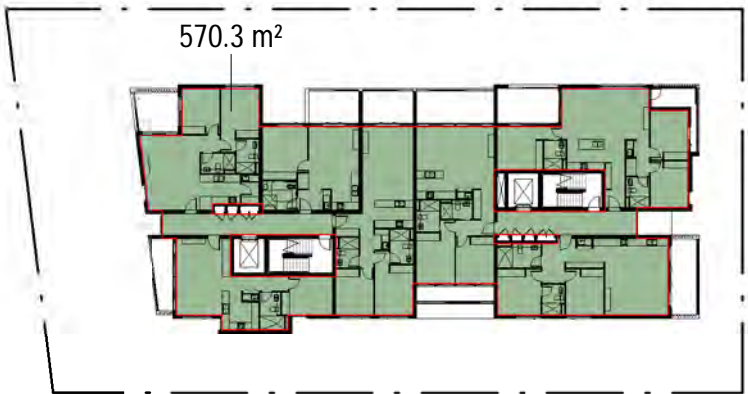
GFA - LEVEL 3

1 : 600



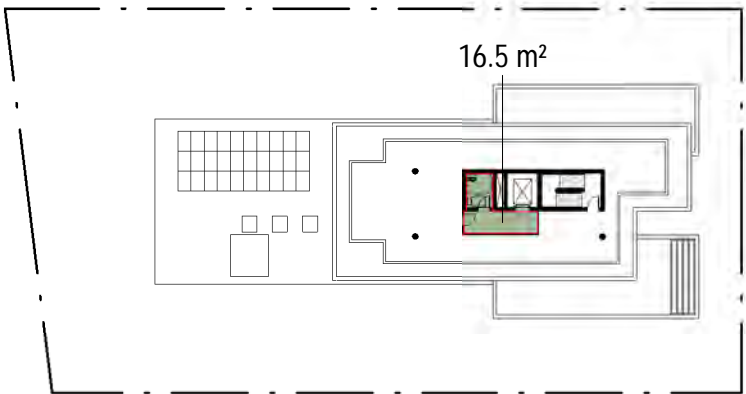
GFA - BASEMENT

1 : 600



GFA - LEVEL 1

1 : 600



GFA - LEVEL 4

1 : 600

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ADDITIONAL INFO (DA)

REF. T	DATE 07.04.2021	AMENDMENT ADDITIONAL INFORMATION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: GFA PLANS	DATE: 13.05.2019 DRAWN: AK SCALE: 1 : 600 QA: RG	PROJECT No. 1915 DWG No. 27 Rev. T
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STORAGE SCHEDULE					
	TYPE	D	W	H	VOL

101 2 BED					
BASEMENT	STORE (BASEMENT)	1820	1800	1250	4.10 m³
LEVEL 1	STORE (INTERNAL)	500	3000	2700	4.05 m³
8.15 m³					

102 2 BED					
BASEMENT	STORE (BASEMENT)	1800	1050	2400	4.54 m³
LEVEL 1	STORE (INTERNAL)	600	2500	2700	4.05 m³
8.59 m³					

103 3 BED					
BASEMENT	STORE (BASEMENT)	800	5400	2700	11.66 m³
LEVEL 1	STORE (INTERNAL)	800	1400	2700	3.02 m³
LEVEL 1	STORE (INTERNAL)	450	2000	2700	2.43 m³
17.12 m³					

104 1 BED					
BASEMENT	STORE (BASEMENT)	1820	1800	1250	4.10 m³
LEVEL 1	STORE (INTERNAL)	650	3000	2700	5.27 m³
9.36 m³					

105 2 BED					
BASEMENT	STORE (BASEMENT)	1820	2050	1250	4.66 m³
LEVEL 1	STORE (INTERNAL)	600	1400	2700	2.27 m³
LEVEL 1	STORE (INTERNAL)	1000	1100	2700	2.97 m³
9.90 m³					

106 1 BED					
BASEMENT	STORE (BASEMENT)	1600	780	2400	3.00 m³
LEVEL 1	STORE (INTERNAL)	850	1200	2700	2.75 m³
LEVEL 1	STORE (INTERNAL)	600	400	2700	0.65 m³
6.40 m³					

107 2 BED					
BASEMENT	STORE (BASEMENT)	1800	1050	2400	4.54 m³
LEVEL 1	STORE (INTERNAL)	600	1800	2700	2.92 m³
LEVEL 1	STORE (INTERNAL)	450	1100	2700	1.34 m³
8.79 m³					

STORAGE SCHEDULE					
	TYPE	D	W	H	VOL

201 2 BED					
BASEMENT	STORE (BASEMENT)	1820	1800	1250	4.10 m³
LEVEL 2	STORE (INTERNAL)	500	3000	2700	4.05 m³
8.15 m³					

202 2 BED					
BASEMENT	STORE (BASEMENT)	1800	1050	2400	4.54 m³
LEVEL 2	STORE (INTERNAL)	600	2500	2700	4.05 m³
8.59 m³					

203 3 BED					
BASEMENT	STORE (BASEMENT)	2369	1290	2400	7.33 m³
LEVEL 2	STORE (INTERNAL)	800	1400	2700	3.02 m³
LEVEL 2	STORE (INTERNAL)	450	2000	2700	2.43 m³
12.79 m³					

204 1 BED					
BASEMENT	STORE (BASEMENT)	1820	1800	1250	4.10 m³
LEVEL 2	STORE (INTERNAL)	650	3000	2700	5.27 m³
9.36 m³					

205 2 BED					
BASEMENT	STORE (BASEMENT)	1820	2050	1250	4.66 m³
LEVEL 2	STORE (INTERNAL)	600	1400	2700	2.27 m³
LEVEL 2	STORE (INTERNAL)	1000	1100	2700	2.97 m³
9.90 m³					

206 1 BED					
BASEMENT	STORE (BASEMENT)	1600	780	2400	3.00 m³
LEVEL 2	STORE (INTERNAL)	850	1200	2700	2.75 m³
LEVEL 2	STORE (INTERNAL)	600	400	2700	0.65 m³
6.40 m³					

207 2 BED					
BASEMENT	STORE (BASEMENT)	1800	1050	2400	4.54 m³
LEVEL 2	STORE (INTERNAL)	600	1800	2700	2.92 m³
LEVEL 2	STORE (INTERNAL)	450	1100	2700	1.34 m³
8.79 m³					

STORAGE SCHEDULE					
	TYPE	D	W	H	VOL

301 2 BED					
BASEMENT	STORE (BASEMENT)	1820	1800	1250	4.10 m³
LEVEL 3	STORE (INTERNAL)	500	3000	2700	4.05 m³
8.15 m³					

302 2 BED					
BASEMENT	STORE (BASEMENT)	1800	1050	2400	4.54 m³
LEVEL 3	STORE (INTERNAL)	850	1600	2700	3.67 m³
8.21 m³					

303 3 BED					
BASEMENT	STORE (BASEMENT)	1000	5400	2400	12.96 m³
LEVEL 3	STORE (INTERNAL)	800	1400	2700	3.02 m³
LEVEL 3	STORE (INTERNAL)	450	2000	2700	2.43 m³
18.41 m³					

304 2 BED					
BASEMENT	STORE (BASEMENT)	1820	1800	1250	4.10 m³
LEVEL 3	STORE (INTERNAL)	500	2150	2700	2.90 m³
LEVEL 3	STORE (INTERNAL)	500	1950	2700	2.63 m³
9.63 m³					

305 2 BED					
BASEMENT	STORE (BASEMENT)	1250	2100	2400	6.30 m³
LEVEL 3	STORE (INTERNAL)	600	1980	2700	3.21 m³
9.51 m³					

STORAGE SCHEDULE					
	TYPE	D	W	H	VOL

G01 2 BED					
BASEMENT	STORE (BASEMENT)	1800	1050	2400	4.54 m³
GROUND FLOOR	STORE (INTERNAL)	500	3000	2700	4.05 m³
8.59 m³					

G02 2 BED					
BASEMENT	STORE (BASEMENT)	1820	1800	1250	4.10 m³
GROUND FLOOR	STORE (INTERNAL)	1000	1000	2700	2.70 m³
GROUND FLOOR	STORE (INTERNAL)	500	1000	2700	1.35 m³
8.15 m³					

G03 1 BED					
BASEMENT	STORE (BASEMENT)	1800	1050	2400	4.54 m³
GROUND FLOOR	STORE (INTERNAL)	650	3000	2700	5.27 m³
9.80 m³					

G04 2 BED					
BASEMENT	STORE (BASEMENT)	1820	2050	1250	4.66 m³
GROUND FLOOR	STORE (INTERNAL)	600	1400	2700	2.27 m³
GROUND FLOOR	STORE (INTERNAL)	1000	1100	2700	2.97 m³
9.90 m³					

G05 1 BED					
BASEMENT	STORE (BASEMENT)	1600	780	2400	3.00 m³
GROUND FLOOR	STORE (INTERNAL)	850	1200	2700	2.75 m³
GROUND FLOOR	STORE (INTERNAL)	600	400	2700	0.65 m³
6.40 m³					

G06 2 BED					
BASEMENT	STORE (BASEMENT)	1820	1830	1250	4.16 m³
GROUND FLOOR	STORE (INTERNAL)	900	1800	2700	4.37 m³
8.54 m³					

LG01 2 BED					
BASEMENT	STORE (BASEMENT)	1800	1050	2400	4.54 m³
LOWER GROUND	STORE (INTERNAL)	650	2900	2700	5.09 m³
9.63 m³					

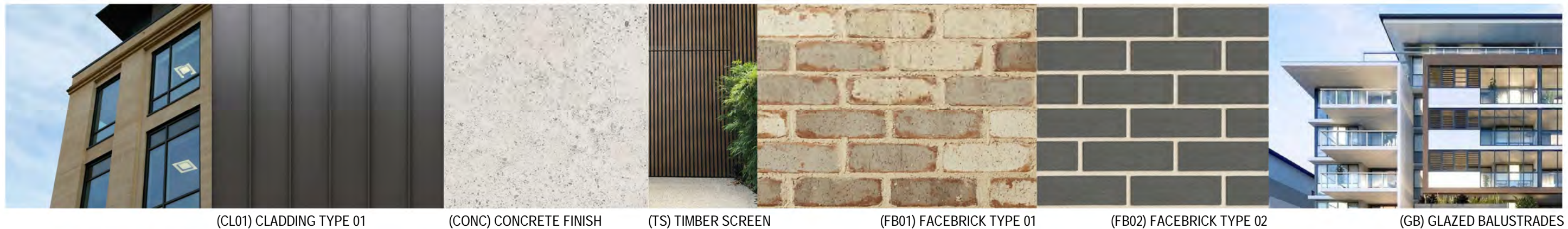
LG02 2 BED					
BASEMENT	STORE (BASEMENT)	2369	1050	2400	5.97 m³
LOWER GROUND	STORE (INTERNAL)	600	3450	2700	5.59 m³
11.56 m³					

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REF. T	DATE 07.04.2021	AMENDMENT ADDITIONAL INFORMATION	<div><div><div>Legend:</div><div><div>RB01 FB01 BL CL01 CL02 RW</div><div><div>RENDERED BRICKWORK FACE BRICKWORK BLOCKWORK CLADDING RETAINING WALL</div></div><div><div>S R DP TB D GD SLD BFD</div><div><div>STONEMWORK ROOF DOWNPIPES TIMBER BATTENS DOOR GARAGE DOOR SLIDING DOOR BI-FOLD DOOR</div></div><div><div>SLW FW OB AW SK WH LV RWT</div><div><div>SLIDING WINDOW FIXED WINDOW OBSCURE WINDOW AWNING WINDOW SKYLIGHT WINDOW HOOD LOUVRES RAINWATER TANK</div></div><div><div>P T CT CPT PC SP</div><div><div>POST TIMBER FLOORS CERAMIC TILES CARPET POLISHED CONCRETE FEATURE SCREENING</div></div></div></div></div></div></div></div>												<div><div><div>Wollongong</div><div>81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au</div></div><div><div>Sydney</div><div>Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)</div></div></div>		<div><div>CLIENT:</div><div>DS MEDIUM DENSITY</div></div> <div><div>ADDRESS:</div><div>6-8 DUDLEY STREET, WOLLONGONG</div></div> <div><div>DRAWING NAME:</div><div>STORAGE SCHEDULE</div></div>		<div><div>DATE:</div><div>13.05.2019</div></div> <div><div>DRAWN:</div><div>AK</div></div> <div><div>SCALE:</div><div></div></div> <div><div>QA:</div><div>RG</div></div>	<div><div>PROJECT No.</div><div>1915</div></div> <div><div>DWG No.</div><div>28</div></div> <div><div>Rev.</div><div>T</div></div>
<div><div>DISCLAIMER</div><div>All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.</div></div>			<div><div><div>DWA</div><div>DESIGN WORKSHOP AUSTRALIA</div></div></div>																	

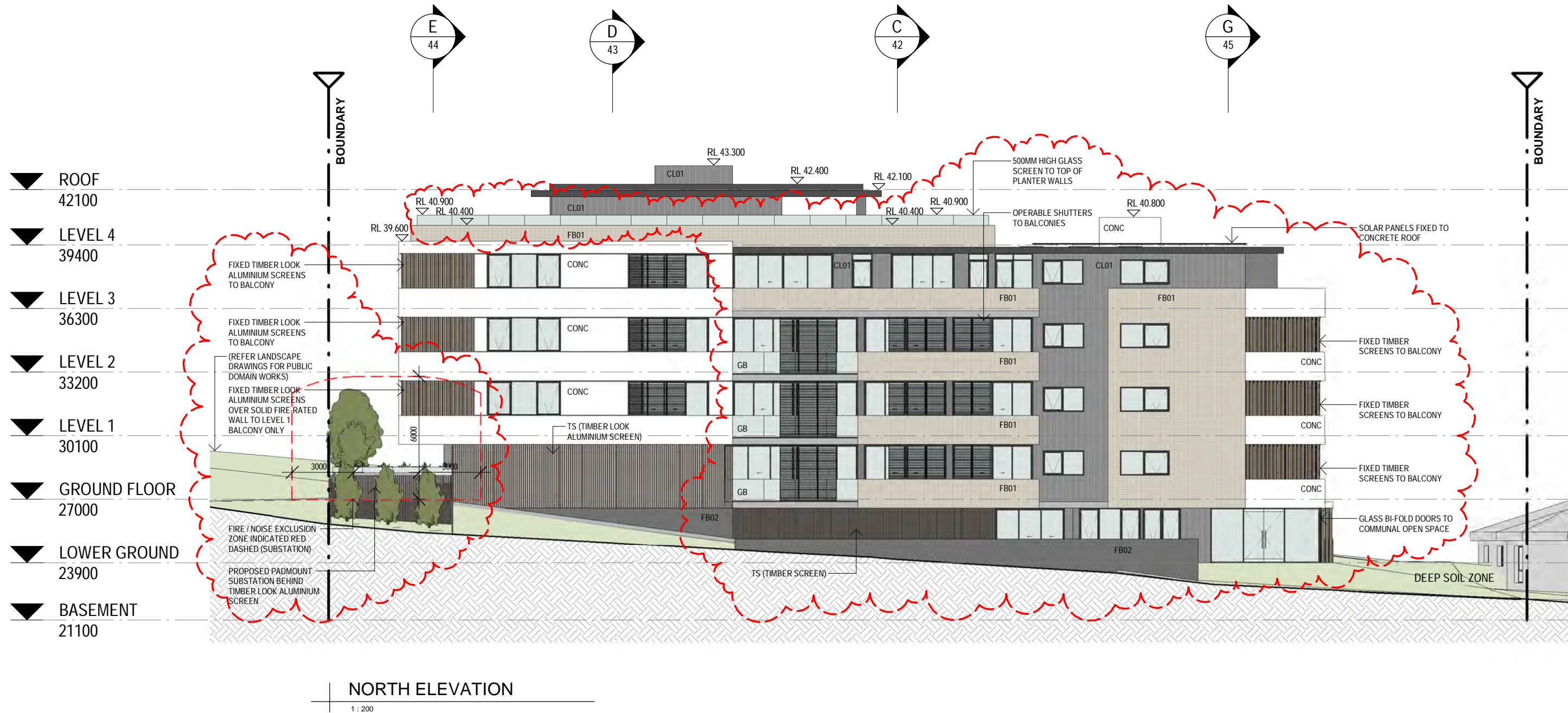
ADDITIONAL INFO (DA)



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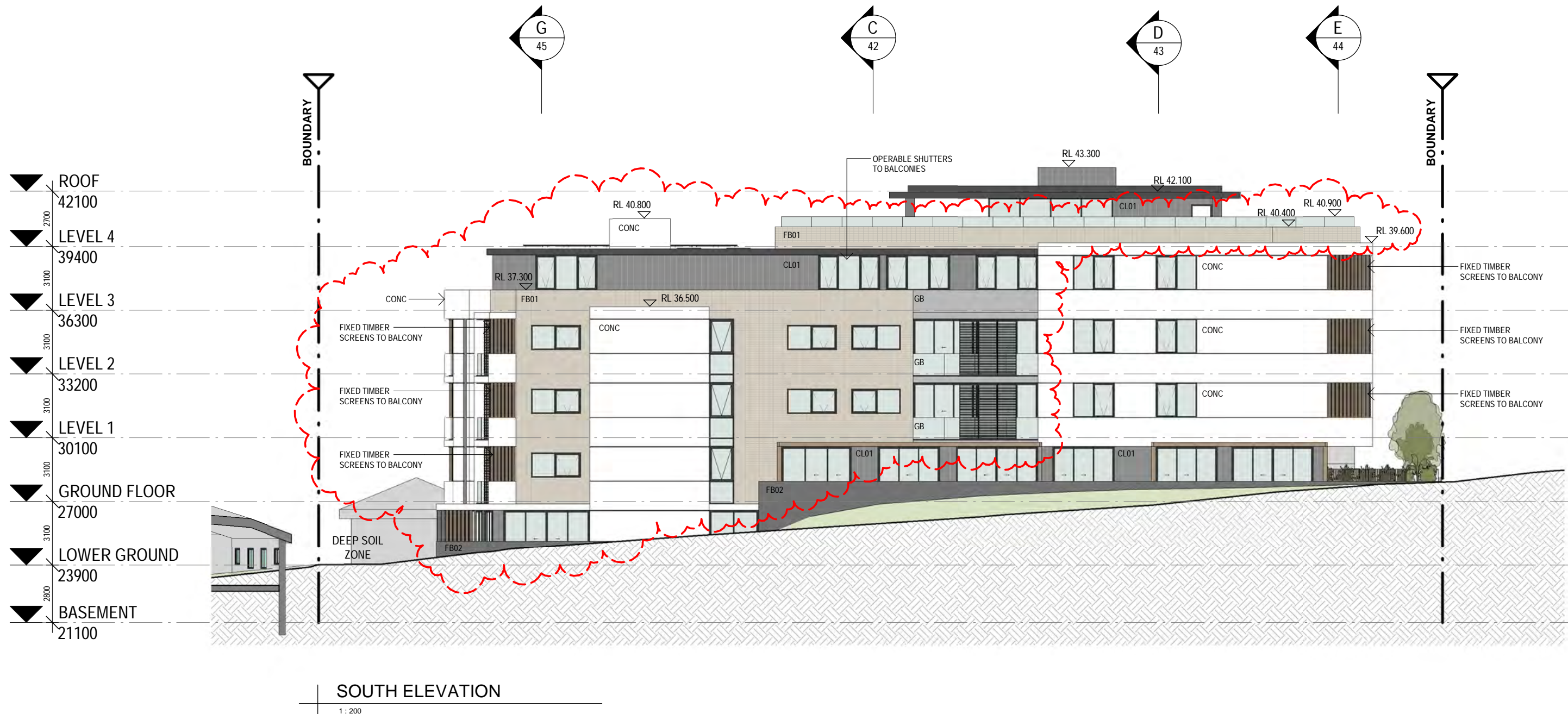
REF.	DATE	AMENDMENT	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL R STONEWORK DP DOWNPIPES TB TIMBER BATTENS D DOOR GB GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	 DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	<div>CLIENT: DS MEDIUM DENSITY</div> <div>ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG</div> <div>DRAWING NAME: EAST ELEVATION</div>	DATE: 13.05.2019	PROJECT No.	
T	07.04.2021	ADDITIONAL INFORMATION						DRAWN: AK	1915	
DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.								SCALE: 1 : 200	DWG No.	Rev.
								QA: RG	30	T



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ADDITIONAL INFO (DA)

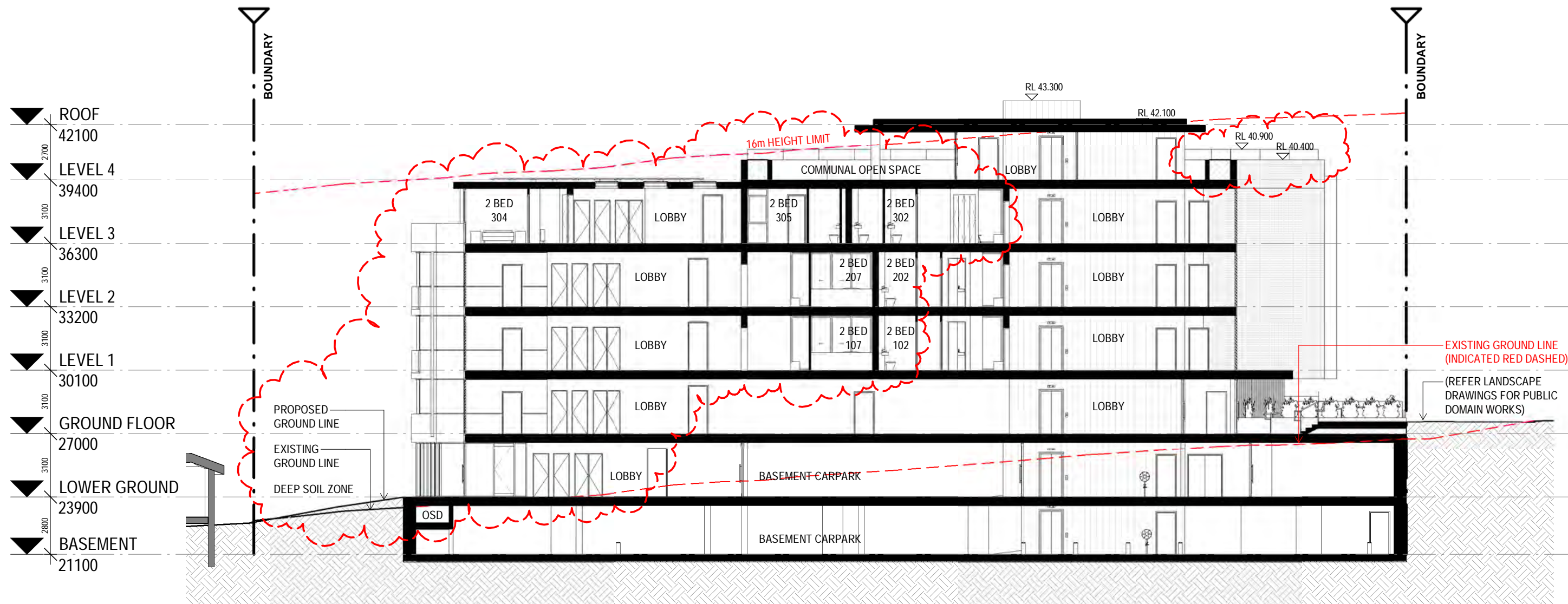
REF. T	DATE 07.04.2021	AMENDMENT ADDITIONAL INFORMATION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GB GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: NORTH ELEVATION	DATE: 13.05.2019 DRAWN: AK SCALE: 1 : 200 QA: RG	PROJECT No. 1915 DWG No. 32 Rev. T
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ADDITIONAL INFO (DA)

REF.	DATE	AMENDMENT	Legend:										Wollongong		Sydney		CLIENT:	DS	DATE:	13.05.2019	PROJECT No.
T	07.04.2021	ADDITIONAL INFORMATION	RB01 RENDERED BRICKWORK	S STONEWORK	SLW SLIDING WINDOW	P POST	DWA						81a Princes Highway,		Level 10, 6 Mount		ADDRESS:	DS	DATE:	13.05.2019	PROJECT No.
			RB02 RENDERED BRICKWORK	R ROOF	FW FIXED WINDOW	T TIMBER FLOORS	DESIGN WORKSHOP AUSTRALIA						Fairy Meadow NSW 2519		Olympus Boulevard,		6-8 DUDLEY STREET, WOLLONGONG	MEDIUM DENSITY	DRAWN:	AK	1915
			FB01 FACE BRICKWORK	DP DOWNPIPES	OB OBSCURE WINDOW	CT CERAMIC TILES							Tel: (02) 4227 1661		Wolli Creek NSW 2205				SCALE:	1 : 200	DWG No.
			FB02 FACE BRICKWORK	TB TIMBER BATTENS	AW AWNING WINDOW	CPT CARPET							Email: info@designworkshop.com.au		Nominated Architect:				QA:	RG	33
			BL BLOCKWORK	D DOOR	SK SKYLIGHT	PC POLISHED CONCRETE							Web: www.designworkshop.com.au		Robert Gizzi (Reg. 8286)				DRAWING NAME:	SOUTH ELEVATION	Rev.
			CL01 CLADDING	GB GARAGE DOOR	WH WINDOW HOOD	SP FEATURE SCREENING															T
			CL02 CLADDING	SLD SLIDING DOOR	LV LOUVRES																
			RW RETAINING WALL	BFD BI-FOLD DOOR	RWT RAINWATER TANK																



