

# Wollongong Local Planning Panel Assessment Report | 1 Aug 2018

<b>WLPP No.</b>	Item 1
<b>DA No.</b>	DA-2018/323
<b>Proposal</b>	Residential – demolition of existing structures and construction of multi dwelling housing
<b>Property</b>	30 & 32 Kemblawarra Road, Warrawong NSW 2502 Lot 60 and 61 DP 10927
<b>Applicant</b>	Mr Tom Simovic
<b>Responsible Team</b>	Development Assessment & Certification - City Centre Team (JC)

## ASSESSMENT REPORT AND RECOMMENDATION

### Executive summary

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#### Reason for consideration by Wollongong Local Planning Panel

The proposal has been referred to the WLPP for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Schedule 2 of the Local Planning Panels Direction of 1 March 2018, the development proposes a departure from a development standard of 49%, being the minimum site width requirement of 18m for multi dwelling housing under Wollongong Local Environmental Plan 2009.

#### Proposal

The proposal is for demolition of two dwelling houses and associated outbuildings and the construction of 9 multi dwelling housing units.

#### Permissibility

The proposed multi dwelling housing is a permissible use in the R2 Low Density Residential Zone.

#### Consultation

The proposal was notified in accordance with Council's Notification Policy. Seven (7) submissions have been received and are discussed at section 1.5 of this report.

#### Main Issues

- Development departure from minimum site width control
- Variation to Wollongong Development Control Plan 2009 - also regarding site width
- Submissions

#### RECOMMENDATION

It is recommended that the application be conditionally approved.

## **1 APPLICATION OVERVIEW**

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### **1.1 PLANNING CONTROLS**

The following planning controls apply to the proposal:

#### State Environmental Planning Policies:

- SEPP 55 Remediation of Land
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Coastal Management) 2018

#### Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

#### Development Control Plans:

- Wollongong Development Control Plan 2009

#### Other policies

- Wollongong Section 7.12 Development Contributions Plan

### **1.2 DETAILED DESCRIPTION OF PROPOSAL**

The proposal is for demolition of two dwellings and associated outbuildings, the removal of two trees and the construction of nine multi dwelling housing units.

#### Building Details

- Nine units
- All units are double storey
- 6m wide deep soil zone located to the rear of the site
- Three bedrooms per unit

#### Parking and servicing

- 15 on-site car parking spaces
- Each unit has its own screened bin storage area

### **1.3 BACKGROUND**

A history of the site development of Lot 60

- FL-2016/50 – Flood levels
- DA-1982/45 – 8 townhouses on lots 59 & 60
- BA-1957/518 - Dwelling
- BA-1956/111 – Dwelling & garage

A history of the site development of Lot 61

- BA-1964/1076 - Dwelling

No pre-lodgement was held for the proposal.

#### Customer service actions

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

## 1.4 SITE DESCRIPTION

The site is located at 30 & 32 Kemblawarra Road, WARRAWONG NSW 2502 and the title references are Lot 60 and 61 DP 10927.

### Property constraints

- Council records identify the land as being located within a low and medium flood risk precinct
- Threatened Species – Green and Golden Bell Frog
- Acid Sulphate Soils – Class 3

There are no restrictions on the title.

## 1.5 SUBMISSIONS

The application was notified in accordance with WDCP 2009 Appendix 1: Public Notification and Advertising. Seven (7) submissions were received and the summarised issues are discussed below.

Concern	Comment
<p><b>1. Overlooking/privacy</b></p> <p><i>Owners of the adjoining dwelling to the east and residents in the residential flat building two allotments east are concerned that the proposed development will lead to unacceptable overlooking into their properties.</i></p>	<p>Ground floor setbacks for the development comply with WDCP2009. The first floor component is set back a minimum of 4.6m from the eastern side boundary which also complies with Council's residential setback controls for multi dwelling housing. First floor windows along the common eastern boundary are either high set where they service a bedroom or opaque where they service a bathroom. The potential for unreasonable overlooking is assessed as minimal.</p>
<p><b>2. View loss</b></p> <p><i>Owners of the adjoining dwelling to the east and residents in the residential flat building two allotments east are concerned that the proposed development will lead to unacceptable view loss towards the lake.</i></p>	<p>When considering view impacts against the planning principles in <i>Tenacity Consulting v Warringah</i> [2004] NSWLEC140, a 4 step assessment process is applied, as outlined below.</p> <p><b>1. Assessment of views to be affected</b></p> <p>The five lots to the east being in order, Lots 59, 58, 57, 56 and 55 appear to be in the same family ownership. Lot 59 adjoins the subject site to the east and contains a single storey dwelling house built at the southern end of the lot. Lot 58 contains a residential flat building (RFB) which according to approved plans (DA-1997/2678) incorporates 6 dwellings (objector cites 5 flats) centrally located on the lot. Lot 57 contains a single storey dual occupancy development (DA-2012/376). Lots 56 &amp; 55 contain single storey dwelling houses built to the southern end of the lots.</p> <p>Other than from the first floor of the RFB, there is no potential for distant lake views. All lots are relatively flat with slight fall to the west; as a result the subject site sits slightly lower than the RFB and dwellings to the east and north east.</p>

Concern	Comment
	<p><b>2. What part of the property the views are to be obtained?</b></p> <p>As stated above the potential views are from the first floor of the RFB. The stamped approved plans of the building show three 1m x 3.5m balconies off living rooms with associated glass sliding doors and one kitchen window. Any views would be obtained across the subject site to the west.</p> <p><b>3. The extent of the impact</b></p> <p>The objector has provided photographs of the views from the first floors of the RFB which demonstrate that there are no significant views across the side boundary to the lake. Views directly to the west are currently obstructed by vegetation and building structures.</p> <p><b>4. The reasonableness of the proposal creating the impact</b></p> <p>The proposed multi-dwelling housing is permitted in the R2 zone, and is well below the maximum 9m height limit at 7.8m. The side setbacks comply with WDCP2009 and the potential for unreasonable view loss is assessed as minimal.</p> <p>A variation to the minimum site width is sought given the unique allotment shape at the rear. The location of unit 5 in this area will not contribute to view loss for dwellings to the east or north east. The development has been assessed as satisfactory with regard to the site width departure and is considered a reasonable outcome for the site without significantly impacting on the adjoining properties.</p> <p>On balance, the proposal is considered reasonable having regard to view impacts</p>
<p><b>3. Parking issues</b></p> <p><i>Adjoining residents are concerned about the lack of on-site parking for the development and the subsequent loss of street parking.</i></p>	<p>The development complies with WDCP2009 Chapter E3 with regard to parking rates for multi dwelling housing development. The proposed car parking plan has also been assessed as satisfactory by Council's Traffic Engineer. The proposal is satisfactory in this regard.</p>
<p><b>4. Noise issues</b></p> <p><i>Adjoining residents are concerned about the potential noise issues created by the development – predominately from the proposed private open space areas.</i></p>	<p>Multi dwelling housing is a permitted use on the site under WLEP2009. Each dwelling has been provided with a minimum 20m<sup>2</sup> of private open space as required under WDCP2009. The private open space areas are screened from side boundaries by a minimum 1.5m wide landscape bed.</p> <p>The development is considered to be of a scale that is in keeping with the zoning and applicable planning</p>



Concern	Comment
	controls and would not result in significant adverse amenity impacts.
<b>5. Out of character</b> <i>Adjoining residents are concerned that the proposed development will be out of character with the surrounding area.</i>	<p>Kemblawarra Road is characterised by a mix of land use types and densities, ranging from single residential dwellings to large industrial developments. Planning controls allow for two storey development on the site. The development is not considered to be of a scale that is out of context or to have unreasonable impacts in terms of privacy, overshadowing, view loss or the like as detailed in this report. The proposal is consistent with Council's planning controls and is not expected to create an unreasonable negative impact on the existing streetscape character. Generous side setbacks have been provided and the development is considered appropriate in terms of scale and character.</p>
<b>6. Overshadowing</b> <i>Adjoining residents to the east are concerned that the development will unreasonably overshadow their property.</i>	<p>Shadow diagrams submitted in support of the proposal detail that adjoining development will receive more than the minimum required 3 hours of direct sunlight on June 21. The proposal is satisfactory in this regard.</p>

## 1.6 CONSULTATION

### 1.6.1 INTERNAL CONSULTATION

Council's Stormwater, landscape, traffic and environmental officers have reviewed the application providing satisfactory referrals. These include recommended conditions of consent which are included as part of attachment 4

### 1.6.2 EXTERNAL CONSULTATION

None required

## 2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

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

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

A desktop audit of previous land uses does not indicate any historic use that would contribute to the contamination of the site. There are no earthworks proposed and the proposal does not comprise a change of use. The site is considered to be suitable for the proposed development with regard to clause 7 of this policy.

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

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

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

### 2.1.3 STATE ENVIRONMENTAL PLANNING POLICY (COASTAL MANAGEMENT) 2018

The site is located within the Coastal environment area.

Division 3 clause 13 applies to coastal environment areas. Consent must not be granted unless the consent authority has considered matters set out in subclause 1 and 2. These matters include impacts on vegetation, marine life and water quality, vegetation, Aboriginal heritage and community access. The development involves demolition and removal of a two trees and construction of multi dwelling housing. All matters detailed in subclause 1 and 2 are considered satisfactory subject to compliance with proposed conditions of consent.

### 2.1.4 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

#### **Part 2 Permitted or prohibited development**

##### Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned as R2 Low Residential Zone.

##### Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

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

The proposal is satisfactory with regard to the above objectives.

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

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

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

##### Clause 1.4 Definitions

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

##### Clause 2.7 – Demolition requires development consent

The proposal involves demolition – conditions have been recommended to ensure that demolition is carried out in accordance with the relevant Australian Standard.

#### **Part 4 Principal development standards**

##### Clause 4.3 Height of buildings

The proposed building height of 7.8m does not exceed the maximum of 9m permitted for the site.

#### Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone: 0.5:1

Site area: 2238.68m<sup>2</sup>

GFA: 952m<sup>2</sup>

FSR: 0.43:1

#### Clause 4.6 Exceptions to development standards

The applicant has submitted a Clause 4.6 Statement in relation to Clause 7.14 Minimum site width which forms Attachment 5 to this report.

WLEP 2009 clause 4.6 proposed development departure assessment	
Development departure	Clause 7.14 WLEP2009 Minimum Site Width
Is the planning control in question a development standard	Yes a minimum 18m site width is required for multi-dwelling housing under Clause 7.14(1)
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	<p>Yes</p> <p>The applicant's Clause 4.6 Statement (Attachment 5) is based on the following rationale (summarised):</p> <ul style="list-style-type: none"><li>• The proposal involves the amalgamation of two individual parcels of land, with a resultant width of 29.91m across the majority of the site. The proposed built form will generally be located forward of the rear boundary of lot 61 with the exception of a portion of unit 5 only.</li><li>• The layout and siting of the development appropriately responds to the site constraints.</li><li>• The design accommodates the required building envelopes, parking, on-site manoeuvring and landscaping and therefore is considered to be sufficient in terms of both width and area.</li><li>• The development will not adversely impact adjoining properties by virtue of the proposed non-compliance.</li></ul>
That there are sufficient environmental planning grounds to justify contravening the development standard.	<p>Yes</p> <p>The sufficient planning grounds to justify contravening the minimum 18m site width for multi dwelling housing are outlined in the applicant's Clause 4.6 Statement in Attachment 5. In summary the sufficient environmental planning grounds presented in support of the proposal are:</p> <ul style="list-style-type: none"><li>• The proposal will provide for additional residential living opportunities in one of Wollongong's more affordable suburbs.</li><li>• The proposal will contribute to the diversity of housing choice for the local community.</li></ul>

	<ul style="list-style-type: none"> <li>• The variation does not extend over the full length of the property, with the land exceeding the 18m requirement for the majority of the amalgamated site.</li> <li>• The proposal satisfies the objectives of the minimum site width control contained within Clause 5.1 of WDCP2009 for multi dwelling housing development as the amalgamated allotment is of sufficient size to accommodate the required building envelope, parking and landscaped areas. Section 5.1.2 states that the 18m site width requirement can be varied for irregular shaped lots or where the development meets the requirements of setbacks, private open space, visual amenity, solar access, built form and landscaping.</li> </ul>
4.6 (4) (a) Consent authority is satisfied that:	
The applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and	<p>The applicant's written request has adequately addressed the matters required to be demonstrated under subclause 3.</p> <p>The site is an irregular shape and a majority of the site exceeds the minimum 18m width requirement. The departure applies to the small portion of Lot 60 DP10927 that extends past the rear boundary of Lot 61 DP10927. In this instance, roughly two thirds of one of the proposed nine units (unit 5) will be located on a portion of the site (to be amalgamated) that has a width less than the required 18m.</p> <p>The proposal is otherwise satisfactory with regard to other development standards, controls and objectives, and is consistent with the zoning of the allotment.</p> <p>The proposal will contribute to the diversity of housing choice for local residents.</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><u>Objectives of Clause 7.14</u></p> <p>Clause 7.14 does not have objectives for the minimum site width. In the absence of objectives under WLEP2009, it is reasonable to use the objectives for site width under clause 5.1.2, Chapter B1: Residential Development of WDCP 2009 for guidance. This clause also requires for a minimum site width of 18m and notes that variation may be considered for irregular shaped lots or where the development meets the requirements of setbacks, private open space, visual amenity, solar access, built form and landscaping. The objectives are:</p> <p><i>a. To allow for development of sites which are of sufficient size to accommodate the required building envelope, car parking and landscaping requirements</i></p> <p><i>b. To encourage amalgamation of allotments to provide for improved design outcomes</i></p> <p>With regard to objective 'a', the site meets the car parking requirements and exceeds the landscaping requirements. A portion unit 5 townhouse is situated within the narrower portion of the lot, however no adverse impacts on adjoining properties</p>

	<p>result from this design.</p> <p>With regard to objective 'b', the amalgamation of the allotments will be required and the majority of the site complies with the 18m site width requirement. The proposed development is considered acceptable in relation to the streetscape, the character of the area, no unreasonable impacts on adjoining properties, and environmental outcomes.</p> <p>The proposed multi dwelling housing development is consistent with the objectives of the zone as it would provide for housing needs within a low density environment and would contribute to achieving a variety of housing types in the area.</p> <p>Requiring compliance with the 18m site width is unreasonable and unnecessary in the circumstances of the case and an exception to the development standard is considered acceptable in the circumstances.</p>
The concurrence of the Secretary has been obtained.	Yes – the concurrence of the secretary is provided under delegation to Council.

## **Part 7 Local provisions – general**

### Clause 7.1 Public utility infrastructure

The development is already serviced by electricity, water and sewage services.

### Clause 7.3 Flood planning area

Council's Stormwater Engineer has assessed the application in this regard and provided a satisfactory referral subject to consent conditions.

### Clause 7.5 Acid Sulfate Soils

The proposal is identified as being affected by class 3 and 5 acid sulphate soils. The application was referred to Council's Environment department. An acid sulphate soils management plan was required and conditions have been recommended in this regard.

### Clause 7.6 Earthworks

The proposed earthworks will not have a detrimental impact on environmental functions and processes or neighbouring uses.

### Clause 7.14 Minimum site width

The site is an irregular shape at the rear and narrows to less than 18m wide. A portion of unit 5 is located within this reduced site width area. Refer to clause 4.6 variation.

Draft conditions require the consolidation of the two sites prior to the release of the Occupation Certificate for the development. Minimum site width post amalgamation will be 29.915m.

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

None applicable or relevant to the proposal

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

### **2.3.3 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009**

## CHAPTER A1 – INTRODUCTION

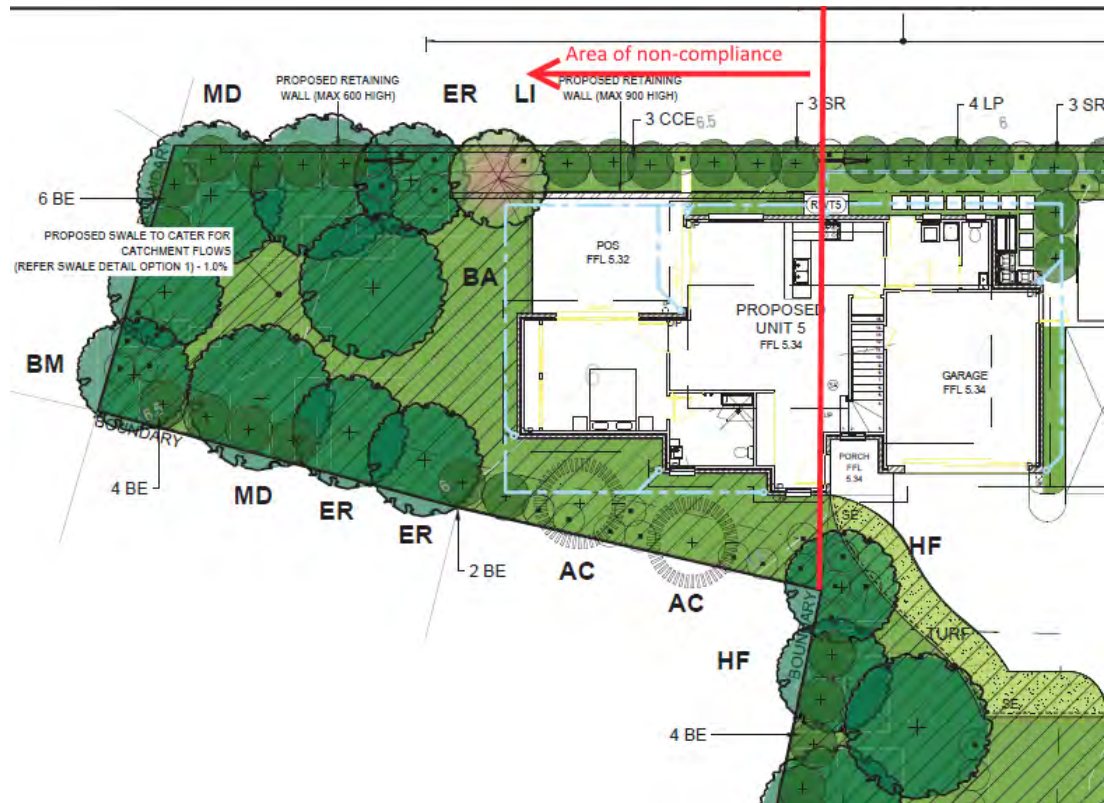
The development has been assessed against the relevant chapters of WDCP2009 and found to be satisfactory. A full compliance table can be found at Attachment 6 to this report, only the variation is discussed below:

### 8 Variations to development controls in the DCP

#### Chapter B1: Residential Development

- Part 5.1 Minimum site width requirement

A minimum 18m site width is required for multi dwelling housing under this part. The site does not meet the 18m site width in the rear portion of the site (i.e. where unit 5 is located). The below plan indicates the extent of the site and building form that does not achieve the 18m site width.



The objectives of this part are:

- To allow for development of sites which are of sufficient size to accommodate the required building envelope, car parking and landscaping requirements*
- To encourage amalgamation of allotments to provide for improved design outcomes*

The applicant in the statement of environmental effects indicates that the exception submitted to address the proposed non-compliance as required by Clause 4.6 in principle addresses Clause 5.1 of the DCP and associated objectives.

Comment: The site is irregular in shape and due to the wide frontage and relatively small portion of the site being less than 18m, the site is capable of accommodating the required car parking and landscaping requirements. Side and rear setbacks are compliant and the proposal does not result in adverse amenity impacts on neighbours. Amalgamation of the sites is proposed as a consent condition.

#### 2.3.4 WOLLONGONG SECTION 94A DEVELOPMENT CONTRIBUTIONS PLAN

The estimated cost of works is >\$100,000 and a levy of 1% is applicable under this plan as the threshold value is \$100,000.

#### **2.4 SECTION 4.15 1(A)(IIIA) ANY PLANNING AGREEMENT THAT HAS BEEN ENTERED INTO UNDER SECTION 97.14, OR ANY DRAFT PLANNING AGREEMENT THAT A DEVELOPER HAS OFFERED TO ENTER INTO UNDER SECTION 7.14**

There are no planning agreements entered into or any draft agreement offered to enter into under S7.14 which affects 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?

Condition(s) of consent are recommended with regard to demolition works.

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

The proposal has been assessed as satisfactory with regard to the applicable planning controls. There are not expected to be adverse environmental impacts on either the natural or built environments. There are also not expected to be any adverse social or economic impacts in the locality.

#### **2.7 SECTION 79C 1(C) THE SUITABILITY OF THE SITE FOR DEVELOPMENT**

Does the proposal fit in the locality?

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

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

#### **2.8 SECTION 4.15 1(E) THE PUBLIC INTEREST**

The application is not expected to have any unreasonable impacts on the environment or the amenity of the locality. It is considered appropriate with consideration to the zoning and the character of the area and is therefore considered to be in the public interest.

### **3 CONCLUSION**

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The application has been assessed as satisfactory having regard to the Heads of Consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, the provisions of Wollongong Local Environmental Plan 2009 and all relevant Council DCP's, Codes and Policies.

Multi dwelling housing is permitted on the site under WLEP2009 and the proposal is considered to be consistent with the objectives of the R2 low Density Residential Zone.

The proposal involves a variation to the minimum site width development standard under WLEP2009. A variation request statement and justification have been provided for the non-compliance in accordance with Clause 4.6 of WLEP2009. The variation has been considered and is supported in this instance.

The development also involves a minor variation to Wollongong Development Control Plan 2009 with regard to minimum site width which is related to the departure under clause 4.6. This variation has been adequately justified, and is not considered to lead to adverse impacts and is worthy of support in this instance

Internal referrals are satisfactory and all submissions have been considered in the assessment. It is considered that the proposed development has otherwise been designed appropriately given the nature and characteristics of the site and is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area.

#### **4 RECOMMENDATION**

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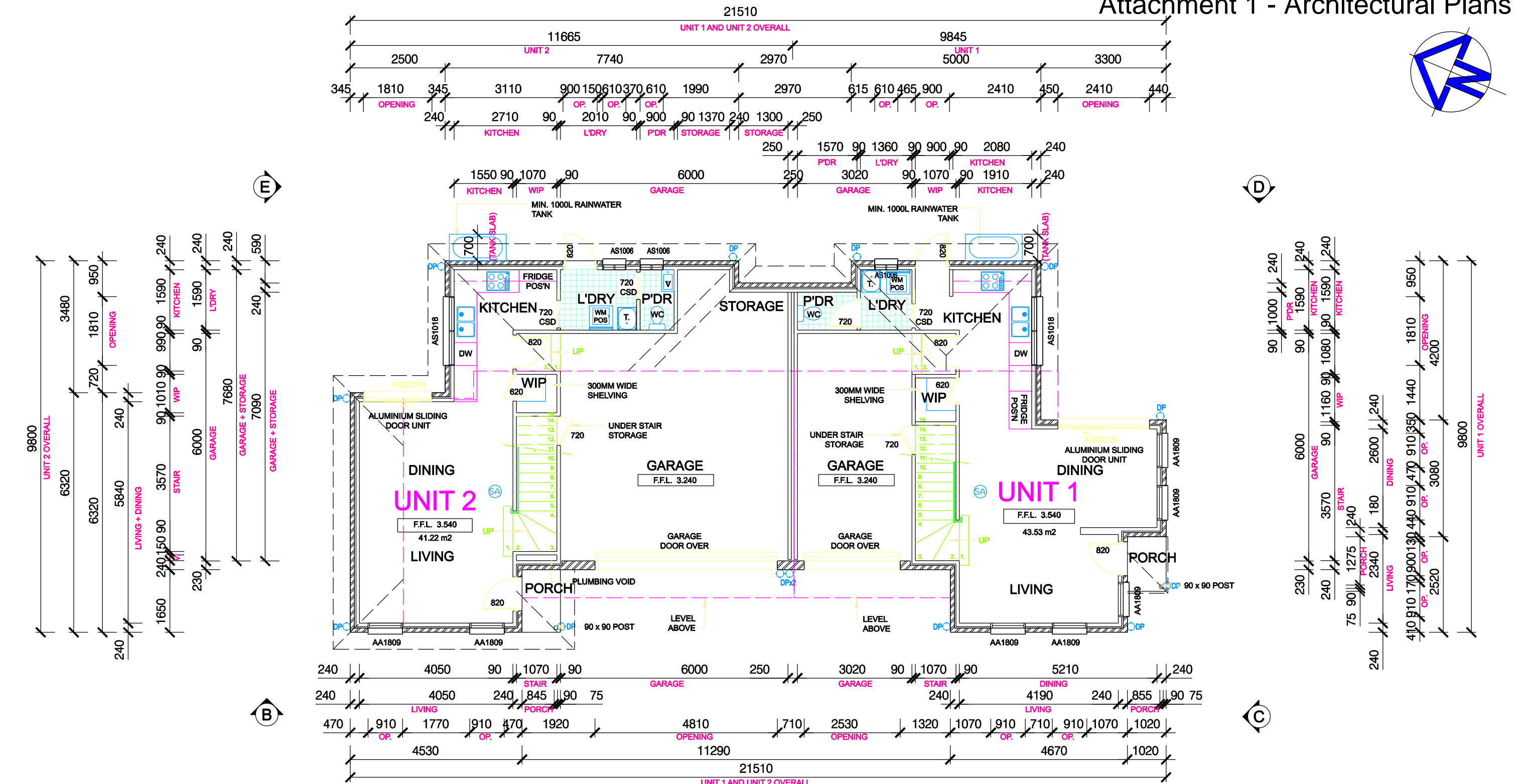
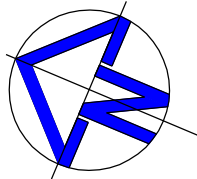
It is recommended that the development application be approved subject to appropriate draft conditions contained in Attachment 4.