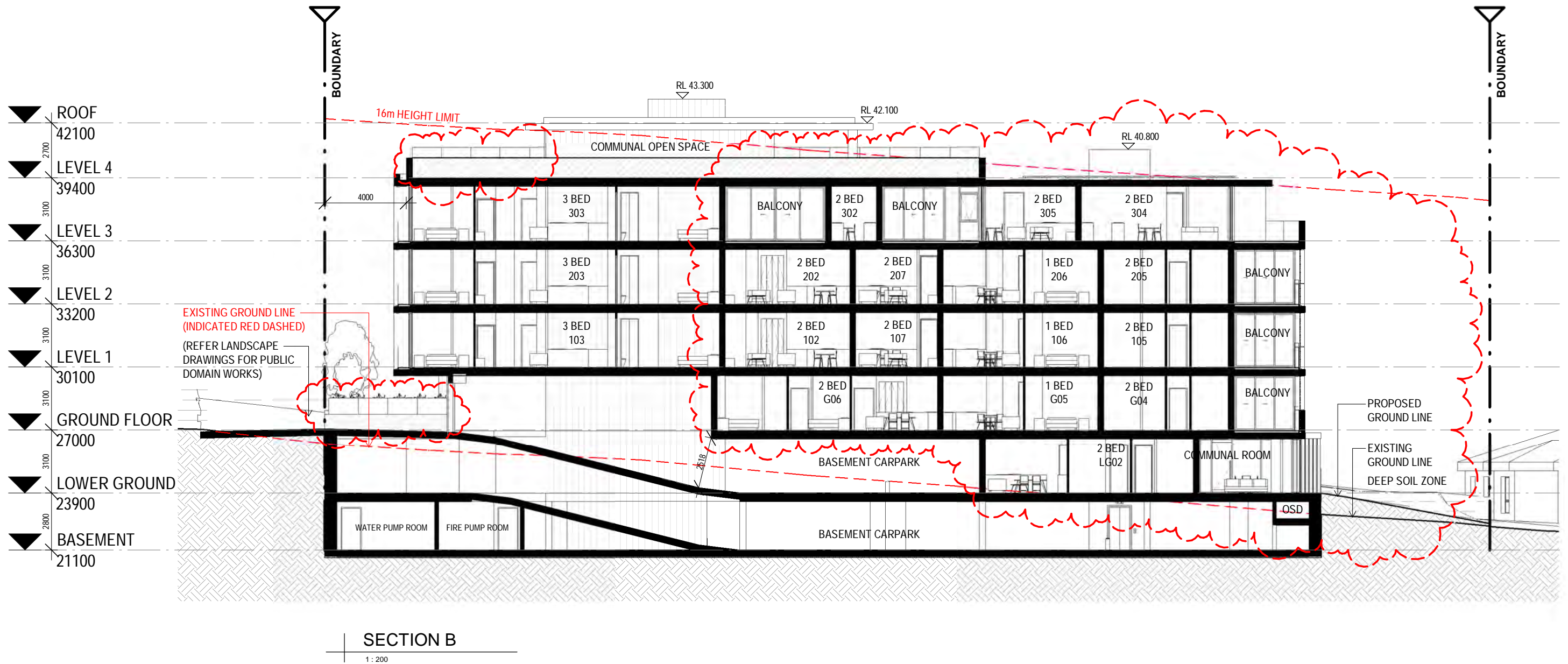
SECTION A

1 : 200

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ADDITIONAL INFO (DA)

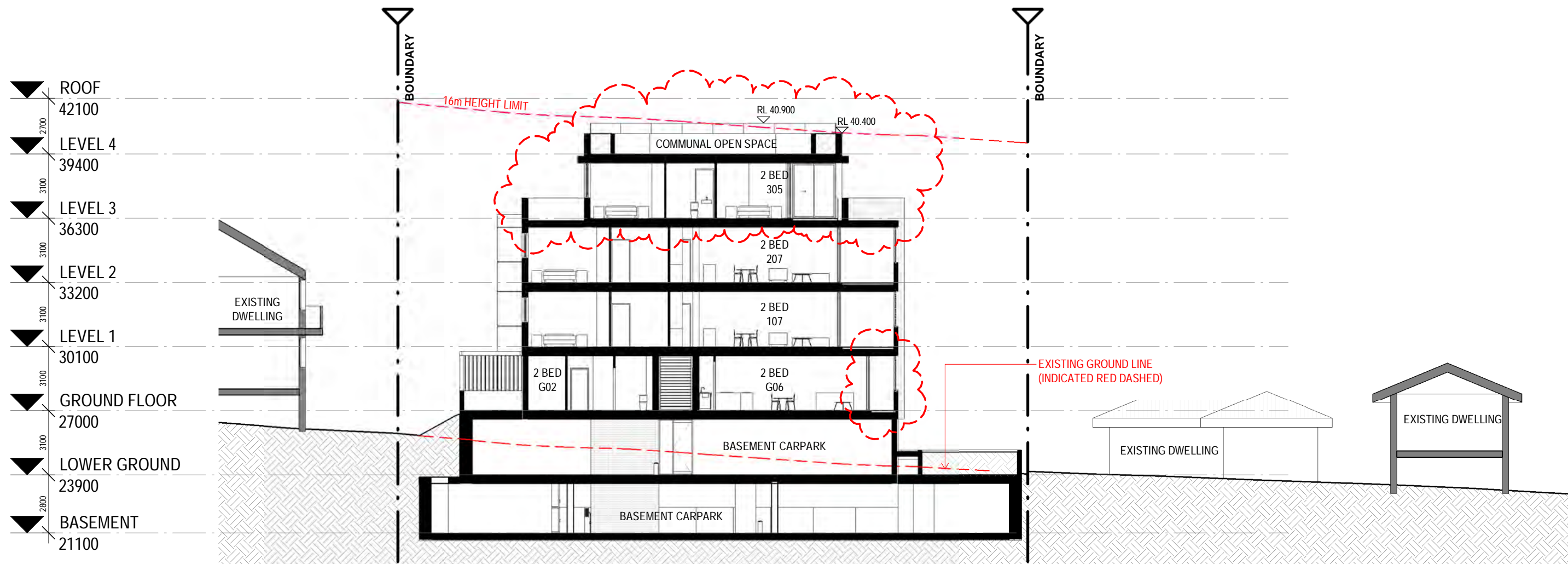
REF. T	DATE 07.04.2021	AMENDMENT ADDITIONAL INFORMATION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBLIQUE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: SECTIONS	DATE: 13.05.2019 DRAWN: AK SCALE: 1 : 200 QA: RG	PROJECT No. 1915 DWG No. Rev. 40 T
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REF.	DATE	AMENDMENT	Legend:	DWA		Wollongong	Sydney	CLIENT:	DS	DATE:	13.05.2019	PROJECT No.
T	07.04.2021	ADDITIONAL INFORMATION	RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL	S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR	SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK	P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	Level 10, 6 Mount Olympus Boulevard, Woll Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	DS MEDIUM DENSITY	6-8 DUDLEY STREET, WOLLONGONG	QA: RG	41	Rev. T
DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.				DESIGN WORKSHOP AUSTRALIA		81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au		DRAWING NAME: SECTIONS				

ADDITIONAL INFO (DA)



SECTION C

1 : 200

DISCLAIMER

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REF.	DATE	AMENDMENT
T	07.04.2021	ADDITIONAL INFORMATION

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

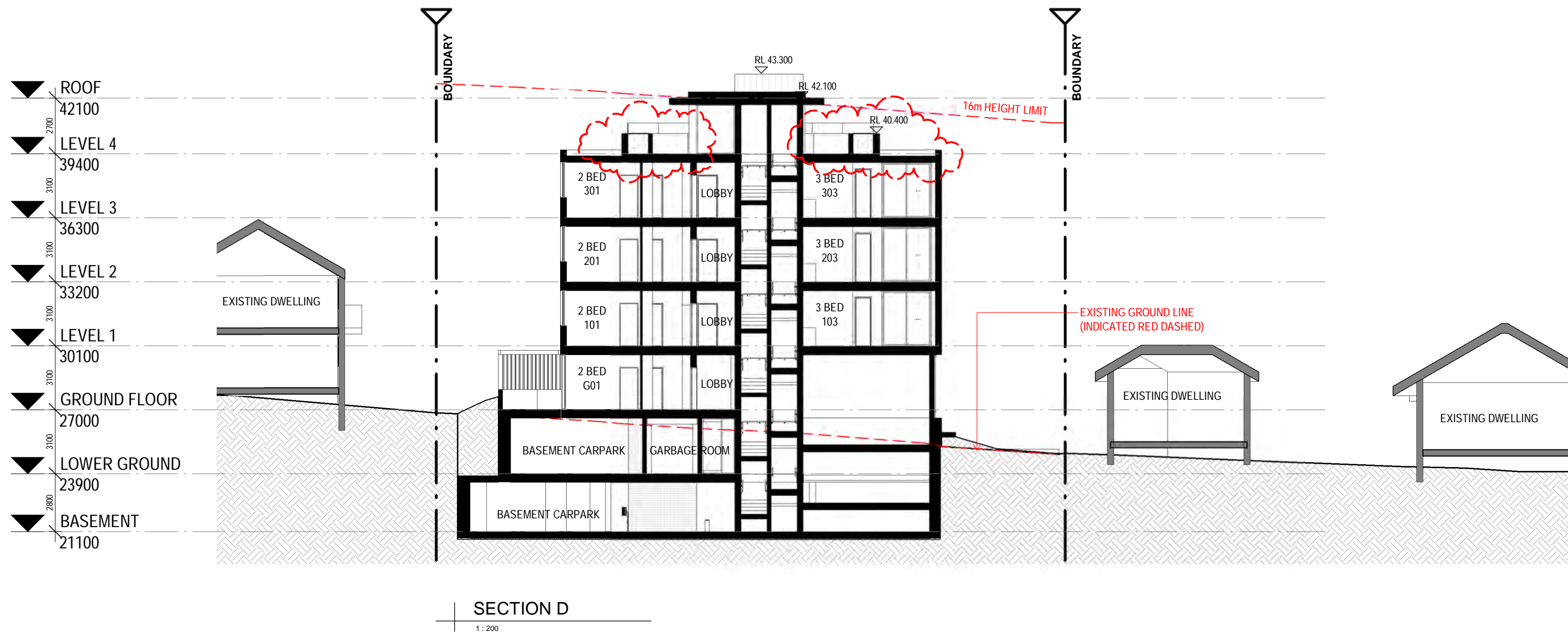


Wollongong
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Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DS MEDIUM DENSITY	DATE:	13.05.2019	PROJECT No.	1915
ADDRESS:	6-8 DUDLEY STREET, WOLLONGONG	DRAWN:	AK	DWG No.	42
		SCALE:	1 : 200	Rev.	T
DRAWING NAME:	SECTIONS	QA:	RG		

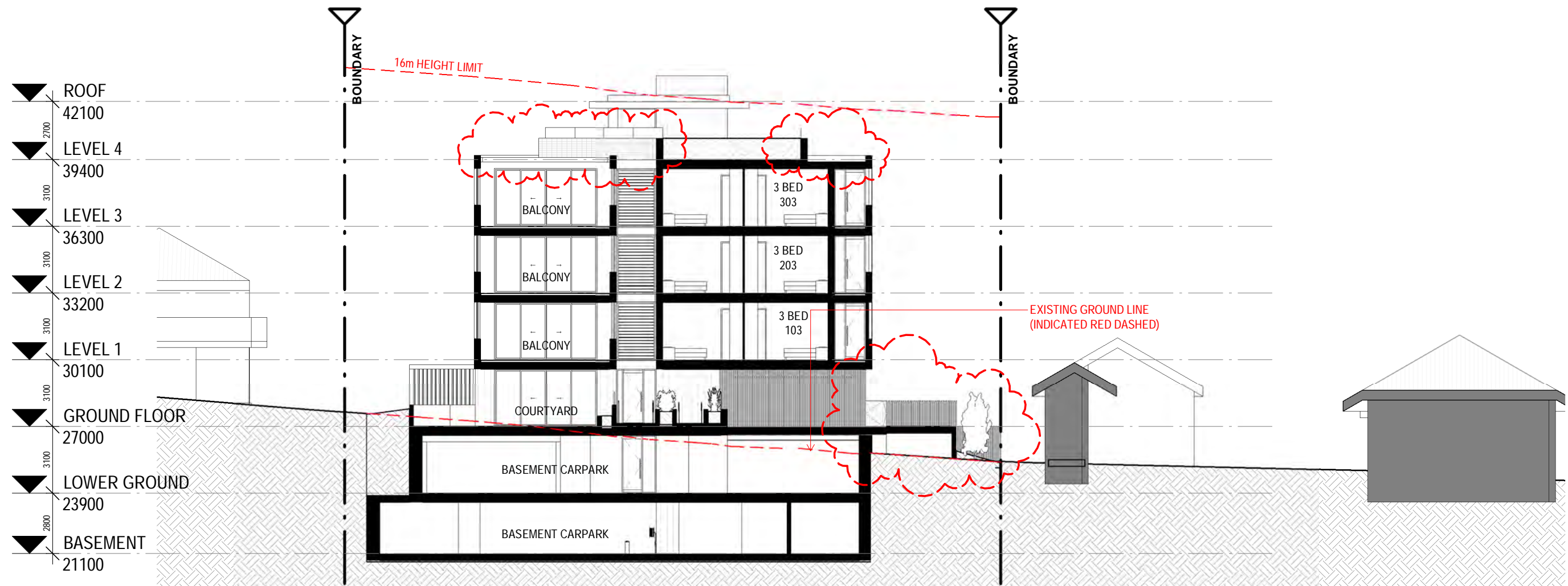
ADDITIONAL INFO (DA)



DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

ADDITIONAL INFO (DA)

REF. T	DATE 07.04.2021	AMENDMENT ADDITIONAL INFORMATION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONework R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: SECTIONS	DATE: 13.05.2019 DRAWN: AK SCALE: 1 : 200 QA: RG	PROJECT No. 1915 DWG No. 43 Rev. T
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SECTION E

1 : 200

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
T	07.04.2021	ADDITIONAL INFORMATION

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

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

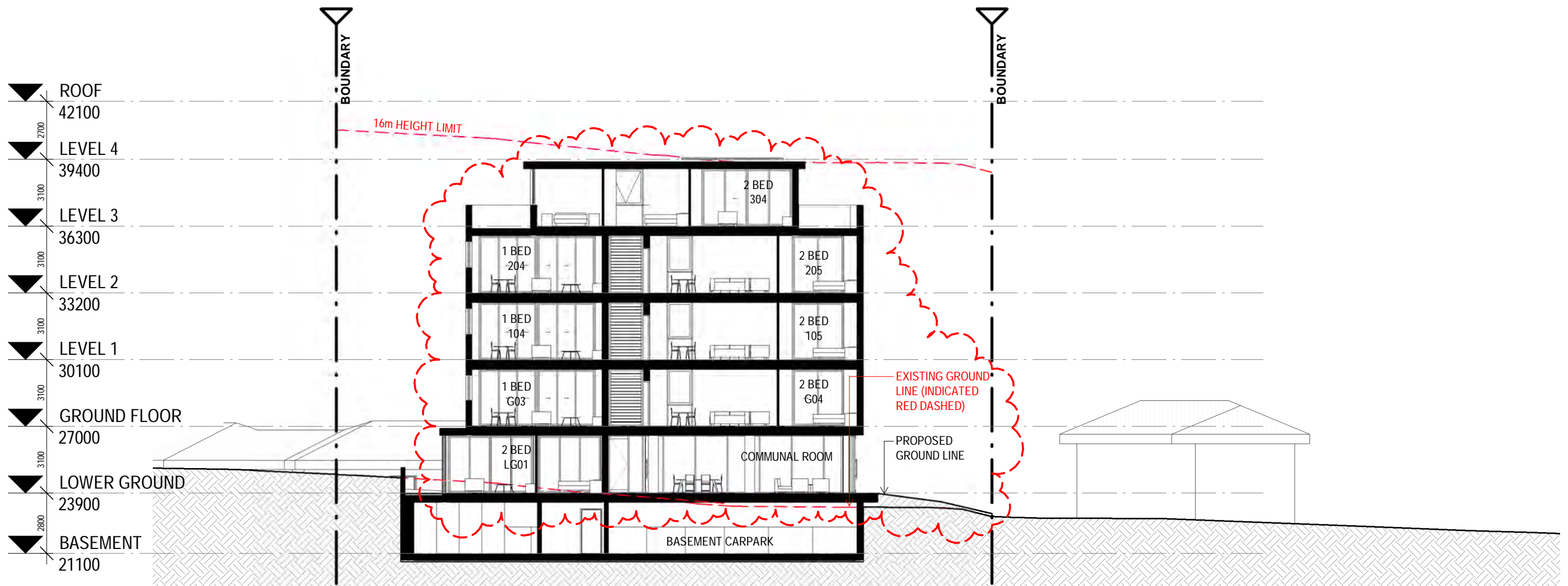


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Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DS MEDIUM DENSITY	DATE:	13.05.2019	PROJECT No.	1915
ADDRESS:	6-8 DUDLEY STREET, WOLLONGONG	DRAWN:	NT	DWG No.	44
		SCALE:	1 : 200	Rev.	T
DRAWING NAME:	SECTIONS	QA:	RG		

ADDITIONAL INFO (DA)



SECTION G

1 : 200

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT	Legend:										Wollongong		Sydney		CLIENT:	DS	DATE:	13.05.2019	PROJECT No.
T	07.04.2021	ADDITIONAL INFORMATION	RB01 RENDERED BRICKWORK	S STONEWORK	SLW SLIDING WINDOW	P POST							81a Princes Highway,		Level 10, 6 Mount		MEDIUM DENSITY		DRAWN: NT		1915
			RB02 RENDERED BRICKWORK	R ROOF	FW FIXED WINDOW	T TIMBER FLOORS							Fairy Meadow NSW 2519		Olympus Boulevard,		ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG		SCALE: 1 : 200		DWG No.
			FB01 FACE BRICKWORK	DP DOWNPIPES	OB OBSCURE WINDOW	CT CERAMIC TILES							Tel: (02) 4227 1661		Wolli Creek NSW 2205				QA: RG		45
			FB02 FACE BRICKWORK	TB TIMBER BATTENS	AW AWNING WINDOW	CPT CARPET							Email: info@designworkshop.com.au		Nominated Architect:		DRAWING NAME: SECTIONS				Rev.
			BL BLOCKWORK	D DOOR	SK SKYLIGHT	PC POLISHED CONCRETE							Web: www.designworkshop.com.au		Robert Gizzi (Reg. 8286)						T
			CL01 CLADDING	GD GARAGE DOOR	WH WINDOW HOOD	SP FEATURE SCREENING															
			CL02 CLADDING	SLD SLIDING DOOR	LV LOUVRES																
			RW RETAINING WALL	BFD BI-FOLD DOOR	RWT RAINWATER TANK																

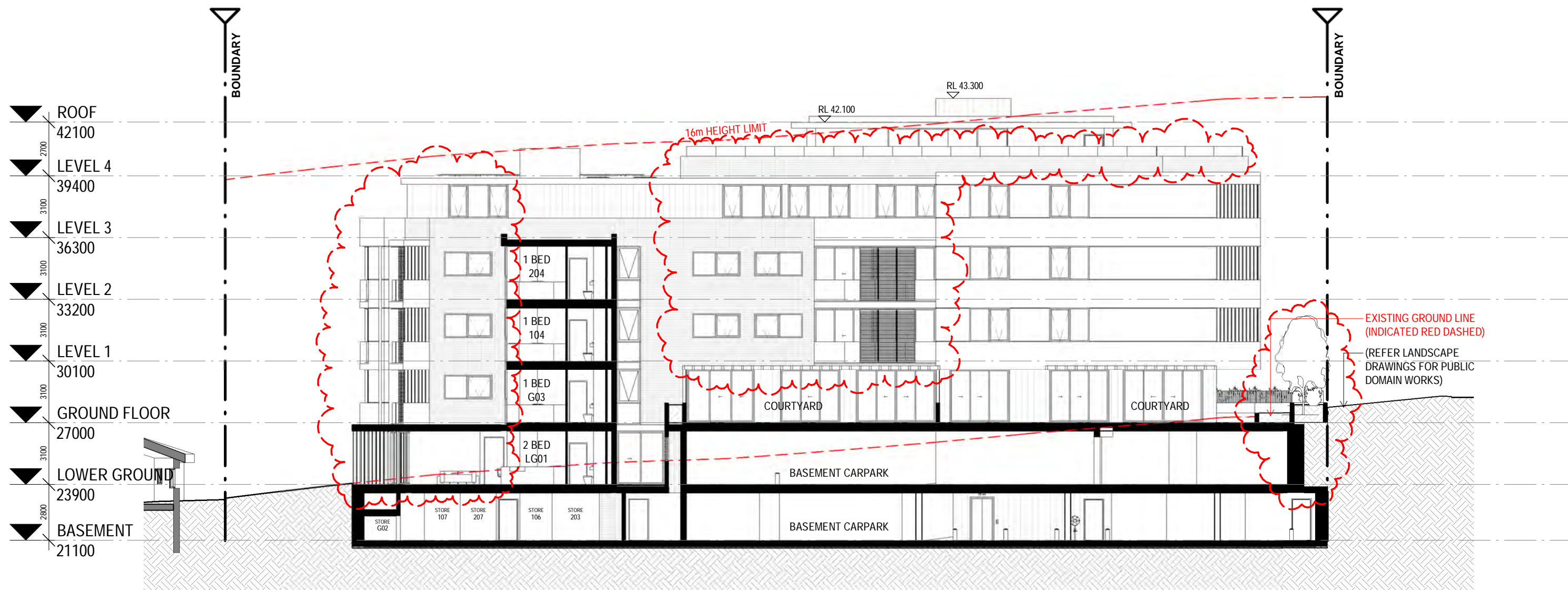
DISCLAIMER
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Sydney
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Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

ADDITIONAL INFO (DA)



SECTION H

1 : 200

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
T	07.04.2021	ADDITIONAL INFORMATION

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



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Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DS MEDIUM DENSITY	DATE:	13.05.2019	PROJECT No.	1915
ADDRESS:	6-8 DUDLEY STREET, WOLLONGONG	DRAWN:	NT	DWG No.	46
		SCALE:	1 : 200	Rev.	T
DRAWING NAME:	SECTIONS	QA:	RG		

ADDITIONAL INFO (DA)



SECTION J

1 : 200

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
T	07.04.2021	ADDITIONAL INFORMATION
DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.		

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

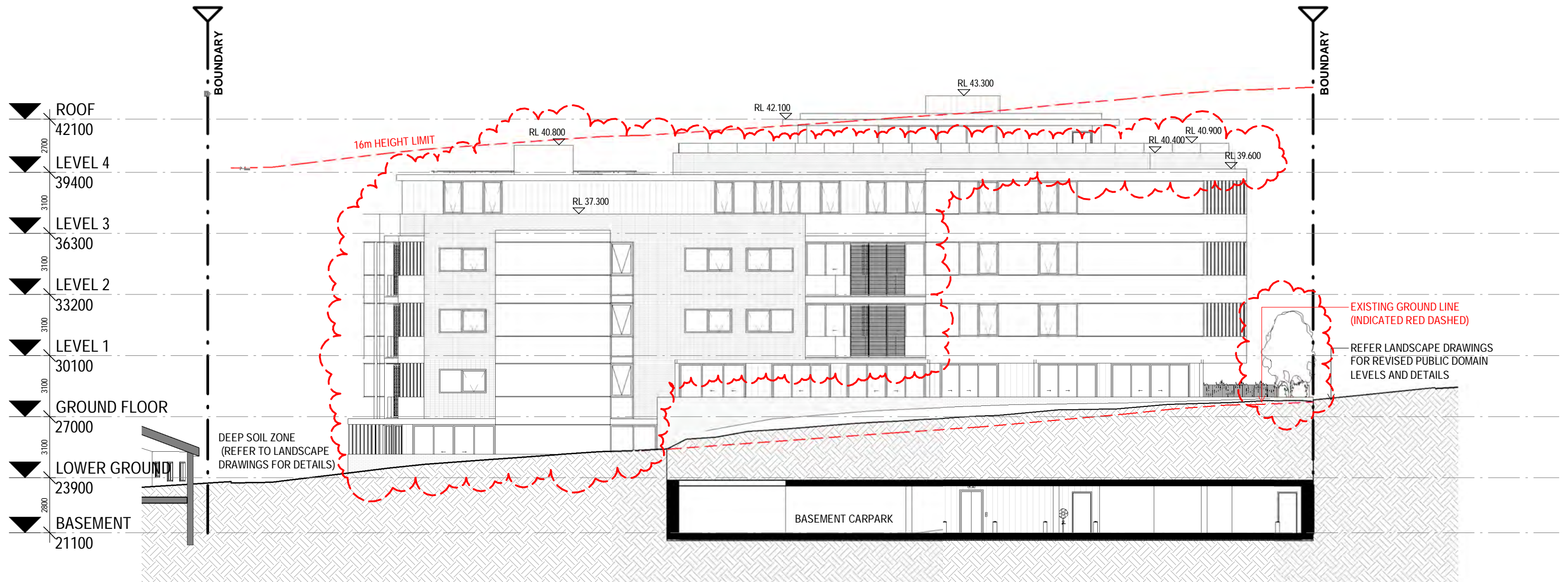


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Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DS MEDIUM DENSITY	DATE:	13.05.2019	PROJECT No.	1915
ADDRESS:	6-8 DUDLEY STREET, WOLLONGONG	DRAWN:	NT	DWG No.	47
DRAWING NAME:	SECTIONS	SCALE:	1 : 200	Rev.	T
		QA:	RG		

ADDITIONAL INFO (DA)



SECTION K

1 : 200

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
T	07.04.2021	ADDITIONAL INFORMATION
DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.		

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



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Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DS MEDIUM DENSITY	DATE:	13.05.2019	PROJECT No.	1915
ADDRESS:	6-8 DUDLEY STREET, WOLLONGONG	DRAWN:	NT	DWG No.	48
		SCALE:	1 : 200	Rev.	T
DRAWING NAME:	SECTIONS	QA:	RG		

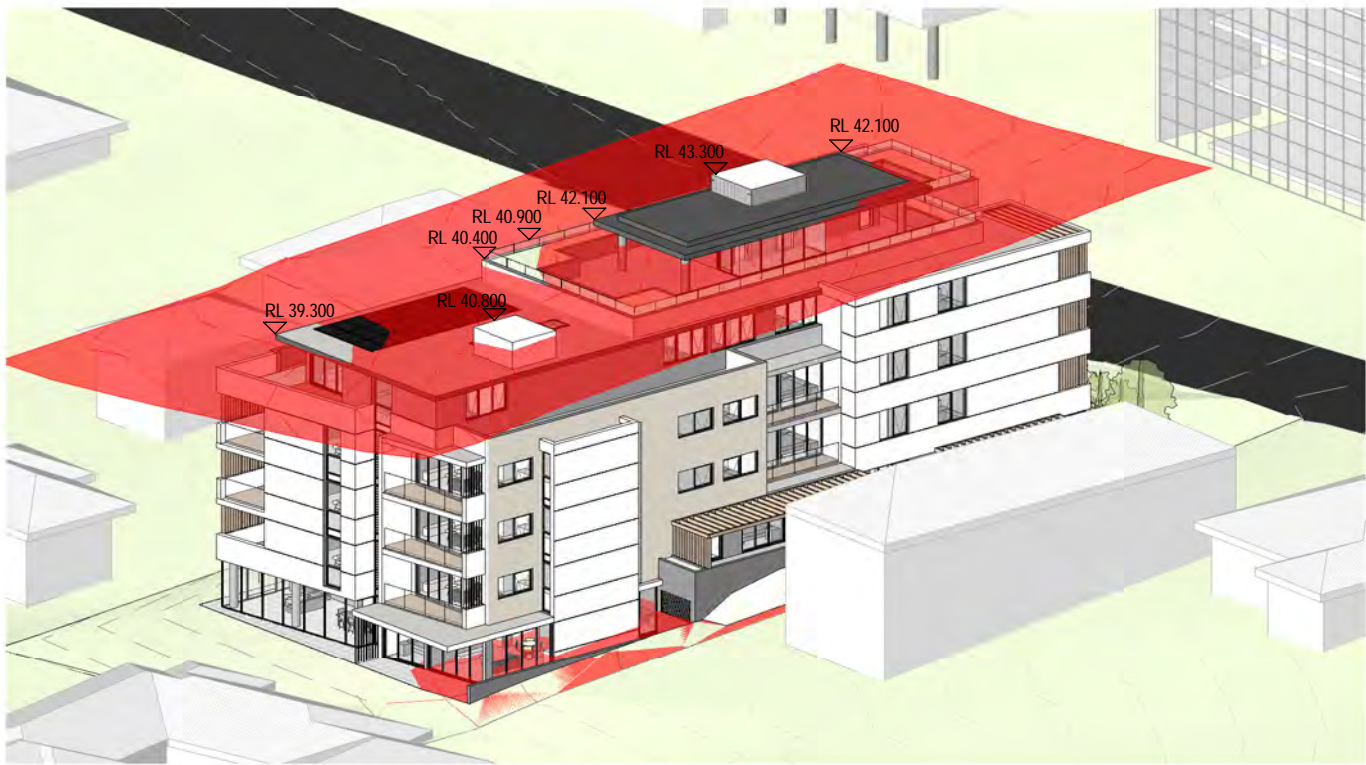
ADDITIONAL INFO (DA)



3D (HEIGHT PLANE - SOUTH-EAST VIEW)



3D (HEIGHT PLANE - NORTH-EAST VIEW)



3D (HEIGHT PLANE - SOUTH-WEST VIEW)



3D (HEIGHT PLANE - NORTH-WEST VIEW)

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REF.	DATE	AMENDMENT	Legend:			
T	07.04.2021	ADDITIONAL INFORMATION	RB01	RENDERED BRICKWORK	S	STONEWORK
			RB02	RENDERED BRICKWORK	R	ROOF
			FB01	FACE BRICKWORK	DP	DOWNPIPES
			FB02	FACE BRICKWORK	TB	TIMBER BATTENS
			BL	BLOCKWORK	D	DOOR
			CL01	CLADDING	GD	GARAGE DOOR
			CL02	CLADDING	SLD	SLIDING DOOR
			RW	RETAINING WALL	BFD	BI-FOLD DOOR
					SLW	SLIDING WINDOW
					FW	FIXED WINDOW
					OB	OBSCURE WINDOW
					AW	AWNING WINDOW
					SK	SKYLIGHT
					WH	WINDOW HOOD
					LV	LOUVRES
					RWT	RAINWATER TANK
					P	POST
					T	TIMBER FLOORS
					CT	CERAMIC TILES
					CPT	CARPET
					PC	POLISHED CONCRETE
					SP	FEATURE SCREENING



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Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DS MEDIUM DENSITY	DATE:	13.05.2019	PROJECT No.	1915
ADDRESS:	6-8 DUDLEY STREET, WOLLONGONG	DRAWN:	AK / NT	DWG No.	50
		SCALE:		Rev.	T
DRAWING NAME:	3D VIEWS (HEIGHT PLANE)	QA:	RG		

ADDITIONAL INFO (DA)



3D FRONT VIEW - DUDLEY STREET (SOUTH-EAST)



3D FRONT VIEW - DUDLEY STREET (NORTH-EAST)



3D REAR VIEW - (NORTH-WEST)



3D REAR VIEW - (SOUTH-WEST)

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ADDITIONAL INFO (DA)

REF. T	DATE 07.04.2021	AMENDMENT ADDITIONAL INFORMATION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL	S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR	SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK	P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: 3D VIEWS	DATE: 13.05.2019 DRAWN: AK SCALE: QA: RG	PROJECT No. 1915 DWG No. Rev. 51 T
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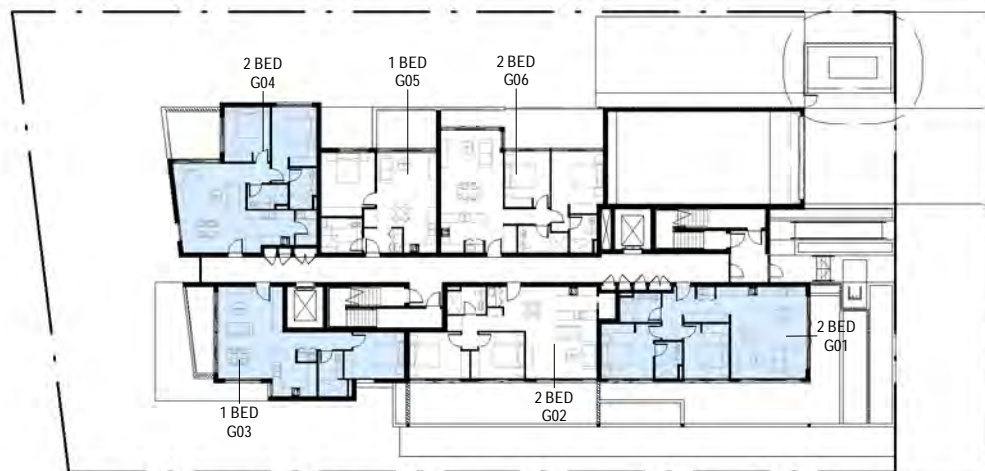
LOWER GROUND FLOOR PLAN

1 : 500



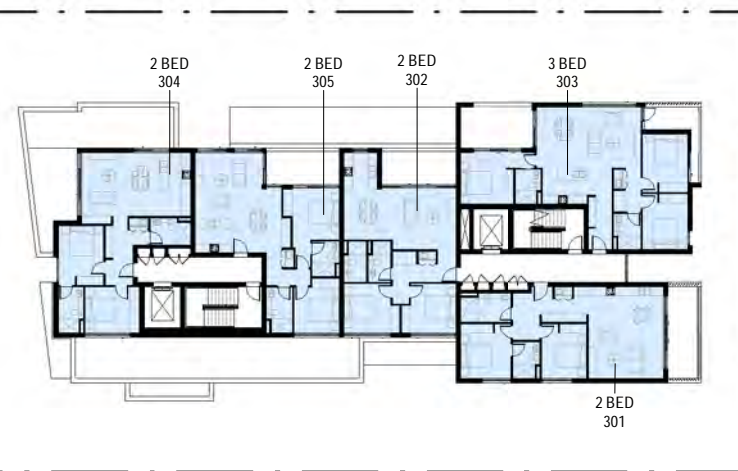
LEVEL 2 FLOOR PLAN

1 : 500



GROUND FLOOR PLAN

1 : 500



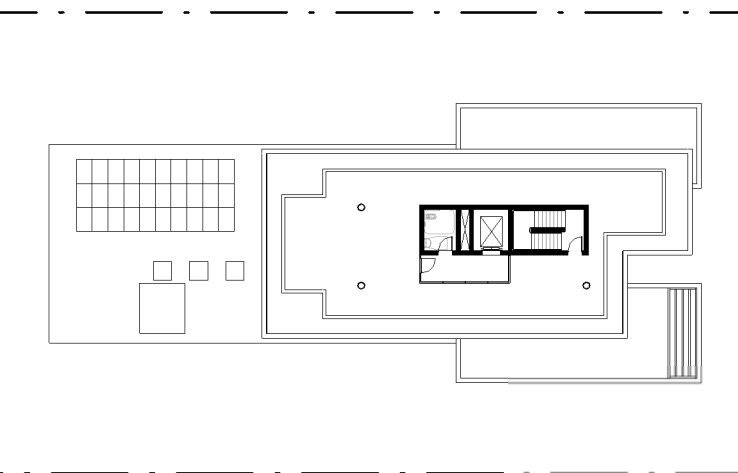
LEVEL 3 FLOOR PLAN

1 : 500



LEVEL 1 FLOOR PLAN

1 : 500



LEVEL 4 FLOOR PLAN

1 : 500

CROSS VENTILATION

UNIT NO:	UNIT TYPE	CROSS VENT (YES/NO)	QTY	%
LG01	2 BED	Yes	1	3.70%
LG02	2 BED	No	0	0.00%
G01	2 BED	Yes	1	3.70%
G02	2 BED	No	0	0.00%
G03	1 BED	Yes	1	3.70%
G04	2 BED	Yes	1	3.70%
G05	1 BED	No	0	0.00%
G06	2 BED	No	0	0.00%
101	2 BED	Yes	1	3.70%
102	2 BED	Yes	1	3.70%
103	3 BED	Yes	1	3.70%
104	1 BED	Yes	1	3.70%
105	2 BED	Yes	1	3.70%
106	1 BED	No	0	0.00%
107	2 BED	Yes	1	3.70%
201	2 BED	Yes	1	3.70%
202	2 BED	Yes	1	3.70%
203	3 BED	Yes	1	3.70%
204	1 BED	Yes	1	3.70%
205	2 BED	Yes	1	3.70%
206	1 BED	No	0	0.00%
207	2 BED	Yes	1	3.70%
301	2 BED	Yes	1	3.70%
302	2 BED	Yes	1	3.70%
303	3 BED	Yes	1	3.70%
304	2 BED	Yes	1	3.70%
305	2 BED	Yes	1	3.70%
TOTAL: 27			21	77.78%

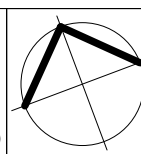
DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
T	07.04.2021	ADDITIONAL INFORMATION
Legend:		
RB01	RENDERED BRICKWORK	S STONWORK
RB02	RENDERED BRICKWORK	R ROOF
FB01	FACE BRICKWORK	DP DOWNPIPES
FB02	FACE BRICKWORK	TB TIMBER BATTENS
BL	BLACKWORK	D DOOR
CL01	CLADDING	GD GARAGE DOOR
CL02	CLADDING	SLD SLIDING DOOR
RW	RETAINING WALL	BFD BI-FOLD DOOR
SLW	SLIDING WINDOW	FW FIXED WINDOW
OB	OBSCURE WINDOW	AW AWNING WINDOW
SK	SKYLIGHT	WH WINDOW HOOD
LV	LOUVRES	LV LOUVRES
RWT	RAINWATER TANK	
P	POST	
T	TIMBER FLOORS	
CT	CERAMIC TILES	
CPT	CARPET	
PC	POLISHED CONCRETE	
SP	FEATURE SCREENING	



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Level 10, 6 Mount
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Nominated Architect:
Robert Gizzi (Reg. 8286)



CLIENT:	DS MEDIUM DENSITY	DATE:	13.05.2019	PROJECT No.	1915
ADDRESS:	6-8 DUDLEY STREET, WOLLONGONG	DRAWN:	AK	DWG No.	60
DRAWING NAME:	CROSS VENTILATION COMPLIANCE	SCALE:	1 : 500	Rev.	T
		QA:	RG		

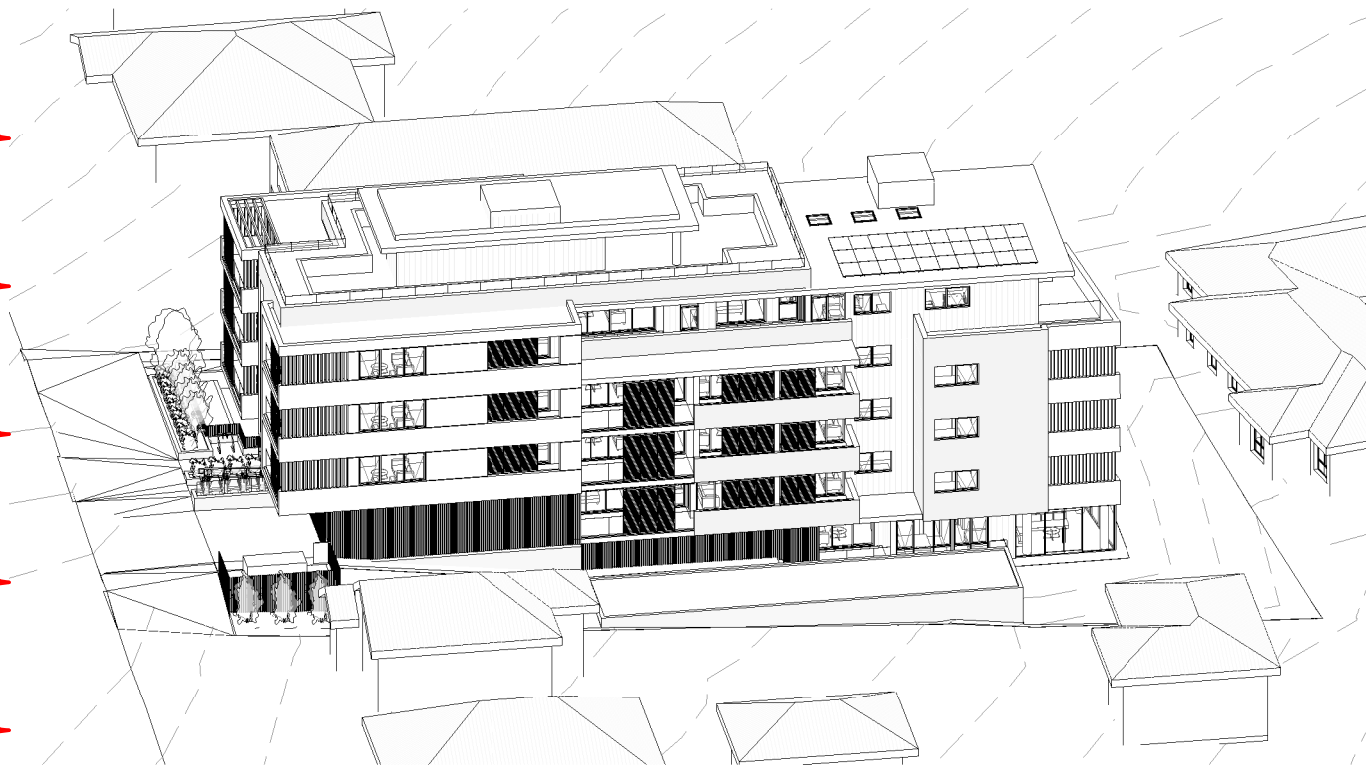
ADDITIONAL INFO (DA)



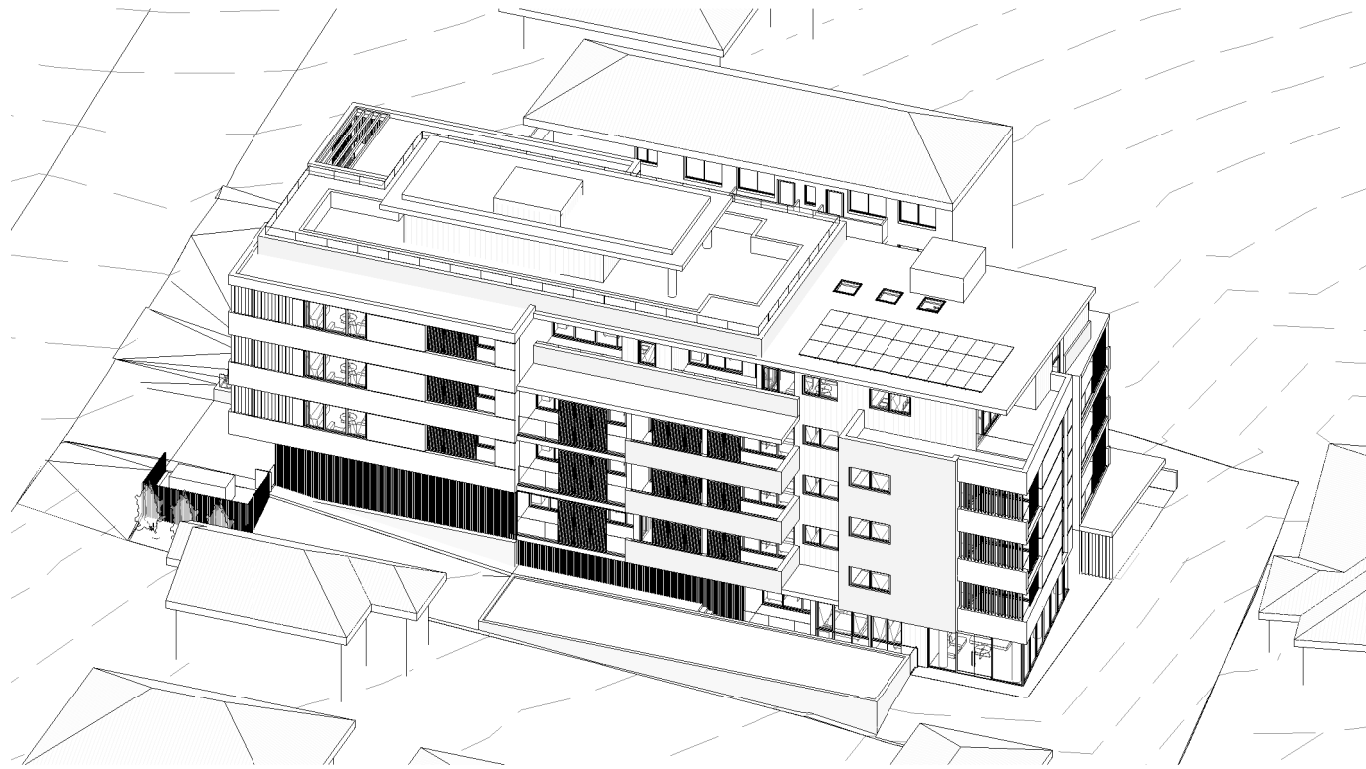
SOLAR ACCESS - 21/06/2019-9.00



SOLAR ACCESS - 21/06/2019-11.00



SOLAR ACCESS - 21/06/2019-10.00



SOLAR ACCESS - 21/06/2019-12.00

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ADDITIONAL INFO (DA)

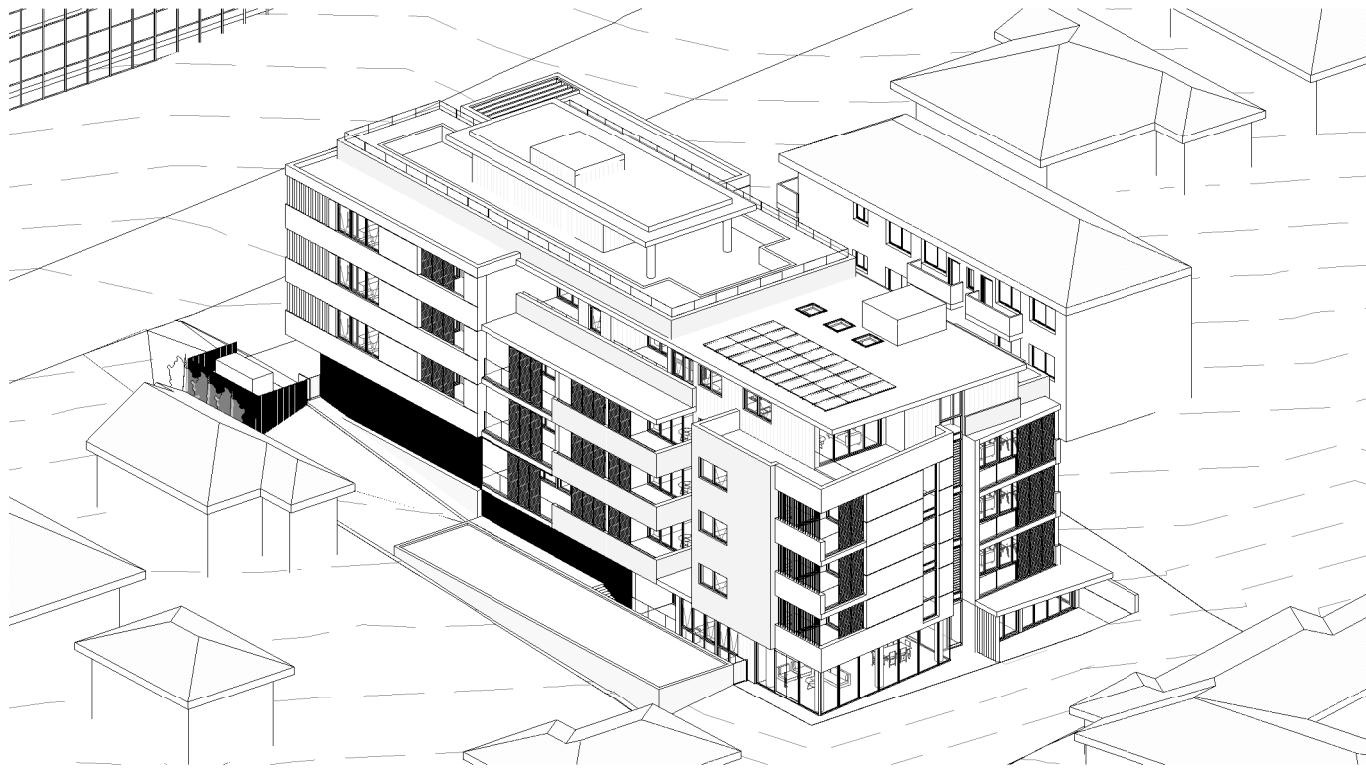
REF. T	DATE 07.04.2021	AMENDMENT ADDITIONAL INFORMATION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: SOLAR COMPLIANCE - VIEWS FROM THE SUN	DATE: 13.05.2019 DRAWN: AK / NT SCALE: QA: RG	PROJECT No. 1915 DWG No. Rev. 61 T
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SOLAR ACCESS - 21/06/2019-13.00