#### **5 ATTACHMENTS**

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- |   |                            |
|---|----------------------------|
| 1 | Architectural Plans        |
| 2 | Aerial Photograph          |
| 3 | Zoning Map                 |
| 4 | Draft conditions           |
| 5 | Clause 4.6 Statement       |
| 6 | WDCP 2009 compliance table |





UNIT 2

AREA:  
GROUND FLOOR = 41.22 m  
FIRST FLOOR = 60.25 m  
GARAGE = 41.13 m  
PORCH = 1.67 m

TOTAL = 144.27 m

LEGEND

- FEATURE WALL. PAINT FINISH. DULUX 'MILTON MOON'
- FEAURE WALL. PAINT FINISH. DULUX 'HIGH GATE' WEATHERBOARD PROFILE
- CB1 COLORBOND 'WINDSPRAY'. ROOFING & FLASHING, CAPPING, FASCIA.
- CB2 COLORBOND 'IRON STONE'. GUTTER, DOWNPIPES,
- AW1 CLEAR GLAZING IN P'DERCOAT ALUM. FRAME. 'IRONSTONE'
- FACE BRICKWORK. PGH BRICKS MINERAL VELOUR
- CB3 COLORBOND 'BASALT' METAL FENCING
- ENTRY DOOR & LAUNDRY DOOR PAINT FINISH. DULUX 'OOLONG'
- MODWOOD 'BLACK BEAN' FRONT FENCE

UNIT 1

AREA:  
GROUND FLOOR = 43.53 m  
FIRST FLOOR = 52.48 m  
GARAGE = 19.37 m  
PORCH = 1.47 m

TOTAL = 116.85 m

PROJECT  
PROPOSED UNIT DEVELOPMENT AT:  
LOT 61 & 62 (NO. 30 - 32),  
KEMBLAWARRA ROAD, WARRAWONG  
FOR  
MRS VERONICA SIMOVIC

UNIT 1 and UNIT 2 - GROUND FLOOR PLAN

SCALE: 1:100

ISSUE: C

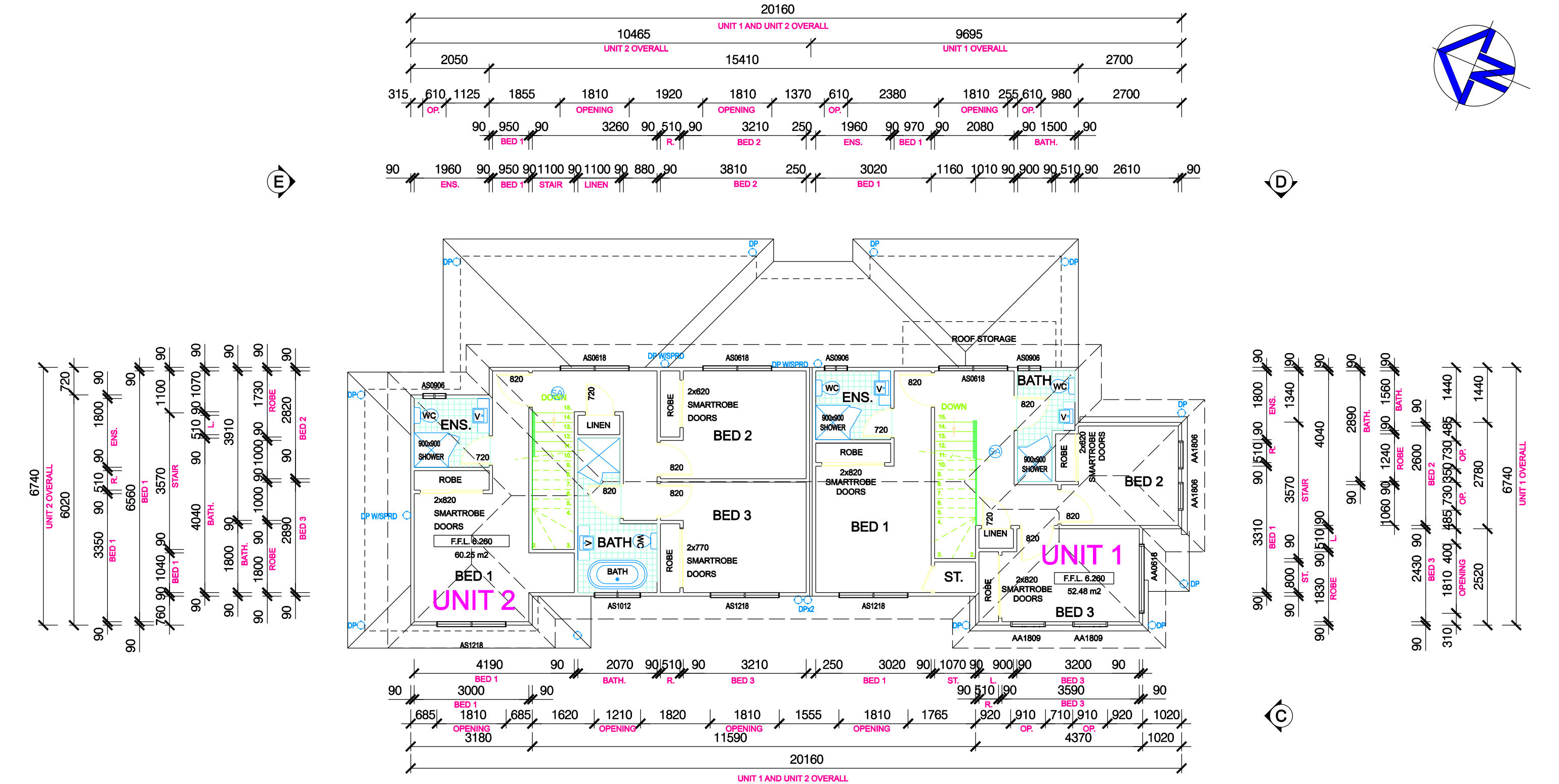
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SHEET : 1 OF 20

REVISION TABLE:

REVISION A: CONCEPT PLANS  
REVISION B: HYDRAULICS AMENDMENTS  
REVISION C: SITE LEVEL AMENDMENTS  
REVISION C: ISSUED FOR DA

Shimera Homes Pty. Ltd.



LEGEND			
<div></div>	FEATURE WALL. PAINT FINISH. DULUX 'MILTON MOON'	<div></div>	FACE BRICKWORK. PGH BRICKS MINERAL VELOUR
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PROJECT  
PROPOSED UNIT DEVELOPMENT AT:  
LOT 61 & 62 (NO. 30 - 32),  
KEMBLAWARRA ROAD, WARRAWONG  
FOR  
MRS VERONICA SIMOVIC

## UNIT 1 and UNIT 2 - FIRST FLOOR PLAN

SCALE: 1:100

ISSUE: C

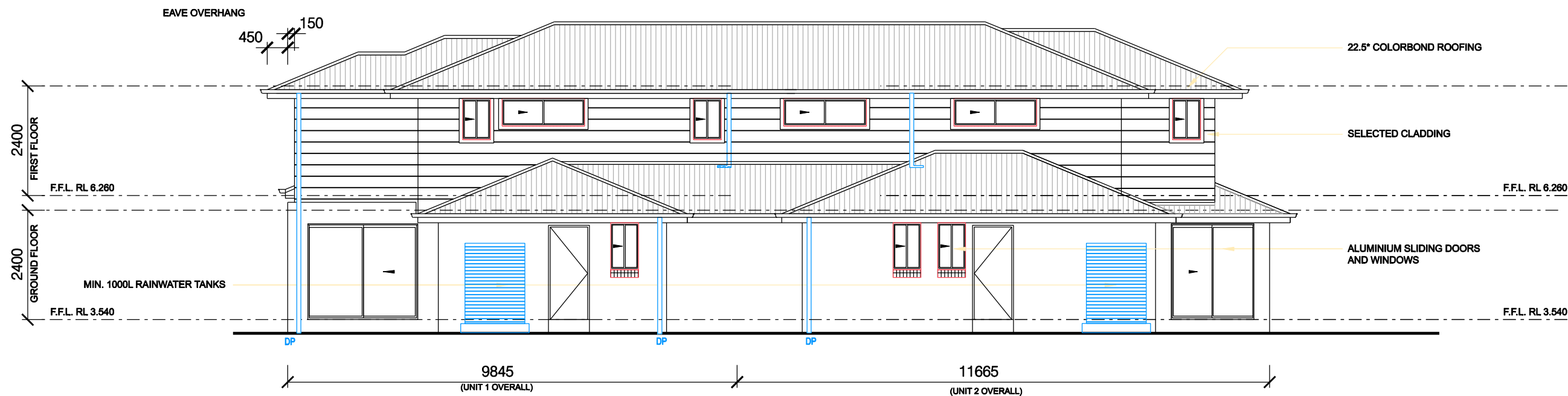
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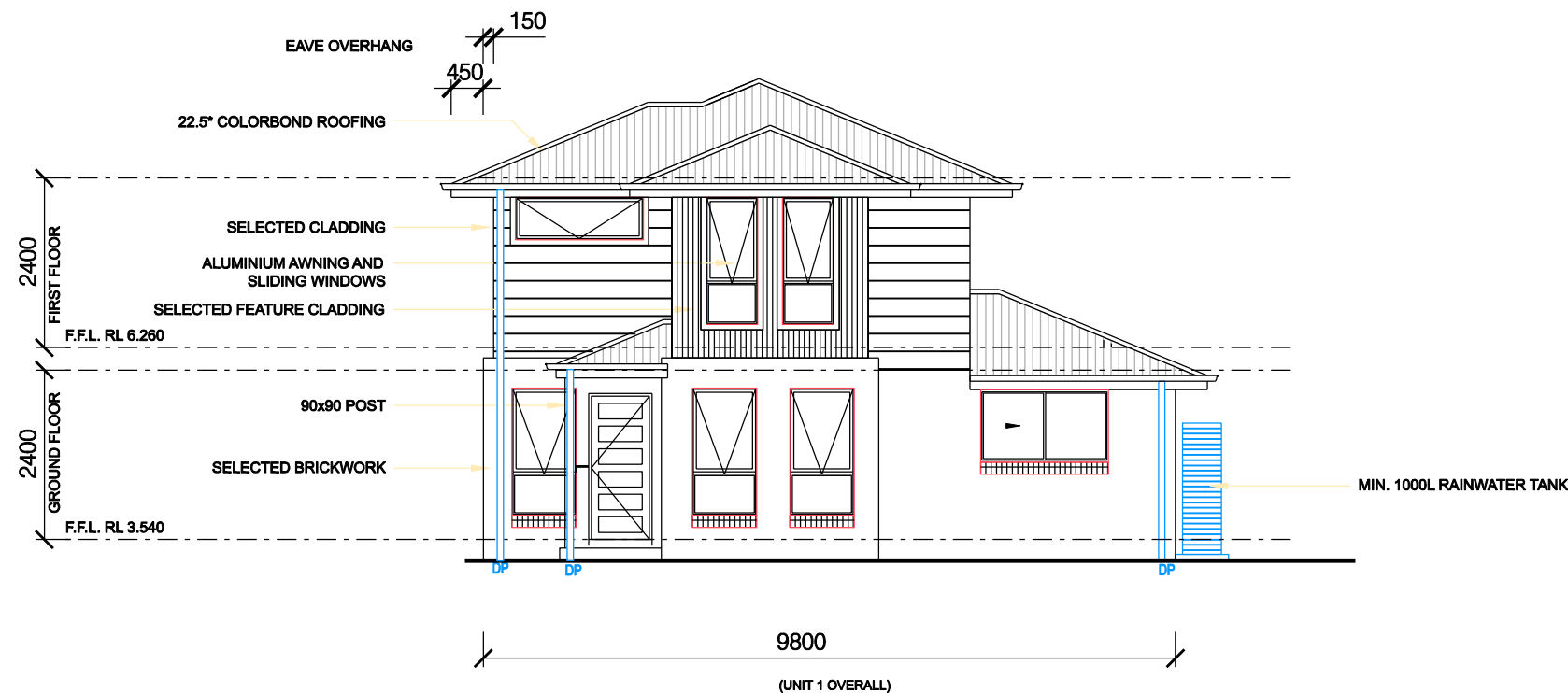
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REVISION B:	HYDRAULICS AMENDMENTS
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REVISION D:	ISSUED FOR DA

Shimera Homes Pty. Ltd.



ELEVATION D - (EASTERN)



ELEVATION C - (SOUTHERN)

PROJECT  
PROPOSED UNIT DEVELOPMENT AT:  
LOT 61 & 62 (NO. 30 - 32),  
KEMBLAWARRA ROAD, WARRAWONG  
FOR  
MRS VERONICA SIMOVIC

UNIT 1 and UNIT 2 - ELEVATIONS

SCALE: 1:100

ISSUE: C

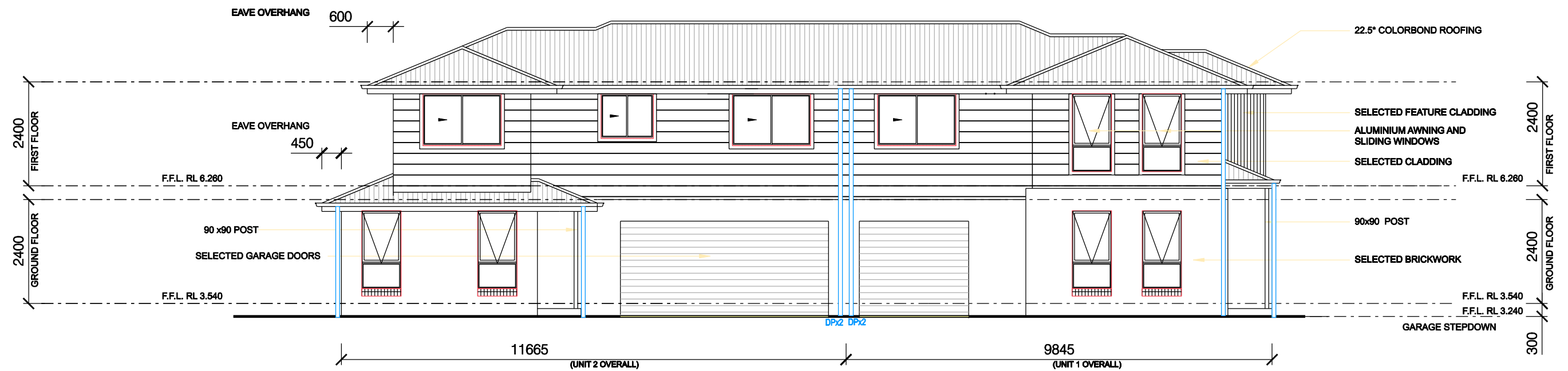
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SHEET : 3 OF 20

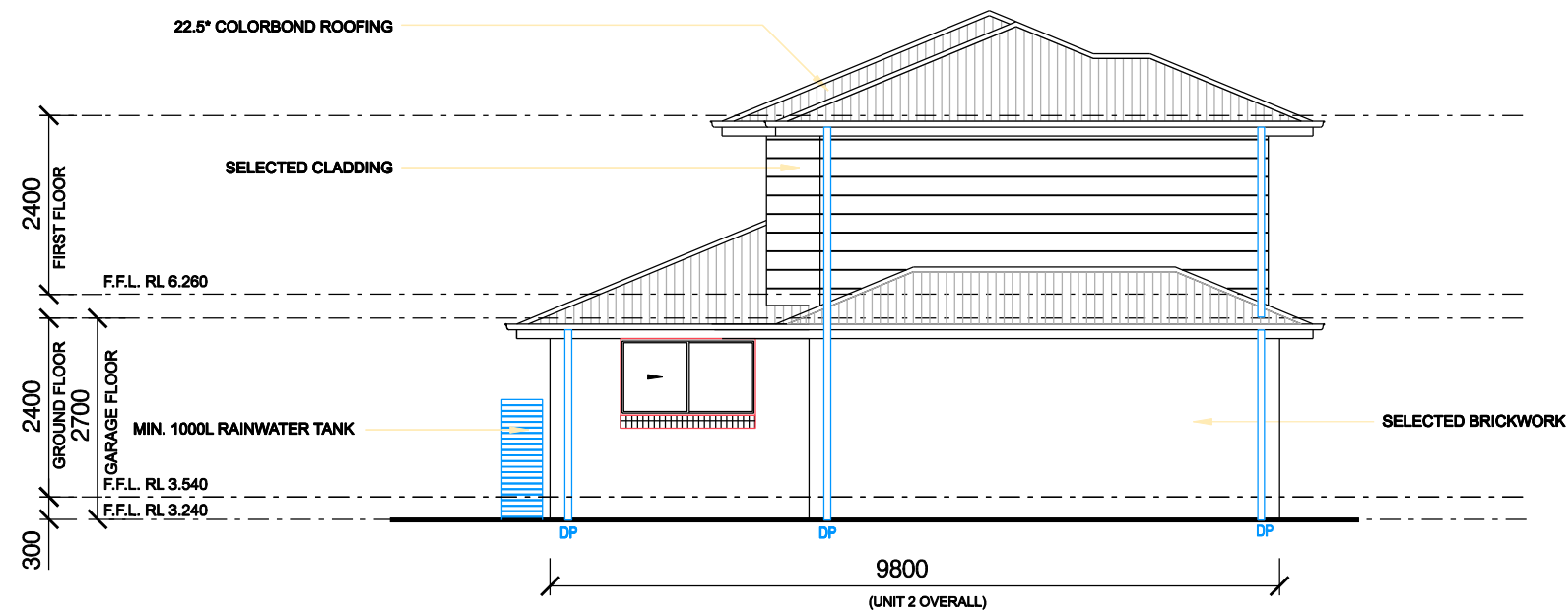
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REVISION C: SITE LEVEL AMENDMENTS  
REVISION C: ISSUED FOR DA

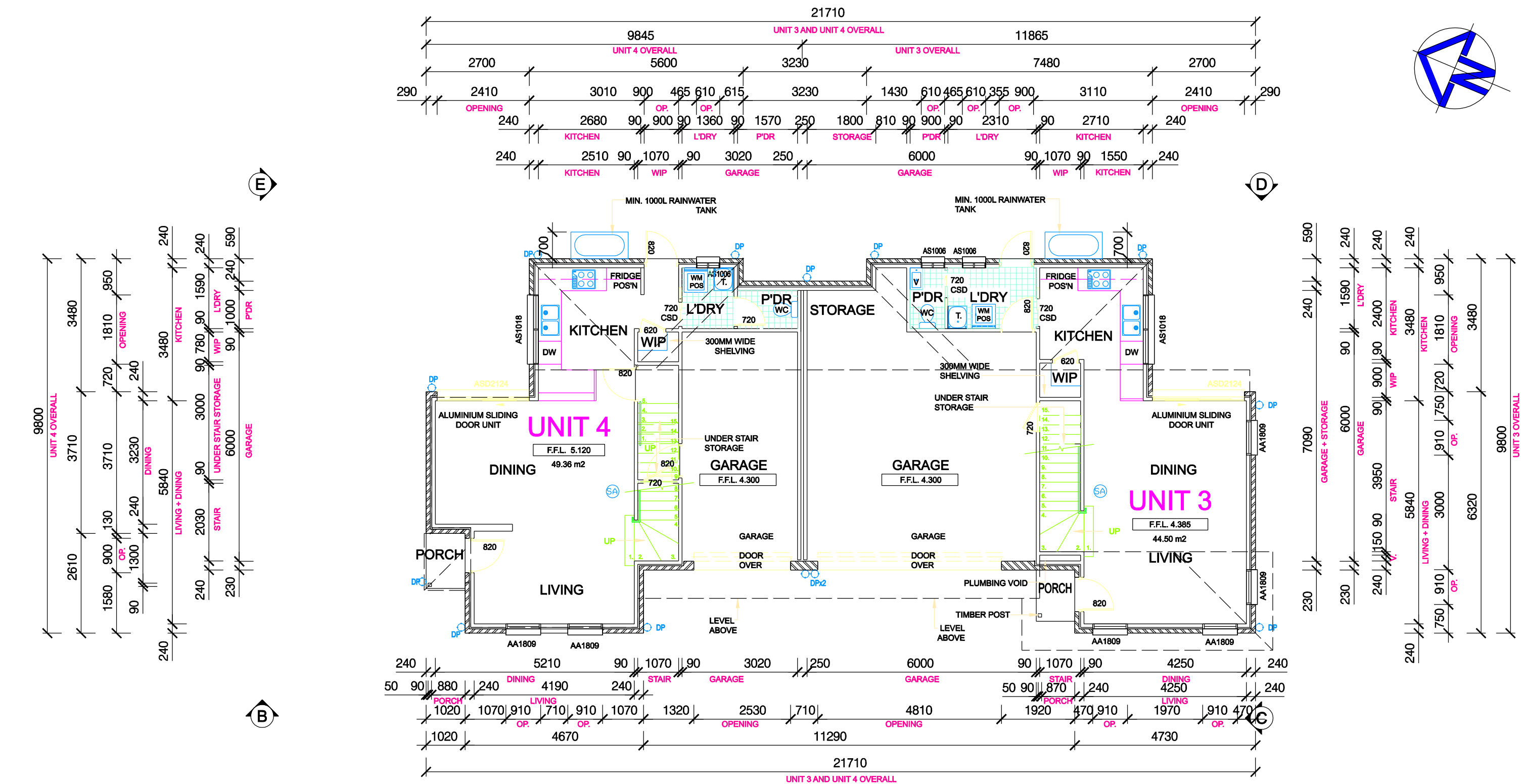
Shimera Homes Pty. Ltd.



ELEVATION B - (WESTERN)












ELEVATION E - (NORTHERN)



### UNIT 4

AREA:	
GROUND FLOOR =	49.36 m
FIRST FLOOR =	54.33 m
GARAGE =	18.12 m
PORCH =	1.47 m
TOTAL = 123.28 m	

### LEGEND

	FEATURE WALL. PAINT FINISH. DULUX 'MILTON MOON'		FACE BRICKWORK. PGH BRICKS MINERAL VELOUR
	FEAURE WALL. PAINT FINISH. DULUX 'HIGH GATE' WEATHERBOARD PROFILE		COLORBOND 'BASALT' METAL FENCING
	COLORBOND 'WINDSPRAY'. ROOFING & FLASHING, CAPPING, FASCIA.		ENTRY DOOR & LAUNDRY DOOR PAINT FINISH. DULUX 'OOLONG'
	COLORBOND 'IRON STONE'. GUTTER, DOWNPIPES,		MODWOOD 'BLACK BEAN' FRONT FENCE
	CLEAR GLAZING IN P'DERCOAT ALUM. FRAME. 'IRONSTONE'		

### UNIT 3

AREA:	
GROUND FLOOR =	44.50 m
FIRST FLOOR =	59.95 m
GARAGE =	39.32 m
PORCH =	1.35 m
TOTAL = 145.12 m	

PROJECT  
PROPOSED UNIT DEVELOPMENT AT:  
LOT 61 & 62 (NO. 30 - 32),  
KEMBLAWARRA ROAD, WARRAWONG  
FOR  
MRS VERONICA SIMOVIC

## UNIT 3 and UNIT 4 - GROUND FLOOR PLAN

SCALE: 1:100

ISSUE: C

DATE: 04.07.18

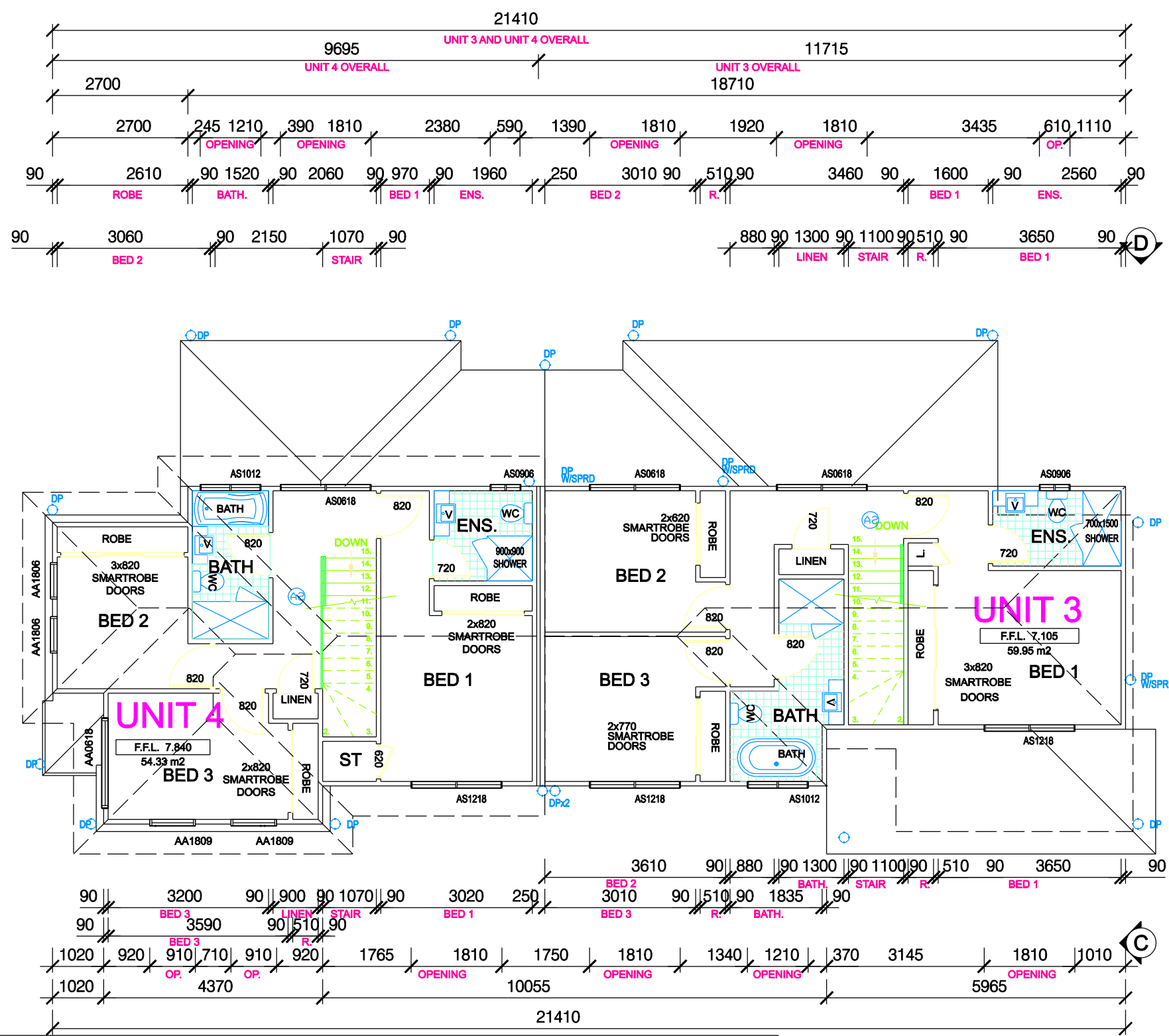
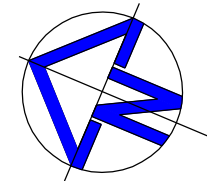
SHEET : 5 OF 20

### REVISION TABLE:

REVISION A:	CONCEPT PLANS
REVISION B:	HYDRAULICS AMENDMENTS
REVISION C:	SITE LEVEL AMENDMENTS
REVISION C:	ISSUED FOR DA

Shimera Homes Pty. Ltd.