SOLAR ACCESS - 21/06/2019-15.00



SOLAR ACCESS - 21/06/2019-14.00

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REF.	DATE	AMENDMENT
T	07.04.2021	ADDITIONAL INFORMATION
Legend:		
RB01	RENDERED BRICKWORK	S STONework
RB02	RENDERED BRICKWORK	R ROOF
FB01	FACE BRICKWORK	DP DOWNPIPES
FB02	FACE BRICKWORK	TB TIMBER BATTENS
BL	BLOCKWORK	D DOOR
CL01	CLADDING	GD GARAGE DOOR
CL02	CLADDING	SLD SLIDING DOOR
RW	RETAINING WALL	BFD BI-FOLD DOOR
SLW	SLIDING WINDOW	FW FIXED WINDOW
FW	FIXED WINDOW	OB OBSCURE WINDOW
AW	AWNING WINDOW	SK SKYLIGHT
WH	WINDOW HOOD	LV LOUVRES
RWT	RAINWATER TANK	
P	POST	T TIMBER FLOORS
CT	CERAMIC TILES	CPT CARPET
PC	POLISHED CONCRETE	SP FEATURE SCREENING

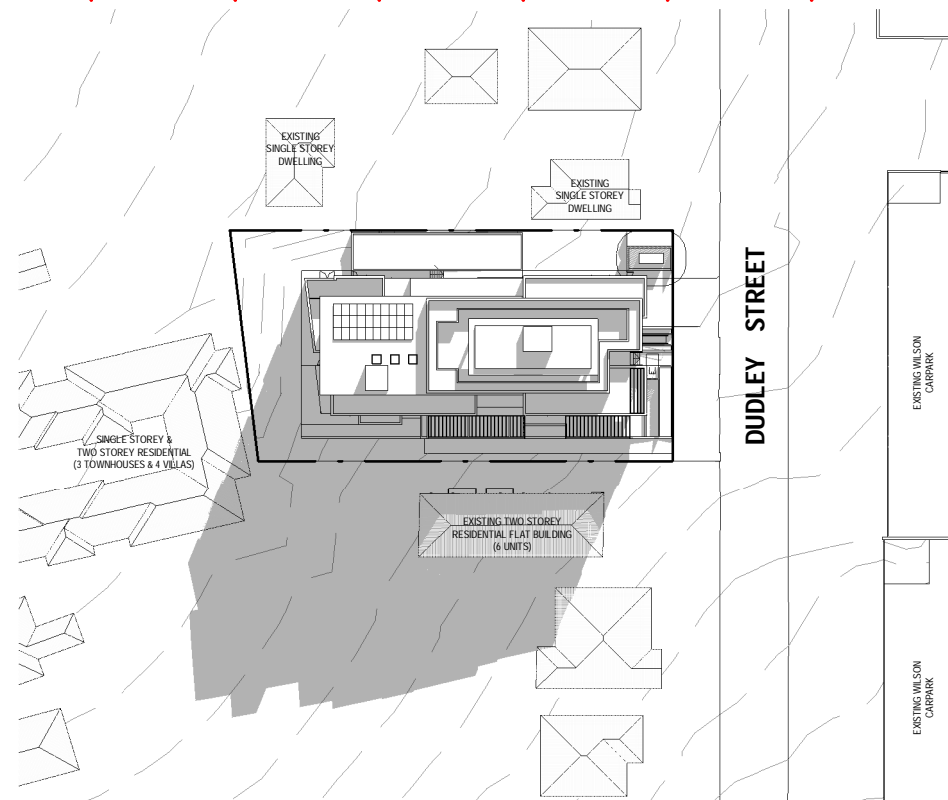


Wollongong
81a Princes Highway,
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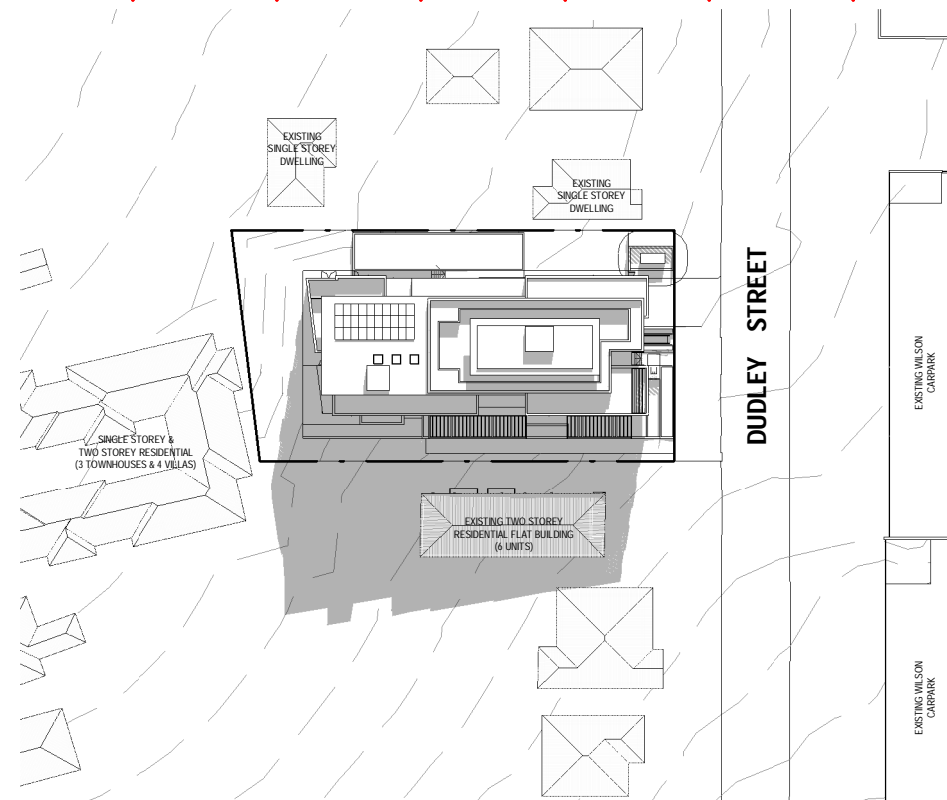
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	DS MEDIUM DENSITY	DATE:	13.05.2019	PROJECT No.	1915
ADDRESS:	6-8 DUDLEY STREET, WOLLONGONG	DRAWN:	AK / NT	DWG No.	62
		SCALE:		Rev.	T
DRAWING NAME:	SOLAR COMPLIANCE - VIEWS FROM THE SUN	QA:	RG		

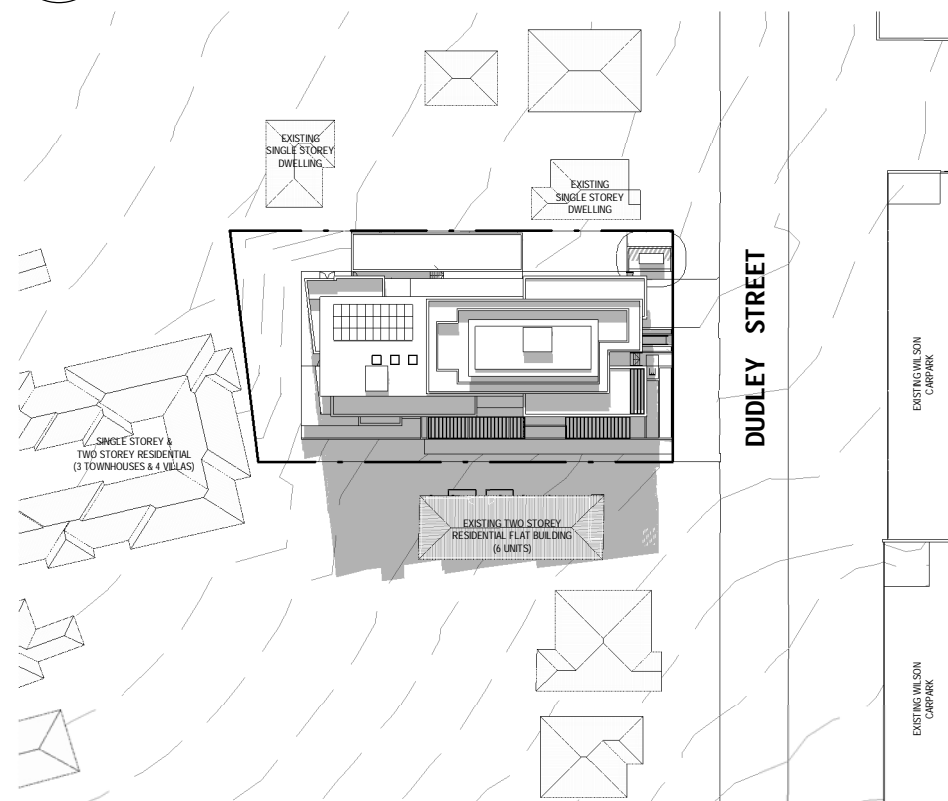
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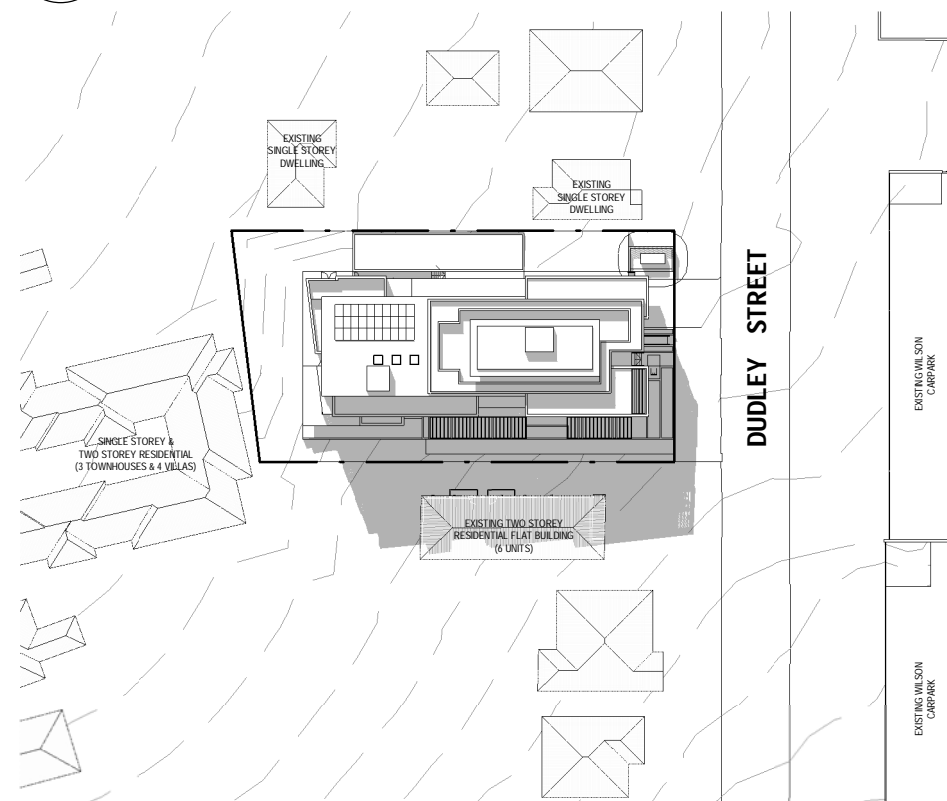
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Scale 1 : 1000



2 JUNE 10 AM SHADOW
Scale 1 : 1000



3 JUNE 11 AM SHADOW
Scale 1 : 1000



4 JUNE 12 PM SHADOW
Scale 1 : 1000

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

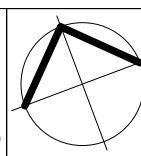
REF.	DATE	AMENDMENT
T	07.04.2021	ADDITIONAL INFORMATION
DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.		

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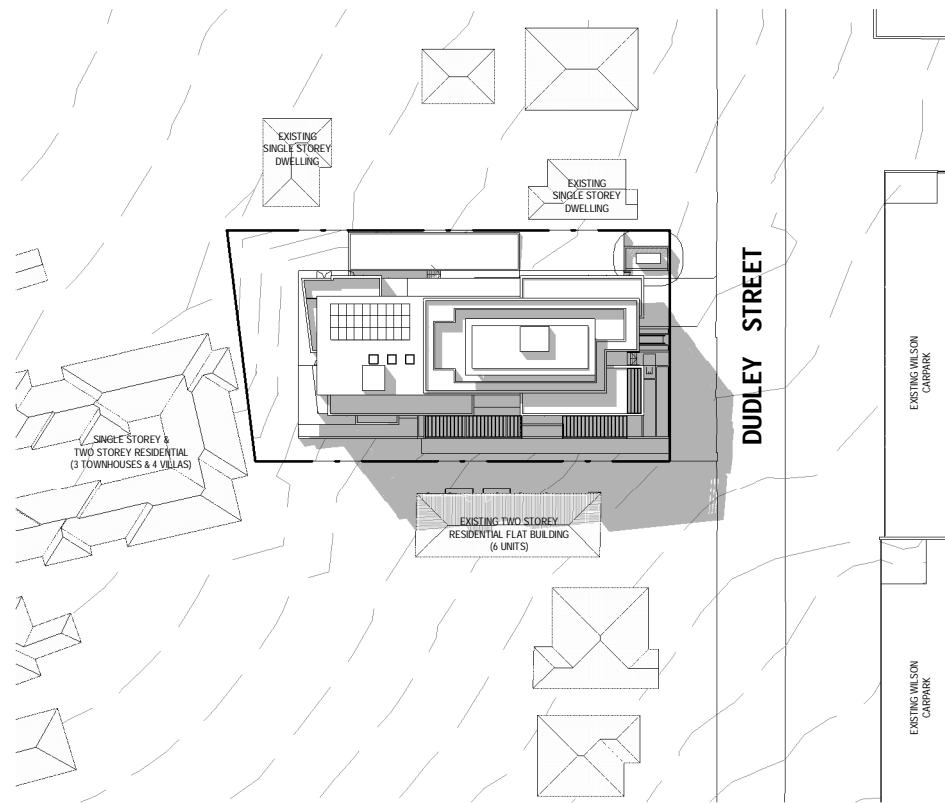
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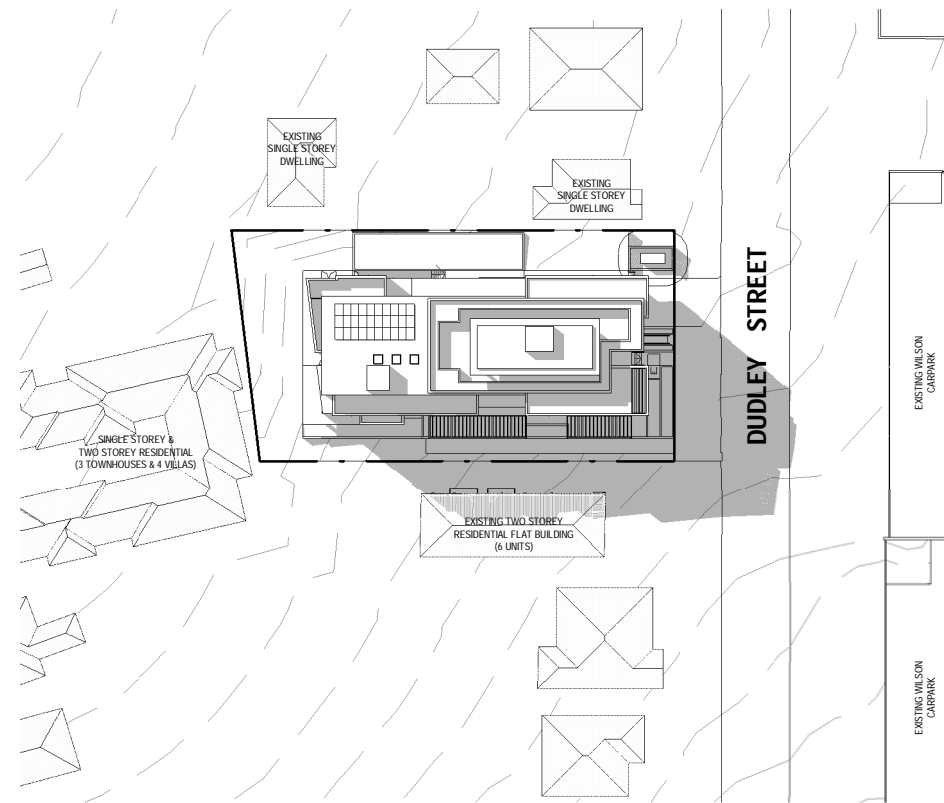


CLIENT:	DS MEDIUM DENSITY	DATE:	13.05.2019	PROJECT No.	1915
ADDRESS:	6-8 DUDLEY STREET, WOLLONGONG	DRAWN:	TN	DWG No.	70
DRAWING NAME:	JUNE 9AM - 12PM SHADOWS	SCALE:	1 : 1000	Rev.	T
		QA:	RG		

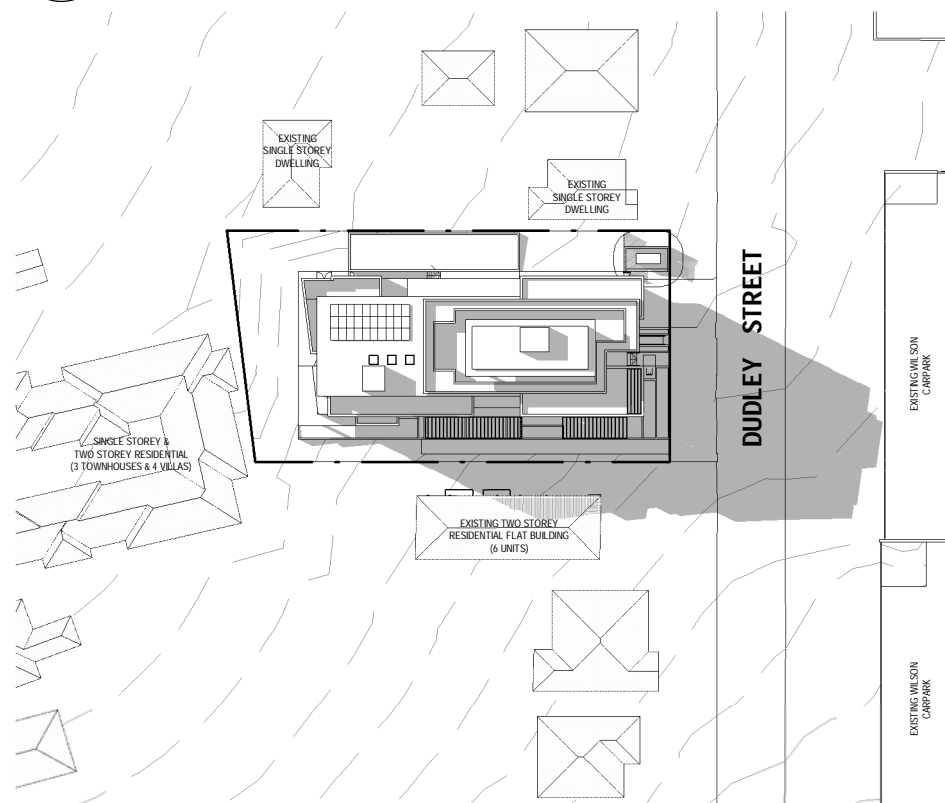
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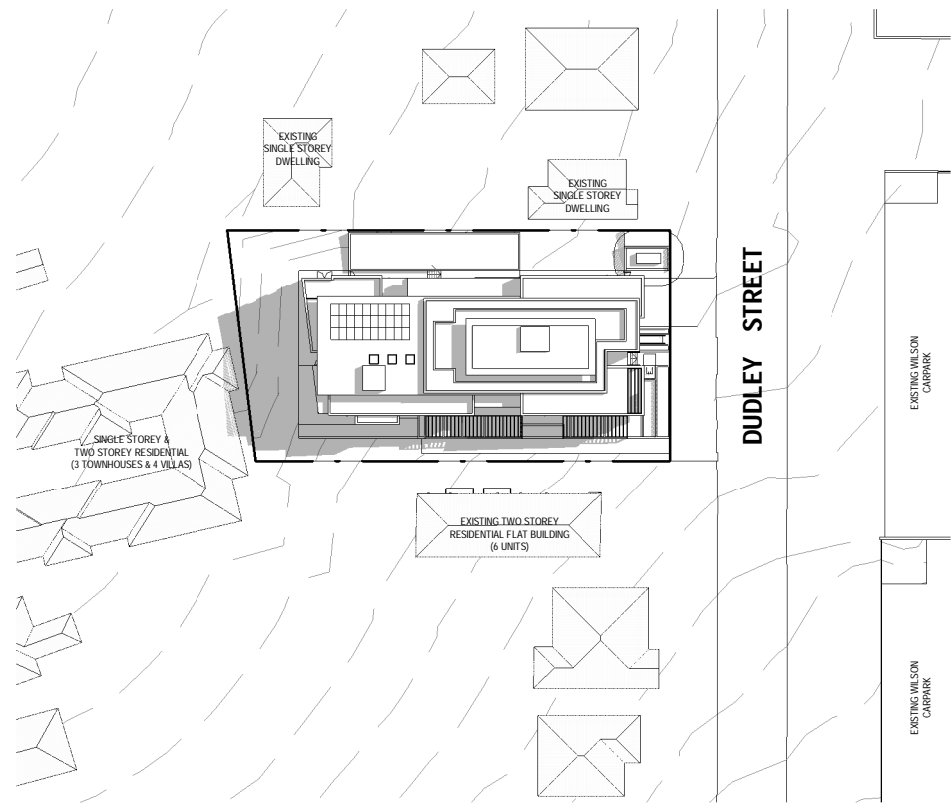


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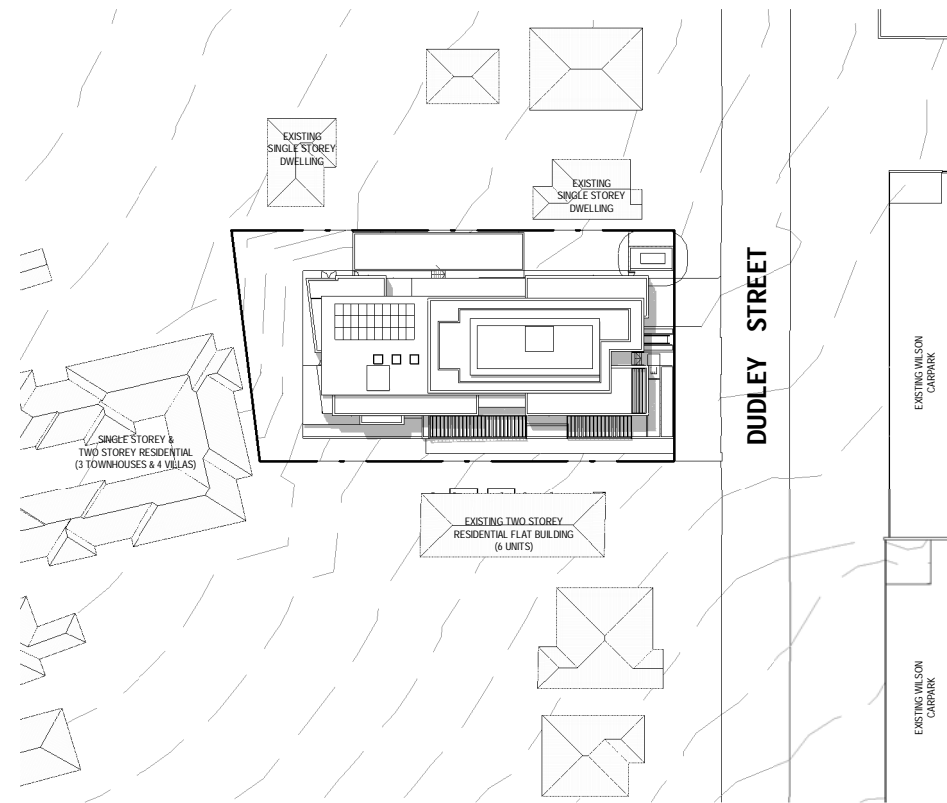
DISCLAIMER
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All parking and ramps to traffic engineers details. (Subject to Approval)

ADDITIONAL INFO (DA)

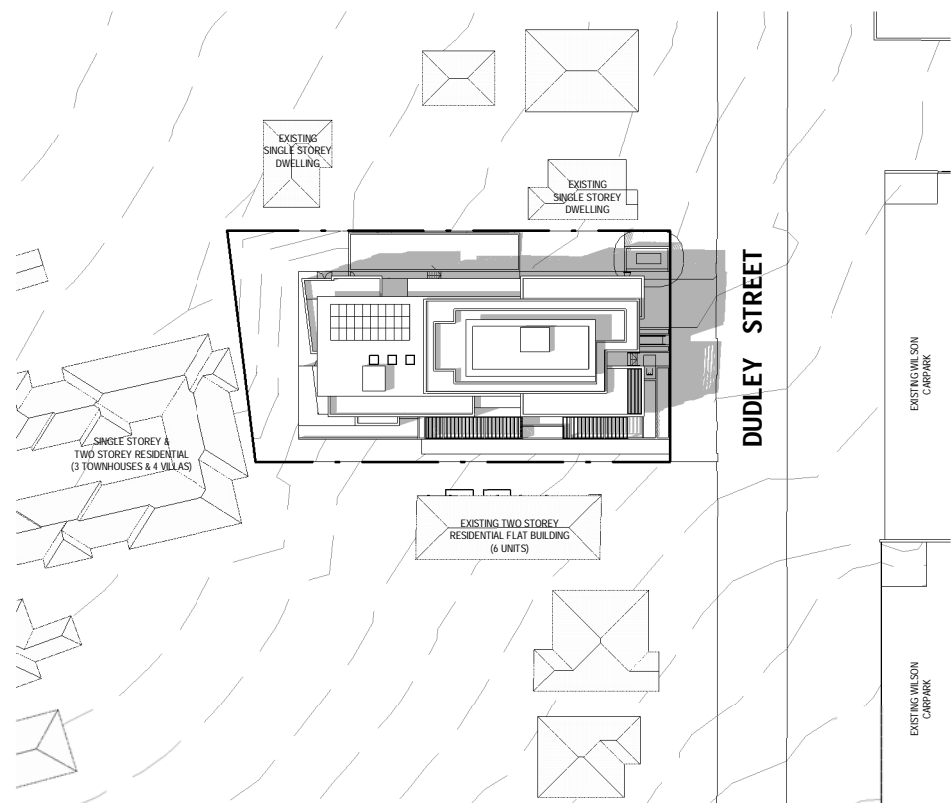
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Scale 1 : 1000



2 DECEMBER 12 PM SHADOW
Scale 1 : 1000



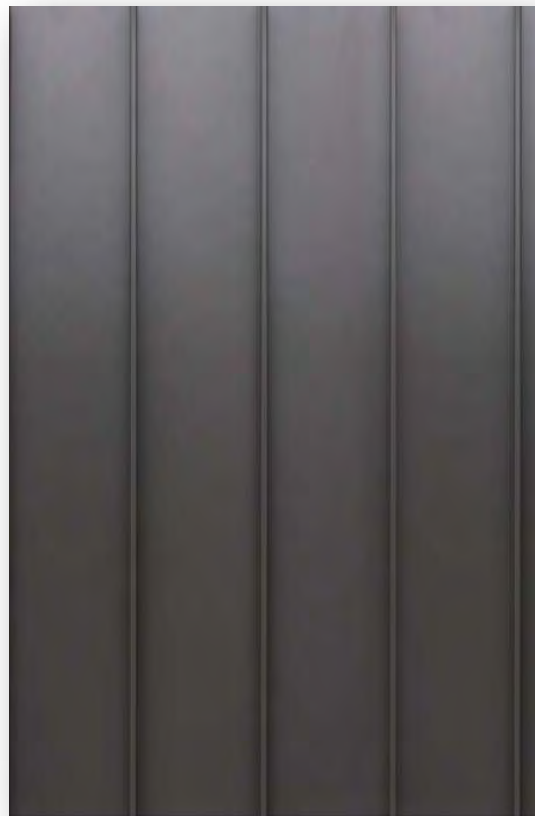
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Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

ADDITIONAL INFO (DA)

REF. T	DATE 07.04.2021	AMENDMENT ADDITIONAL INFORMATION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)		CLIENT: DS MEDIUM DENSITY ADDRESS: 6-8 DUDLEY STREET, WOLLONGONG DRAWING NAME: DECEMBER 9AM - 3PM SHADOWS	DATE: 13.05.2019 DRAWN: TN SCALE: 1 : 1000 QA: RG	PROJECT No. 1915 DWG No. Rev. 72 T
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PN1915 – COLOUR BOARD – 6-8 DUDLEY STREET, WOLLONGONG



CL01 – CLADDING 01
CLADDING TYPE 01
STANDING SEAM ‘MONUMENT MATTE’



CONC – CONCRETE FINISH
WHITE OXIDE / EXPOSED AGGREGATE FINISH



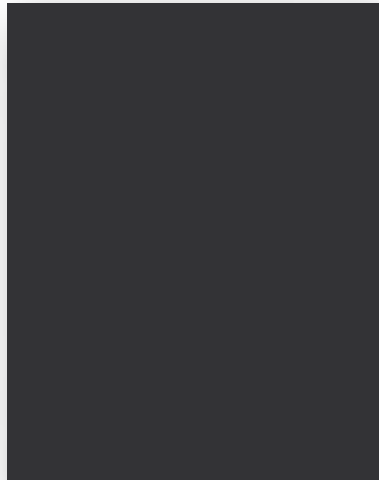
TS – TIMBER SCREEN



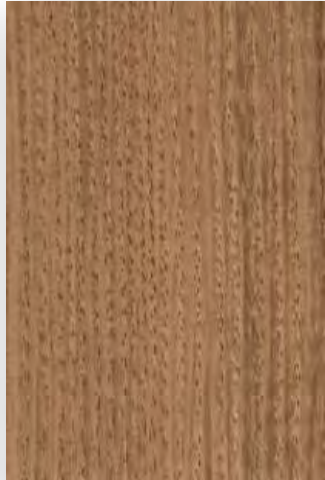
FB01 – FACEBRICK 01
FACEBRICK PGH ‘CHELSEA’



FB02 FACEBRICK 02
PGH ‘SOOT’



ROOF / WINDOW FRAMES
TO MATCH ‘MONUMENT’



TIMBER LOUVRES / SCREEN
TO MATCH COVET KURI MASAME’



MMJ Wollongong
6-8 Regent Street
Wollongong NSW 2500
Telephone: (02) 4229 5555
Facsimile: (02) 4226 5741

EXCEPTION TO DEVELOPMENT STANDARD VARIATION STATEMENT

Building Height - Wollongong City Centre

Address: 6-8 Dudley Street, Wollongong
Proposal: RFB Development
Date: December 2020 (REV B)

1.0 Introduction

The purpose of this variation statement is to outline the justification for seeking an exception to the maximum building height within Zone R1 General Residential (being a development standard) contained within the *Wollongong Local Environmental Plan 2009 (WLEP 2009)*. This variation statement has been prepared in consideration of Clause 4.6 and *Part 4 - Clause 4.3(2)* (Height of buildings) in *WLEP 2009* and the NSW Department of Planning, Infrastructure and Environment's (DPIE) "*Varying development standards: a guide*" (August 2011).

The advice herein relates to an application for the proposed demolition, lot consolidation and construction of a new six (6) storey residential flat building (RFB) at 6-8 Dudley Street, Wollongong (the site). In this regard, the proposed development comprises of twenty-eight (28) residential apartments (with a unit mix consisting of five (5) x one (1) bedroom, twenty (20) x two (2) bedroom and three (3) x three (3) bedroom apartments). It includes basement parking, associated landscaping and stormwater drainage. The details of this proposal are shown within the Development Drawings prepared by Design Workshop Australia (DWA) (attached to the application), which identifies the proposed building height in question. Specifically, the proposed development slightly exceeds the height shown for the land on the *Height of Buildings Map*, with the upper roof and lift overrun infrastructure breaching the permitted 16m height plane.

The proposed development application seeks to provide an appropriate and balanced development/environmental outcome for the subject site, and in doing so, an exception to a development standard contained within *Wollongong Local Environmental Plan (LEP) 2009* has been adopted. In this regard, the proposed development generally accords with all *LEP* development

standards, apart from a numerical variation being requested to the building height development standards contained within *Clause 4.3 Height of Buildings*. Hence the purpose of this statement.

The request is in writing to address the relevant provisions within *Clause 4.6*, to demonstrate that strict compliance with the development standard is unreasonable in the circumstances of the case, and that there are sufficient environmental planning grounds to justify the proposed variation sought.

This statement has been prepared in accordance with the NSW Department of Planning Infrastructure (DPI) guideline “*Varying Development Standards: A Guide*” dated August 2011. Applications to vary development standards should also address the ‘five-part test’ established by the NSW Land and Environment Court (LEC) to determine whether the objection is well founded. An assessment of this applicant against the ‘five-part test’ is included in this statement.

2.0 Overview of Clause 4.6

Clause 4.6 provides a framework for varying the applicable development standards under a Local Environmental Plan (LEP).

The objectives of this clause are as follows:-

- (a) to provide an appropriate degree of flexibility in applying particular development standards to particular development;*
- (b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*

Sub *Clauses (3)(a)* and *(3)(b)* state that development consent must not be granted unless the consent authority has considered a written request from the applicant that seeks to justify the contravention by demonstrating:

- (a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case; and*
- (b) that there are sufficient environmental planning grounds to justify contravening the development standard.*

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

- The proposed exceedance is only related to part roof and lift overrun structures, and cannot be used for habitable purposes.

- The exception enables the use of the rooftop area for functional communal open space, to the public benefit of residents and visitors.
- The development largely complies with the numerical standards of the LEP and DCP
- The development is consistent with the objectives of the R1 General Residential zone.
- The proposed contravening the development standard will not limit the potential for adjoining sites to be developed to their permitted capabilities in future.
- The subject site has a notable topographic profile which makes strict compliance difficult to achieve.
- The proposed building height exceedance is minor and will not be out of context with the locality and surrounding permitted building heights.

The zone objectives are as follows:

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

The relevant R1 zoning objectives outline a need to strengthen the role of the City Centre by providing a variety of housing for the needs of the community along with facilities that need the needs of those residents (as above). The proposed development is permissible within the R1 zone as an Residential Flat Building, meeting the needs of the community by providing a variety of housing options (having one (1), two (2) and three (3) bedroom apartments) within close proximity to the CBD precinct and, local bus routes and Wollongong train station. Such a proposal is in high demand for the immediate area (from a land use perspective) and the site itself is very accessible from a patronage and public transport viewpoint. Thus, the proposed development directly accords with the objectives of this zone.

With regard to context and setting, in the immediate context, the site is located within an existing residential area adjacent the Wollongong Hospital Carpark that contains a mix of low, medium and high density developments, including detached dwelling houses, multi dwelling housing and other RFB's. It is noted that many of the existing properties within the immediate setting are ageing and will likely be the subject of future redevelopment opportunities in years to come. The proposed development has demonstrated that a functional building can be provided, including appropriate built form, carparking and access, landscaping and private open space areas, without detrimentally impacting the surrounding properties.

An aerial view of the subject site is shown in *Figure 1*.



Figure 1: Aerial View of the Site and Locality (*Source: SixMaps)

In summary, it is concluded that the development standard is (3)(a) unreasonable or unnecessary in the circumstances of the case.

A (3)(b) assessment of the proposal under the applicable planning controls has determined that besides the proposed variation to building height requirement and a minor *WDCP 2009* variation for building depth, the development is largely compliant with the applicable controls. However, as demonstrated in this report, the proposed design mitigates any adverse impacts from the excess building height. In addition, neither solar access nor amenity (privacy, visual, acoustic etc.) are compromised to adjoining lots by virtue of the height breach, given its minor nature and central location within the built form (ie. no notable additional overshadowing is created from this variation, compared to that which would be from strict compliance).

The proposed building has been designed to respond appropriately to the topographic limitations posed by the site and is considered to be a reasonable development outcome for the site. In summary it is considered that there are sufficient site specific environmental planning grounds to justify contravening the development standard.

Furthermore sub *Clause 4(a)(i)* and *(ii)* provide that development consent must not be granted unless:-

- (a) *the consent authority is satisfied that:*
 - (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
 - (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*

(b) *the concurrence of the secretary has been obtained.*

This written request has adequately addressed the matters required to be demonstrated by subclause (3). It is considered that the departure from the minimum building separation requirement, is in the public interest as outlined above in (3) (a) and (3) (b).

In deciding whether concurrence is to be granted or assumed, the following considerations are relevant:-

- (a) *whether contravention of the development standard raises any matter of significance for State or regional environmental planning; and*
- (b) *the public benefit of maintaining the development standard, and*
- (c) *any other matters required to be taken into consideration by the Secretary before granting concurrence.*

It is noted that as of 21 May 2014 Council has assumed concurrence of the Secretary in relation to development applications that contravene development standards.

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

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

The Wollongong Local Environmental Plan 2009 (WLEP 2009).

3.2 What is the development standard being varied?

The Height of Buildings requirement contained in *Part 4 - Clause 4.3(2)* of the *WLEP 2009* which states:

"(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map".

A maximum building height of 16m applies to the site, as shown in the extract from the Height of Buildings Map in *Figure 2* below



Figure 2: Extract of the WLEP 2009 Height of Buildings Map (*Source: NSW Planning Portal)

The proposed development has a maximum building height of 17.96 metres, being six (6) storeys in height. The extent of this encroachment above the 16 metre height plane (only 1.96m) is shown the 3D perspectives prepared by DWA and extracted below in Figure 3.



Figure 3: Proposed 3D Views showing 16m height building plane (*Source: DWA)

As shown above, the breach in height only relates to a small portion of the upper roofline and lift overrun, which for the most part are contained to the central portion of the building. The proposed site plan and 3Ds are shown in the extracted architectural plans by DWA (referred to as *Figures 4, 5 and 6*).



Figure 4: Proposed Site and Ground Floor Plan (*Source: DWA)



Figure 5: Proposed Level 1 Floor Plan (*Source: DWA)



Figure 6: Proposed 3D Views (*Source: DWA)

A 3D perspective image of the proposed development in its future context has also been provided in Figures 7 & 8 below.

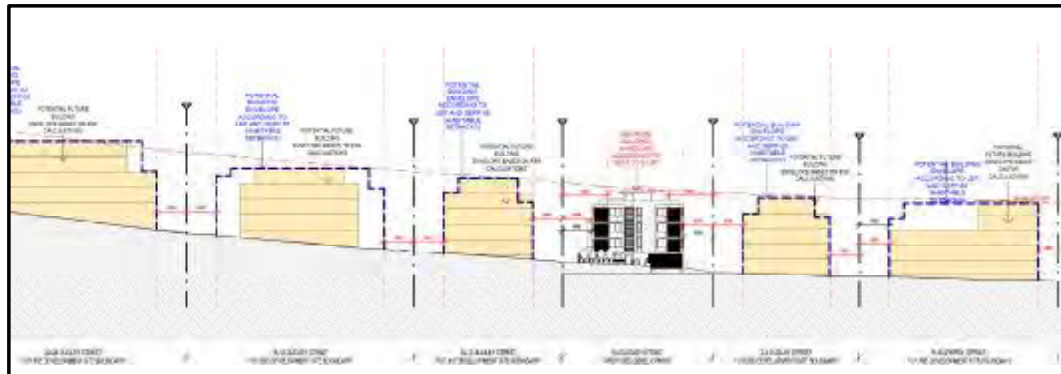


Figure 7: Streetscape Analysis of the proposed development in its future context (*Source: DWA)



Figure 8: Analysis of the proposed development in its future context (*Source: DWA)

3.3 What are the objectives of the standard?

The objectives of this clause are as follows—

- (a) to establish the maximum height limit in which buildings can be designed and floor space can be achieved,
- (b) to permit building heights that encourage high quality urban form,
- (c) to ensure buildings and public areas continue to have views of the sky and receive exposure to sunlight.

Further consideration of this objective in relation to the proposed development is provided within the following sections below.

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

The application proposes parts of the development in excess of 16 metres with a maximum height of 17.96 metres above ground level (RL 43.3). This equates to a 12.2% variation to the development standard.

The height plane is illustrated on the 3D perspective supplied by DWA (see Figure 3). As shown, the extent of the variation relates to a portion of the development to the rear (north west) due to the contours of the site and at the centre of the development being the lift overrun to the roof top terrace.

4.0 Assessment of Proposed Variation

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

Yes, compliance with the development standard is unreasonable in the circumstances.

In *Wehbe v Pittwater Council* [2007] NSWLEC827 (*Wehbe*), Preston CJ identified five (5) ways in which an applicant might establish that compliance with a development standard is unreasonable or unnecessary. While *Wehbe* related to objections pursuant to State Environmental Planning Policy No. 1 – Development Standards (SEPP 1), the analysis can be of assistance to variations made under clause 4.6 because subclause 4.6(3)(a) uses the same language as clause 6 of SEPP 1 (see *Four2Five* at [61] and [62]).

The five (5) ways outlined in *Wehbe* include:

1. The objectives of the standard are achieved notwithstanding noncompliance with the standard (First Way)
2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary (Second Way)
3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable (Third Way)
4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable (Fourth Way)
5. The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone (Fifth Way).

Additionally, of note, in the judgment in *Randwick City Council v Micaul Holdings Pty Ltd* [2016] NSWLEC 7 the Chief Judge upheld the Commissioner's approval of large variations to height and FSR controls on appeal. He noted that under clause 4.6, the consent authority (in that case, the Court) did not have to be directly satisfied that compliance with the standard was unreasonable or

unnecessary, rather that the applicant's written request adequately addresses the matters in clause 4.6(3)(a) that compliance with each development standard is unreasonable or unnecessary.

In this regard, this written request establishes and adequately addresses the matters in clause 4.6(3)(a) that compliance with each development standard is unreasonable or unnecessary because the objectives of the standard are achieved irrespective of the non-compliance with the building separation controls, and accordingly justifies the variation to the building separation control pursuant to the First Way and Forth Way outlined in Wehbe, as follows.

Objective of the Development Standard:

Under WLEP 2009, Clause 4.3(1) has the following objectives in relation to the Height of Building development standard:

- (a) to establish the maximum height limit in which buildings can be designed and floor space can be achieved,*
- (b) to permit building heights that encourage high quality urban form,*
- (c) to ensure buildings and public areas continue to have views of the sky and receive exposure to sunlight.*

Floor space

This clause applies to land in the Wollongong City Centre and sets aside the provisions contained within *Clause 4.4* (i.e. the maximum Floor Space Ratio (FSR) of 1.5:1 shown on the Floor Space Ratio Map).

A maximum floor space ratio (FSR) of 1.5:1 applies to the site, as shown in the extract from the Floor Space Ratio Map in *Figure 9* below.

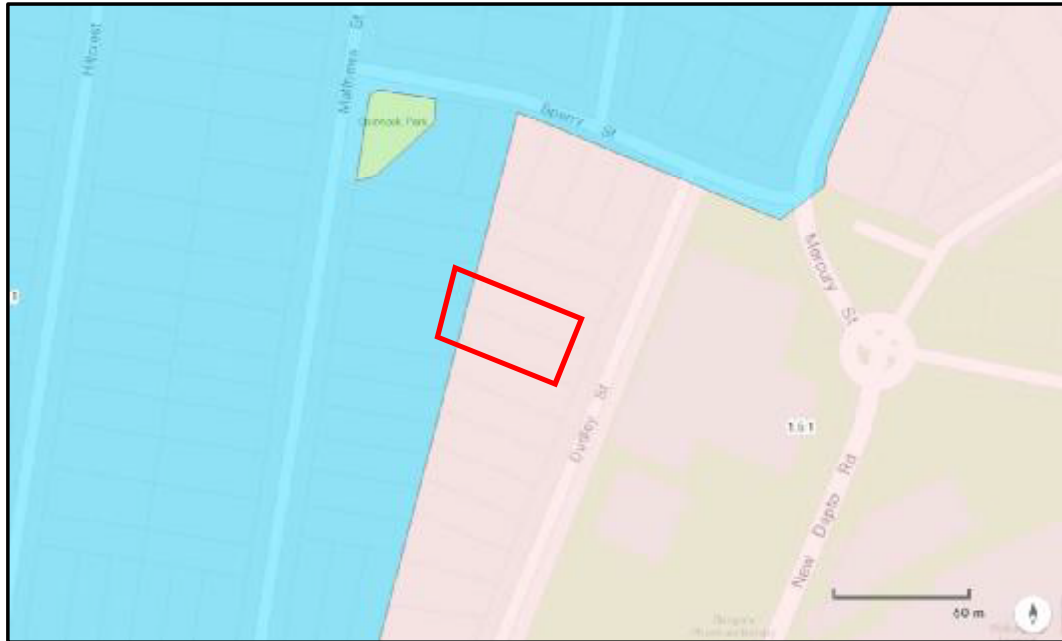


Figure 9: Extract of the WLEP Floor Space Ratio Map (*Source: NSW Planning Portal)

The proposed development has a gross floor area of 2439.10m² (or FSR of 1.41:1). Hence, the proposal complies with the applicable development standard in this regard.

The breach of the standard does not result in an inconsistency with this objective.

High Quality Urban Form

The external details have been carefully considered with DWA undertaking a comprehensive site analysis. Not only in terms of built form but also materials to ensure that the development, being the first of its kind along the street, will integrate with the existing setting but also provide a benchmark for future development in the area.

The proposal will have limited impact on existing view corridors, and the proposed height breach will not further restricted view lines of affect the skyline negatively at this location.

The proposal has been designed to comply with key planning controls and the development has been built into the site with the lower ground floor consisting of inground basement, apartments and communal open space in order to improve the streetscape and rear building interface (ie. stepped building design to respond to slope).

The land is suitable for the proposed residential flat development and is compatible with the

surrounding residential uses. The proposal will not have a detrimental impact on any environmental heritage items and will make a positive contribution to the streetscape.

The proposed bulk, massing and modulation of the building is acceptable and does not result in any unreasonable loss of amenity to any of the adjoining properties. The proposed street frontage height and building setbacks are considered appropriate having regard to the surrounding context and scale of development.

The proposal will have no significant adverse environmental impacts in terms of sustainability, wind and/or reflectivity. Overshadowing and solar access has been addressed in detail by DWA. Again, it is not expected that the height breach will dramatically add to overshadowing, compared to a strictly compliant scheme. Relevant details have been provided in this regard to enable a full assessment (i.e. shadow diagrams, BASIX certificates etc).

Access to the site has been carefully considered in a variety of forms (i.e. for pedestrians, motorists and cyclists alike), and has been revised since the Pre-DA and DRP meeting to ensure suitable provisions for service access and circulation. The proposed development will have a positive impact on the public domain.

The breach of the standard does not result in an inconsistency with this objective.

Views and Solar access

The proposed new six (6) storey RFB will replace two (2) existing single-storey dwellings and as such, the landscape and streetscape in terms of views will change. However, the proposal is not likely to impact on existing view corridors, as the primary views from Dudley Street are westwards towards the Illawarra Escarpment. The presence of the Wollongong Hospital carpark buildings and infrastructure opposite to the east means that no significant views will be lost for nearby residences, with properties to the north and south maintaining their distant views.

Existing views have been protected as far as practical, whilst allowing for redevelopment in the form of an RFB, which is permissible within the zone and compliant with the applicable development standards.

Due to the orientation of the site it is acknowledged that there will be some overshadowing to the south of the site. The designers of the development (DWA) have taken this into account in the setbacks of the tower and have provided shadow diagrams that show the existing development to the south of the site will have restricted solar access during the winter solstice to the northern

apartments. Notwithstanding, solar access is achieved and maintained during the summer solstice as per the Architectural Plans by DWA.

Additionally, the proposed development has been designed to respond to its future context and, in consideration of the subject site(s) to the south, detailed solar access plans have been provided by DWA (*Drawings 80 and 81*) to demonstrate that an ADG compliant development could be proposed and built with regards to solar access measures.

The site is located in a high density residential zone, and emerging multi-level built form area. It is reasonable to expect in locations such as this that smaller dwellings and residential buildings will be impacted in part by high density buildings associated with redevelopment, and to provide for no overshadowing impacts at all in such circumstances is unrealistic. The southern building line setbacks proposed accord with the expectation of the ADG, whilst the variation to the height limit proposed is contained to a small portion of the central part of the roof structure and lift overrun, thereby not contributing significant to overshadowing impacts.

In terms of solar access for the proposal, 22 of the total 28 units (i.e. 74%) receive a minimum of 2 hours sun to living area glazing and private open space in midwinter. The ADG design criteria nominates 70% as a minimum. There are 4 units (14%) which fall into the no sun category defined by the ADG. The ADG criteria nominates 15% as a maximum and therefore the ADG design criteria for solar access are fully satisfied.

The proposed height is compatible within its context and will not result in any adverse impacts to surrounding properties. The breach of the standard allows for a building that achieves an improved built form. The breach of the standard allows a built form that is consistent with the urban design principles established in the Wollongong LEP 2009 (Wollongong City Centre Area). This includes providing an adequate setback to the street, side, and rear boundaries; as well as the provision of a protected rooftop landscaping and communal open space (from the winds to the south). If the breach did not occur; the built-form and functional outcome of the rooftop would be compromised as it would otherwise result in a poorer streetscape presentation and less amenity for the potential occupants and their visitors.

The breach of the standard does not affect consistency with this objective.

On this basis, the proposed development has been assessed against each objective contained in Clause 4.3(1) of WLEP 2009. Thus, deeming strict compliance in accordance with the First Way is unwarranted in the circumstances of this particular case.

Development Standard Abandoned:

In relation to the Fourth Way "The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable (Fourth Way)" it is noted that the following approvals have proposed the same variation and have been approved thereby abandoning the development standard:

DA-2018/1481: 22 Robert Street CORRIMAL

Mixed Use Residential - residential flat building comprising 21 apartments above basement car parking, 13 townhouses with double garages and tree removals and Subdivision - Strata title - 34 lots

DA-2018/1517: 145-149 Princes Highway CORRIMAL

Mixed use development comprising 1 retail tenancy, 13 affordable units, 15 self-contained boarding house studios and associated car parking and landscaping works

DA-2018/313: 2 Frederick Street WOLLONGONG

Residential - demolition of existing structures and construction of a boarding house development

DA-2018/557: 4 Lindsay Evans Place DAPTO

Demolition of existing 45 bed residential aged care facility and construction of new 111 bed residential aged care facility and conversion of existing 44 hostel bed facility to 22 serviced self-care dwellings with community/ancillary spaces, reconfiguration of and additional car parking and associated landscaping and infrastructure works plus tree removals

DA-2019/756: 65 Walker Street HELENSBURGH

Mixed use - demolition of existing dwellings and excavation works, construction of mixed use development and basement carparking

DA-2020/35: 22/100-104 Corrimal Street WOLLONGONG

Residential - construction of roof level cabana for Unit 22

Reviewing these examples, it is reasonable to say that some flexibility has been shown by Council in the past in applying the maximum height control where there are particular circumstances that would warrant it. Many of these examples and Council's acceptance relates to the fact that exceedence has not been relative to GFA, and primarily included lift overrun, plant equipment, roof form features or pergolas et cetera. Additionally, many of these examples relate to sloping sites. All of which is akin to the subject proposal.