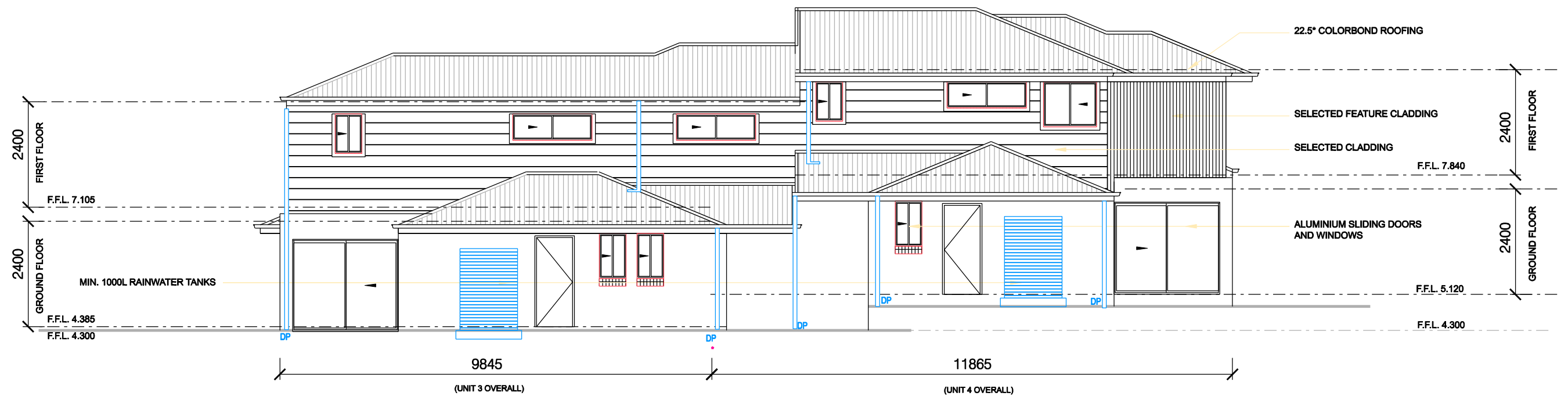
LEGEND			
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	FEAURE WALL. PAINT FINISH. DULUX 'HIGH GATE' WEATHERBOARD PROFILE		COLORBOND 'BASALT' METAL FENCING
	COLORBOND 'WINDSPRAY'. ROOFING & FLASHING, CAPPING, FASCIA.		ENTRY DOOR & LAUNDARY DOOR PAINT FINISH. DULUX 'OOLONG'
	COLORBOND 'IRON STONE'. GUTTER, DOWNPIPES,		MODWOOD 'BLACK BEAN' FRONT FENCE
	CLEAR GLAZING IN P'DERCOAT ALUM. FRAME. 'IRONSTONE'		

PROJECT  
PROPOSED UNIT DEVELOPMENT AT:  
LOT 61 & 62 (NO. 30 - 32),  
KEMBLAWARRA ROAD, WARRAWONG  
FOR  
MRS VERONICA SIMOVIC

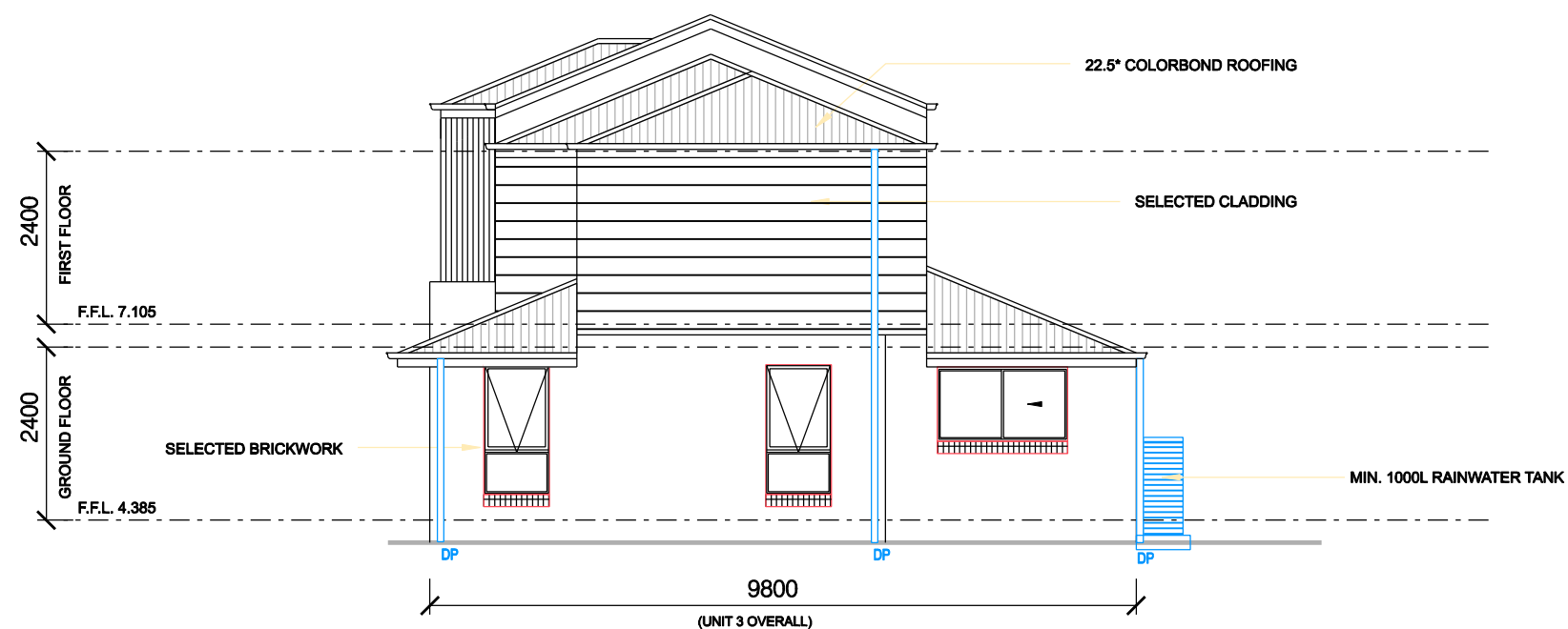
UNIT 3 and UNIT 4 - FIRST FLOOR PLAN				
SCALE: 1:100	ISSUE: C	DATE: 04.07.18	SHEET : 6 OF 20	

REVISION TABLE:	
REVISION A:	CONCEPT PLANS
REVISION B:	HYDRAULICS AMENDMENTS
REVISION C:	SITE LEVEL AMENDMENTS
REVISION D:	ISSUED FOR DA

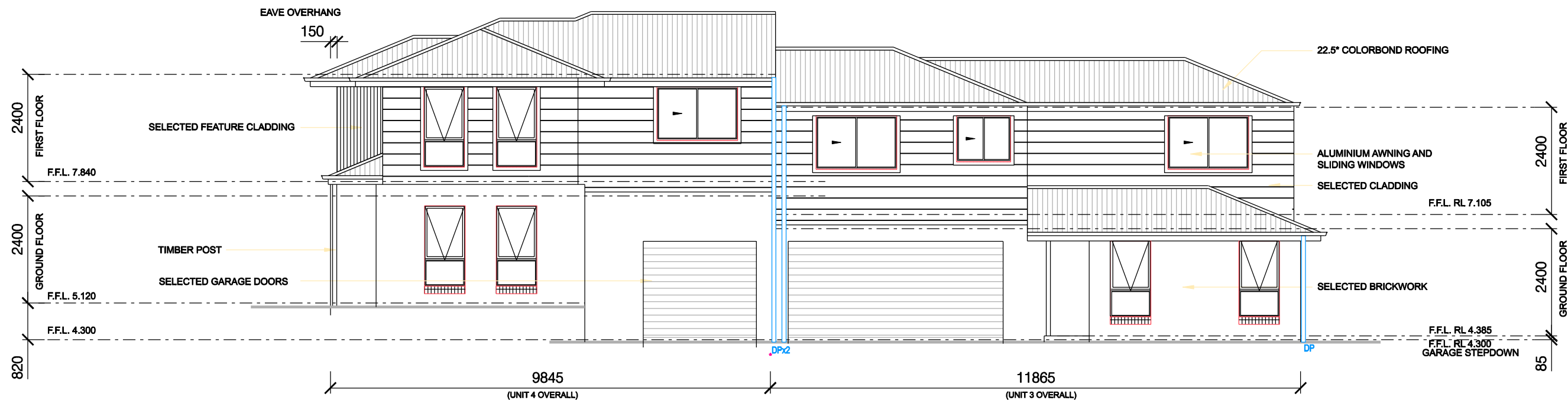
Shimera Homes Pty. Ltd.



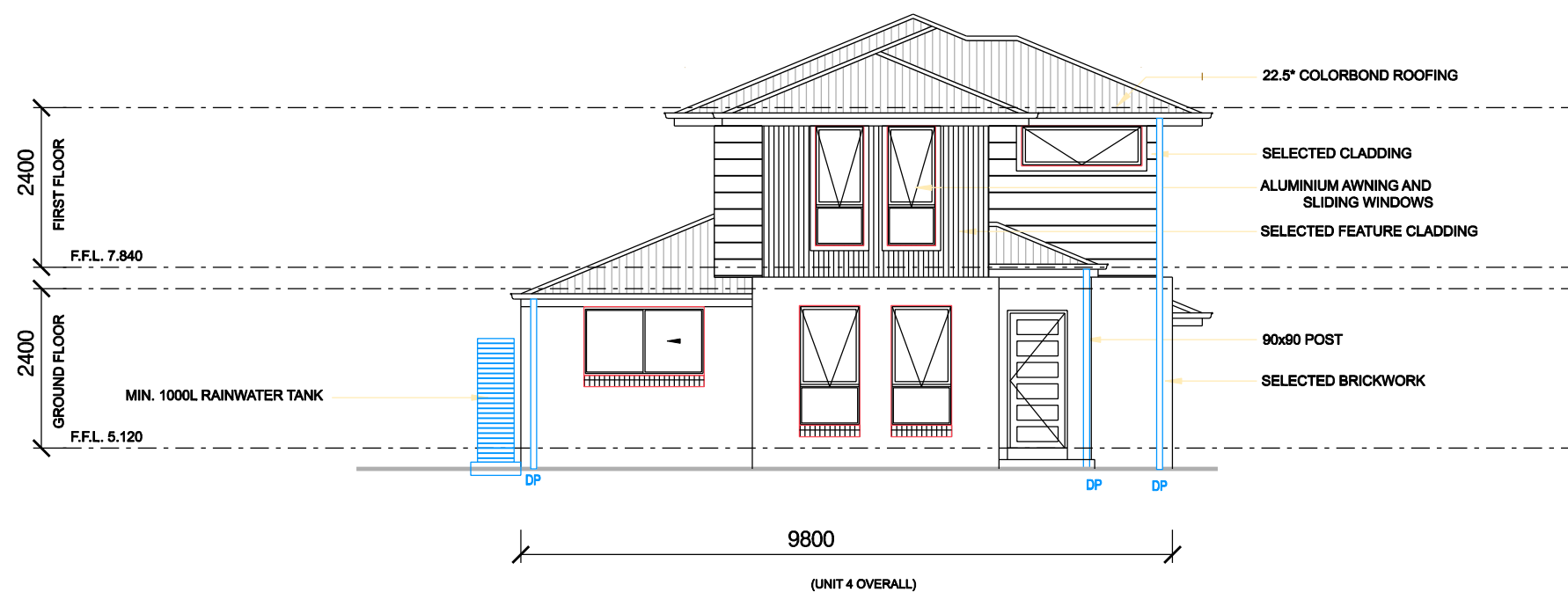
ELEVATION D - (EASTERN)



ELEVATION E - (SOUTHERN)



ELEVATION A - (WESTERN)



ELEVATION E - (NORTHERN)

PROJECT  
PROPOSED UNIT DEVELOPMENT AT:  
LOT 61 & 62 (NO. 30 - 32),  
KEMBLAWARRA ROAD, WARRAWONG  
FOR  
MRS VERONICA SIMOVIC

## UNIT 3 and UNIT 4 - ELEVATIONS

SCALE: 1:100

ISSUE: C

DATE: 04.07.18

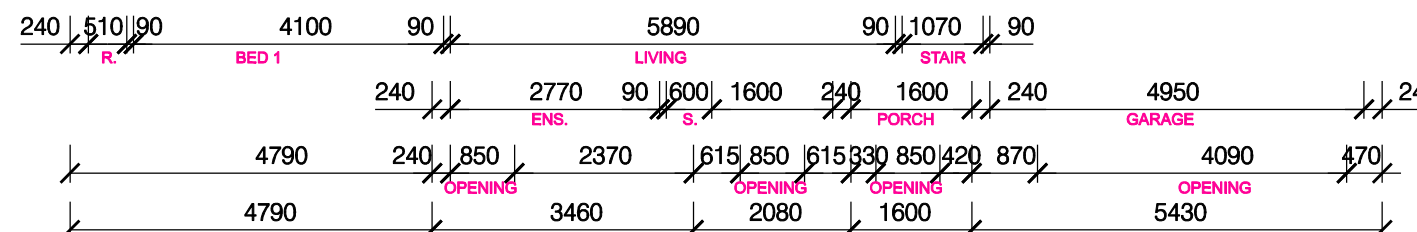
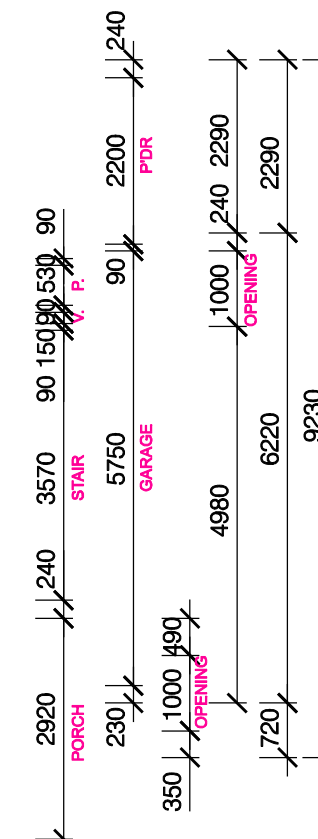
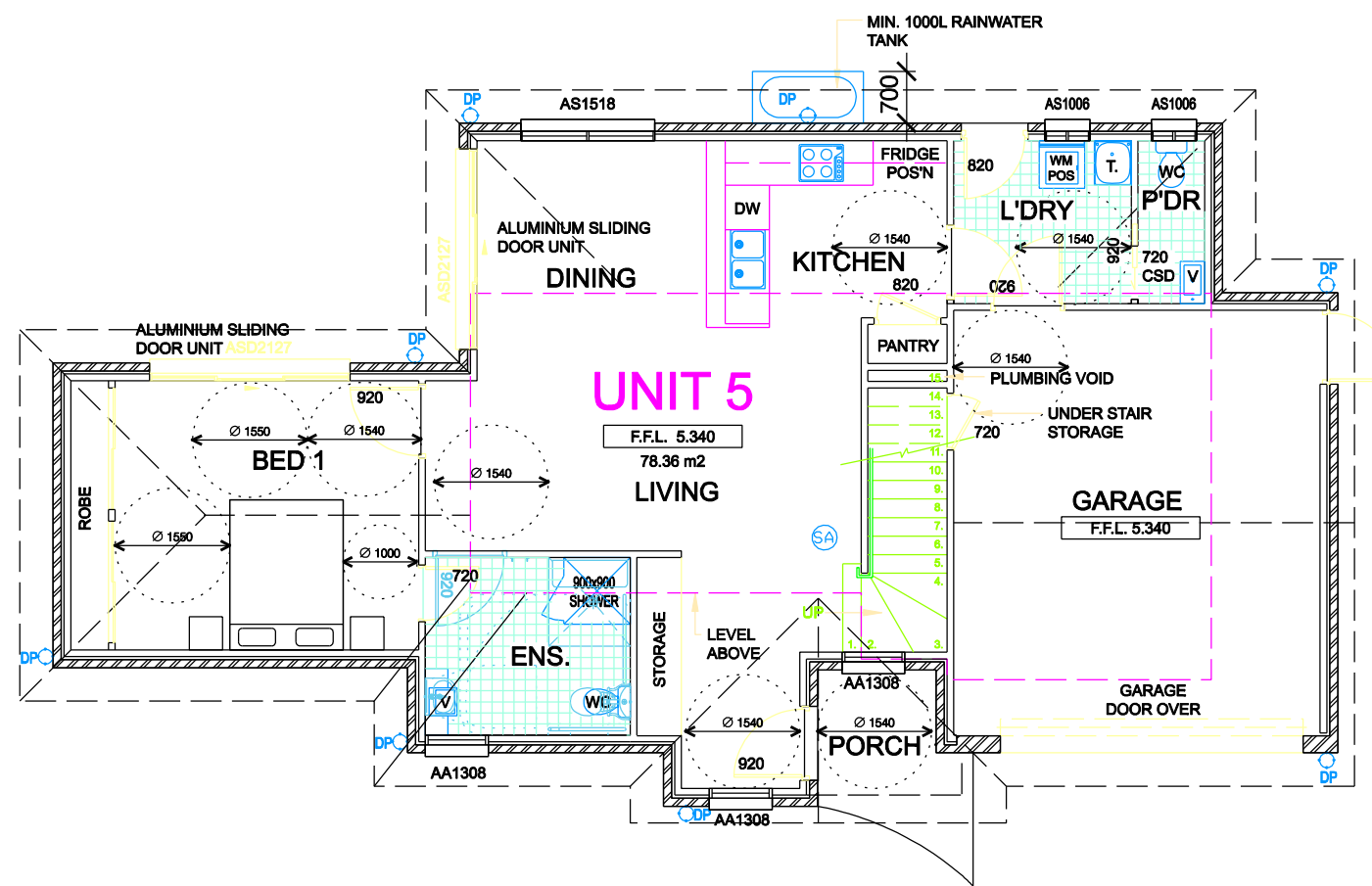
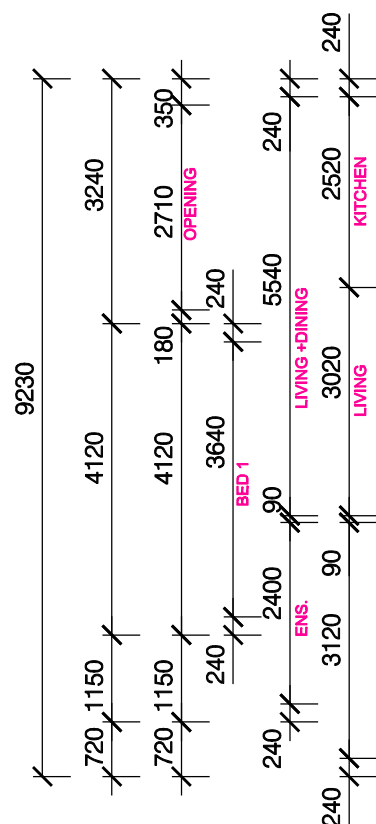
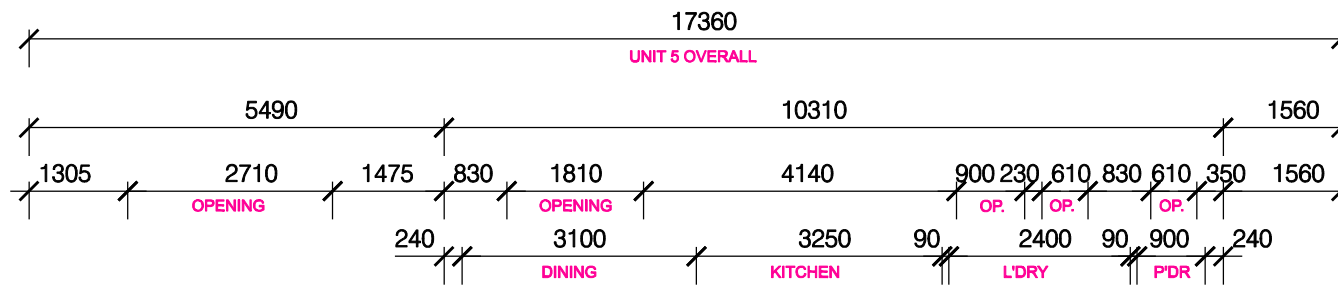
SHEET : 8 OF 20

### REVISION TABLE:

REVISION A: CONCEPT PLANS  
REVISION B: HYDRAULICS AMENDMENTS  
REVISION C: SITE LEVEL AMENDMENTS  
REVISION C: ISSUED FOR DA










Shimera Homes Pty. Ltd.