Whether the standard has been abandoned or not is a matter for interpretation. For example, is one variation to this development standard enough to interpret as abandonment, or 100 variations. Notwithstanding, it is clear that examples for circumstances such as this particular case have warranted Council abandoning the height control on such occasions. Thus, deeming strict compliance with the Height of building development standard is unwarranted (Forth Way) in the circumstances of this particular case.

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

“Environmental planning grounds” take their colour from the subject matter, scope and purpose of the Environmental Planning and Assessment Act 1979 (EPA Act), including its objects. The below provide a breakdown of the key environmental planning grounds which support the proposed variation request, including:

The unique circumstances at the site which warrant the proposal to exceed the permissible height for this site:

The development at this height limit, whilst maintaining other development standards, has an appropriate FSR for this site. Logically, restricting a built form envelope is completely impractical at this location and, therefore, unreasonable to consider in this instance. The proposal is a unique location being adjacent the Wollongong Hospital Carpark to the east and adjoining low density residential to the west. Given the extent of variation between the building heights in the immediate vicinity, the variation is not considered significant in the scheme of the development and the context.

The adjoining sites are still able to achieve adequate solar access and privacy.

The proposed building form does not result in any significant adverse impacts and achieves a good urban development outcome for the site:

The building height is a direct design response with the intent to allow the site to respond to the demand for residential floor space in the area, whilst supporting Wollongong Councils objectives for built form within the R1 General Residential zone.

The proposed bulk and scale of this building is considered appropriate for the edge of this City Centre location, and will not detrimentally affect the visual appearance of the area (in fact it will substantially improve an aged part of the City, which is undergoing change with other similar scale redevelopments occurring nearby). The

overall height and form of the development is consistent with expected future desired character strategies for the area.

The proposal incorporates attractive and well-considered architectural design, materials and details which reflect the proposed high-quality development. The proposal will deliver good internal amenity for prospective guests and commercial occupants.

Again, the adjoining sites are still able to achieve their maximum permitted, height, FSR and building forms with good access to views and solar amenity.

The maintenance of design excellence through the proposed alternate strategy, which has been designed to be a core element of the delivery of the integrated station development outcome:

Pursuant to Clause 7.18(2)(a) of WLEP, as the site is identified to be located within the Wollongong city centre boundary the proposed development must exhibit design excellence, and consider and comply with the objective and controls of Clause 7.18.

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

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

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

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

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

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

(i) the suitability of the land for development,

(ii) existing and proposed uses and use mix,

(iii) heritage issues and streetscape constraints,

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

(v) bulk, massing and modulation of buildings,

(vi) street frontage heights,

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

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

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

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

The architectural design, materials and detailing are of a high standard that is appropriate to the building type and location. The form and external appearance of the development will improve the quality and amenity of the public domain in the immediate vicinity of the site, particularly as the site is situated in a visually prominent location, being adjacent the Wollongong Hospital carpark.

The external details have been carefully considered with DWA undertaking a comprehensive site analysis not only in terms of built form but also materials to ensure that the development, being the first of its kind along the street will integrate with the existing setting but also provide a benchmark for future development in the area.

The proposal has been designed to comply with key planning controls and the development has been built into the site with the lower ground floor consisting of inground basement, apartments and communal open space in order to improve the streetscape and rear building interface.

The land is suitable for the proposed residential flat development and is compatible with the surrounding residential uses. The proposal will not have a detrimental impact on any environmental heritage items and will make a positive contribution to the streetscape.

The proposed bulk, massing and modulation of the building is acceptable and does not result in any unreasonable loss of amenity to any of the adjoining properties. The proposed street frontage heights are considered appropriate having regard to the surrounding context and scale of development.

The proposal will have no significant adverse environmental impacts in terms of sustainability, wind and/or reflectivity. Overshadowing and solar access has been addressed in detail by DWA. Relevant details have been provided in this regard to enable a full assessment (i.e. shadow diagrams, BASIX certificates etc).

Access to the site has been carefully considered in a variety of forms (i.e. for pedestrians, motorists and cyclists alike), and has been revised since the Pre-DA and DRP meeting to ensure suitable provisions for service access and circulation. The proposed development will have a positive impact on the public domain.

The delivery of a development outcome which does not result in any adverse environmental impacts

The proposed development has been designed will incorporate best practice

initiatives with regards to ecologically sustainable development (ESD) principles, in order to achieve the sustainability requirements of Section J of the NCC (as well as Council guidelines under Wollongong DCP 2009). In this regard, sustainability specialists EPlanning have been engaged to review opportunities for ESD initiatives to be put into the design, construction and ongoing operation of the proposed development.

As above, we acknowledge the proposed development will bring some overshadowing impact upon the neighbouring properties to the south, however this is not exacerbated significantly by the proposed height breach. Practically, due to site orientation it would be almost impossible to redevelop the subject site for anything greater than a few storeys without having any impact whatsoever.

Notwithstanding, a complying development in its future context can still be developed on the sites to the south as redevelopment occurs over time consistent with the current LEP and DCP controls.

The development has been specifically designed to provide a suitable environment for all future inhabitants of the development, whilst respecting the considerations of adjoining land uses. The internal layout of the rooms attempt to minimise overlooking with the careful location of window and door openings.

Acoustic privacy for future visitors and neighbouring land uses has also been taken into account, with the proposed development being designed to limit noise intrusion into adjoining properties through the use of appropriate building materials and associated noise control treatments. The proposed development has been supported by a Harwood Acoustics, which provides a range of acoustic recommendations to ensure the proposed development will comply with the relative sections of the EPA and Council requirements/conditions, and will not create any offensive noise to the surrounding residents.

Overall, it is evident from the above commentary provided that there are sufficient planning grounds to justify contravening the height of building development standard identified. To this end, strict compliance with the numerical development standards are both unwarranted and unnecessary in this instance.

4.3 Does contravening the development standard raise any matters of significance for the State or regional environmental planning?

No, contravening the development standard in this case does not raise any matters of State or Regional planning significance.

4.4 Is the objection well founded?

Yes, for the reasons outlined in the previous sections above, the objection is considered to be well founded in this particular instance. Granting an exception to the development standard can therefore be supported in the circumstances of the case.

The proposed development will be consistent with the outcomes envisaged in the zoning and policy framework. The development is also compatible with the relevant objectives specified in *Section 1.3* of the *EPAA 1979*.

5.0 Conclusion

The proposed variation is based on the reasons contained within this request for an exception to the stated *Height of Building* requirement, being a development standard contained within the *WLEP 2009*. The proposal will not result in any adverse impacts with regards to the amenity of the adjoining properties.

The proposed non-compliance is unlikely to result in any future precedents given the surrounding pattern of development and the combination of zoning and other associated controls currently in place. In this instance, there are sufficient environmental planning grounds to justify contravening the development standard.

In conclusion, the objection is considered to be well founded on planning grounds and compliance with the standard is unreasonable in the circumstances of the case.

Yours faithfully,
MARTIN MORRIS & JONES PTY LTD



LUKE ROLLINSON BUrbRegPlan DipArchTech MPIA
DIRECTOR – TOWN PLANNER

Wollongong Design Review Panel (Via MS Teams)
Meeting minutes and recommendations

Date	1 February 2021
Meeting location	Wollongong City Council Administration Offices
Panel members	Brendan Randles David Jarvis Sue Hobley
Apologies	Nil
Council staff	Pier Panozzo – City Centre & Major Development Manager Vanessa Davis Senior Development Project Officer
Guests/ representatives of the applicant	Robert Gizzi - Design Workshop Amanda Kotovski - Design Workshop Luke Rollinson - MMJ Wollongong Matthew Taylor - Taylor Brammer Ross Nettle – TTPA
Declarations of Interest	Nil
Item number	1
DA number	DA-2020/1458
Reason for consideration by DRP	SEPP 65 and Clause 7.18 Design Excellence WLEP 2009
Determination pathway	Wollongong Local Planning Panel
Property address	6-8 Dudley Street, Wollongong NSW 2500
Proposal	Demolition of existing dwelling houses, lot consolidation and construction of a residential flat building
Applicant or applicant's representative address to the design review panel	The applicant addressed the Panel
Background	The site was previously inspected by the Panel pre-lodgement on 28 April 2020 under DE-2020/20 and again on 1 February 2021 under the subject DA.
Design quality principals SEPP 65	
Context and Neighbourhood Character	<p>At the last DRP meeting, the Panel noted the existing low-scale residential character of this side of the street (the other side features much higher scale commercial massing), that the context is evolving and that this site will be the first site developed. Also noted was the site's complex topography, its relatively narrow width and other factors that contribute to the formidable challenges in achieving an amenable layout capable of achieving design excellence. With regard to the layout presented, mention was made of the need for substantial deep soil, especially along side boundaries, and the poor ground floor relationship of the proposal with its street frontage.</p> <p>The site analysis has been substantially broadened and includes long street elevations and anticipated built form along the street – examined from various viewpoints.</p> <p>In response to Panel comments, a great number of issues raised have been addressed. However, as the first site to be developed, there are a number of issues that still require attention to demonstrate that the proposed layout maximally achieves the design excellence standards not only for this site, but for all future proposals along the street.</p>
Built Form and Scale	The Applicant is to be commended for taking on board the many built form issues raised at the last meeting and the skill with which many of them have been resolved. In particular:

	<ul style="list-style-type: none"> - the built form frontage width has been reduced and landscape to both sides substantially increased - bulk and scale have been better resolved generally and markedly reduced - the vehicular ramp is now embedded in the built form - basement layouts have been significantly amended to provide substantial pockets of deep soil to both sides and the rear of the site - as requested, all habitable space on level 4 is now dedicated to communal uses only - built form has been removed from its southern side, significantly reducing impacts on adjoining properties - cores have been relocated to allow for better front entry and clear views and access to the west from lower ground - a common room has been provided at lower ground - meeting rooms have been replaced with a larger more amenable main entry lobby - an entry airlock has been provided - privacy to front unit G01 has been improved - outlook to landscape has been increased from all units - non accessible roof areas have been reduced - massing and composition have been refined <p>As raised at last DRP, due to a change in zoning to the west, Objective 3F of the ADG requires a minimum 9m setback (window to habitable rooms and balconies) for the first 4 storeys and a setback of 12m for the level above. Balconies may be accommodated in the transition zone created above the 4th storey building (level 3, dwg 25) if it can be demonstrated that the balcony does not result in privacy issues with the neighbour. The objectives of part 3F of the ADG must be achieved.</p> <p>This measure is essential in mitigating impacts on western properties. To not lose GFA, the Panel suggests that better use be made of available space to north and south of units 102 and 107 (and above); living rooms can be lengthened and substantially narrowed for example and bedrooms pushed south, so as to allow the 1B unit 106 (and above) to slide east. Due to likely privacy impacts, south facing balconies are not supported in any case.</p> <p>The cross through units appear to breach the ADG's separation requirements at level 3; it is therefore recommended that built form be setback, with balconies becoming continuous terraces with planters to address this issue.</p> <p>The lack of deep soil along the frontage is of concern – especially given this proposal will set the precedent for future developments. While the Panel notes that accessing the basement is very difficult and that the verge is very wide along the subject street, a very strong case must be provided if deep soil is not going to be provided e.g. demonstrating compliance with the intentions of deep soil, and the potential to introduce substantial trees within the verge etc.</p> <p>The proposed communal roof garden and associated vertical circulation core, results in a point encroachment of the maximum height limit for this site. From the information currently provided by</p>
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	<p>the applicant it appears that the noncompliance does not increase the perceived bulk of the building as viewed from the street, does not increase the extent of over shadowing of neighbouring sites and arises in order to provide a positive contribution to the amenity and social well-being of residents.</p>
Density	<p>The Panel notes that there is a misalignment between the density and height allowed for the site. As the proposal demonstrates, it is highly unlikely that the density allowed for the site is achievable within a compliant and amenable volume.</p>
Sustainability	<p>With high compliance with natural ventilation requirements, extensive deep soil, well considered landscape and BASIX compliance, the proposal shows good sustainability foundations.</p> <p>However, further refinement is required to meet ADG minimum solar access requirements. Units G03, 104 and 204 do not receive a minimum of 2 hours solar access to their living room (currently shown as ADG compliant in solar compliance schedule DWG 62). Currently 19 of the proposed 28 units (68%) receive a minimum of 2 hours solar access between 9am and 3pm, mid-winter. Further development is required to meet ADG requirement of 70%.</p> <p>The Applicant is encouraged to provide solar panels – at least for the lighting of public areas. It is not clear if water collection and re-use is being provided; this should be confirmed.</p>
Landscape	<p>The Panel notes that the amended landscape plans have addressed the previous Panel's comments/recommendations and, by and large, addressed the issues well. The following (new) issues relating to the substantially amended plans should be addressed:</p> <ul style="list-style-type: none"> - The landscape and architectural plans should be consistent (e.g with regard to proposed tree management) and corrections made with regard to labelling of elements included in the legend. - The Panel is an advisory body, not an approval authority and cannot therefore confirm that any non-compliances (e.g with setbacks, building height, etc.) will be acceptable to Council under WLEP 2009. - The landscape architect and applicant should clarify whether the proposed treatment of the site frontage meets the aims of the DCP and whether improvements to the plantings within the public domain (such as trees and other amenity plantings) should be included in the application. - The levels, access to and circulation within the communal open space should be clearly shown (including with a section) to enable better understanding of how the use of the deep soil zone along the rear of the site will work and link to the side boundary landscapes. - The siting of barbecues and paving among trees in the deep soil zone is not recommended. - The Panel appreciates that the design intent to allow people to sit in this area has merit, however a more sensitive approach to the planting and/or hardscape plans should be explored. - The heights of retaining walls should be shown on the plans should be shown to enable an understanding of any

	<p>amenity issues.</p> <ul style="list-style-type: none"> - The level 4 communal facilities should include a kitchen. - The Panel does not support the use of pebbles in landscape areas (including roofs). - The Panel strongly promotes the use of locally indigenous plant species in amenity plantings (not necessarily including food gardens) to support Council's biodiversity goals and minimise adverse impacts such as weeds and high water use.
Amenity	<p>The amenity concerns raised at the last meeting have generally been addressed. However, the following issues are of concern:</p> <ul style="list-style-type: none"> - SW corner units appear NOT to achieve 2hrs solar access; in their redesign, it is recommended that living spaces be pushed to the western face of building. - The western lobby at third level has no access to light and air. A ventilating or operable skylight is therefore required. - Access to rear garden requires walking through the communal room; it would be better if direct access were provided - See note above regarding deep soil at the street frontage - See note above regarding rear setback and impacts on western properties
Safety	<p>The Applicants are confident that egress can be provided from the rear stair as proposed; Council should confirm this arrangement as part of their assessment.</p>
Housing Diversity and Social Interaction	<p>Acceptable</p>
Aesthetics	<p>The aesthetics of the proposal have greatly improved. It is clear that a lot of effort has been dedicated to resolving the massing and achieving a clear and simple architectural language in the process. The Panel supports the massing, composition and materials now proposed.</p>
Design Excellence WLEP2009	
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	<p>Achieved</p>
Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	<p>Achieved – provided a 9m setback is implemented and deep soil to frontage is addressed.</p>
Whether the proposed development detrimentally impacts on view corridors,	<p>Not evident</p>
Whether the proposed	<p>Not evident</p>

development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,	
How the development addresses the following:	
the suitability of the land for development,	Suitable
existing and proposed uses and use mix	Appropriate
heritage issues and streetscape constraints,	Acceptable
the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	No tower proposed
bulk, massing and modulation of buildings	Acceptable and appears to be considered in terms of future built form pending: <ul style="list-style-type: none"> - a 9m setback implemented to the rear of the site - deep soil / landscaping to frontage developed to provide an appropriate interface with the street. - level 3 side elevations developed to address the objectives of part 3F of the ADG
street frontage heights	Acceptable
environmental impacts such as sustainable design, overshadowing, wind and reflectivity	Acceptable
the achievement of the principles of ecologically sustainable development	Acceptable
pedestrian, cycle, vehicular and service access, circulation and requirements	Acceptable
impact on, and any proposed improvements to, the public domain	Acceptable
Key issues, further Comments & Recommendations	Issues that require amendments to the proposed built form include: <ul style="list-style-type: none"> - 9m rear setback - deep soil to frontage - side separation at third level - all units to achieve 2hrs solar access; in their redesign The Panel does not need to see the proposal again.

Attachment 6

Apartment Design Guide

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
<i>Part 1 – Identifying the context</i>		
<p><u>1A Apartment building types</u></p> <p>Generic apartment building types can be used to:</p> <ul style="list-style-type: none"> - Determine the appropriate scale of future built form - Communicate the desired character of an area - Assist when testing envelope and development controls to achieve high amenity and environmental performance. 	<p>The proposal is a residential flat building, running longitudinally down the slope of the site from the street.</p> <p>The 5-storey development consists of one and a half levels of basement parking and 27 residential units.</p>	Yes
<p><u>1B Local character and context</u></p> <p>This guideline outlines how to define the setting and scale of a development, and involves consideration of the desired future character, common settings and the range of scales.</p>	<p>The strategic desired future character of the area is set by Wollongong LEP 2009 and accompanying DCPs particularly Chapter D13 Wollongong City Centre. Appropriate site analysis information has been submitted.</p>	Yes
<p><u>1C Precincts and individual sites</u></p> <p>Individual sites:</p> <p>New development on individual sites within an established area should carefully respond to neighbouring development, and also address the desired future character at the neighbourhood and street scales. Planning and design considerations for managing this include:</p> <ul style="list-style-type: none"> - Site amalgamation where appropriate - Corner site and sites with multiple frontages can be more efficient than sites with single frontages - Ensure the development potential for adjacent sites is retained - Avoid isolated sites that are unable to realise the development potential. 	<p>The application proposes the amalgamation of 2 sites (6-8 Dudley Street) with a single frontage to Dudley Street.</p>	Yes
<i>Part 2 – Developing the controls</i>		
<p>These guidelines include tools to support the strategic planning process when preparing planning controls, and aren't</p>	<p>Strategic Planning controls have been established and incorporated into the DCP and LEP.</p>	

Standards/controls	Comment	Compliance
relevant to the development assessment of individual proposals.		
Part 3 Siting the development		
<u>3A Site analysis</u>	Relevant site analysis plans have been provided with the DA. The site analysis provides contextual information regarding the site's location but also the proposed development within the existing and future streetscape.	Yes
<u>3B Orientation</u>		
Buildings must be oriented to maximise northern orientation, response to desired character, promote amenity for the occupant and adjoining properties, retain trees and open spaces and respond to contextual constraints such as overshadowing and noise.		
<u>Objective 3B-1:</u>		
<i>Building types and layouts respond to the streetscape and site while optimising solar access within the development</i>	The building is oriented along the length of the site which enjoys a predominantly northern exposure, maximising solar access to apartments and open spaces. The main pedestrian entrance is located centrally within the front façade and adds to the definition of the street address.	Yes
<u>Design Guidance</u>		
- Buildings should define the street by facing it and providing direct access.		
<u>Objective 3B-2</u>	.	
<i>Overshadowing of neighbouring properties is minimised during mid- winter</i>	Variation requested with regard to overshadowing of southern property.	No - variation
<u>Design Guidance</u>		
- Overshadowing should be minimised to the south or down hill by increased upper level setbacks		
- Refer sections 3D & 4A below for solar access requirements		
- A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings		
<u>3C Public domain interface</u>		
<u>Objective 3C-1:</u>		
<i>Transition between private and public domain is achieved without compromising safety and security</i>		
<u>Design Guidance</u>		
- Terraces, balconies and courtyards should have direct street entry, where appropriate	The entry is visible, with clear definition between public and private domain. Appropriate access is provided for the change in levels through stairs and a	Yes

Standards/controls	Comment	Compliance												
<ul style="list-style-type: none"> - Communal open space should be consolidated into a well designed, usable area. <p><u>Objective 3D-2</u></p> <p><i>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Facilities to be provided in communal open spaces for a range of age groups, and may incorporate seating, barbeque areas, play equipment, swimming pools <p><u>Objective 3D-3</u></p> <p><i>Communal open space is designed to maximise safety</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Communal open space should be visible from habitable rooms and POS areas and should be well lit. <p><u>Objective 3D-4</u></p> <p><i>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</i></p> <p><u>3E Deep soil zones</u></p> <p><u>Objective 3E-1</u></p> <p><i>3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.</i></p> <p><u>Design Criteria:</u></p> <ol style="list-style-type: none"> 1. Deep soil zones are to meet the following minimum requirements: <table border="1"> <thead> <tr> <th>Site area</th><th>Minimum dimensions</th><th>Deep soil zone (% of site area)</th></tr> </thead> <tbody> <tr> <td>less than 650m²</td><td>-</td><td rowspan="4">7%</td></tr> <tr> <td>650m² - 1,500m²</td><td>3m</td></tr> <tr> <td>greater than 1,500m²</td><td>6m</td></tr> <tr> <td>greater than 1,500m² with significant existing tree cover</td><td>6m</td></tr> </tbody> </table> <p><u>Design guidance:</u></p>	Site area	Minimum dimensions	Deep soil zone (% of site area)	less than 650m ²	-	7%	650m ² - 1,500m ²	3m	greater than 1,500m ²	6m	greater than 1,500m ² with significant existing tree cover	6m	<p>Appropriate landscape treatment has been provided, and the additional communal room alongside landscaped areas, enhances the usability of spaces providing a range of areas for activities for residents.</p> <p>Passive surveillance from apartments provides safety to the COS at ground level. The roof terrace is accessed only via the internal lift and is visually open to promote safe use.</p> <p>A 6m wide deep soil zone extends along the rear (western) boundary of the site with a total area of 468.08sqm (27%).</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
Site area	Minimum dimensions	Deep soil zone (% of site area)												
less than 650m ²	-	7%												
650m ² - 1,500m ²	3m													
greater than 1,500m ²	6m													
greater than 1,500m ² with significant existing tree cover	6m													

Standards/controls	Comment	Compliance												
<ul style="list-style-type: none"> - Deep soil zones should be located to retain existing significant trees. <p>3F Visual privacy</p> <p><u>Objective 3F-1</u></p> <p><i>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual amenity.</i></p> <p><u>Design Criteria:</u></p> <p>1. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1"> <thead> <tr> <th>Building height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr> <tr> <td>up to 25m (5-8 storeys)</td><td>9m</td><td>4.5m</td></tr> <tr> <td>over 25m (9+ storeys)</td><td>12m</td><td>6m</td></tr> </tbody> </table> <p><u>Objective 3F-2:</u></p> <p><i>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Communal open space, common areas and access paths should be separated from private open space and windows to apartments. <p>3G Pedestrian access and entries</p> <p><u>Objective 3G-1</u></p> <p><i>Building entries and pedestrian access connects to and addresses the public domain</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Multiple entries should be provided to activate the street edge. - Buildings entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries. <p><u>Objective 3G-2</u></p>	Building height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storeys)	9m	4.5m	over 25m (9+ storeys)	12m	6m	<p>The setbacks proposed are predominantly compliant, with the only non-compliance being the living room sliding doors to Unit LG01's southern façade approximately 5m from boundary.</p> <p>Otherwise all setbacks are 6m for habitable rooms up to 4 storeys, and 9m for the 5th storey. A 9m rear setback has been provided throughout to minimise impacts to rear neighbours.</p> <p>The roof top COS shares no walls or areas with apartments and is fully separated for noise and visual privacy.</p> <p>The ground floor COS is appropriately screened from apartments on this level, and landscaping provides a privacy buffer.</p> <p>Due to the site's narrow width, pedestrian access is limited to a single entry point to maximise landscaping opportunities, which is appropriate.</p> <p>The building entry is clearly visible from public domain.</p>	<p>No – variation</p> <p>Yes</p> <p>Yes</p>
Building height	Habitable rooms and balconies	Non-habitable rooms												
up to 12m (4 storeys)	6m	3m												
up to 25m (5-8 storeys)	9m	4.5m												
over 25m (9+ storeys)	12m	6m												