TOTAL = 154.03 m

## LEGEND

- |   |   |   |   |
|---|---|---|---|
|  | FEATURE WALL. PAINT FINISH. DULUX 'MILTON MOON'                   |  | FACE BRICKWORK. PGH BRICKS MINERAL VELOUR               |
|  | FEAURE WALL. PAINT FINISH. DULUX 'HIGH GATE' WEATHERBOARD PROFILE |  | CB3 COLORBOND 'BASALT' METAL FENCING                    |
|  | CB1 COLORBOND 'WINDSPRAY'. ROOFING & FLASHING, CAPPING, FASCIA.   |  | ENTRY DOOR & LAUNDARY DOOR PAINT FINISH. DULUX 'OOLONG' |
|  | CB2 COLORBOND 'IRON STONE'. GUTTER, DOWNPIPES,                    |  | MODWOOD 'BLACK BEAN' FRONT FENCE                        |
|  | AW1 CLEAR GLAZING IN P'DERCOAT ALUM. FRAME. 'IRONSTONE'           |   |   |

**PROJECT**  
**PROPOSED UNIT DEVELOPMENT AT:**  
**LOT 61 & 62 (NO. 30 - 32),**  
**KEMBLAWARRA ROAD, WARRAWONG**  
**FOR**  
**MRS VERONICA SIMOVIC**

## UNIT 5 - GROUND FLOOR PLAN

**SCALE: 1:100**

**ISSUE: C**

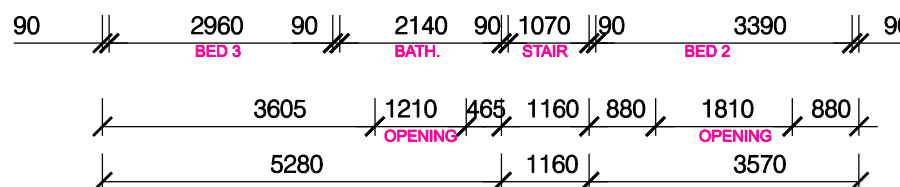
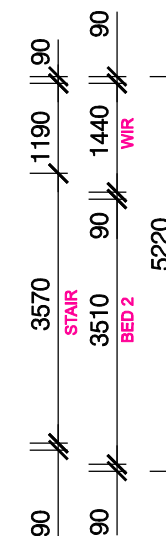
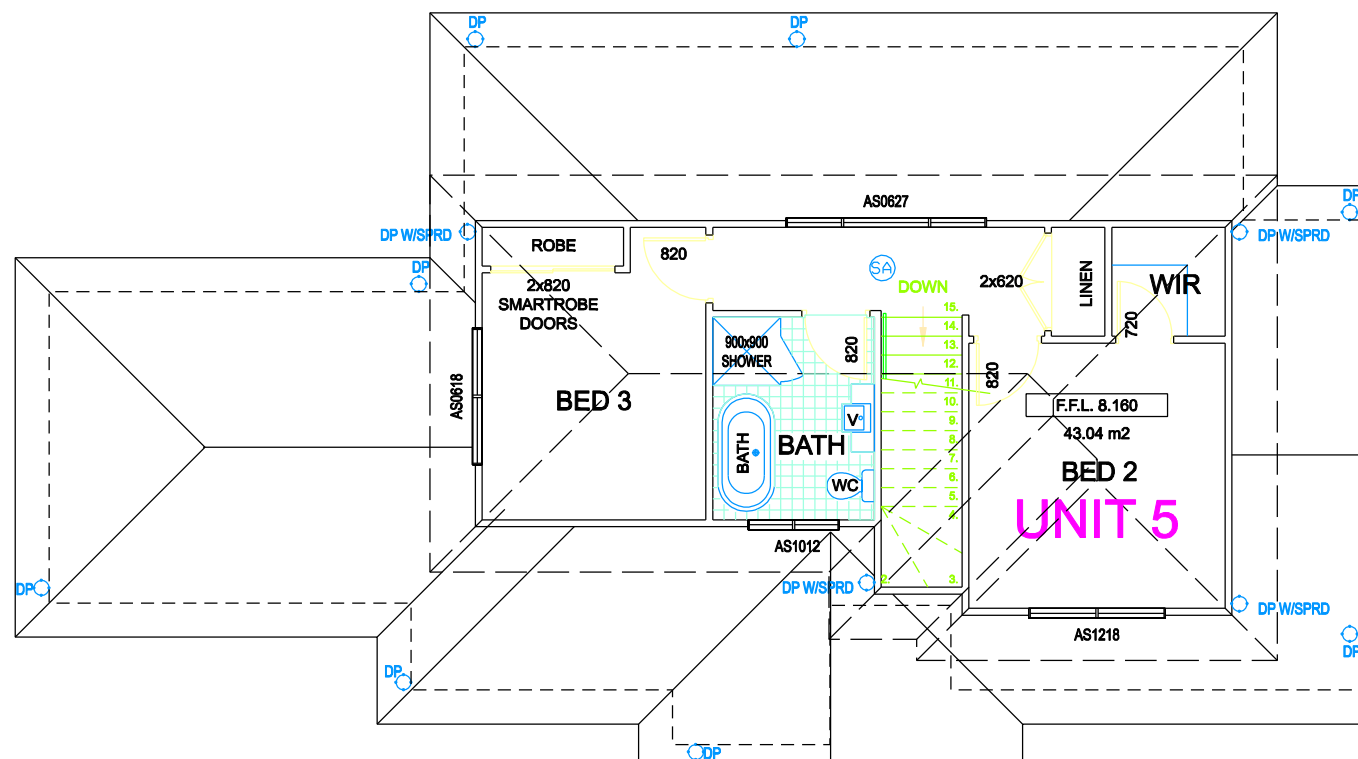
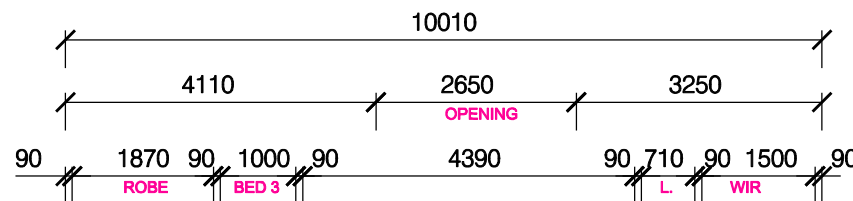
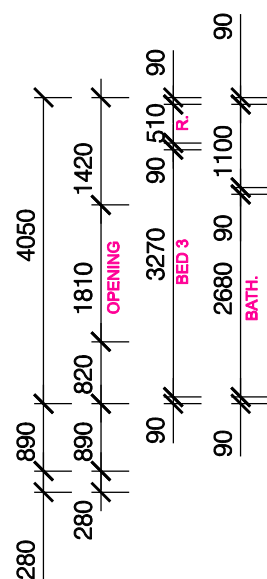
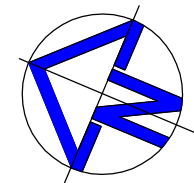
**DATE: 04.07.18**

**SHEET : 9 OF 20**










#### REVISION TABLE:

REVISION A:	CONCEPT PLANS
REVISION B:	HYDRAULICS AMENDMENTS
REVISION C:	SITE LEVEL AMENDMENTS
REVISION C:	ISSUED FOR DA

**Shimera Homes Pty. Ltd.**



## LEGEND

	FEATURE WALL. PAINT FINISH. DULUX 'MILTON MOON'		FACE BRICKWORK. PGH BRICKS MINERAL VELOUR
	FEAURE WALL. PAINT FINISH. DULUX 'HIGH GATE' WEATHERBOARD PROFILE		COLORBOND 'BASALT' METAL FENCING
	COLORBOND 'WINDSPRAY'. ROOFING & FLASHING, CAPPING, FASCIA.		ENTRY DOOR & LAUNDARY DOOR PAINT FINISH. DULUX 'OOLONG'
	COLORBOND 'IRON STONE'. GUTTER, DOWNPIPES,		MODWOOD 'BLACK BEAN' FRONT FENCE
	CLEAR GLAZING IN P'DERCOAT ALUM. FRAME. 'IRONSTONE'		

PROJECT  
PROPOSED UNIT DEVELOPMENT AT:  
LOT 61 & 62 (NO. 30 - 32),  
KEMBLAWARRA ROAD, WARRAWONG  
FOR  
MRS VERONICA SIMOVIC

## UNIT 5 - FIRST FLOOR PLAN

SCALE: 1:100

ISSUE: C

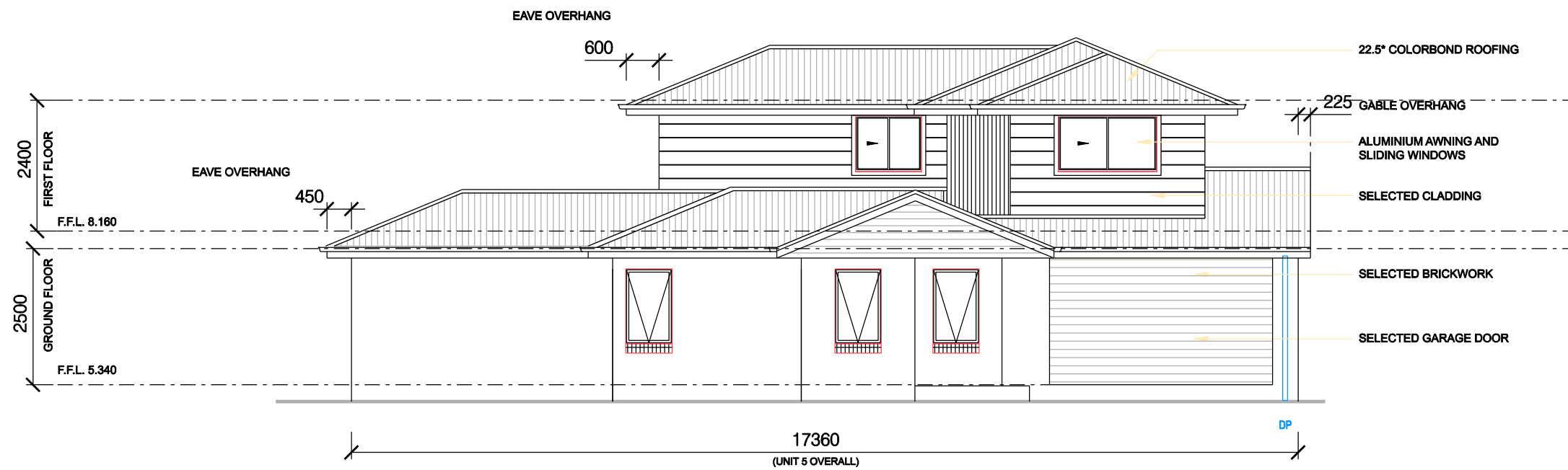
DATE: 04.07.18

SHEET : 10 OF 20

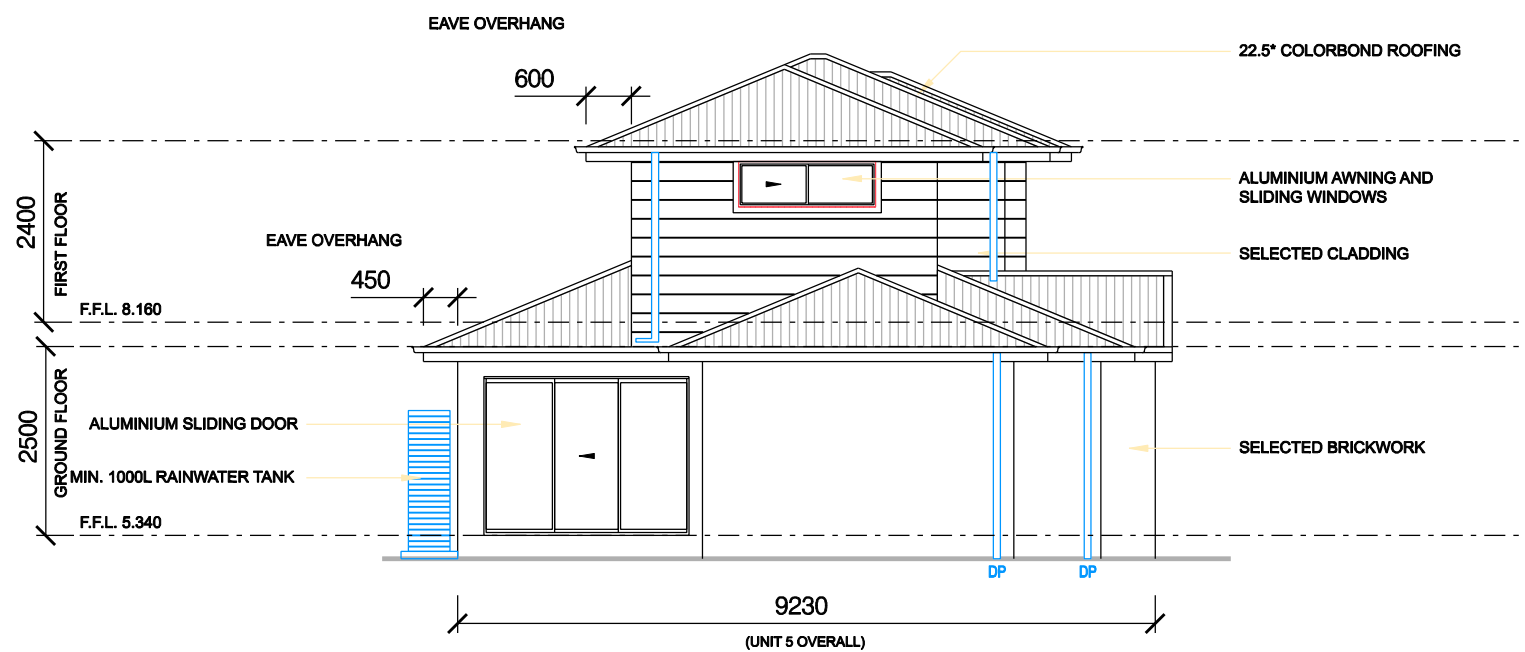
### REVISION TABLE:

REVISION A:	CONCEPT PLANS
REVISION B:	HYDRAULICS AMENDMENTS
REVISION C:	SITE LEVEL AMENDMENTS
REVISION C:	ISSUED FOR DA

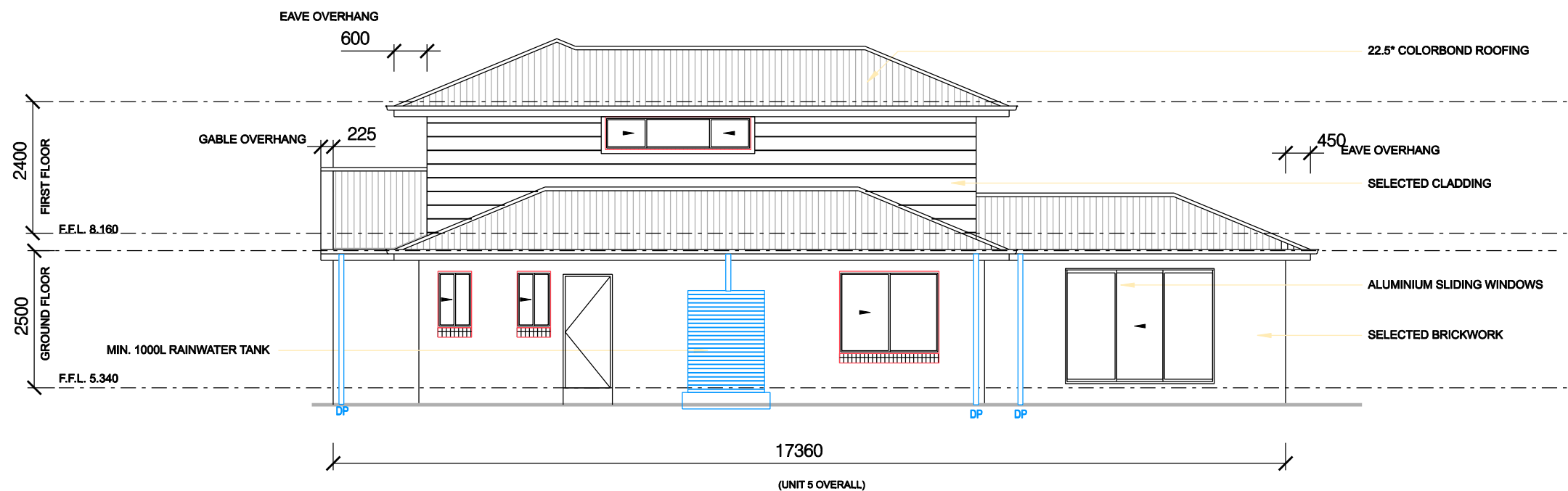
Shimera Homes Pty. Ltd.



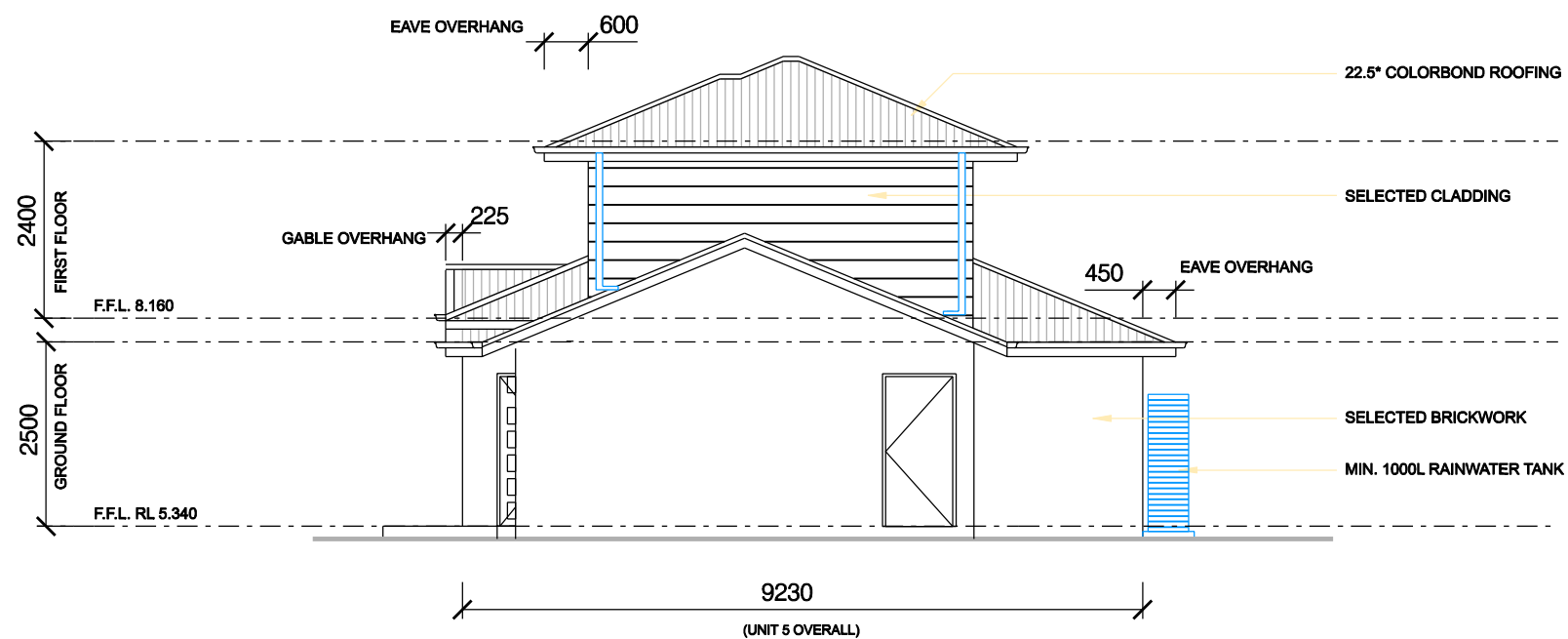
ELEVATION B - (WESTERN)



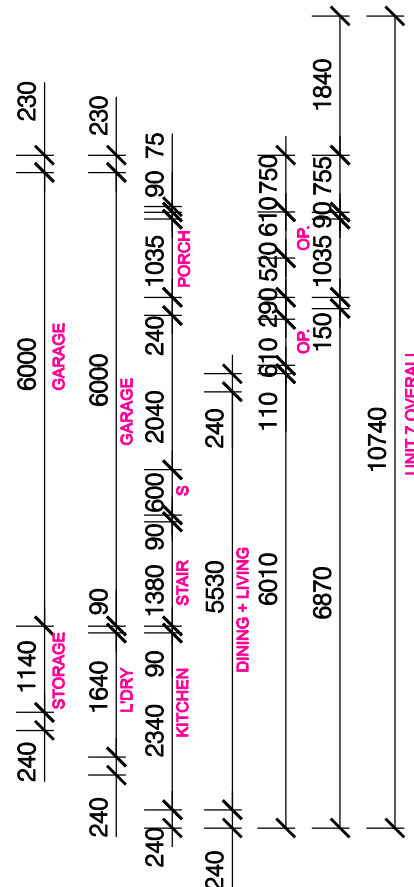
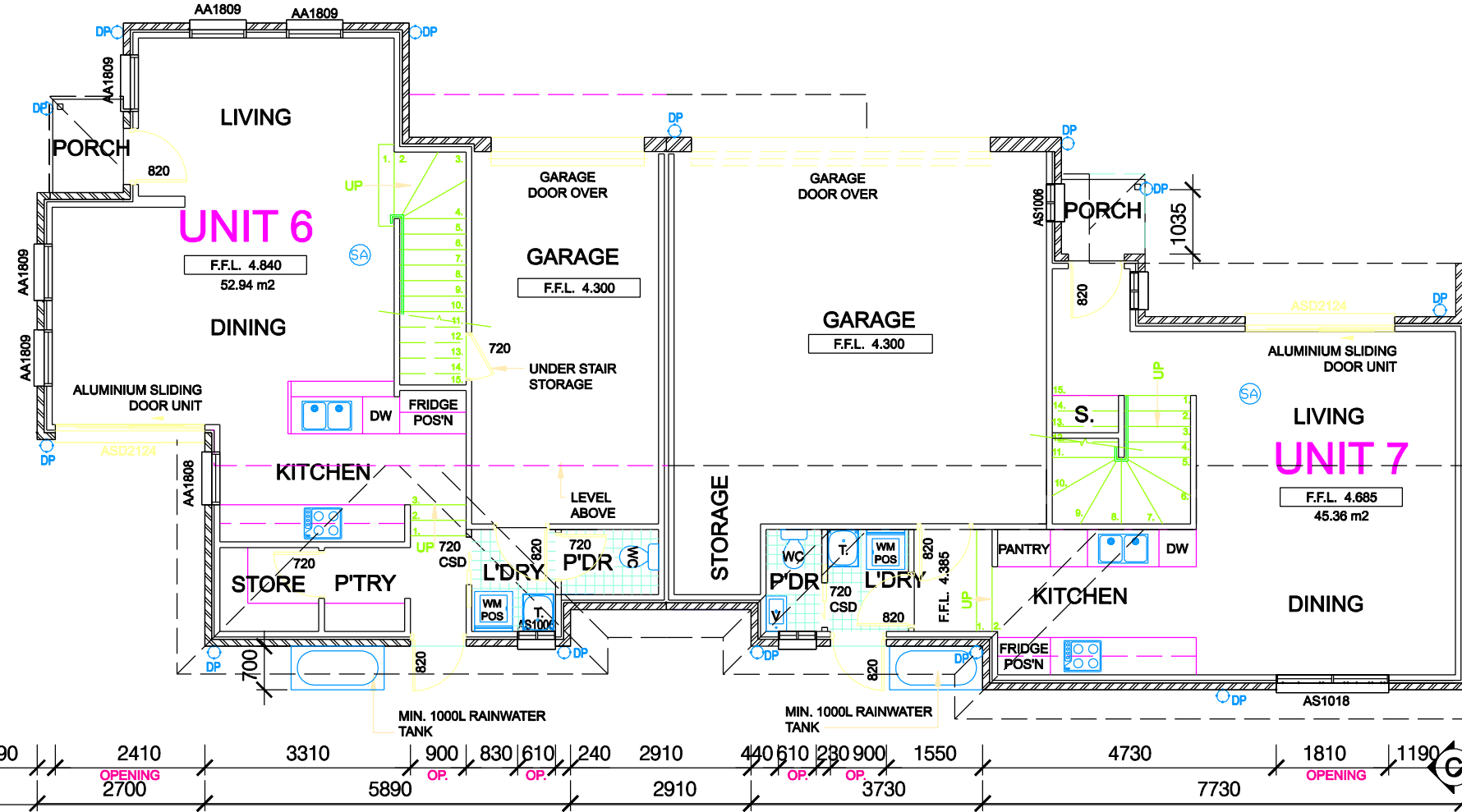
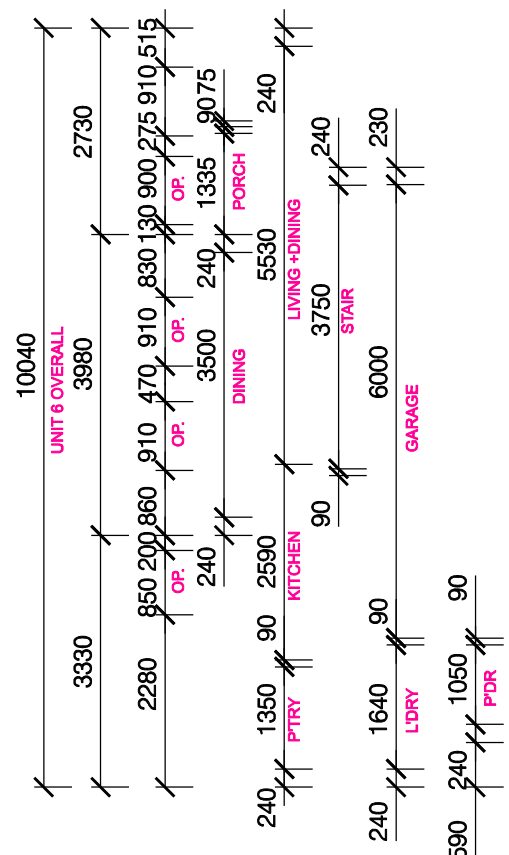
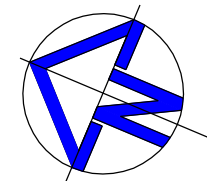
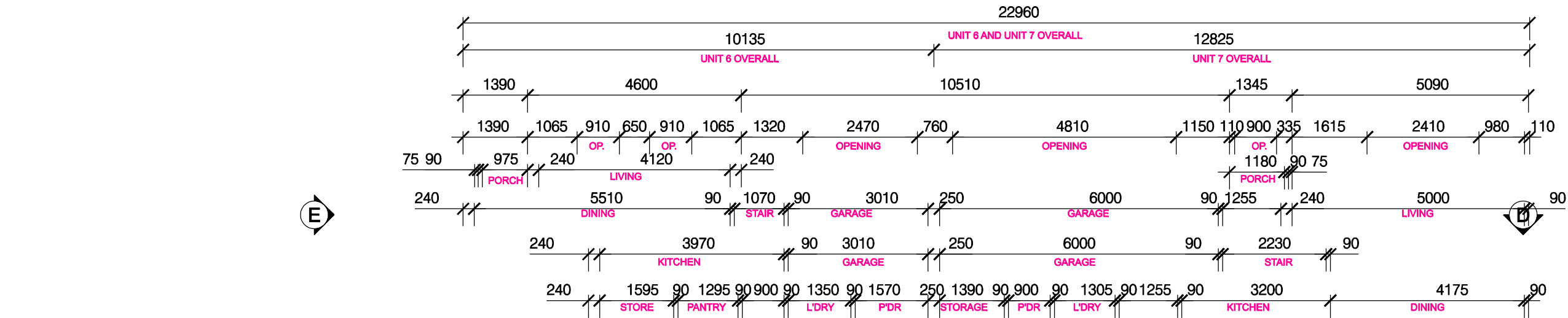
ELEVATION E - (NORTHERN)



ELEVATION D - (EASTERN)



ELEVATION C - (SOUTHERN)



## UNIT 6

AREA:	
GROUND FLOOR =	52.94 M
FIRST FLOOR =	56.84 M
GARAGE =	18.06 M
PORCH =	1.71 M
TOTAL = 129.55 M	

## LEGEND

- |  |  |
|--|--|
| FEATURE WALL. PAINT FINISH. DULUX 'MILTON MOON'                    | FACE BRICKWORK. PGH BRICKS MINERAL VELOUR              |
| FEASURE WALL. PAINT FINISH. DULUX 'HIGH GATE' WEATHERBOARD PROFILE | COLORBOND 'BASALT' METAL FENCING                       |
| COLORBOND 'WINDSPRAY'. ROOFING & FLASHING, CAPPING, FASCIA.        | ENTRY DOOR & LAUNDRY DOOR PAINT FINISH. DULUX 'OOLONG' |
| COLORBOND 'IRON STONE'. GUTTER, DOWNPIPES,                         | MODWOOD 'BLACK BEAN' FRONT FENCE                       |
| CLEAR GLAZING IN P'DERCOAT ALUM. FRAME. 'IRONSTONE'                |  |

## UNIT 7

AREA:	
GROUND FLOOR =	45.36 M
FIRST FLOOR =	59.42 M
GARAGE =	37.58 M
PORCH =	1.61 M
TOTAL = 143.97 M	

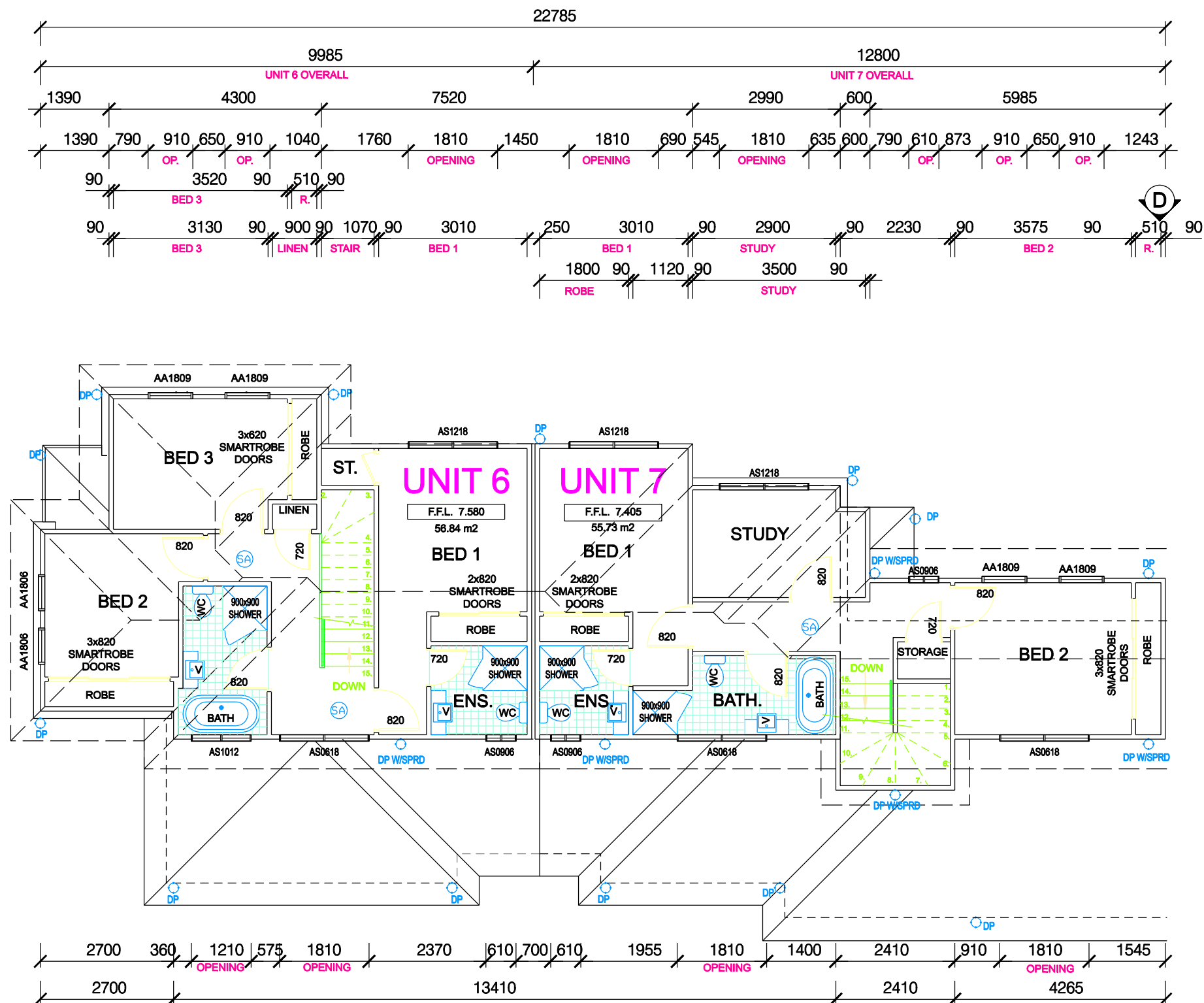
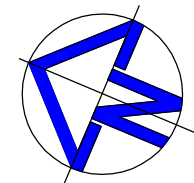
PROJECT  
PROPOSED UNIT DEVELOPMENT AT:  
LOT 61 & 62 (NO. 30 - 32),  
KEMBLAWARRA ROAD, WARRAWONG  
FOR  
MRS VERONICA SIMOVIC

# UNIT 6 and UNIT 7 - GROUND FLOOR PLAN

SCALE: 1:100      ISSUE: C      DATE: 04.07.18      SHEET : 13 OF 20

REVISION TABLE:	
REVISION A:	CONCEPT PLANS
REVISION B:	HYDRAULICS AMENDMENTS
REVISION C:	SITE LEVEL AMENDMENTS
REVISION D:	ISSUED FOR DA

Shimera Homes Pty. Ltd.



## LEGEND

	FEATURE WALL. PAINT FINISH. DULUX 'MILTON MOON'		FACE BRICKWORK. PGH BRICKS MINERAL VELOUR
	FEAURE WALL. PAINT FINISH. DULUX 'HIGH GATE' WEATHERBOARD PROFILE		COLORBOND 'BASALT' METAL FENCING
	COLORBOND 'WINDSPRAY'. ROOFING & FLASHING, CAPPING, FASCIA.		ENTRY DOOR & LAUNDARY DOOR PAINT FINISH. DULUX 'OOLONG'
	COLORBOND 'IRON STONE'. GUTTER, DOWNPIPES,		MODWOOD 'BLACK BEAN' FRONT FENCE
	CLEAR GLAZING IN P'DERCOAT ALUM. FRAME. 'IRONSTONE'		

PROJECT  
PROPOSED UNIT DEVELOPMENT AT:  
LOT 61 & 62 (NO. 30 - 32),  
KEMBLAWARRA ROAD, WARRAWONG  
FOR  
MRS VERONICA SIMOVIC

## UNIT 6 and UNIT 7 - FIRST FLOOR PLAN

SCALE: 1:100

ISSUE: C

DATE: 04.07.18

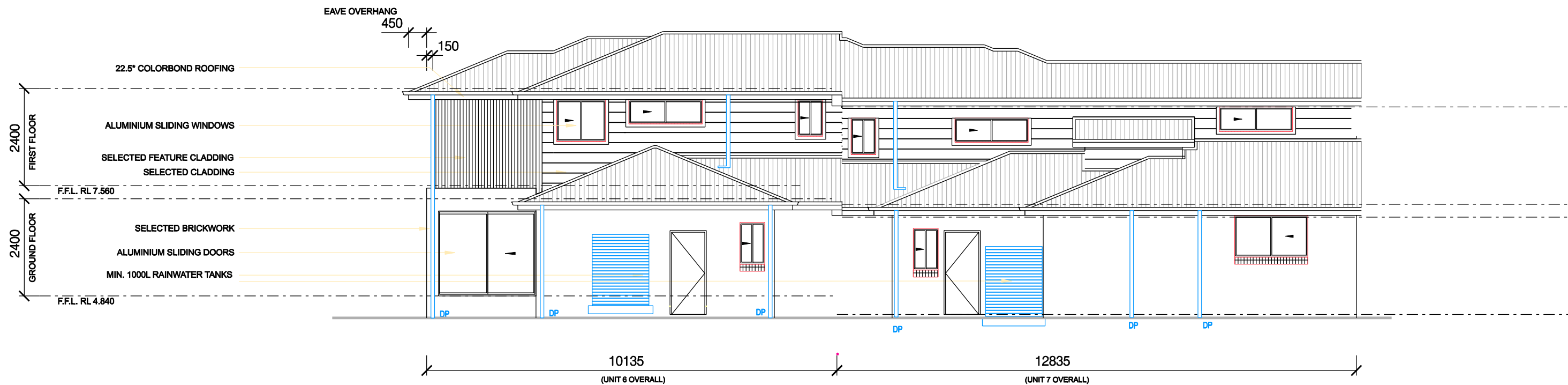
SHEET : 14 OF 20

### REVISION TABLE:

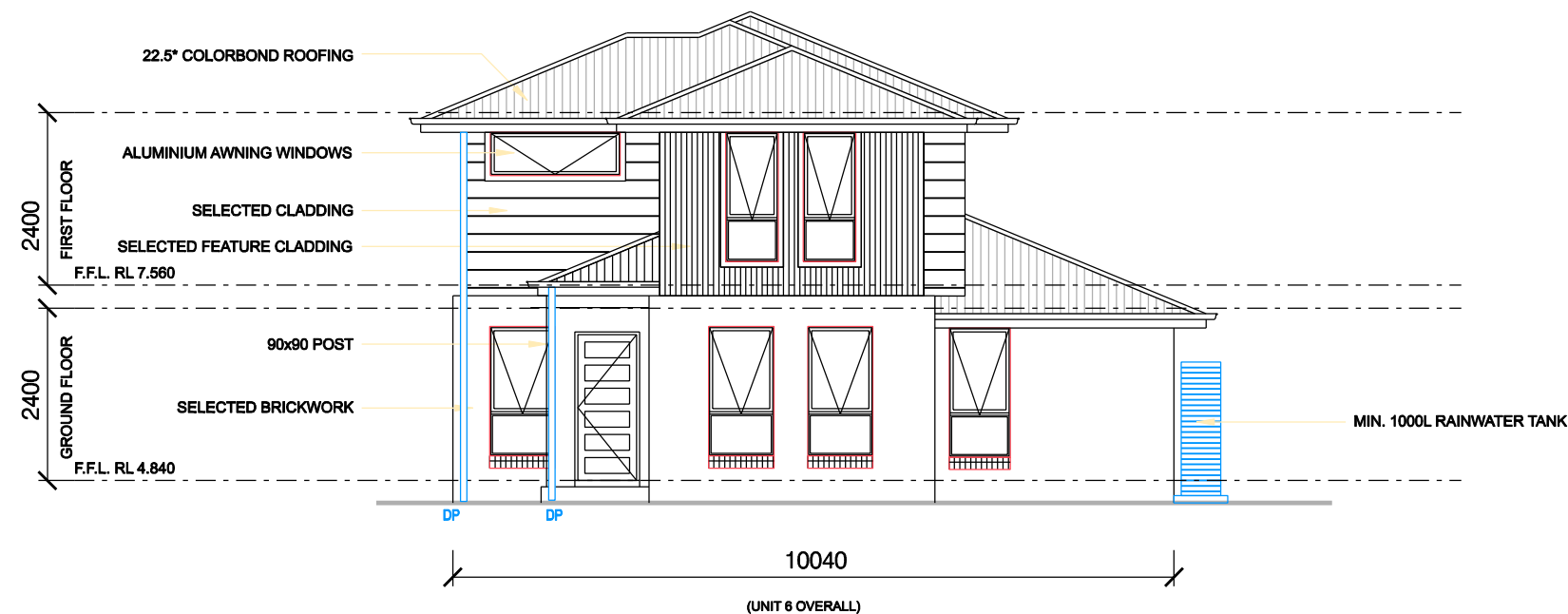
REVISION A:	CONCEPT PLANS
REVISION B:	HYDRAULICS AMENDMENTS
REVISION C:	SITE LEVEL AMENDMENTS

Shimera Homes Pty. Ltd.





ELEVATION B - (WESTERN)



ELEVATION E - (NORTHERN)

PROJECT  
PROPOSED UNIT DEVELOPMENT AT:  
LOT 61 & 62 (NO. 30 - 32),  
KEMBLAWARRA ROAD, WARRAWONG  
FOR  
MRS VERONICA SIMOVIC

## UNIT 6 and UNIT 7 - ELEVATIONS

SCALE: 1:100

ISSUE: C

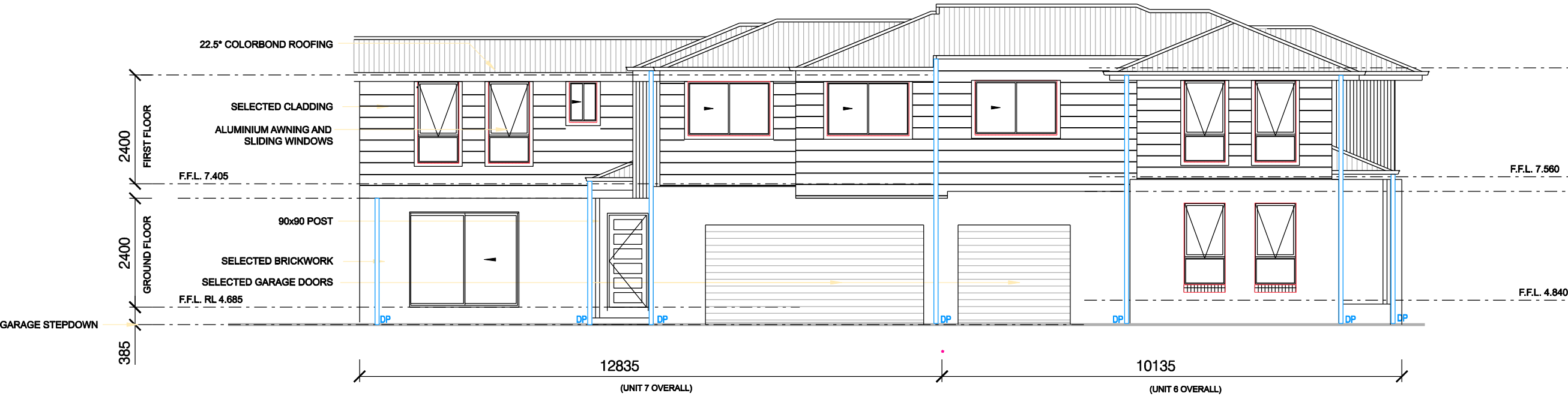
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SHEET : 15 OF 20

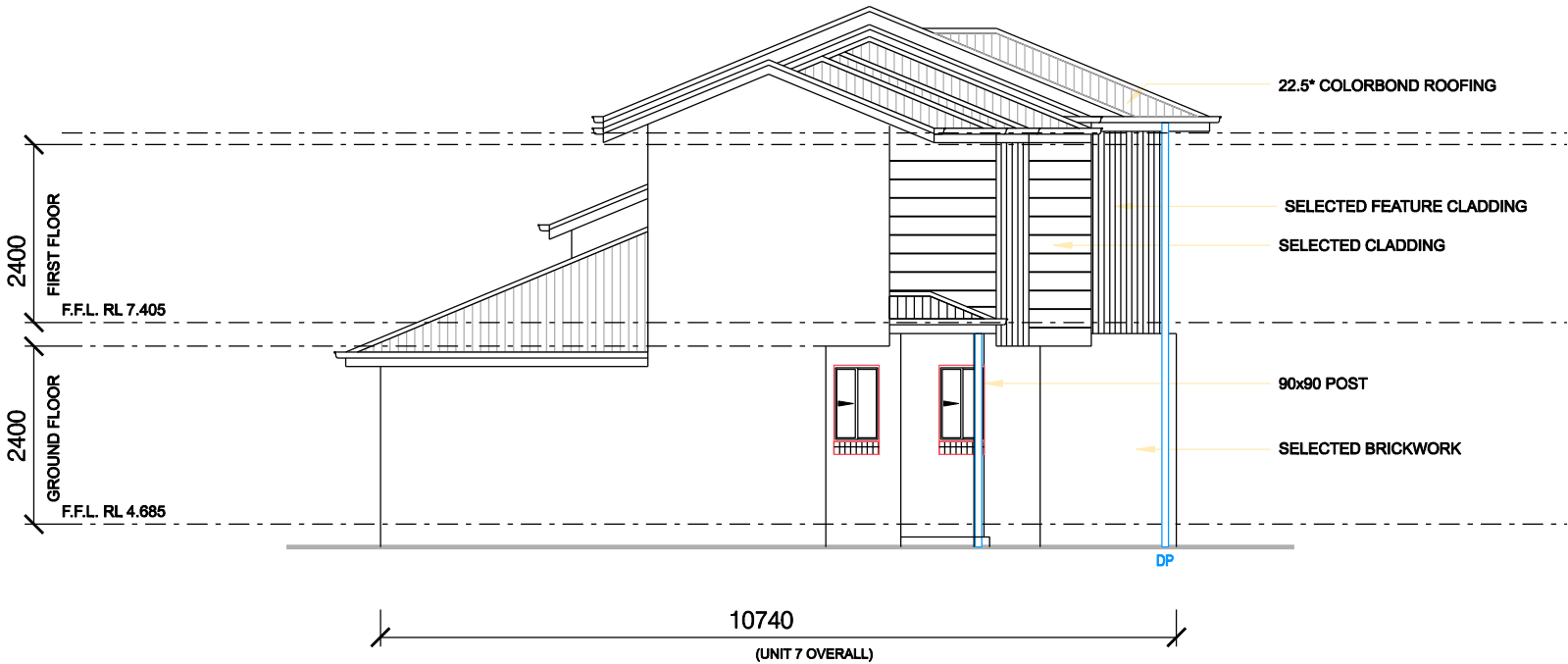
### REVISION TABLE:

REVISION A: CONCEPT PLANS  
REVISION B: HYDRAULICS AMENDMENTS  
REVISION C: SITE LEVEL AMENDMENTS

Shimera Homes Pty. Ltd.

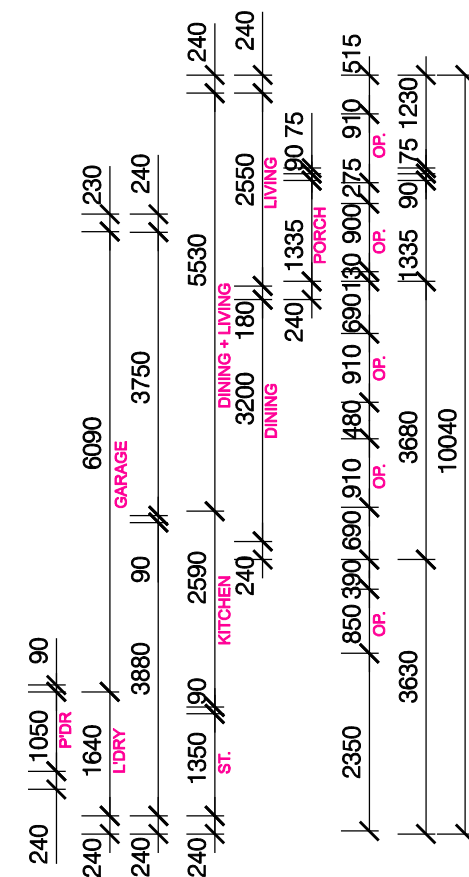
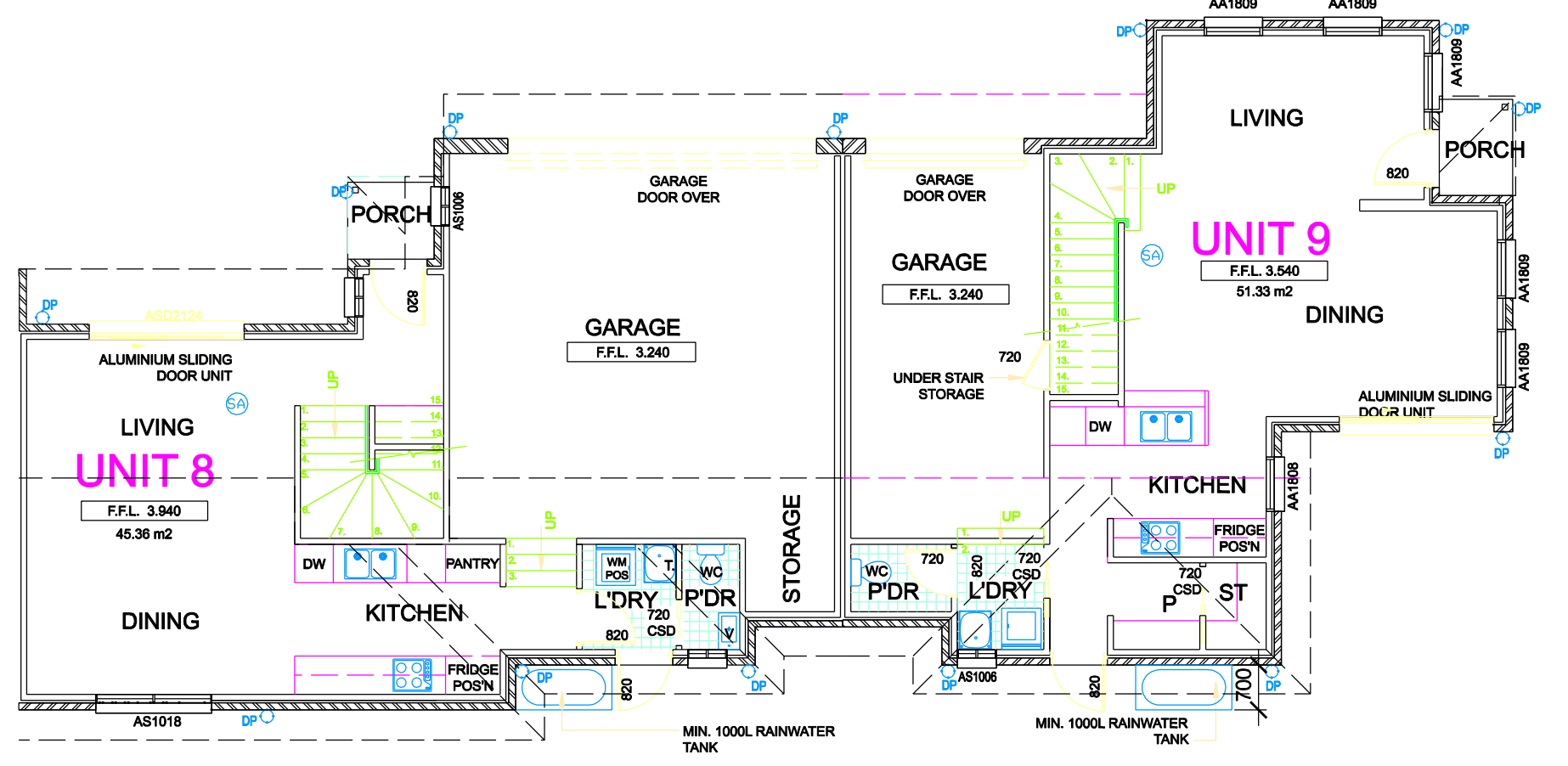
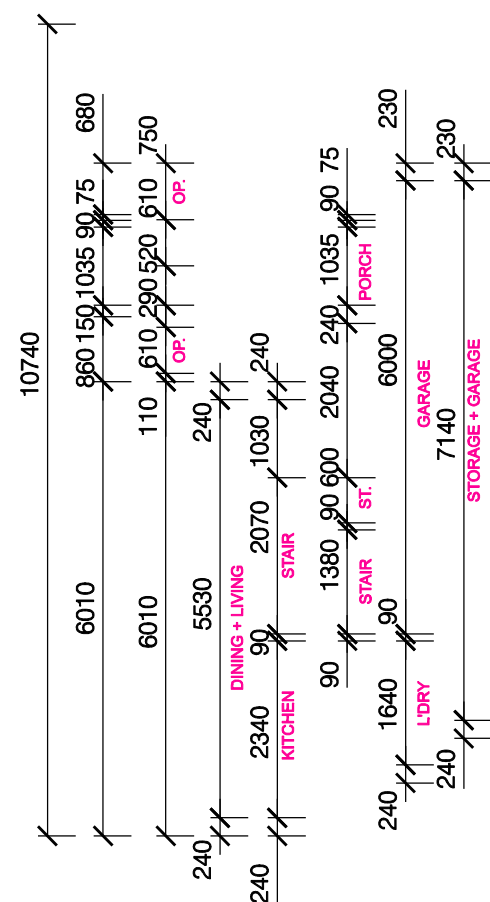
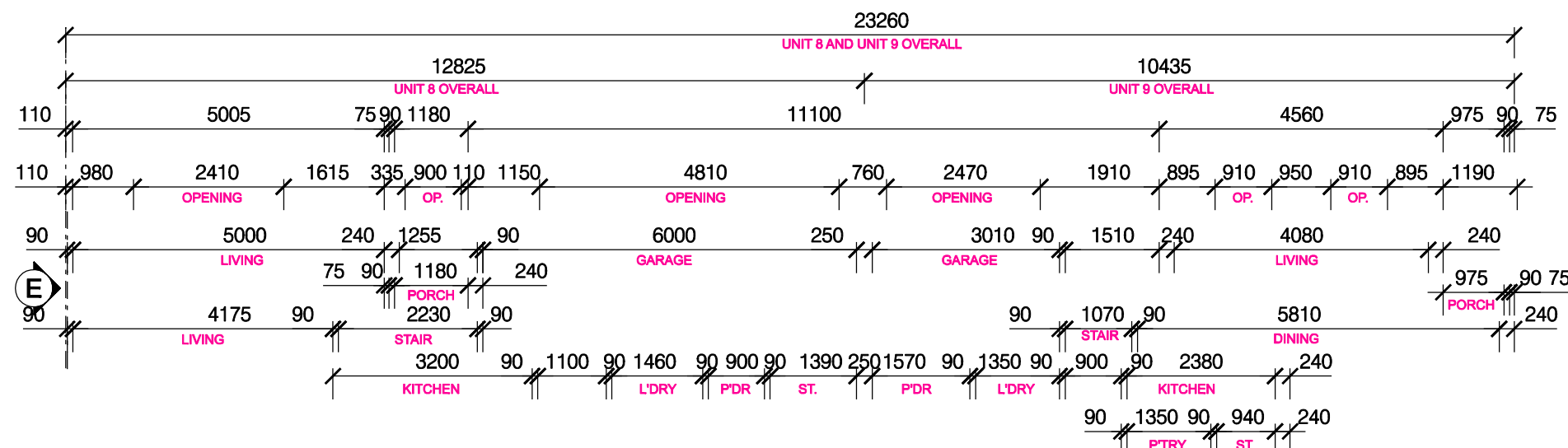
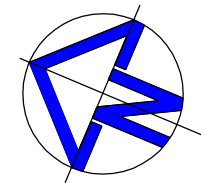


ELEVATION D - (EASTERN)



ELEVATION C - (SOUTHERN)