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p><i>Access, entries and pathways are accessible and easy to identify</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Building access areas should be clearly visible from the public domain and communal spaces - Steps and ramps should be integrated into the overall building and landscape design. <p><u>3H Vehicle access</u></p> <p><u>Objective 3H-1</u></p> <p><i>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</i></p>	<p>Access is clearly visible from public domain, with an airlock setup for mailboxes and fire egress. Ramps and stairs are separated so the ramp does not dominate the streetscape but provides equitable and equal access.</p>	Yes
<p><u>3J Bicycle and car parking</u></p> <p><u>Objective 3J-2</u></p> <p><i>Parking and facilities are provided for other modes of transport</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters - Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas. <p><u>Objective 3J-3</u></p> <p><i>Car park design and access is safe and secure</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Supporting facilities within car parks (garbage rooms, storage areas, car wash bays) can be accessed without crossing parking spaces - A clearly defined and visible lobby or waiting area should be provided to lifts and stairs. - Permeable roller doors allow for natural ventilation and improve the safety of car parking areas by enabling passive surveillance. <p><u>Objective 3J-4</u></p>	<p>Car park entry is provided behind the building line and is of an appropriate scale for this development.</p> <p>Garbage storage is located in the basement, with bin collection on street. This meets DCP requirements for less than 50% of site width.</p> <p>Adequate vehicular parking, motor bike and bicycle parking proposed. No concerns raised from Traffic Engineer.</p> <p>Appropriate resident bicycle arrangements proposed.</p> <p>Supporting facilities adequately located, with appropriately located storage, lobbies, and parking to maximise safety.</p> <p>Roller shutter doors proposed within the basement, and separate visitor and residential parking appropriately.</p> <p>All parking below street level in basement. Ventilation incorporated into the design.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

Standards/controls	Comment	Compliance
<p><i>Visual and environmental impact of underground car parking are minimised</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Excavation should be minimised through efficient carpark layouts and ramp design. - Protrusion of carparks should not exceed 1.0m above ground level. <p>PART 4 – DESIGNING THE BUILDING - AMENITY</p> <p><u>4A Solar and daylight access</u></p> <p><u>Objective 4A-1</u></p> <p><i>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</i></p> <p><u>Design Criteria</u></p> <p>1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of two (2) hours direct sunlight between 9am and 3pm in mid-winter in Wollongong LGA.</p> <p>A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter</p> <p><u>4B natural ventilation</u></p> <p><u>Objective 4B-1</u></p> <p><i>All habitable rooms are naturally ventilated.</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - A building's orientation should maximise the prevailing winds for natural ventilation in habitable rooms - The area of unobstructed window openings should be equal to at least 5% of the floor area served. - Doors and openable windows should have large openable areas to maximise ventilation. <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Single aspect apartments should use design solutions to maximise natural ventilation. <p><u>Objective 4B-3</u></p> <p><i>The number of apartments with natural cross ventilation is maximised to create a</i></p>	<p>Basement design is efficient in layout and does not protrude more than 1m above ground level.</p> <p>21 of the 27 units proposed are able to comply with the required 2 units of sunlight (78%).</p> <p>4 of the 27 units proposed receive no solar access (14.8%).</p> <p>Units have been adequately designed to achieve cross ventilation requirements through window/balcony/terrace openings. Windows and their openings have been maximised as appropriate to balance privacy with solar access and ventilation.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p><i>comfortable indoor environment for residents</i></p> <p><u>Design Criteria:</u></p> <ol style="list-style-type: none"> 60% of apartments are naturally cross ventilated in the first nine storeys Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. <p><u>4C Ceiling heights</u></p> <p><u>Objective 4C-1</u></p> <p><i>Ceiling height achieves sufficient natural ventilation and daylight access</i></p> <p><u>Design Criteria</u></p> <ol style="list-style-type: none"> Minimum 2.7m for habitable rooms and 2.4m for non-habitable rooms <p><u>4D Apartment size and layout</u></p> <p><u>Objective 4D-1</u></p> <p><i>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity</i></p> <p><u>Design Criteria:</u></p> <ol style="list-style-type: none"> Minimum internal areas: <ul style="list-style-type: none"> Studio – 35m² 1 bed – 50m² 2 bed – 70m² 3 bed – 90m² <p>The minimum internal areas include only 1 bathroom. Additional bathrooms increase the minimum internal areas by 5m² each.</p> Every habitable room must have a window in an external wall with a total minimum glass area of at least 10% of the floor area of the room. <p><u>Objective 4D-2</u></p> <p><i>Environmental performance of the apartment is maximised</i></p> <p><u>Design Criteria:</u></p> <ol style="list-style-type: none"> Habitable room depths are limited to a maximum of 2.5 x ceiling height In open plan layouts (where the living, dining and kitchen are combined) the 	<p>21 of the 27 units are able to achieve natural cross ventilation (78%).</p> <p>While overall building depth is in excess of 18m, no apartment depth is greater than 18m, with a maximum depth of less than 17m.</p> <p>Basement floor to floor height of 2.8m is acceptable and provides for 2.5m clear for adaptable spaces.</p> <p>Lower ground and above has a floor to floor height of 3.1m, which allows ceiling heights of 2.7m.</p> <p>Room layout is generally functional and well organised, providing amenity to residents.</p> <p>Apartments are all of an appropriate size and range from 50.2sqm for a 1-bedroom unit to 95.2sqm for a 3-bedroom unit, with second bathroom.</p> <p>The habitable rooms of all units have an adequate amount of glass area, that is equal to or in excess o 10% of floor area.</p> <p>2.7m ceiling heights proposed which requires a maximum depth of 6.75m, except for kitchen which may be 8m from a window. Units throughout comply with this</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

Standards/controls	Comment	Compliance															
<p>maximum habitable room depth is 8m from a window.</p> <p><u>Design Guidance:</u></p> <ul style="list-style-type: none"> - Greater than the minimum ceiling heights can allow proportionate increases in room depths. - Where possible, bathrooms and laundries should have an external openable window. - Main living spaces should be oriented towards the primary outlook. <p><u>Objective 4D-3</u></p> <p><i>Apartment layouts are designed to accommodate a variety of household activities and needs</i></p> <p><u>Design Criteria:</u></p> <ol style="list-style-type: none"> 1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excl wardrobe space) 2. Bedrooms have minimum dimension of 3m (excl wardrobe) 3. Living rooms have minimum width of: <ul style="list-style-type: none"> - 3.6m for studio and 1 bed apartments - 4m for 2+ beds. <p><u>4E Private open space and balconies</u></p> <p><u>Objective 4E-1</u></p> <p><i>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</i></p> <ol style="list-style-type: none"> 1. Minimum balcony depths are: <table border="1"> <thead> <tr> <th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr> </thead> <tbody> <tr> <td>Studio apartments</td><td>4m²</td><td>-</td></tr> <tr> <td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr> <tr> <td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr> <tr> <td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p> <ol style="list-style-type: none"> 2. Ground level apartment POS must have minimum rea of 15m² and min. depth of 3m <p><u>Objective 4E-2</u></p>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m ²	-	1 bedroom apartments	8m ²	2m	2 bedroom apartments	10m ²	2m	3+ bedroom apartments	12m ²	2.4m	<p>requirement of 8m to kitchen or 6.75m otherwise.</p> <p>Generally, laundries and bathrooms do not have windows and rely on mechanical ventilation.</p> <p>Bedrooms achieve the minimum dimensions, and do not include wardrobe depths.</p> <p>Living rooms achieve the minimum width.</p> <p>Balcony depth and areas are compliant throughout, with many exceeding the requirement.</p> <p>Ground level apartments to the north have a balcony depth of 2.5m rather than 3m as they are often above ground level, due to the site's sloping nature and service walkway. This is likely to reduce impact to neighbouring houses.</p>	<p>Yes</p> <p>Yes</p> <p>No variation –</p>
Dwelling type	Minimum area	Minimum depth															
Studio apartments	4m ²	-															
1 bedroom apartments	8m ²	2m															
2 bedroom apartments	10m ²	2m															
3+ bedroom apartments	12m ²	2.4m															

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p><i>Primary private open space and balconies are appropriately located to enhance liveability for residents</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Primary private open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space. - POS & Balconies should be oriented with the longer side facing outwards to optimise daylight access into adjacent rooms. 	<p>Balconies and POS are all located adjacent to living areas, extending the available living space, and are appropriately oriented to maximise views and solar access.</p>	<p>Yes</p>
<p><u>Objective 4E-3</u></p> <p><i>Primary private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - A combination of solid and transparent materials balances the need for privacy with surveillance of the public domain - Full width glass balustrades alone are not desirable - Operable screens etc are used to control sunlight and wind, and provide increased privacy for occupancy while allowing for storage and external clothes drying. 	<p>Pergolas are proposed on ground floor POS providing privacy, as well as utilising landscaping to side and rear boundaries to create a balance between passive surveillance and privacy. A mixture of fixed and operable screens are proposed to create mixed environments and privacy.</p>	<p>Yes</p>
<p><u>Objective 4E-4</u></p> <p><i>Private open space and balcony design maximises safety</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Changes in ground levels or landscaping are minimised. 	<p>Changes in ground levels to the southern boundary and rear are minimal, while the planting over the basement and fill to the northern boundary provide for suitable landscaping as to provide privacy as well as disabled access.</p>	<p>Yes</p>
<p><u>4F Common circulation and spaces</u></p> <p><u>Objective 4F-1</u></p> <p><i>Common circulation spaces achieve good amenity and properly service the number of apartments.</i></p> <p><u>Design Criteria</u></p> <ol style="list-style-type: none"> 1. The maximum number of apartments off a circulation core on a single level is eight 	<p>5- 7 units are proposed off 2 circulation cores, each with its own lift.</p> <p>Corridor length is generally acceptable, with natural lighting and ventilation.</p>	<p>Yes</p>

Standards/controls	Comment	Compliance										
<p>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</p> <p><u>Objective 4F-2</u></p> <p><i>Common circulation spaces promote safety and provide for social interaction between residents</i></p> <p>4G Storage</p> <p><u>Objective 4G-1</u></p> <p><i>Adequate, well designed storage is provided in each apartment</i></p> <p>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided</p> <table><tr><th>Dwelling type</th><th>Storage size volume</th></tr><tr><td>Studio apartments</td><td>4m³</td></tr><tr><td>1 bedroom apartments</td><td>6m³</td></tr><tr><td>2 bedroom apartments</td><td>8m³</td></tr><tr><td>3+ bedroom apartments</td><td>10m³</td></tr></table> <p>At least 50% of the required storage is to be located within the apartment</p> <p><u>Objective 4G-2</u></p> <p><i>Additional storage is conveniently located, accessible and nominated for individual apartments</i></p> <p><u>Design Guidance:</u></p> <ul style="list-style-type: none">- Storage not located within apartments should be allocated to specific apartments. <p>4H Acoustic privacy</p> <p><u>Objective 4H-1</u></p> <p><i>Noise transfer is minimised through the siting of buildings and building layout</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none">- Adequate building separation is required (see section 2F above).- Noisy areas within buildings should be located next to or above each other and quieter areas next to or above quieter areas.- Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources.	Dwelling type	Storage size volume	Studio apartments	4m ³	1 bedroom apartments	6m ³	2 bedroom apartments	8m ³	3+ bedroom apartments	10m ³	<p>There are no openings from circulation space into living areas of the units, promoting a transition from common to private areas.</p> <p>There are no areas for concealment, and corridors generally are amenable for social interaction.</p> <p>The provided storage schedule details internal and external storage quantity per unit, which is satisfactory in both size and location.</p> <p>Adequate building separation is proposed. There are no major external noise sources. Noise sources are located away from bedrooms.</p>	<p>Yes</p> <p>Yes</p>
Dwelling type	Storage size volume											
Studio apartments	4m ³											
1 bedroom apartments	6m ³											
2 bedroom apartments	8m ³											
3+ bedroom apartments	10m ³											

Standards/controls	Comment	Compliance
<ul style="list-style-type: none"> Noise sources such as garage doors, plant rooms, active communal open spaces and circulation areas should be located at least 3m away from bedrooms. <p><u>4J Noise and pollution</u></p> <p><u>Objective 4J-1</u></p> <p><i>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> Minimise impacts through design solutions such as physical separation from the noise or pollution source, <p>Part 4 – Designing the building - Configuration</p> <p><u>4K Apartment mix</u></p> <p><u>Objective 4K-1</u></p> <p><i>A range of apartment types and sizes is provided to cater for different household types now and into the future</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> A variety of apartment types is provided The apartment mix is appropriate, taking into consideration the location of public transport, market demands, demand for affordable housing, different cultural/social groups Flexible apartment configurations are provided to support diverse household types and stages of life <p><u>Objective 4K-2</u></p> <p><i>The apartment mix is distributed to suitable locations within the building</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available <p><u>4L Ground floor apartments</u></p> <p><u>Objective 4L-1</u></p>	<p>The proposed development is not considered to be in a noisy or hostile environment.</p> <p>A mix of 1, 2, and 3-bedrooms units proposed at a rate of approximately 22%, 67% and 11% respectively, which is appropriate for this area.</p> <p>2 bedroom units have been provided on ground floor, while 3 bedroom units have been located to the north eastern corner with 2 balconies to suit the additional occupants.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p><i>Street frontage activity is maximised where ground floor apartments are located</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Direct street access should be provided to ground floor apartments - Activity is achieved through front gardens, terraces and the facade of the building. - Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases provide higher floor to ceiling heights and ground floor amenities for easy conversion <p><u>Objective 4L-2</u></p> <p><i>Design of ground floor apartments delivers amenity and safety for residents</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - The design of courtyards should balance the need for privacy of ground floor apartments with surveillance of public spaces. Design solutions include: <ul style="list-style-type: none"> • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design - Solar access should be maximised through: <ul style="list-style-type: none"> • high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer <p><u>4M Facades</u></p> <p><u>Objective 4M-1</u></p> <p><i>Building facades provide visual interest along the street while respecting the character of the local area</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - To ensure that building elements are integrated into the overall building form and façade design 	<p>Ground level terrace located at street frontage at ground level, though access is limited in favour of additional planting on the narrow site.</p> <p>The apartments are likely to remain as residential uses, but the two-bedroom apartments on ground floor could be adapted for home offices in the future.</p> <p>Design of private open space, common open space and surveillance is satisfactory, and balances the need for privacy with activation. Generally, good solar access to these spaces are also provided.</p> <p>There are minor level changes within the landscaping plan, which are an appropriate balance between amenity and privacy.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
<ul style="list-style-type: none"> - The front building facades should include a composition of varied building elements, textures, materials, detail and colour and a defined base, middle and top of building. - Building services should be integrated within the overall facade - Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. - To ensure that new developments have facades which define and enhance the public domain and desired street character. <p><u>Objective 4M-2</u></p> <p><i>Building functions are expressed by the facade</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Building entries should be clearly defined 	incorporates a number of elements, textures and colours.	
<p><u>4N Roof design</u></p> <p><u>Objective 4N-1</u></p> <p><i>Roof treatments are integrated into the building design and positively respond to the street</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Roof design should use materials and a pitched form complementary to the building and adjacent buildings. 	Roof design is acceptable. Clause 4.6 submission for variation to roof height. This variation has been supported by the DRP for additional amenity to the COS at roof level.	Variation for roof height.
<p><u>4O Landscape design</u></p> <p><u>Objective 4O-1</u></p> <p><i>Landscape design is viable and sustainable</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Landscape design should be environmentally sustainable and can enhance environmental performance - Ongoing maintenance plans should be prepared 	Landscape design is satisfactory and no concerns have been raised from Council's landscape division.	Yes
<p><u>Objective 4O-2</u></p> <p><i>Landscape design contributes to the streetscape and amenity</i></p> <p><u>Design guidance</u></p>	There are no significant landscape features to be retained. Landscape design is satisfactory for the proposed development.	Yes

Standards/controls	Comment	Compliance
<ul style="list-style-type: none"> - Landscape design responds to the existing site conditions including: <ul style="list-style-type: none"> • changes of levels • views • significant landscape features <p><u>4P Planting on Structures</u></p> <p><u>Objective 4P-1</u></p> <p><i>Appropriate soil profiles are provided</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Structures are reinforced for additional saturated soil weight - Minimum soil standards for plant sizes should be provided in accordance with Table 5 <p><u>Objective 4P-2</u></p> <p><i>Plant growth is optimised with appropriate selection and maintenance</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Plants are suited to site conditions <p><u>Objective 4P-3</u></p> <p><i>Planting on structures contributes to the quality and amenity of communal and public open spaces</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Building design incorporates opportunities for planting on structures. Design solutions may include: <ul style="list-style-type: none"> • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes <p><u>4Q Universal design</u></p> <p><u>Objective 4Q-1</u></p> <p><i>Universal design features are included in apartment design to promote flexible housing for all community members</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - A universally designed apartment provides design features such as wider circulation spaces, reinforced 	<p>Limited planters on balconies are proposed due to maintenance issues. Planting proposed at COS.</p> <p>Circulation spaces are of sufficient width, with only one adaptable unit per floor.</p> <p>3 adaptable units are proposed consistent with DCP 2009 requirements.</p>	<p>Yes</p> <p>Yes</p>

Standards/controls	Comment	Compliance
<p>bathroom walls and easy to reach and operate fixtures</p> <p><u>Objective 4Q-2</u></p> <p><i>A variety of apartments with adaptable designs are provided</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Adaptable housing should be provided in accordance with the relevant council policy <p><u>Objective 4Q-3</u></p> <p><i>Apartment layouts are flexible and accommodate a range of lifestyle needs</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Apartment design incorporates flexible design solutions <p>PART 4 – DESIGNING THE BUILDING - CONFIGURATION</p> <p><u>4U Energy efficiency</u></p> <p><u>Objective 4U-1</u></p> <p><i>Development incorporates passive environmental design</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) <p><u>Objective 4U-2</u></p> <p><i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</i></p> <p><u>Design Guidance</u></p> <ul style="list-style-type: none"> - Provision of consolidated heating and cooling infrastructure should be located in a centralised location <p><u>Objective 4U-3</u></p> <p><i>Adequate natural ventilation minimises the need for mechanical ventilation</i></p> <p><u>4V Water management and conservation</u></p> <p><u>Objective 4V-1</u></p> <p><i>Potable water use is minimised</i></p> <p><u>Objective 4V-2</u></p>	<p>A Statement of Compliance for BCA Access Provisions has been lodged.</p> <p>Layout of proposed units range from 1, 2 to 3 bedrooms. They are generally around the minimum size but are of an amenable layout and are likely to facilitate household amenity.</p> <p>Generally, this design uses passive solar design with maximised solar access, within the site limitations.</p> <p>Plant rooms are located within the basement.</p> <p>Natural ventilation is also maximised with single aspect apartments minimised.</p> <p>A Basix Certificate has been submitted with the application in accordance with NSW requirements. Conditions to carry out the</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

<i>Standards/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p><i>Urban stormwater is treated on site before being discharged to receiving waters</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Water sensitive urban design systems are designed by a suitably qualified professional <p><u>Objective 4V-3</u></p> <p><i>Flood management systems are integrated into site design</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Detention tanks should be located under paved areas, driveways or in basement car parks 	<p>BASIX commitments have been imposed into draft consent.</p> <p>Standard condition imposed requiring Landscape and Stormwater plan are compatible with each other. Council's Stormwater Engineer has advised that the stormwater layout is satisfactory.</p>	Yes
<p><u>4W Waste management</u></p> <p><u>Objective 4W-1</u></p> <p><i>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Common waste and recycling areas should be screened from view and well ventilated 	<p>The applicant proposes a waste storage room within the basement. Waste collection from the street is to occur and is satisfactory.</p>	Yes
<p><u>4X Building maintenance</u></p> <p><u>Objective 4X-1</u></p> <p><i>Building design detail provides protection from weathering</i></p> <p><u>Design guidance</u></p> <ul style="list-style-type: none"> - Design solutions such as roof overhangs to protect walls and hoods over windows and doors to protect openings can be used. 	<p>Most windows can be accessed for maintenance.</p>	Yes

Attachment 7- DCP 2009 Compliance Tables

CHAPTER D13 – WOLLONGONG CITY CENTRE

The site is located within the Wollongong City Centre, as defined in WLEP 2009 and WDCP 2009. Chapter D13 applies to the development and prevails over other parts of the DCP where there is any inconsistency. A detailed assessment table of Chapter D13 is provided in the table below. It is also noted that where there is an inconsistency between the DCP and ADG, the ADG prevails.

2 Building form

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>2.1 General</u>		
<u>2.2 Building to street alignment and street setbacks</u> <ul style="list-style-type: none"> 4m front setback 	5.6m front setback at ground level building proposed. 3.54m to ground floor courtyard. Upper levels- 3.4-4m proposed.	Yes
<u>2.3 Street frontage heights in commercial core</u>	N/A	N/A
<u>2.4 Building depth and bulk</u> <ul style="list-style-type: none"> Max depth 18m above 12m high (L5 – L7) 	Maximum floor plate size <900m2 The building is orientated across the site (east-west axis) with a maximum depth of 12m.	Yes
<u>2.5 Side and rear building setbacks and building separation</u> <i>Up to 12m in height:-</i> <ul style="list-style-type: none"> - habitable rooms with openings and balconies – 6m - non-habitable rooms and habitable rooms without openings – 3m <i>Residential uses between 12m & 24m</i> <ul style="list-style-type: none"> - habitable rooms with openings and balconies – 9m - non-habitable rooms and habitable rooms without openings – 4.5m 	Refer to ADG for setbacks	Variation requested
<u>2.6 Mixed used buildings</u>	N/A	N/A
<u>2.7 Deep soil zone (DSZ)</u> <ul style="list-style-type: none"> deep soil zone shall comprise no less than 15% of the total site area preferably provided in one continuous block and shall have a minimum dimension (width or length) of 6 metres. 	A 6m wide deep soil zone extends along the rear boundary of the site.	Yes
<u>2.8 Landscape design</u>	Landscape plan is satisfactory.	Yes

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>2.9 Green roofs, green walls and planting on structures</u>	COS proposed on roof level.	Yes
<u>2.10 Sun access planes</u>	The site is not identified as being located within a site access plane.	N/A
<u>2.11 Development on classified roads</u>	N/A	N/A

3 Pedestrian amenity

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 General</u>		
<u>3.2 Permeability</u>	No identified site links affect the site.	N/A
<u>3.3 Active street frontages</u> <ul style="list-style-type: none"> Active frontage uses are defined as one or a combination of the following at street level: Entrance to retail. Shop front. Glazed entries to commercial and residential lobbies occupying less than 50% of the street frontage, to a maximum of 12m frontage. Café or restaurant if accompanied by an entry from the street. Active office uses, such as reception, if visible from the street. In commercial and mixed use development, active street fronts are encouraged in the form of non-residential uses on ground level. Active street fronts are required along streets for all buildings in the Commercial Core Active ground floor uses are to be at the same general level as the footpath and be accessible directly from the street. 	<p>Development frontage is appropriate for a residential development. The main pedestrian access and lobby accesses the building from Dudley Street.</p> <p>The primary entry is well defined. Entry treatment and fencing provides a clear delineation between private and public spaces.</p>	Yes
<u>3.4 Safety and security</u> <ul style="list-style-type: none"> Ensure that the building design allows for casual surveillance of accessways, entries and driveways. Avoid creating blind corners and dark alcoves that provide concealment opportunities in pathways, stairwells, hallways and carparks. Provide entrances which are in visually prominent positions and which are easily 	<p>Natural surveillance will be available from upper level balconies and residential living areas.</p> <p>Secure access to the building is to be installed through security gate including intercom. Roller Shutter security proposed for basement.</p>	Yes

<p>identifiable, with visible numbering.</p> <ul style="list-style-type: none"> • Provide adequate lighting of all pedestrian access ways, parking areas and building entries. Such lighting should be on a timer or movement detector to reduce energy consumption and glare nuisance. • Provide clear lines of sight and well-lit routes throughout the development. • Where a pedestrian pathway is provided from the street, allow for casual surveillance of the pathway. • For large scale retail and commercial development with a GFA of over 5,000m², provide a 'safety by design' assessment in accordance with the CPTED principles. • Provide security access controls where appropriate. • Ensure building entrance(s) including pathways, lanes and arcades for larger scale retail and commercial developments are directed to signalised intersections rather than mid-block in the Commercial zone. 	<p>Design responds appropriately to CPTED principles; refer to Chapter E2 assessment.</p>	
<p><u>3.5 Awnings</u></p>	<p>N/A</p>	<p>N/A</p>
<p><u>3.6 Vehicular footpath crossings</u></p> <ul style="list-style-type: none"> • 1 vehicle access point only (including the access for service vehicles and parking for non-residential uses within mixed use developments) will be generally permitted • Double lane crossing with a maximum width of 5.4 metres may be permitted • Doors to vehicle access points are to be roller shutters or tilting doors fitted behind the building façade. • Vehicle entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No service ducts or pipes are to be visible from the street. 	<p>1 entry point only proposed. Driveway crossing width is acceptable.</p>	<p>Yes</p>
<p><u>3.7 Pedestrian overpasses, underpasses and encroachments</u></p>	<p>N/A</p>	<p>N/A</p>
<p><u>3.8 Building exteriors</u></p> <ul style="list-style-type: none"> • Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of appropriate alignment and street frontage heights; setbacks above street frontage heights; appropriate materials and finishes selection; façade proportions including horizontal or vertical emphasis; • Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top 	<p>The proposal has been designed in response to comments/concerns raised by the DRP.</p> <p>Balconies are provided to all units; overlooking/ surveillance of the street will be available.</p> <p>Facades address the street and the building is generally considered to be well articulated and detailed to add</p>	<p>Yes</p>