## UNIT 8

AREA:	
GROUND FLOOR =	45.36 M
FIRST FLOOR =	60.80 M
GARAGE =	37.58 M
PORCH =	1.6 M
TOTAL =	145.34 M

## LEGEND

	FEATURE WALL. PAINT FINISH. DULUX 'MILTON MOON'		FACE BRICKWORK. PGH BRICKS MINERAL VELOUR
	FEAURE WALL. PAINT FINISH. DULUX 'HIGH GATE' WEATHERBOARD PROFILE		COLORBOND 'BASALT' METAL FENCING
	COLORBOND 'WINDSPRAY'. ROOFING & FLASHING, CAPPING, FASCIA.		ENTRY DOOR & LAUNDRY DOOR PAINT FINISH. DULUX 'OOLONG'
	COLORBOND 'IRON STONE'. GUTTER, DOWNPIPES,		MODWOOD 'BLACK BEAN' FRONT FENCE
	CLEAR GLAZING IN P'DERCOAT ALUM. FRAME. 'IRONSTONE'		

## UNIT 9

AREA:	
GROUND FLOOR =	51.33 M
FIRST FLOOR =	57.90 M
GARAGE =	18.06 M
PORCH =	1.7 M
TOTAL =	128.99 M

PROJECT  
PROPOSED UNIT DEVELOPMENT AT:  
LOT 61 & 62 (NO. 30 - 32),  
KEMBLAWARRA ROAD, WARRAWONG  
FOR  
MRS VERONICA SIMOVIC

# UNIT 8 and UNIT 9 - GROUND FLOOR PLAN

SCALE: 1:100

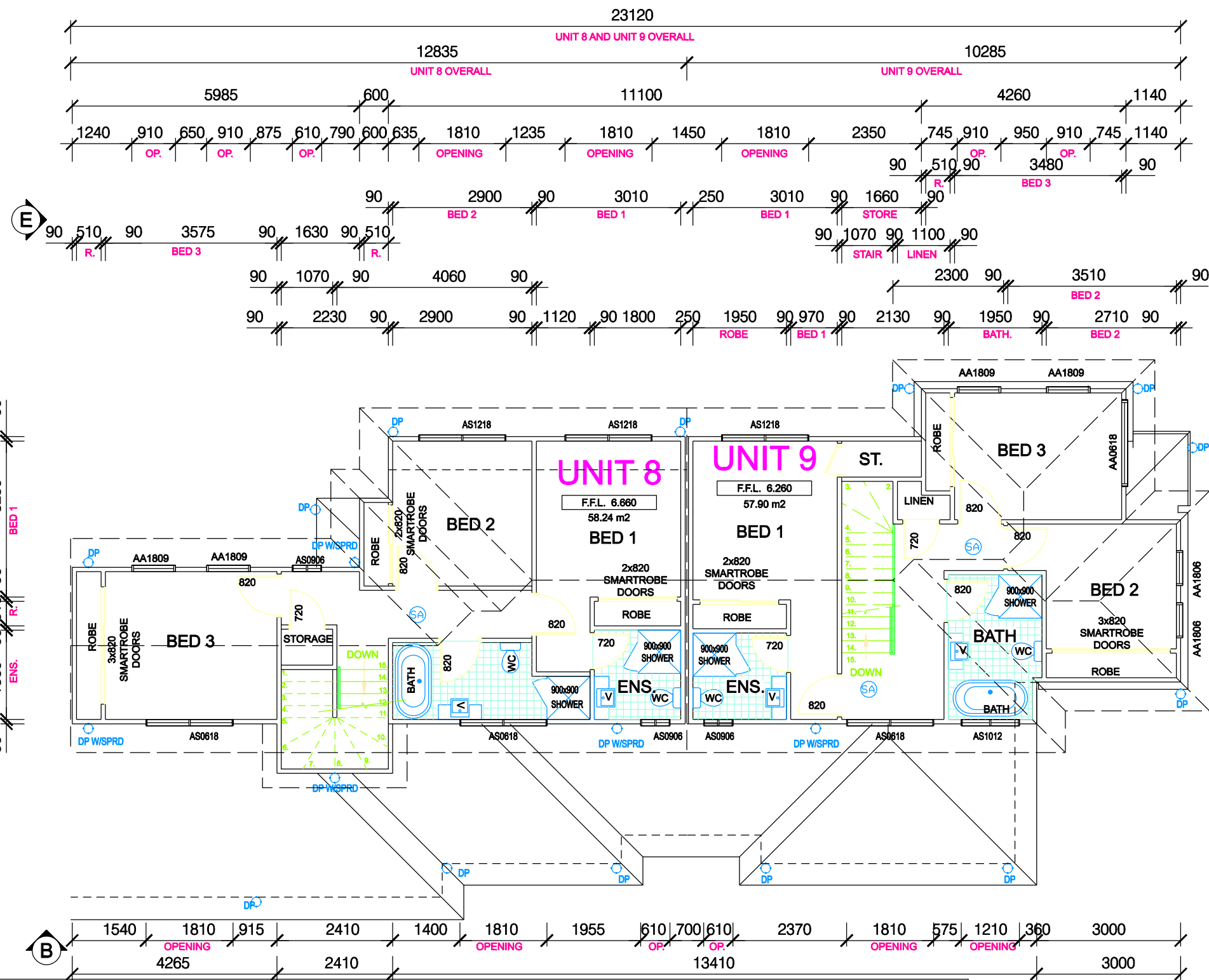
ISSUE: C

DATE: 04.07.18

SHEET : 17 OF 20

REVISION TABLE:	
REVISION A:	CONCEPT PLANS
REVISION B:	HYDRAULICS AMENDMENTS
REVISION C:	SITE LEVEL AMENDMENTS
REVISION D:	ISSUED FOR DA

Shimera Homes Pty. Ltd.



## LEGEND

	FEATURE WALL. PAINT FINISH. DULUX 'MILTON MOON'		FACE BRICKWORK. PGH BRICKS MINERAL VELOUR
	FEAURE WALL. PAINT FINISH. DULUX 'HIGH GATE' WEATHERBOARD PROFILE		COLORBOND 'BASALT' METAL FENCING
	COLORBOND 'WINDSPRAY'. ROOFING & FLASHING, CAPPING, FASCIA.		ENTRY DOOR & LAUNDARY DOOR PAINT FINISH. DULUX 'OOLONG'
	COLORBOND 'IRON STONE'. GUTTER, DOWNPIPES,		MODWOOD 'BLACK BEAN' FRONT FENCE
	CLEAR GLAZING IN P'DERCOAT ALUM. FRAME. 'IRONSTONE'		

PROJECT  
PROPOSED UNIT DEVELOPMENT AT:  
LOT 61 & 62 (NO. 30 - 32),  
KEMBLAWARRA ROAD, WARRAWONG  
FOR  
MRS VERONICA SIMOVIC

# UNIT 8 and UNIT 9 - FIRST FLOOR PLAN

SCALE: 1:100

ISSUE: C

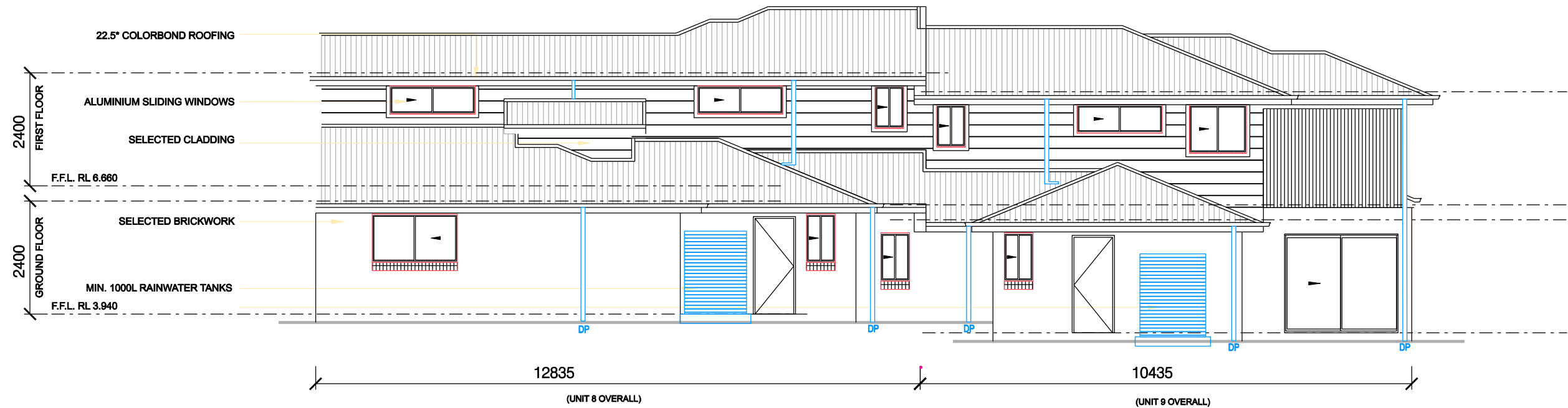
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SHEET : 18 OF 20

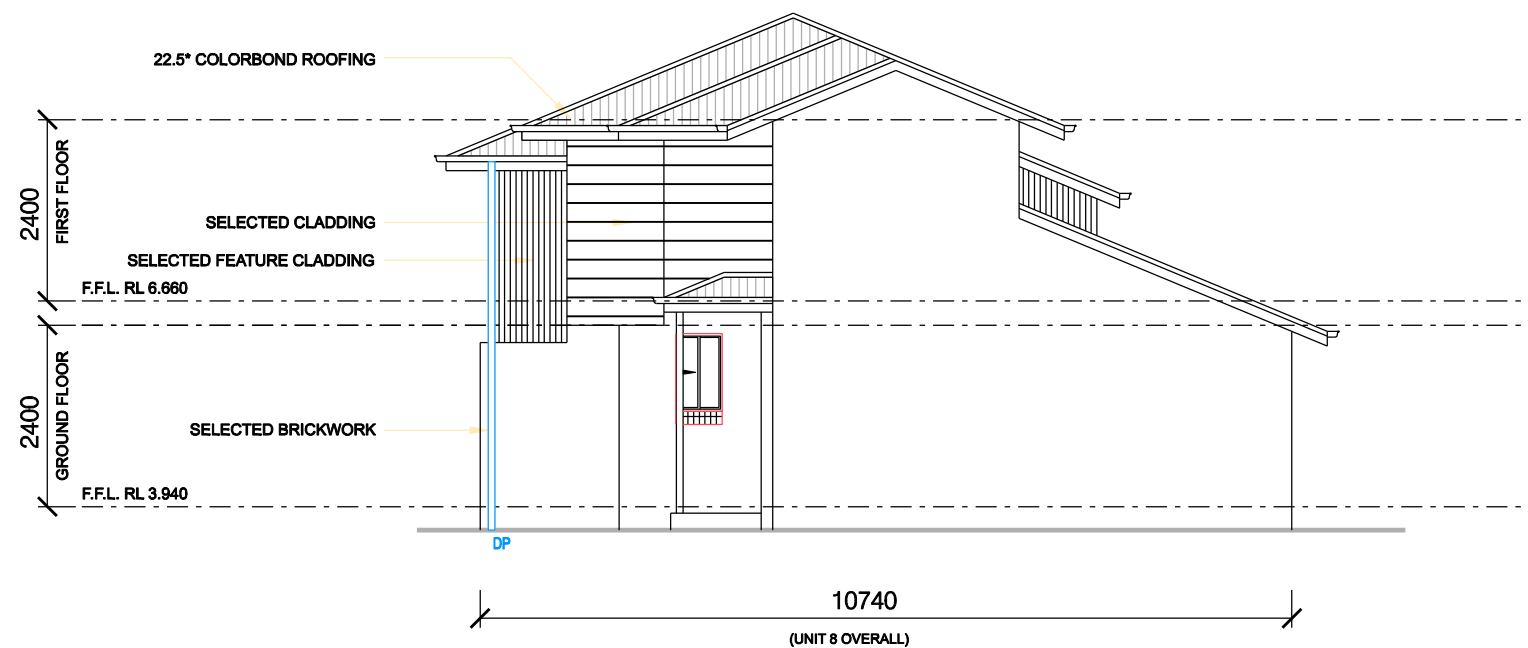
## REVISION TABLE:

REVISION A:	CONCEPT PLANS
REVISION B:	HYDRAULICS AMENDMENTS
REVISION C:	SITE LEVEL AMENDMENTS
REVISION D:	ISSUED FOR DA

Shimera Homes Pty. Ltd.

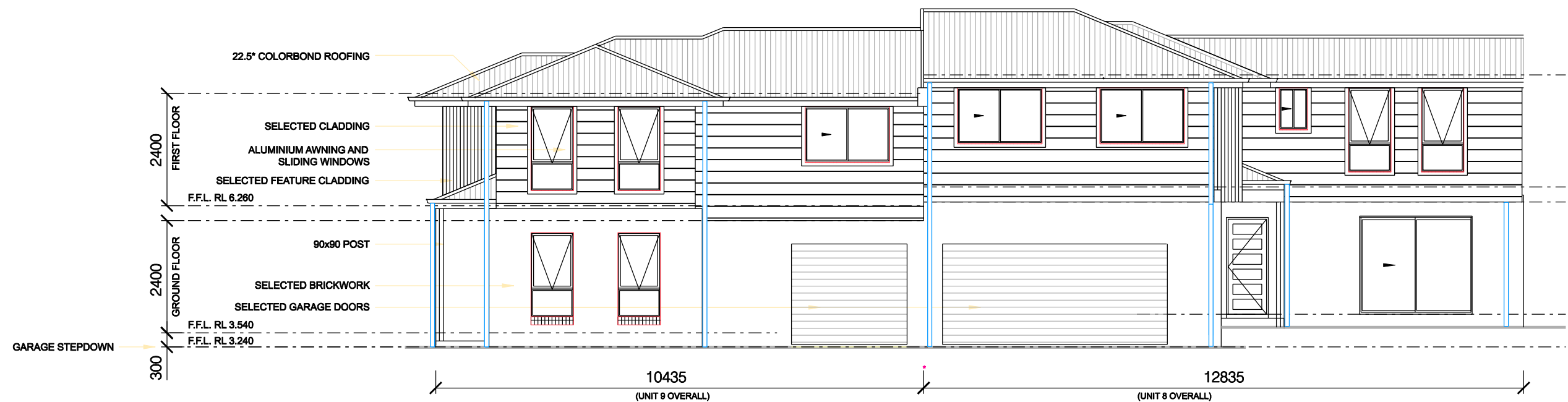


ELEVATION B - (WESTERN)

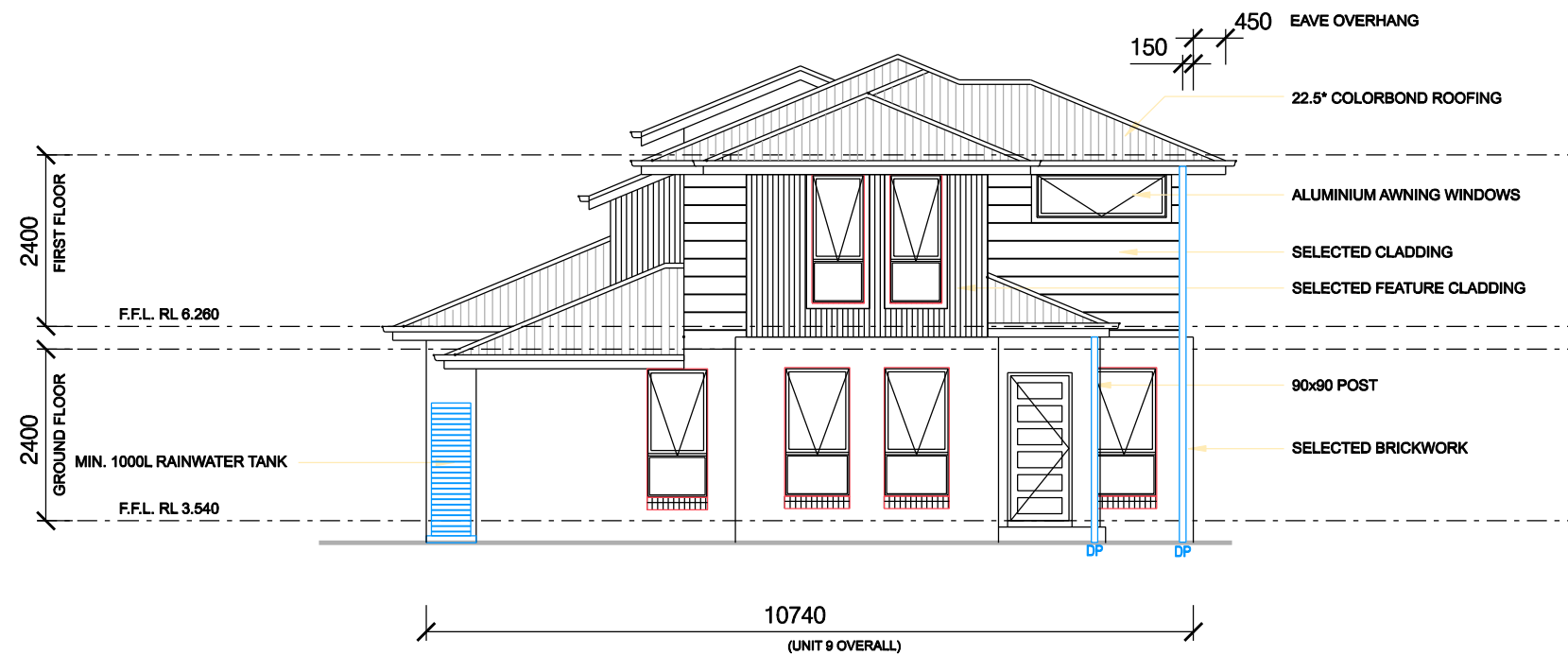


ELEVATION E - (NORTHERN)

PROJECT PROPOSED UNIT DEVELOPMENT AT: LOT 61 & 62 (NO. 30 - 32), KEMBLAWARRA ROAD, WARRAWONG  FOR MRS VERONICA SIMOVIC	UNIT 8 and UNIT 9 - ELEVATIONS				REVISION TABLE:  REVISION A: CONCEPT PLANS REVISION B: HYDRAULICS AMENDMENTS REVISION C: SITE LEVEL AMENDMENTS REVISION C: ISSUED FOR DA	Shimera Homes Pty. Ltd.
	SCALE: 1:100	ISSUE: C	DATE: 04.07.18	SHEET : 19 OF 20		



ELEVATION D - (EASTERN)



ELEVATION C - (SOUTHERN)

PROJECT  
PROPOSED UNIT DEVELOPMENT AT:  
LOT 61 & 62 (NO. 30 - 32),  
KEMBLAWARRA ROAD, WARRAWONG  
FOR  
MRS VERONICA SIMOVIC

## UNIT 8 and UNIT 9 - ELEVATIONS

SCALE: 1:100

ISSUE: C

DATE: 04.07.18

SHEET : 20 OF 20

### REVISION TABLE:

REVISION A: CONCEPT PLANS  
REVISION B: HYDRAULICS AMENDMENTS  
REVISION C: SITE LEVEL AMENDMENTS  
REVISION C: ISSUED FOR DA

Shimera Homes Pty. Ltd.





Summary Of Areas										
Unit	GF Area (m2)	L1 Area (m2)	Total (m2)	CarParking req.	STORAGE					
					GF(m2)	L1(m2)	GF(m3)	L1(m3)	Total(m2)	Total(m3)
TH1	43.53	52.48	96.01	1.5	2.67	5.34	4.57	6.57	8.01	11.14
TH2	41.22	60.25	101.47	1.5	6.81	0.66	10.69	1.6	7.4685	12.29
TH3	44.5	59.95	104.45	1.5	6.20	0.89	11.43	2.136	7.09	13.566
TH4	49.36	54.33	103.69	1.5	1.02	13.8	1.35	8.67	14.82	10.02
TH5	78.36	43.04	121.4	2	4.11	1.15	7.36	2.76	5.26	10.12
TH6	52.94	56.84	109.78	1.5	5.01	1.34	10.94	3.21	6.35	14.15
TH7	45.36	55.73	101.09	1.5	1.58	5.6	3.79	6.91	7.18	10.7
TH8	45.36	58.24	103.6	1.5	1.58	5.6	3.79	6.91	7.18	10.7
TH9	51.33	57.9	109.23	1.5	4.12	2.04	8.8	4.89	6.16	13.69
	Total GFA (m2):	950.72	Visitor:	1.8						
	Site Area (m2):	2238.68	Total Req.:	15.8	14 Resi. & 2 Visitor	Bike Locker Req.:	4	3 Tenant & 1 Visitor		
	FSR:	0.424678829	Total Provided:	16	14 Resi. & 2 Visitor	Bike Locker Prov.:	4	3 Tenant & 1 Visitor		
	Landscaping:	Total Req.:	671.60 m2		30.00% of Site Area					
		Greater than 1.5m W & Infront of Building	135.82 m2		19.04% of Total Landscape Provided					
		Greater than 1.5m W & Behind Building	577.48 m2		80.96% of Total Landscape Provided					
		Total Provided:	713.30 m2		31.86% of Site Area					
	Deep Soil Landscaping:	Total Req.:	335.80 m2		15.00% of Site Area		Average Depth to Rear Boundary = 6m			
		Total Provided:	336.24 m2		15.02% of Site Area		Average Depth to Rear Boundary = 11.31m			

LEGEND	
	PROPOSED
	EXISTING TO BE RETAINED
	EXISTING TO BE REMOVED
	EXISTING CONTOUR LINES
	LANDSCAPING FORWARD OF BUILDING LINE
	LANDSCAPING BEHIND BUILDING LINE
	DEEPSOIL ZONE
	ALLOCATED STORAGE AREA
	MISC. LANDSCAPING

ARCHITECT  
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masterplanning  
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DA

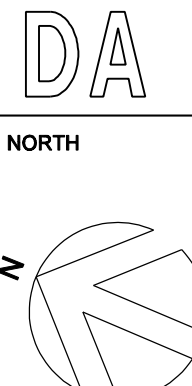
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**RESIDENTIAL DEVELOPMENT  
30 -32 KEMBLAWARRA RD. WARRAWONG**

FOR  
**SHIMERA HOMES PTY LTD**

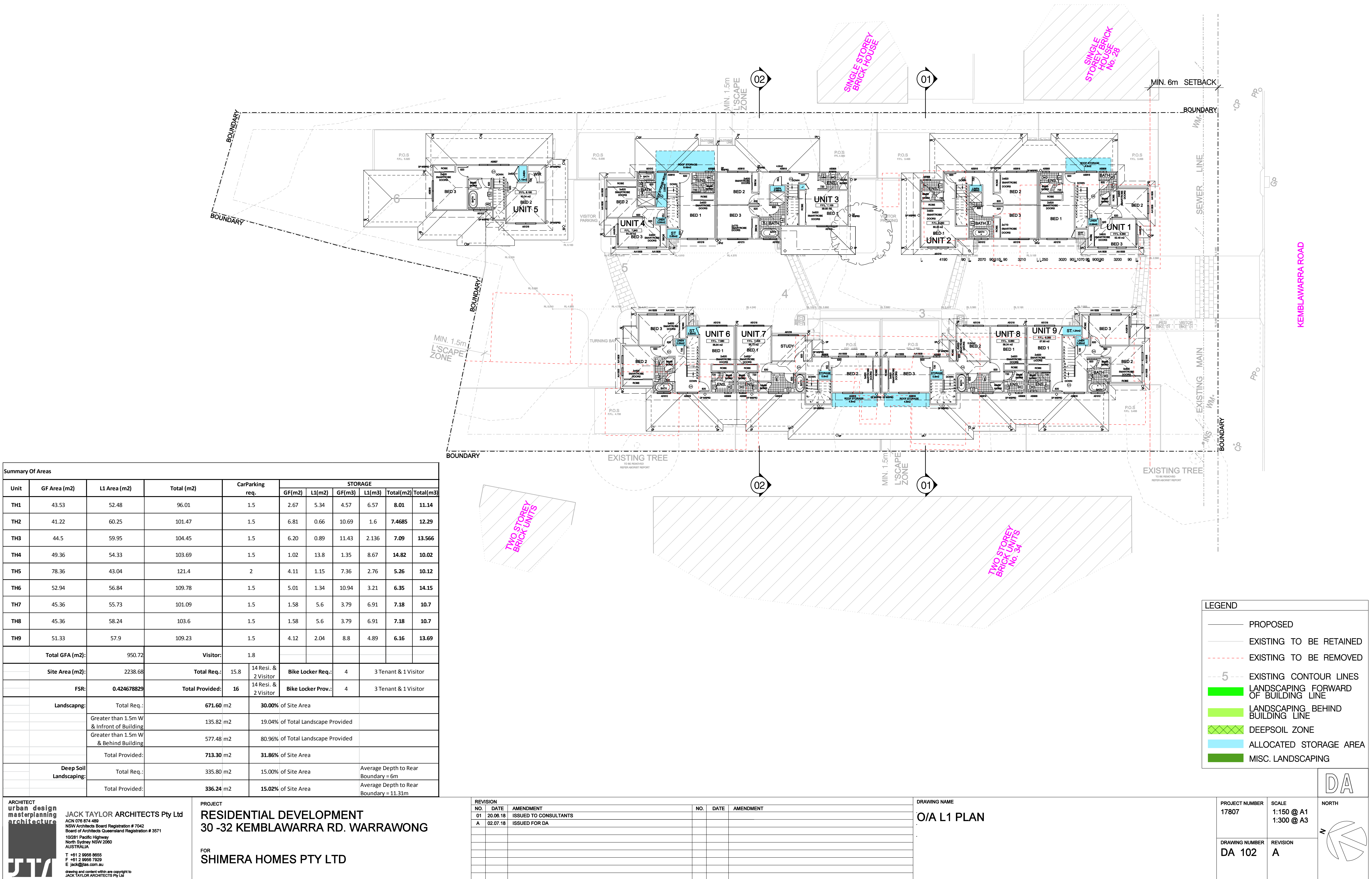
REVISION	NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT
01	12.06.18	ISSUED TO COUNCIL				
02	13.06.18	G.FLOOR PLANS SHOWN				
03	20.06.18	ISSUED TO CONSULTANTS				
04	25.06.18	LEVELS AMENDED AS CLOUDED				
A	02.07.18	ISSUED FOR DA				

DRAWING NAME  
**SITE & O/A GF PLAN**

PROJECT NUMBER 17807	SCALE 1:150 @ A1 1:300 @ A3
DRAWING NUMBER DA 101	REVISION A



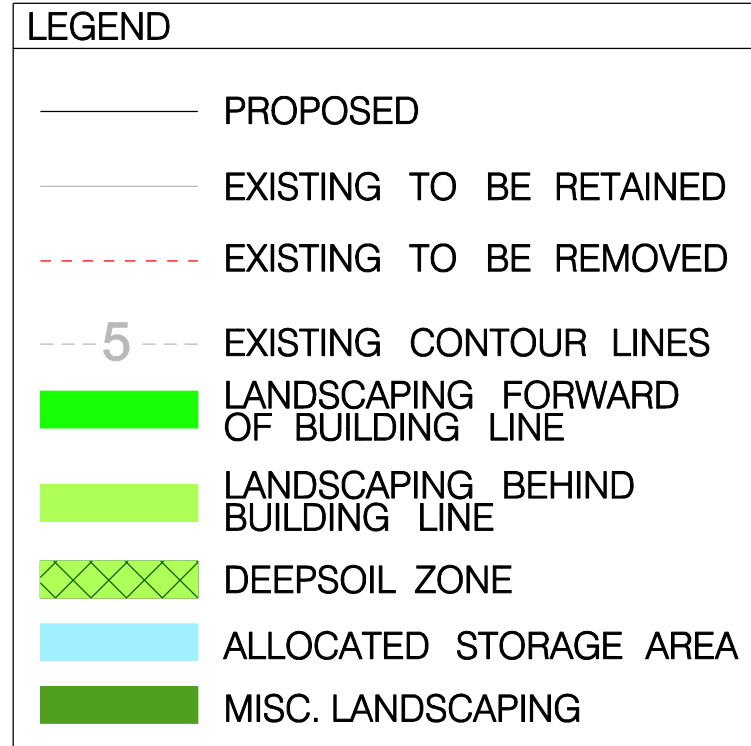






PROJECT  
RESIDENTIAL DEVELOPMENT  
30 -32 KEMBLAWARRA RD. WARRAWONG  
  
FOR  
SHIMERA HOMES PTY LTD

DRAWING NAME  <b>O/A ROOF PLAN</b>	PROJECT NUMBER <b>17807</b>	SCALE <b>1:150 @ A1</b> <b>1:300 @ A3</b>	NORTH 
	DRAWING NUMBER <b>DA 103</b>	REVISION <b>A</b>	

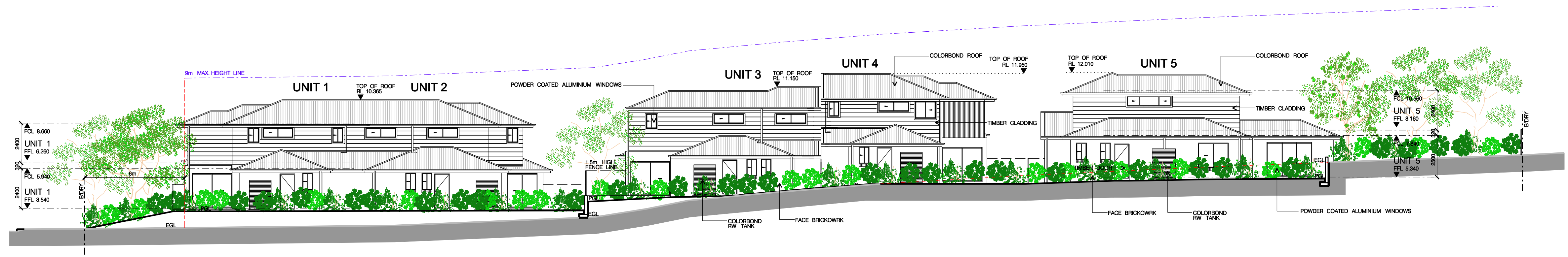




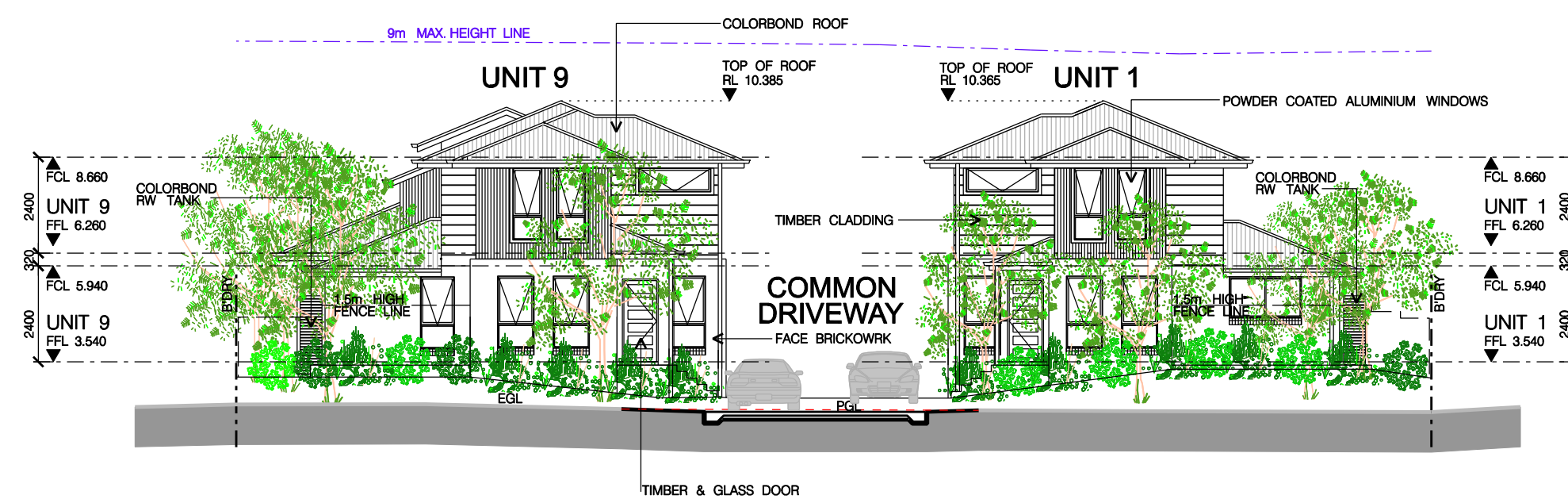




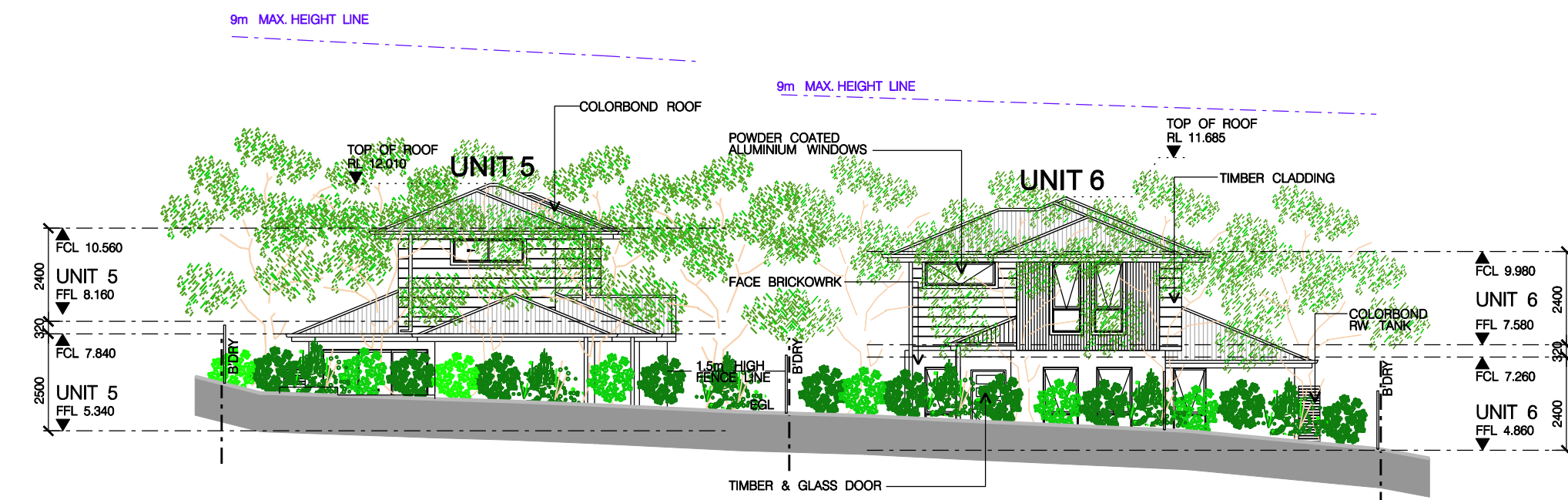
KENBLAWARRA ROAD



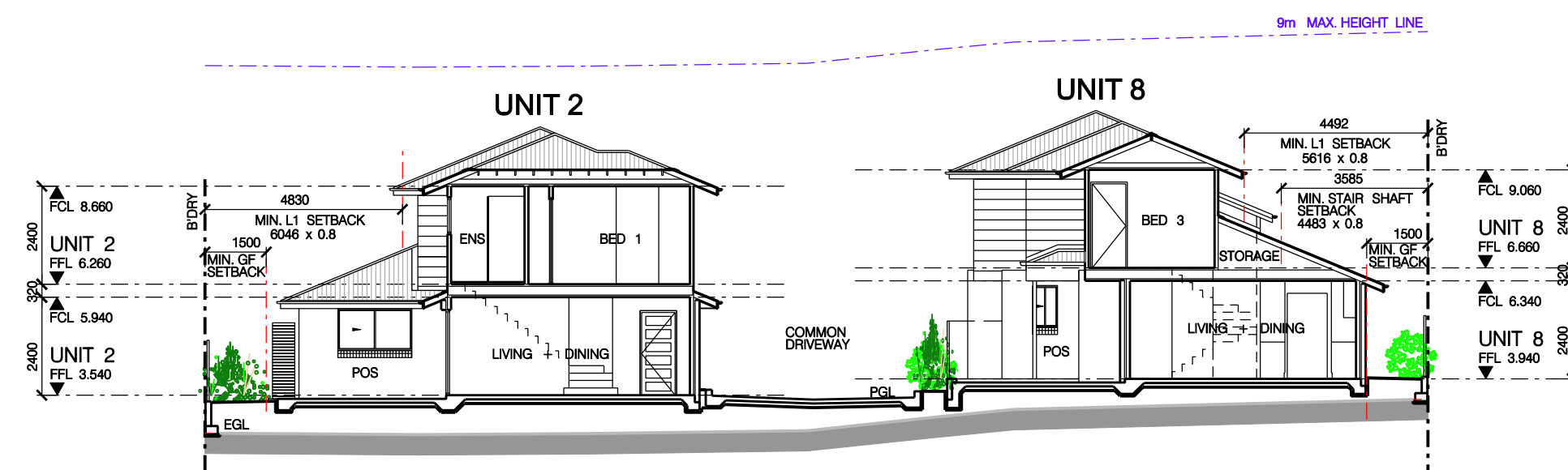
EAST ELEVATION EXTERNAL



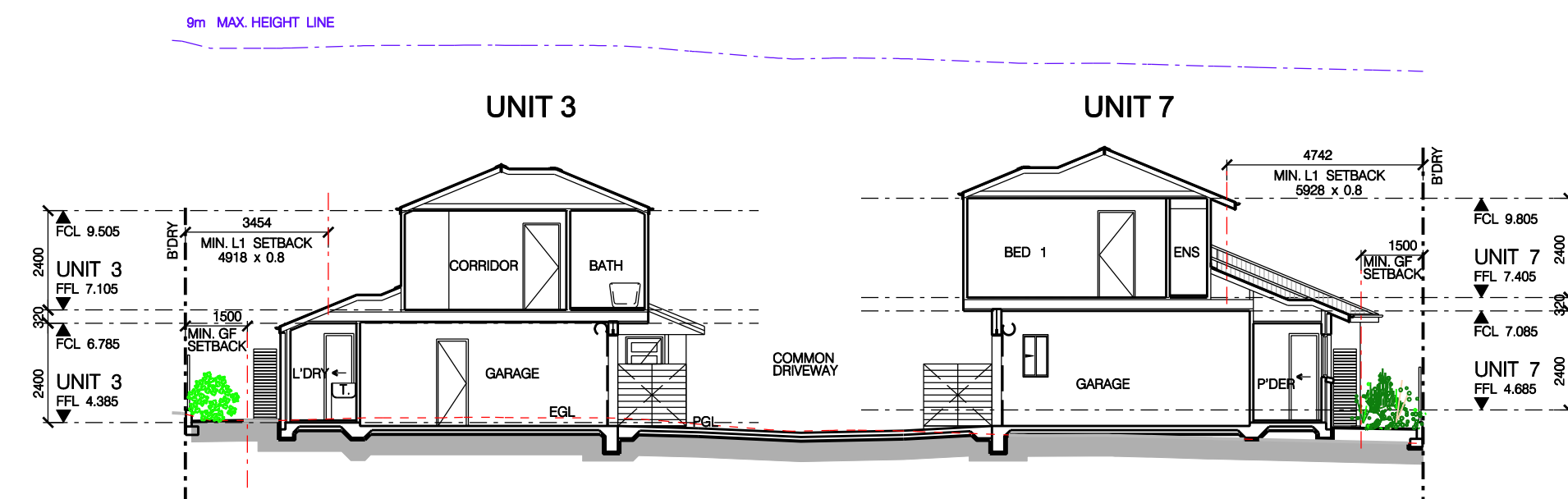
**SOUTH ELEVATIONS EXTERNAL (KEMBLAWARRA RD STREET ELEVATION)**



NORTH ELEVATION EXTERNAL



## SECTION 01

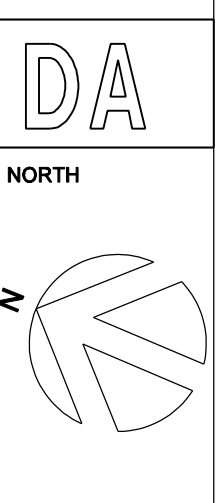
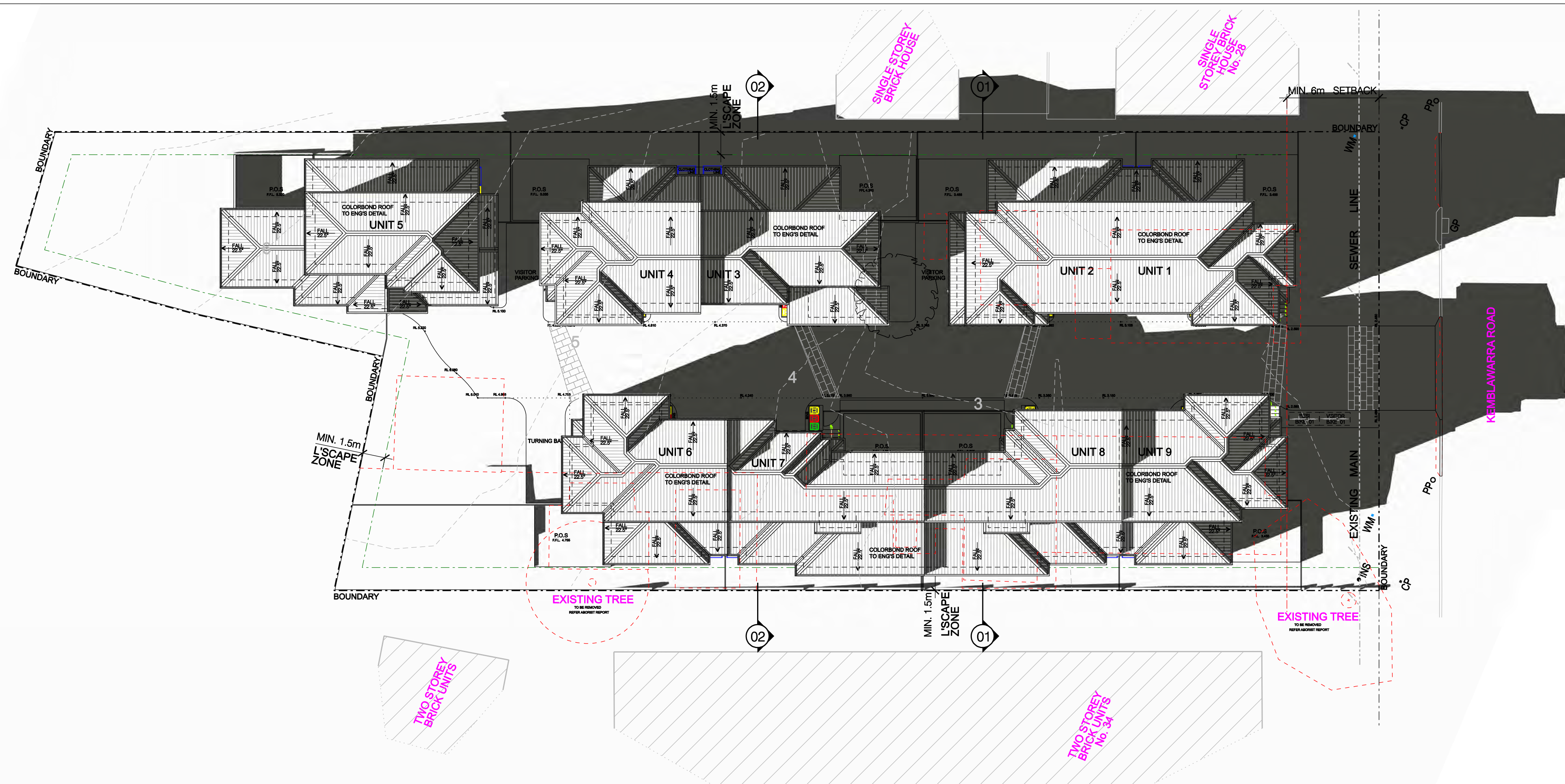


## SECTION 02

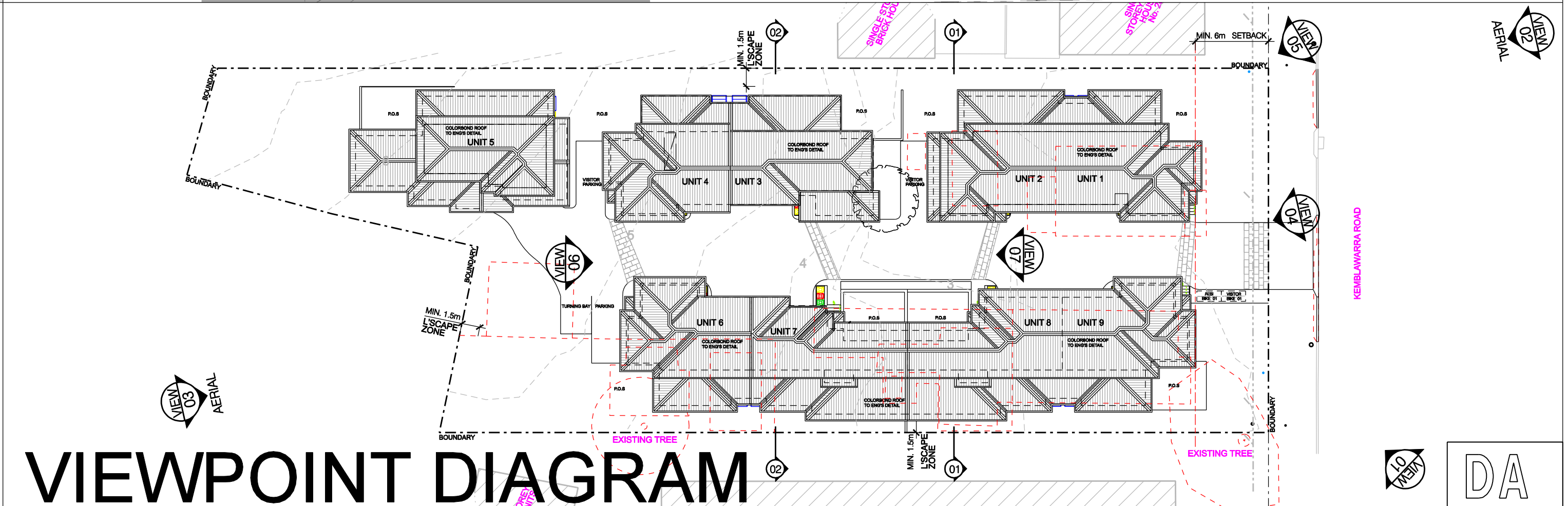
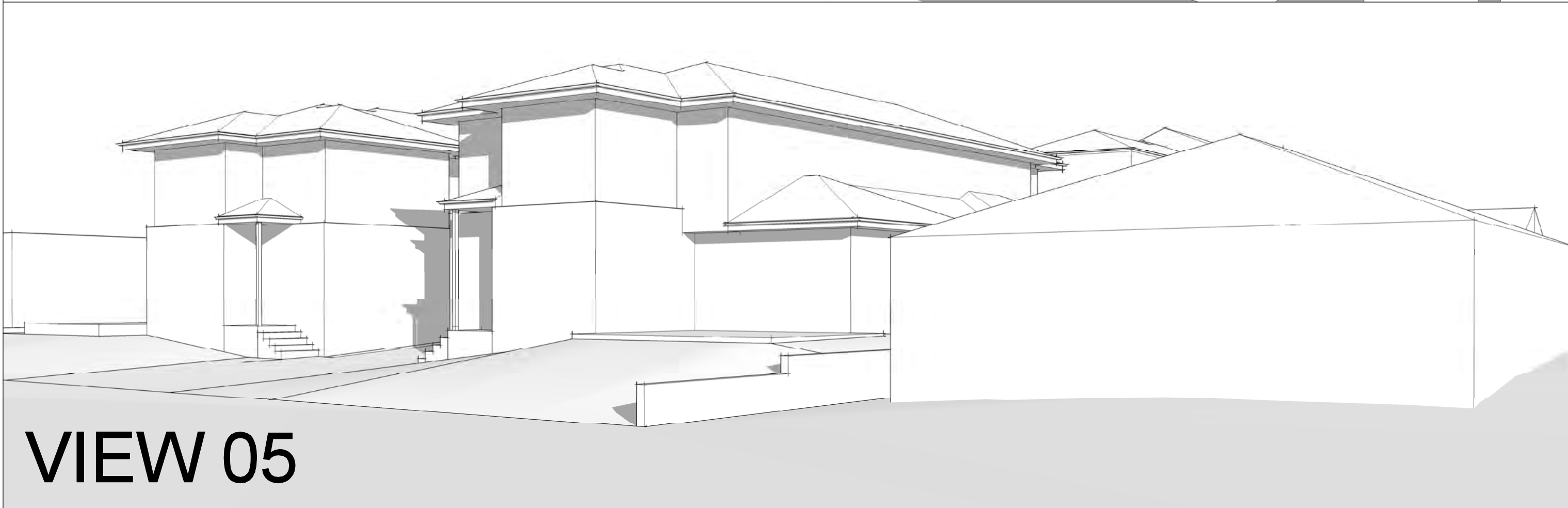
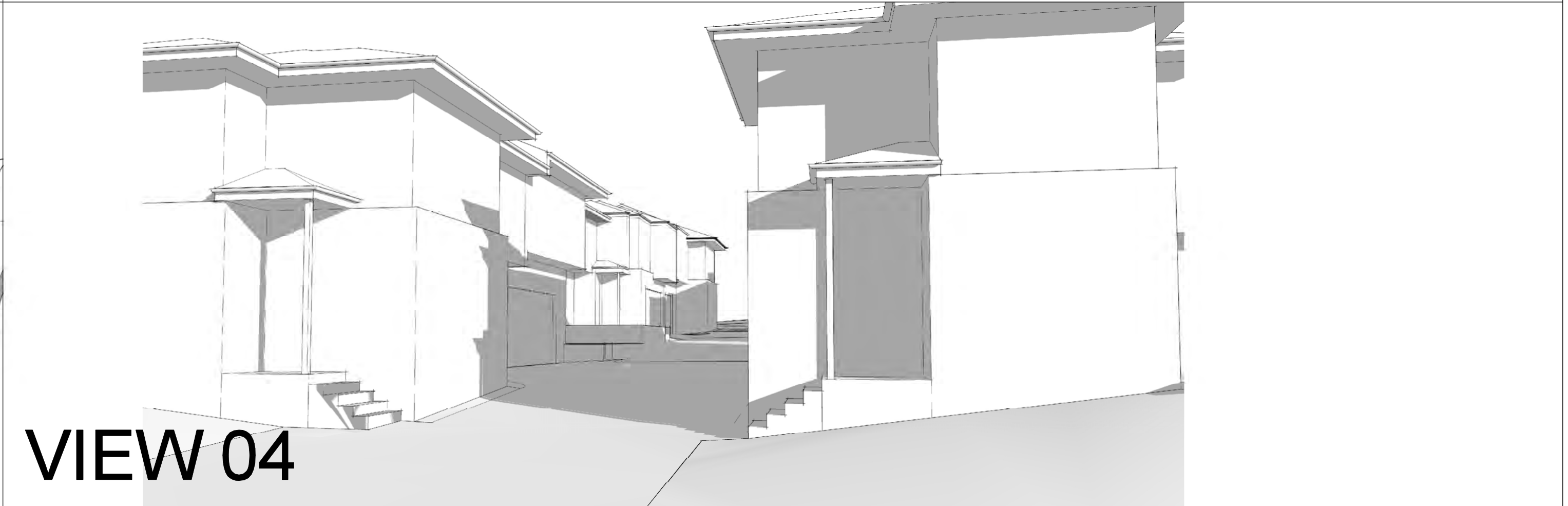
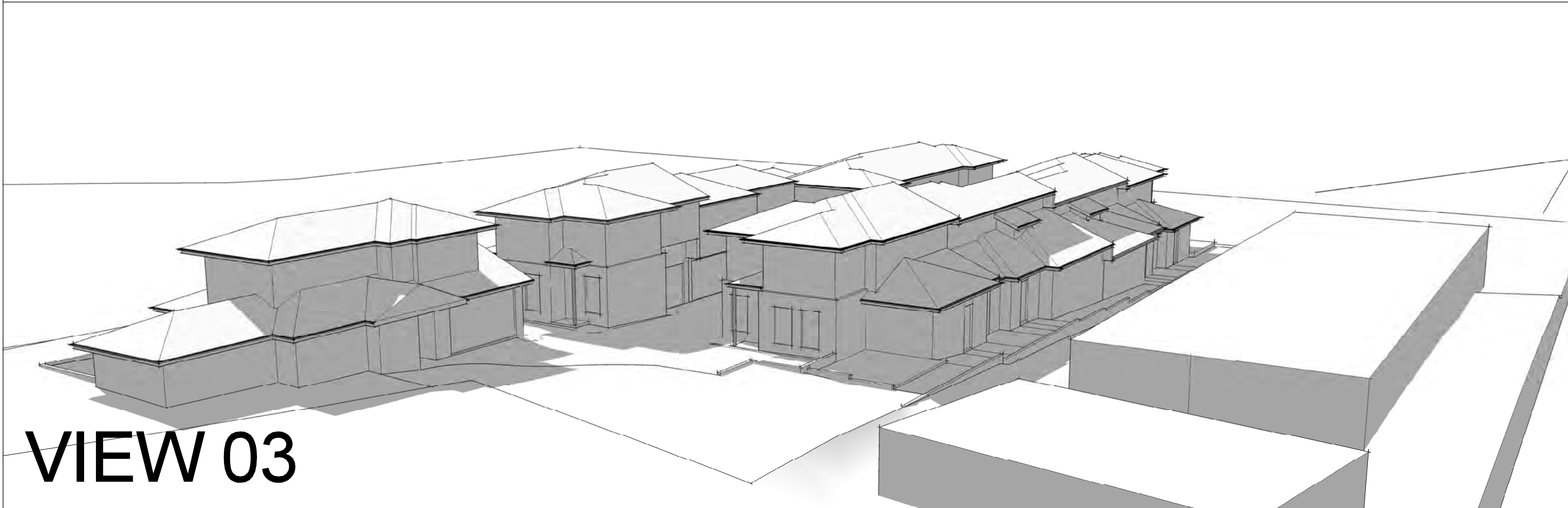
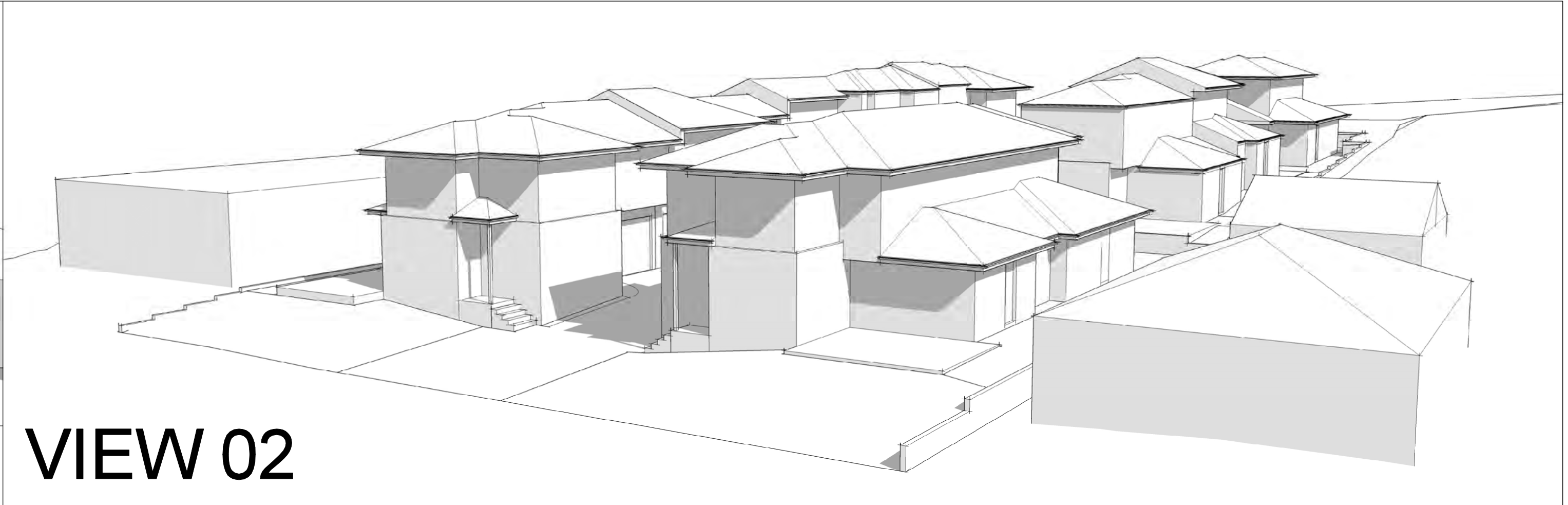