<p>of setback areas of buildings are encouraged.</p> <ul style="list-style-type: none"> ▪ Articulate facades so that they address the street and add visual interest. • External walls should be constructed of high quality and durable materials and finishes with 'selfcleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass. • Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided. ▪ To assist articulation and visual interest, avoid expanses of any single material. ▪ Limit opaque or blank walls for ground floor uses to 30% of the street frontage. ▪ Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass. • Highly reflective finishes and curtain wall glazing are not permitted above ground floor level • A materials sample board and schedule is required to be submitted with applications for development over \$1 million or for that part of any development built to the street edge. • Minor projections up to 450mm from building walls in accordance with those permitted by the BCA may extend into the public space providing it does not fall within the definition of GFA and there is a public benefit. • The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building. 	<p>visual interest.</p> <p>A colour & material schedule has been provided. High quality and durable materials and finishes are proposed.</p> <p>There are no encroachments into/ across the footpath</p>	
<u>3.9 Advertising and signage</u>	N/A	N/A
<u>3.10 Views and view corridors</u>		
<ul style="list-style-type: none"> • Existing views shown in Figure 3.12 are to be protected to an extent that is practical. • Align buildings to maximise view corridors between buildings 	<p>No significant view corridors will be impacted.</p>	

4 Access, parking and servicing

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.1 General</u>		
<u>4.2 Pedestrian access and mobility</u>		
<ul style="list-style-type: none"> • Main building entry points should be clearly visible from primary street frontages and 	<p>Pedestrian access is available from the street frontage with one entry point.</p>	Yes

<p>enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.</p> <ul style="list-style-type: none"> • The design of facilities (including car parking requirements) for disabled persons must comply with the relevant Australian Standard and the Disability Discrimination Act 1992. • The development must provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor. • The development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access. • Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain. • Building entrance levels and footpaths must comply with the longitudinal and cross grades specified in AS 1428.1, AS/NZS 2890.1:2004 and the DDA. 	<p>Car parking for the adaptable units is provided within the basement car parking levels, with access throughout the building available via the lifts.</p>	
<p><u>4.3 Vehicular driveways and manoeuvring areas</u></p> <ul style="list-style-type: none"> • Driveways should be: <ul style="list-style-type: none"> i) Provided from lanes and secondary streets rather than the primary street, wherever practical. ii) Located taking into account any services within the road reserve, such as power poles, drainage pits and existing street trees. iii) Located a minimum of 6m from the nearest intersection iv) If adjacent to a residential development setback a minimum of 1.5m from the relevant side property boundary. • Vehicle access is to be designed to: <ul style="list-style-type: none"> i) Minimise the impact on the street, site layout and the building façade design; and ii) If located off a primary street frontage, integrated into the building design. • All vehicles must be able to enter and leave the site in a forward direction without the need to make more than a three point turn • Driveway widths must comply with the relevant Australian Standards. • Car space dimensions must comply with the relevant Australian Standards. • Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standard • Access ways to underground parking should not be located adjacent to doors or windows of the 	<p>Appropriate driveway location is proposed; does not appear to conflict with any services in the road reserve.</p> <p>Driveway width is acceptable and manoeuvring areas appear to comply with applicable controls.</p> <p>Vehicles can turn on site and leave in a forward direction.</p> <p>Car spaces, driveway grades and appear to generally comply with relevant standards.</p>	<p>Yes</p>

habitable rooms of any residential development.		
<u>4.4 On-site parking</u>		
<ul style="list-style-type: none"> On-site parking must meet the relevant Australian Standard Council may require the provision of a supporting geotechnical report prepared by an appropriately qualified professional as information to accompany a development application to Council. Car parking and associated internal manoeuvring areas which are surplus to Council's specified parking requirements will count towards the gross floor area, but not for the purpose of determining the necessary parking. Any car parking provided in a building above ground level is to have a minimum floor to ceiling height of 2.8m so it can be adapted to another use in the future. On-site vehicle, motorcycle and bicycle parking is to be provided in accordance with Part E of this DCP. To accommodate people with disabilities, minimum of 1% of the required parking spaces to be provided as disabled persons' car parking. 	<p>Basement parking provided. Sufficient car parking, motorcycle and bicycle parking is provided. Sufficient car parking to support the adaptable units is also proposed.</p> <p>Council's Traffic Engineer has assessed the proposal as being consistent with this Clause.</p>	Yes
<u>4.5 Site facilities and services</u>		
Mail boxes; Communication structures, air conditioners and service vents.	Letter boxes can be accommodated.	Yes
Waste storage and collection	<p>No rooftop ancillary structures or services shown on the plans.</p> <p>Provision has been made for waste storage rooms within the basement. On-street collection is proposed which is acceptable due to site width,</p> <p>The building is serviced by the major utilities. Additional services such as an electrical substation is required to service the development and shown on the plans.</p>	

5 Environmental management

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>5.2 Energy efficiency and conservation</u>	BASIX certificates submitted indicate the BASIX targets are satisfied by the residential units	Yes
<u>5.3 Water conservation</u>	Water collection has been incorporated with the addition of a 5000L Rainwater tank located near the OSD tank down in the basement.	Yes
<u>5.4 Reflectivity</u>	No concerns are raised in regard to material reflectivity.	Yes

<u>5.5 Wind mitigation</u>	A wind impact statement has been submitted due to nearby helipad operations. Conditions have been imposed to comply with recommendations of this report.	Condition
<u>5.6 Waste and recycling</u>	Waste management arrangements are satisfactory	Yes

6 Residential development standards

Refer to SEPP 65 and ADG assessment.

8 Works in the public domain

Planting of street trees have been recommended by Council's Landscape Department. Conditions of consent are recommended.

CHAPTER B1 – RESIDENTIAL DEVELOPMENT:**4.0 General Residential controls**

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.8 Building Character and Form</u>	Refer to Chapter D13 Assessment.	
<u>4.9 Fences</u>	Any damage to fencing will need to be rectified by the developer at the full cost to the developer.	Condition
<u>4.12 Site Facilities</u>	Site facilities can be accommodated	Yes
<u>4.13 Fire Servicing</u>	Submitted plans show provision for a fire hydrant booster located near the street boundary.	Yes
<u>4.14 Services</u>	The site is currently serviced and appropriate conditions will be imposed for adequate services to be provided to meet the needs of the development.	Yes
<u>4.15 Development near the Coastline</u>	N/A	
<u>4.16 View Sharing</u>	No significant view corridors	
<u>4.17 Retaining Walls</u>	Condition compliance with relevant Australian Standards and require engineering design and certification	

6 Residential Flat Buildings

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>6.2 Minimum Site Width Requirements</u>	Minimum site width of 24m achieved.	Yes
<u>6.3 Front Setbacks</u>	Refer Chapter D13 (a minimum 4m front setback required which takes precedence over this front setback requirement).	Yes

<u>6.4 Site and rear setbacks/building separation</u>	Refer to ADG Assessment	
<u>6.6 Visual Privacy</u>	Refer to ADG Assessment	
<u>6.7 Acoustic Privacy</u>	Refer to ADG Assessment	
<u>6.8 Car Parking Requirements</u>	Refer to Chapter E3.	
<u>6.9 Basement Car Parking</u>	Basement design is satisfactory with deep soil zone. The roof does not protrude more than 1.2m above natural ground level.	Yes
<u>6.10 Access Requirements</u>	The driveway access is appropriate and is setback.	Yes
<u>6.11 Landscaping Requirements</u>	The development meets the landscaping requirements of this DA.	Yes
<u>6.12 Deep Soil Zone</u>	DSZ provided to the rear of the site.	Yes
<u>6.13 Communal open space</u>	Communal open space provided on roof top.	Yes
<u>6.14 Private Open space</u>		
<u>6.15 Adaptable Housing</u>	Private open space has been provided in the form of courtyards and balconies.	Yes
10% of all dwellings must be designed or capable of being designed to be capable of adaptable for disabled or elderly residents.	3 units (No. G05, 106 and 206) are identified as being adaptable. Complies with this Clause.	Yes
<u>6.16 Access for people with a disability</u>	3 adaptable car parking spaces are proposed.	Yes
	A Statement of Compliance Access for people with a Disability prepared by Accessible Building Solutions accompanies the DA and confirms compliance with relevant legislative	

	requirements.	
<u>6.17 Apartment size and layout</u>	Refer to ADG Assessment.	Yes
<u>6.18 Solar Access</u>	Refer to ADG Assessment.	Yes
<u>6.19 Natural Ventilation</u>	Solar access requirements achieved. Refer to ADG Assessment. Natural ventilation requirements achieved. Refer to ADG assessment.	Yes

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The proposed development is considered to be generally consistent with the requirements of this Chapter. Confirmation of compliance with the relevant Australian Standards for access has been provided by an Access Consultant. Three adaptable dwelling is proposed.

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

7 Parking demand and servicing requirements

DEVELOPMENT TYPE

26 parking spaces for residents

6 visitor parking spaces

Bicycle and motorbike parking/storage for residents and visitors

8 Vehicular access

Driveway grades and sight distances comply.

9 Loading / unloading facilities and service vehicle maneuvering

The development complies with AS 2890.2.

Waste servicing is able to occur from the kerb.

10 Pedestrian access

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

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

The proposal is satisfactory with regard to the principles of CPTED. Refer to Chapter E2.

CHAPTER E6: LANDSCAPING

The landscape plan has been reviewed by Council's Landscape Division. Landscape conditions are recommended including compensatory street planting.

CHAPTER E7: WASTE MANAGEMENT

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

There is no demolition works required. Suitable conditions of consent are recommended relating to waste management during construction.

CHAPTER E9 HOARDINGS AND CRANES

Suitable conditions of consent are recommended.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

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

CHAPTER E14 STORMWATER MANAGEMENT

Stormwater is proposed to be disposed of to Council's existing stormwater infrastructure via the creation of a drainage easement towards Matthews Street. Council's stormwater engineer has reviewed the proposal with respect to the provisions of this chapter and has recommended conditions of consent including a deferred commencement consent for the creation of the drainage easement.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

All earthworks proposed are generally consistent with the provisions of this Chapter, and consistent with a development of this type. Standard conditions of consent are recommended.

Attachment 8: DRAFT CONDITIONS FOR DA-2020/1458

Consent has been granted for **deferred commencement**.

The development application has been determined by granting deferred commencement consent subject to the following conditions:

- (i) The Development Consent shall not operate until Council has been satisfied as to the following matters:
 - a **Deferred Commencement – Registered Easement**
 - The developer must obtain a minimum one (1) metre wide easement to drain stormwater over Lot 5 DP 17806 for the purpose of stormwater disposal to benefit Lot 10 Sec A DP 15742.
 - The easement alignment, width, and extent must be sufficient to enable access, construction, and repair of the proposed pipeline and outlet wholly within the easement, and, shall encompass the full extent of the proposed pipe, outlet, and scour protection measures. Evidence that the easement has been registered with the NSW Land Registry Services, and engineering certification that the easement alignment, width, and extent satisfies the requirements of this condition, must be submitted to Council.
- (ii) The developer must, within 12 months of the date shown on the top of this consent, produce evidence to the Council sufficient to enable it to be satisfied that the matters specified in condition number (i) have been complied with.
- (iii) If compliance with the matters contained in condition number (i) results in a substantial variation to the development approved deferred commencement, a new development application must be submitted.

Once Council is satisfied that the matters contained in condition number (i) have been complied with and the applicant has been notified in writing of such compliance, the following conditions shall apply in respect of the approved development:

Approved Plans and Specifications

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on Project No 1915 Drawing 13-T, 20-T to 26-T, 30-T to 33-T and 40-T to 48-T dated 7 April 2021 prepared by Design Workshop Australia 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 **Geotechnical**
 - a All work is to be in accordance with the geotechnical recommendations contained in the report dated 7 July 2020 by Douglas Partners.
 - b A dilapidation report is required for all structures located within the zone of influence of the proposed earthworks as determined by the geotechnical consultant.
 - c All excavations need to be supported during and after construction particularly to protect adjoining property with nearby existing development.
 - d Hard bedrock where encountered will be difficult to excavate. Alternative excavation methods should be considered to minimise noise and vibration.
 - e Retaining wall design is not to include anchors extending on to adjoining property without the written consent of the adjoining property owner.
 - f No disturbance of ground is to occur beyond site boundaries. A minimum buffer between site boundaries and the construction of retaining structures is to be recommended by the geotechnical consultant to ensure adjoining property is not adversely impacted upon by this development.

- g An earthworks plan is to be developed by the geotechnical consultant prior to start of earthworks.
- h All recommendations of the geotechnical consultant in their geotechnical report dated 7 July 2020 are to be accommodated in the earthworks plan.
- i All earthworks including drainage, retaining wall and footing construction is to be subject to geotechnical supervision as defined in Australian Standard AS 3798 Guidelines for Earthworks for Commercial and Residential Developments.
- j The earthworks plan may require modification considering any subsequent geotechnical reports commissioned to address unforeseen geotechnical conditions encountered during the Stage 1 works.
- k 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 development.
- l The structural designs are then to be confirmed or amended by the structural engineer based on the works-as-executed geotechnical report.

3 **Stormwater Quality Management**

- a The stormwater treatment system must achieve pollutants and nutrients removal minimum: GP – 90%, TSS – 80%, TP – 55% and TN – 40%
- b It is strata management responsibility to maintain the stormwater filtration system.

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 **Maintenance of Access to Adjoining Properties**

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

8 **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.

9 **Tree Retention/Removal**

The developer shall retain the existing street tree indicated on the Arboriculture Impact Assessment (AIA) by Allied Tree Consultancy dated March 2021 consisting of tree numbered T1.

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

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

All recommendations in the Arboricultural Impact Assessment by Allied Tree Consultancy dated March 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 T5 and T6 as indicated on the Arboriculture Impact Assessment (AIA) by Allied Tree Consultancy dated March 2021. No other trees shall be removed without prior written approval of Council.

10 **Street Tree Removal**

The developer shall remove existing the street trees indicated on the Arboriculture Impact Assessment (AIA) by Allied Tree Consultancy dated March 2021 consisting of trees numbered T2, T3 and T4.

Tree removal costs are to be borne by developer. The removal of trees, including stumps, is to be carried out by suitably qualified tree contractor. This contractor must be appropriately insured to indemnify Council against any loss or damage incurred during the above works. They must also have appropriate WH&S policies and procedures (including traffic control) to ensure that works are carried out in a safe manner and in accordance in Council's own WH&S policies.

The developer must apply for (and be granted) permission under section 138 of the roads act to work within the road reserve. Tree removal must be carried out to the satisfaction of WCC Manager of Works.

Prior to the Issue of the Construction Certificate

11 **Wind Assessment Report**

The plans are to be amended to reflect the recommendations contained within the Wind Assessment Report due to the location of the hospital helipad.

12 **Acoustic Assessment Report**

The Acoustic Assessment has recommended structural noise attenuation methods such doors and window glazing and ventilation system. These recommendations are to be reflected on the plans.

13 **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.

14 **Pump System**

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

15 **Basement Waterproofing**

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

16 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 \$90,040.00 (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:

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

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: 1294223	<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

17 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.

18 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.

19 **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.

20 **External Finishes – Residential Apartment Building**

The residential apartment building shall be constructed of a masonry or brick wall construction with select coloured finishes as per the approved Schedule of Finishes. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

21 **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.

22 **Schedule of External Building Materials/Finishes**

The final details of the proposed external treatment/appearance of the development, including a schedule of building materials and external finishes (including the type and colour of the finishes) together with a sample board and an A4 or A3 sized photograph of the sample board shall be submitted for the separate approval of the PC, prior to the release of the Construction Certificate.

23 **Car Parking and Access**

The development shall make provision for a total of 32 car parking spaces (including 6 visitor car parking spaces and 3 spaces capable of adaption for people with disabilities), 2 motorbike parking space, a minimum of 10 secure (Class B) residential bicycle spaces and a minimum of 3 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.

24 The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.

25 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.

26 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.

27 **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.

The final Landscape Plan shall address the following requirements:

- a 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.
- b The landscape plan is to be amended to reduce the steepness along the northern and southern boundary to a maximum 1:4. This is to be balanced with the height of any proposed retaining walls.

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

- 28 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.
- 29 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.
- 30 **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.
- 31 **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 1m 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.

32 **Stormwater Connection to Kerb**

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

33 **Pier and Beam Footings Adjacent to any Drainage Easement**

Buildings and structures (including brick fences) adjacent to easements shall be supported on pier and beam footings outside the easement. The base of the piers shall be a minimum 900 mm below ground level and shall extend below the invert level of the drainage pipelines within the easement. Structural Engineers details are required detailing the size and levels of the existing drainage pipelines and the design levels for the base of the piers adjacent to the easement.

34 **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.**

35 **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.

36 **Footpath Paving**

The developer is responsible for the construction of footpath paving for the entire frontage of the development. The type of paving for this development is a 1500mm wide, 100mm thick, reinforced, concrete. Concrete details: black oxide coloured concrete, exposed blue metal aggregate finish. A nominal two percent (2%) minimum one percent (1%), maximum two and a half percent (2.5%) cross fall to be provided from property line to back of kerb. Any changes of level, ramps or stairs and associated tactile markers and handrails are to be contained within the property boundary.

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

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

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

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

37 **Street Trees**

- a The developer must address the street frontage by installing street tree planting. The number and species for this development two (2) Banksia serrata 200 litre container size, in accordance with AS 2303:2018 Tree stock for landscape use.
- b Street trees are to be installed in accordance with Wollongong Development Control Plan 2009 – Chapter E6: Landscaping.
- c 'Dial Before You Dig' must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location.
- d Tree Pit Surround to be Stradapave by Adbri Masonry Pty Ltd (or approved equal) colour Ebony Basalt (dark grey), honed finish, 300 x 300 x 50mm, or Urbanstone Gunmetal (dark

grey) milled finish, 300 x 300 x 60mm (or approved equal) on a 150mm deep x 350mm wide concrete footing.

- e Tree pits must be adequately mulched, plants installed and staking installed to the satisfaction of WCC Manager of Works. Staking is to consist of min. 3 x 2400 x 50 x 50mm hardwood stakes driven min 600mm into firm ground. Hessian webbing is to be utilised to secure plant stock to industry standard.
- f These requirements shall be reflected on the Construction Certificate plans and any supporting documentation.

38 **Sizing of Drainage**

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

39 **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 plan/s lodged for development approval, prepared by prepared by CAM Consulting Engineers, Reference No. C191139 SW 101-106, revision M, dated 18/04/2021 and Reference No. C191139 SW 203, revision I, dated 3 December 2020.
- b Include details of the method of stormwater disposal. Stormwater from the development must be piped to 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.

40 **On-Site Stormwater Detention (OSD) Design**

The developer must provide OSD storage for stormwater runoff from the development. The design and details of the OSD system must be provided in conjunction with the detailed drainage design and approved by the 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 in accordance with Section 10.2.4 of Chapter E14 of the Wollongong DCP 2009.
- c The OSD facility must be designed to withstand the maximum loadings occurring from any combination of traffic (with consideration to residential and heavy vehicles), hydrostatic,

earth, and buoyancy forces. Details must be provided demonstrating these requirements have been achieved.

- d The OSD facility shall incorporate a minimum 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 DA2020/1458;
 - 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.

41 **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.

Prior to the Commencement of Works

42 **Construction Environmental Management Plan**

Submission of a construction environmental management to PC. The plan shall address as minimum the vehicle traffic, odour and vapour, dust, plant and machinery noise, water and sediment management, surface water, subsurface seepage and accumulated excavation water, sediment from equipment and cleaning operations, site security, working hours, contact information, incident response and contingency management.

43 **Appointment of PC**

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

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

The PC must determine when inspections and compliance certificates are required.

44 **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.

45 **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.

46 **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.

47 **Demolition Works**

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

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

48 **Demolition Notification to Surrounding Residents**

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

49 **Hazardous Material Survey**

At least one week prior to demolition, the applicant must prepare a hazardous materials survey of the site and submit to Council a report of the results of the survey. **Hazardous materials** includes, but are not limited to, asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must include at least the following information:

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

50 **Asbestos Hazard Management Strategy**

An appropriate hazard management strategy shall be prepared by a suitably qualified and experienced licensed asbestos assessor pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material. This strategy shall ensure any such proposed demolition works involving asbestos are carried out in accordance with SafeWork NSW

requirements (<http://www.safework.nsw.gov.au>). The strategy shall be submitted to the PC and Council (in the event that Council is not the PC prior to the commencement of any works).

The approved strategy shall be implemented and a clearance report for the site shall be prepared by a licensed asbestos assessor and submitted to the PC and Council (in the event that Council is not the PC), prior to the issue of an Occupation Certificate or commencement of the development. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated based on visual inspection plus sampling if required and/or air monitoring results and that the site is rendered suitable for the development.

51 **Consultation with SafeWork NSW – Prior to Asbestos Removal**

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

52 **Contaminated Roof Dust**

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

53 **Waste Management**

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

54 **Support for Neighbouring Buildings**

This consent requires the preservation and protection of neighbouring buildings from any damage and if necessary, requires the underpinning and support of any neighbouring building in an approved manner. The applicant or the contractor carrying out the work must at least seven days in advance of any excavation works below the level of the base of the footings of a building on an adjoining allotment, including a public road or place, give written notice of intention to carry out such works to the property owner of the affected adjoining building and furnish specific written details and supporting plans or other documentation of the proposed work.

The adjoining property owner of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

55 **Site Management Program – Sediment and Erosion Control Measures**

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

56 **Erosion Controls – Vehicular Entry/Exit Points**

The vehicular entry/exits to the site must be protected from erosion and laid with a surface material which will not wash into the street drainage system or watercourse.

57 **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.

58 **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.

59 **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.

60 **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

61 **Installation of WSUD Treatment Train**

The proponent shall install the WSUD infrastructure (water quality improvement devices) as stated in the stormwater quality management plan prepared by CAM Consulting dated December 2020.

62 **Environmental Wind Control**

Implement all the mitigation measures stated in SLR Consulting assessment report dated April 2021 to minimise adverse wind effect from helipad use.

63 **Implementation of all the Recommendation (Façades Glazing) of Acoustic Report**

Implement building acoustic treatment as recommended in acoustic report prepared by Harwood Acoustic dated 17 November 2020 to comply with the with the Building Code of Australia (BCA), that is part of the National Construction Code (NCC) 2016, Part F5 "Sound Transmission and Insulation" and recommended structural acoustic attenuation elements to comply with BCA code.

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.

64 **Piping of Stormwater to Existing Stormwater Drainage System**

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

- 65 **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.
- 66 **Branch or Root Pruning in accordance with Australian Standard**
Any branch or root pruning which has been given approval, must be carried out by a qualified arborist in accordance with Australian Standard AS 4373 (2007).
- 67 **Installation of Root Barrier**
The installation of a root barrier against the building in the vicinity of the existing trees is required to protect the existing or proposed development. The nature, extent and depth of the root barrier shall be determined on site by a qualified arborist in consideration of the on-site conditions and tree species.
- 68 **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 the approved landscape plan, in respect to the trees which have been given approval to be removed in accordance with this consent.
- 69 **Restricted Washing of Equipment or Disposal of Materials on any Tree Dripline Area**
No washing of equipment and or the disposal of building materials such as cement slurry must occur within the drip line of any tree which has been nominated for retention of the site and adjacent property.
- 70 **Treatment of any Tree Damage by a Supervised Arborist**
Any damage inflicted on a tree during the construction phase which has been nominated for retention shall be treated by an approved arborist at the developer's expense.
- 71 **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.
- 72 **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.

73 **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>).

74 **Asbestos Clearance Certificate**

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

75 **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.

76 **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.

77 **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.”

78 **Podium Planting**

All podium planting areas are to have a waterproofing membrane that can provide a minimum 10 year warranty on product. Protective boarding is to be installed to protect membrane from damage.

All podium planting areas to be provided with an adequate drainage system connected to the stormwater drainage system. The planter box is to be backfilled with free draining planter box soil mix.

If selected mulch is decorative pebbles/gravel, the maximum gravel pebble size is 10mm diameter

Prior to the Issue of the Occupation Certificate

79 **Acoustic Compliance Report**

The developer shall submit a noise compliance report prepared by an acoustic consultant who is a member of the Australian Acoustic Society (AAS) or the Association of Australian Acoustic Consultants (AAAC) in relation to the building compliance with the Building Code of Australia (BCA), that is part of the National Construction Code (NCC) 2016, Part F5 “Sound

Transmission and Insulation” and recommended structural acoustic attenuation elements to comply with BCA code. A copy of the acoustic compliance report must be submitted to PC and forward a copy to Council.

80 **Fencing**

Any damage to fencing as a result of the building construction shall be rectified at the full expense of the developer.

Any damage to the boundary fence of 33 Matthews Street and 35-37 Matthews Street for the construction of the new easement shall be rectified at the full expense of the developer. The Certifier is to inspect all fencing prior to the issue of the Occupation Certificate.

81 **Lot Consolidation**

The developer is required to consolidate Lot 9 Sec A DP 15742 and Lot 10 Sec A DP 15742 into a single allotment prior to the issue of any Occupation Certificate.

82 **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.

83 **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.

84 **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.

85 **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.

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

A positive covenant shall be created under the Conveyancing Act 1919, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved

On-Site Stormwater Detention 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.

87 **On-Site Detention – 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 on-site detention facility and that the facility has been constructed in accordance with the approved Construction Certificate plans.

88 **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.

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.