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PROJECT  
**RESIDENTIAL DEVELOPMENT  
30 -32 KEMPLAWARRA RD. WARRAWONG**

FOR  
**SHIMERA HOMES PTY LTD**

REVISION					
NO.	DATE	AMENDMENT	NO.	DATE	AMENDMENT
01	02.07.18	ISSUED FOR DA			

DRAWING NAME <b>MASSING STUDY PERSPECTIVES</b>		PROJECT NUMBER 17807	SCALE 1:150 @ A1 1:300 @ A3	DA NORTH 
		DRAWING NUMBER DA 0551	REVISION A	





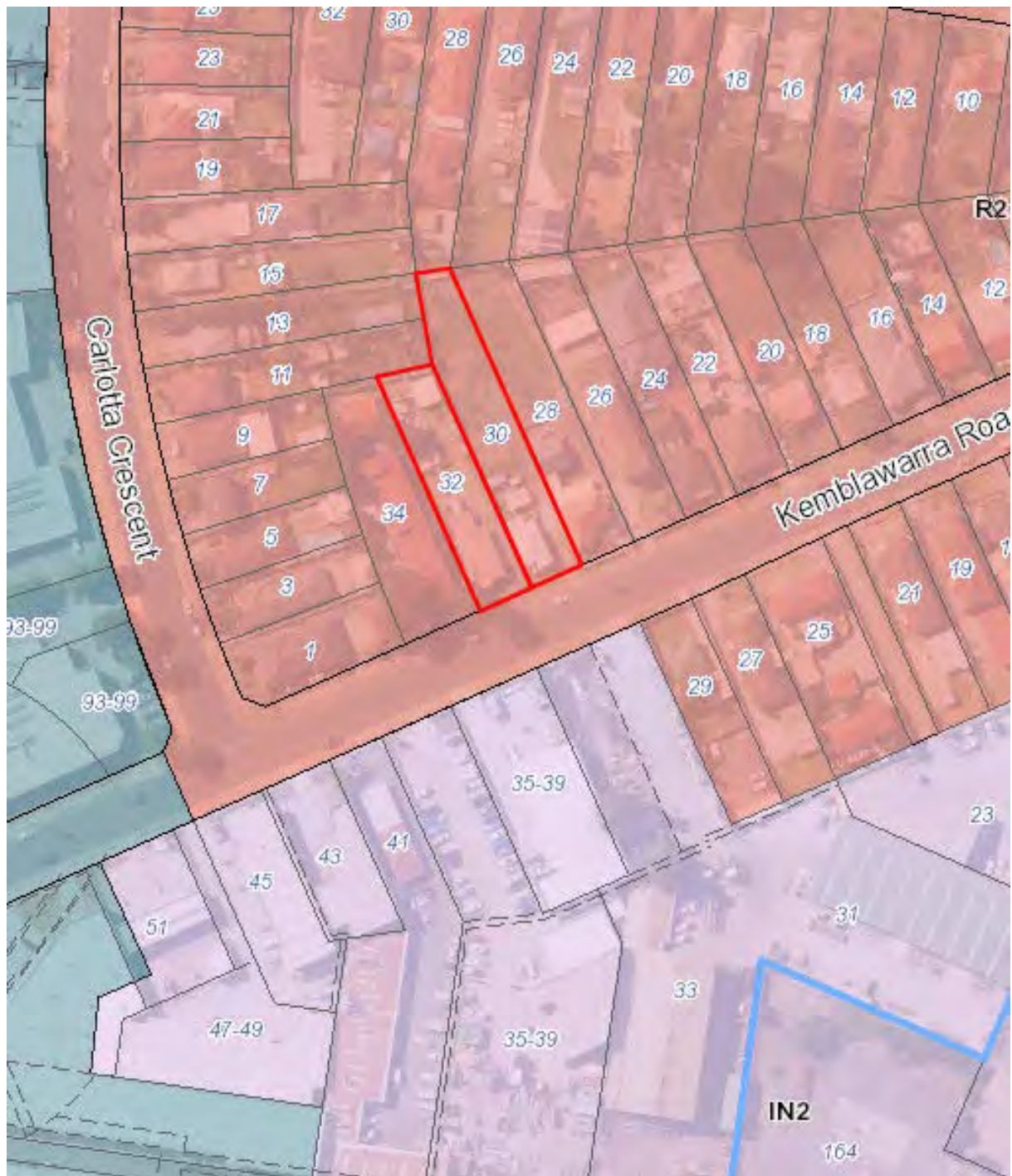


Attachment 2 – Aerial Photograph





**Attachment 3 – Zoning Map**



## Attachment 4 – Draft Conditions

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on Drawing No. DA101-A to DA103-A, DA0301-A, DA0302-A dated 2 July 2018 prepared by Jack Taylor Architects Pty Ltd and Sheet No. 1-C to 20-C dated 4 July 2018 prepared by Shimera Homes Pty Ltd and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

### General Matters

- 2 **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.
- 3 **Construction Certificate**  
A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing.  
  
A Construction Certificate certifies that the provisions of Clauses 139-148 of the Environmental Planning and Assessment Amendment Regulations, 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.  
  
**Note:** The submission to Council of two (2) copies of all stamped Construction Certificate plans and supporting documentation is required within **two (2)** days from the date of issue of the Construction Certificate, in the event that the Construction Certificate is not issued by Council.
- 4 **Occupation Certificate**  
An Occupation Certificate must be issued by the Principal Certifying Authority prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifying Authority 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.
- 5 **Tree Removal**  
This consent permits the removal of trees numbered 2 and 3 *Melaleuca quinquenervia* as indicated on the Landscape Plan, Peter Lawson issue C 3.7.18 and Arborist report prepared by Mark Spence dated June 2018. No other trees shall be removed without prior written approval of Council.

### Prior to the Issue of the Construction Certificate

- 6 **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.
- 7 **Present Plans to Sydney Water**  
Approved plans must be submitted online using Sydney Water Tap, available through [www.sydneywater.com.au](http://www.sydneywater.com.au) to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.  
  
The Certifying Authority must ensure that Sydney Water has issued an approval receipt prior to the issue of a Construction Certificate.  
  
Visit [www.sydneywater.com.au](http://www.sydneywater.com.au) or telephone 13 20 92 for further information.
- 8 **Endeavour Energy Requirements**  
The submission of documentary evidence from Endeavour Energy to the Principal Certifying Authority 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.

9 **Car Parking and Access**

The development shall make provision for a total of 15 car parking spaces (including 2 visitor car parking spaces and 1 space capable of adaption for people with disabilities), a minimum of 3 secure (Class B) residential bicycle spaces and 1 visitor bicycle space (Class C). This requirement shall be reflected on the Construction Certificate plans. Any change in the above parking numbers shown on the approved DA plans shall be dealt with via a section 96 modification to the development. The approved parking spaces shall be maintained to the satisfaction of Council, at all times.

10 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.

11 Each disabled person's parking space must comply with the current relevant Australian Standard AS2890.6 – Off-street parking for people with disabilities. This requirement shall be reflected on the Construction Certificate plans.

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

13 **Structures Adjacent to Driveway**

Any proposed structures adjacent to the driveway shall comply with the requirements of the current relevant Australian Standard AS2890.1 (figure 3.2 and 3.3) to provide for adequate pedestrian and vehicle sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc. This requirement shall be reflected on the Construction Certificate plans.

14 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.

15 **Details of Proposed Pit and Pipeline**

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

16 The submission of a final Landscape Plan to the Principal Certifying Authority, prior to the release of the Construction Certificate. The final Landscape Plan shall address the following requirements:

- a) a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;
- b) the location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees; and
- c) any proposed hard surface under the canopy of existing trees shall be permeable and must be laid such that the finished surface levels match the existing level. Permeable paving is to be installed in accordance with the manufacturer's recommendations.

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

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

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

19 **Tree Protection and Management**

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

- a Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the Principal Certifying Authority prior to release of the Construction Certificate.
- b 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.

20 **Engineering Plans and Specifications - Retaining Wall Structures Greater than 1m**

The submission of engineering plans and supporting documentation of all proposed retaining walls greater than 1m to the Principal Certifying Authority 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:

- 1 A plan of the wall showing location and proximity to property boundaries;
- 2 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;
- 3 Details of fencing or handrails to be erected on top of the wall;
- 4 Sections of the wall showing wall and footing design, property boundaries 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 and footing structure must be contained wholly within the subject property;
- 5 The proposed method of subsurface and surface drainage, including water disposal;
- 6 Reinforcing and joining details of any bend in the wall at the passing bay of the accessway;
- 7 The assumed loading used by the engineer for the wall design.
- 8 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.

21 **Bicycle Parking Facilities**

Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS2890.3 - Bicycle Parking Facilities and Austroads Guide to Traffic Management Part 11: Parking (Commentary 9: C9.2). In the absence of internal bicycle storage areas in private residential garages, the proposed

external bicycle spaces are to have adequate weather protection, passive surveillance, and be secured within a lockable enclosure with access via a combination lock or communal key. This requirement shall be reflected on the Construction Certificate plans.

22 **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](mailto:propertyaddressing@wollongong.nsw.gov.au)), for the site addressing prior to the issue of the construction certificate. Enquiries regarding property addressing may be made by calling 4227 8660.

23 **Street Trees**

The developer must address the street frontage by installing street tree planting. The number and species for this development is two (2) *Tristanopsis laurina* 'Luscious' 200 litre container size, in accordance with AS 2303:2015 Tree stock for landscape use. Street trees are to be installed in accordance with Wollongong Development Control Plan 2009 – Chapter E6: Landscaping. 'Dial Before You Dig' must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. 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.

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

24 **Roofwater Drainage**

All roof gutters and downpipes shall be designed to cater for a 1 in 100 year ARI storm event in accordance with the current version of AS 3500.3 - Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe sizes and downpipe locations shall be reflected on the Construction Certificate plans.

25 **Stormwater Drainage Design**

A detailed drainage design for the development must be submitted to and approved by the Principal Certifying Authority 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 LandTeam Reference No. 210801, Sheet E01, dated 04/07/2018.
- b Include details of the method of stormwater disposal. Stormwater from the development must be piped to Council's existing stormwater drainage system. 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.
- c 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.

### **Flood Level Requirements**

The following requirements shall be reflected on the Construction Certificate plans, prior to the release of the Construction Certificate:

- a Habitable floor levels must be constructed at a minimum of RL 3.54 metres AHD.
- b Garage floor levels must be constructed at a minimum of RL 3.45 metres AHD or 300mm above adjacent ground, whichever is greater.
- c Any portion of the building or structure below RL 3.54 metres AHD should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009.
- d The proposed building shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the 1 in 100 year flood level plus freeboard being RL 3.54 metres AHD.

### **Site Filling**

Filling on the site being within the floodplain shall be restricted to within the proposed building footprint and ramped areas immediately adjacent to the garage only. No wholesale filling of the site within the floodplain is permitted. This requirement shall be reflected on the Construction Certificate plans.

### **Council Footpath Reserve Works**

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 removed 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. Details and locations are to be shown on the Construction Certificate Plans.

### **Development Contributions**

Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979 and the Wollongong Section 94A Development Contributions Plan (2017), a monetary contribution of \$16,510.00 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

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

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

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

Where:

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

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

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

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

The following payment methods are available:

METHOD	HOW	PAYMENT TYPE
Online	<a href="http://www.wollongong.nsw.gov.au/applicationpayments">http://www.wollongong.nsw.gov.au/applicationpayments</a> Your Payment Reference: 968070	<ul style="list-style-type: none"> <li>• Credit Card</li> </ul>
In Person	Wollongong City Council Administration Building - Customer Service Centre Ground Floor 41 Burelli Street, WOLLONGONG	<ul style="list-style-type: none"> <li>• Cash</li> <li>• Credit Card</li> <li>• Bank Cheque</li> </ul>
PLEASE MAKE BANK CHEQUE PAYABLE TO: Wollongong City Council (Personal or company cheques are not accepted)		

A copy of the Wollongong Section 94A Development Contributions Plan (2017) 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](http://www.wollongong.nsw.gov.au)

### Prior to the Commencement of Works

#### 30 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 Building Developing and Plumbing section of the web site [www.sydneywater.com.au](http://www.sydneywater.com.au) then refer to "Water Servicing Coordinator" under "Developing Your Land" or 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 Principal Certifying Authority prior to commencement of works.

#### 31 Appointment of Principal Certifying Authority

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

- a) Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed; and
- b) notify Council in writing of their intention to commence work (at least two days notice is required).

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

#### 32 Residential Building Work – Compliance with the Requirements of the Home Building Act 1989

Building work involving residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates

- a) in the case of work to be done by a licensee under that Act:
  - i) has been informed in writing of the licensee's name, contractor license number and contact address details (in the case of building work undertaken by a contractor under the Home Building Act 1989); and
  - ii) is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989; or
- b) in the case of work to be done by any other person:

- i) has been informed in writing of the persons name, contact address details and owner-builder permit number; and
- ii) has been given a declaration signed by the property owner(s) of the land that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Home Building Act 1989 and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

**Note:** A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that the specific person or licensed contractor is the holder of an insurance policy issued for the purposes of that Part of the Act is, for the purposes of this condition, sufficient evidence that the person has complied with the requirements of that Part of the Act.

### 33 **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 Principal Certifying Authority 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.

### 34 **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.

### 35 **Structural Engineer's Details**

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

### 36 **Enclosure of the Site**

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

### 37 **Demolition Works**

Demolition of the existing structures shall be carried out in accordance with Australian Standard AS2601 (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 Principal Certifying Authority. 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.

38 **Demolition Notification to Surrounding Residents**

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

39 **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.

40 **Temporary Sediment Fences**

Temporary sediment fences (eg haybales or geotextile fabric) must be installed on the site, prior to the commencement of any excavation, demolition or construction works in accordance with Council's guidelines. Upon completion of the development, sediment fencing is to remain until the site is grassed or alternatively, a two (2) metre strip of turf is provided along the perimeter of the site, particularly lower boundary areas.

41 **All-weather Access**

An all-weather stabilised access point must be provided to the site to prevent sediment leaving the site as a result of vehicular movement. Vehicular movement should be limited to this single accessway.

42 **Application for Occupation, Use, Disturbance or Work on Footpath/Roadway**

Any occupation, use, disturbance or work on the footpath or road reserve for construction purposes, which is likely to cause an interruption to existing pedestrian and / or vehicular traffic flows requires Council consent under Section 138 of the Roads Act 1993. An application must be submitted and approved by Council prior to the works commencing where it is proposed to carry out activities such as, but not limited to, the following:

- (a) Digging or disruption to footpath/road reserve surface;
- (b) Loading or unloading machinery/equipment/deliveries;
- (c) Installation of a fence or hoarding;
- (d) Stand mobile crane/plant/concrete pump/materials/waste storage containers;
- (e) Pumping stormwater from the site to Council's stormwater drains;
- (f) Installation of services, including water, sewer, gas, stormwater, telecommunications and power;
- (g) Construction of new vehicular crossings or footpaths;
- (h) Removal of street trees;
- (i) Carrying out demolition works.

43 **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, 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.

44 **Works in Road Reserve – Major works**

Any occupation, use, disturbance or work on the footpath or road reserve for construction purposes, which is likely to cause an interruption to existing pedestrian and / or vehicular traffic flows requires Council consent under Section 138 of the Roads Act 1993.

The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council's website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the roads act. It is advised that all applications are submitted and fees paid, 5 days prior to the works within the road reserve are intended to commence. An application must be submitted must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing where it is proposed to carry out activities such as, but not limited to, the following:

- a Digging or disruption to footpath/road reserve surface;
- b Loading or unloading machinery/equipment/deliveries;
- c Installation of a fence or hoarding;
- d Stand mobile crane/plant/concrete pump/materials/waste storage containers;
- e Pumping stormwater from the site to Council's stormwater drains;
- f Installation of services, including water, sewer, gas, stormwater, telecommunications and power;
- g Construction of new vehicular crossings or footpaths;
- h Removal of street trees;
- i Carrying out demolition works.

Restoration must be in accordance with the following requirements:

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

**During Demolition, Excavation or Construction**

45 **Acid Sulfate Soils Report**

Controls detailed in the Report on Acid Sulfate Soil Investigation (TerraInsight, 27 June 2018) must be fully implemented.

46 **Survey Report for Floor Levels**

A Survey Report must be submitted to the Principal Certifying Authority verifying that each floor level accords with the floor levels as per the approved plans under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective level of the building (if the building involves more than one level). All levels shall relate to Australian Height Datum.

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

The design 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.

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

The applicant/developer must ensure that any person carrying out tree removal/vegetation clearance is in possession of this development consent and/or the approved landscape plan, in respect to the trees/vegetation which have/has been given approval to be removed in accordance with this consent.

49 **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 Principal Certifying Authority and Council. No work is permitted on public holidays or Sundays.

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

50 **Site Management**

Stockpiles of sand, gravel, soil and the like must be located to ensure that the material:

- a) Does not spill onto the road pavement and
- b) is not placed in drainage lines or watercourses and cannot be washed into these areas.

51 Should during construction any waste material or construction material be accidentally or otherwise spilled, tracked or placed on the road or footpath area without the prior approval of Council's Works Division this shall be removed immediately. Evidence that any approval to place material on the road or road reserve shall be available for inspection by Council officers on site at any time.

52 Drains, gutters, access ways and roadways must be maintained free of sediment and any other material. Gutters and roadways must be swept/scraped regularly to maintain them in a clean state.

53 **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.

54 **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>).

55 **Asbestos Waste Collection, Transportation and Disposal**

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

56 **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.

57 **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.”

58 **Stop Work - Green and Golden Bell Frogs**

If green and golden bell frogs are found at any time during the demolition, excavation or construction phases of the development, work shall cease immediately and the Wollongong Office of Environment and Heritage shall be contacted (phone 4224 4156).

59 **Excess Excavated Material – Disposal**

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

60 **Provision of Taps/Irrigation System**

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

61 **Pipe Connections**

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

62 **Flood Compatible Materials – Electrical**

All power service (metering) equipment, power outlets, switches etc. shall be located above RL 3.54 metres AHD. All electrical wiring installed below this level should be suitable for continuous underwater immersion and should contain no fibrous components. Earth leakage circuit breakers shall also be installed. Any equipment installed below or partially below RL 3.54 metres AHD should be capable of disconnection by a single plug and socket assembly.

63 **Fences**

Any new fences constructed on the site and located in the flood plain shall be of a type that will not obstruct the free flow of floodwaters and not cause damage to surrounding land in the event of a flood.

## **Prior to the Issue of the Occupation Certificate**

### **64 Lot Consolidation**

Prior to the issue of an occupation certificate, the developer shall submit evidence to the Principal Certifying Authority that Lot 60 DP 10927 and Lot 61 DP 10927 have been consolidated into one parcel and registered with the NSW Land Registry.

### **65 Retaining Wall Certification**

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

66 The developer must make compensatory provision for the trees required to be removed as a result of the development. In this regard, three (3) 100 litre container mature plant stock shall be placed along in appropriate locations within the property boundary of the site. The suggested species are *Elaeocarpus reticulatus*

### **67 BASIX**

A final occupation certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The Principal Certifying Authority 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.

### **68 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.

### **69 Structural Soundness Certification**

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifying Authority is required, prior to the issue of the final Occupation Certificate and commencement of use. This report is required to verify that the building can withstand the forces of floodwater, debris and buoyancy up to and including the 1 in 100 year flood level plus freeboard being RL 3.54 metres AHD or greater. This report shall also verify that the supporting structure of the upper storey/flood refuge can withstand the forces of floodwater, debris and buoyancy up to and including the Probable Maximum Flood (PMF) plus freeboard being RL 3.74 metres AHD.



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## CLAUSE 4.6 - EXCEPTIONS TO DEVELOPMENT STANDARDS - VARIATION STATEMENT

### Minimum Site Width

**Address:** 30 – 32 Kemblawarra Road, WARRAWONG  
**Proposal:** Multi Dwelling Housing Development comprising Nine (9) Townhouses  
**Date:** July 2018

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#### 1.0 Introduction

The purpose of this variation statement is to seek an exception to a development standard contained within the *Wollongong Local Environmental Plan 2009 (WLEP 2009)*. The exception is sought in accordance with *Clause 4.6 - Exceptions to Development Standards*. The development standard for which the variation is sought is the minimum site width requirement of 18m, within *Clause 7.14* of the *WLEP 2009*.

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 and unwarranted in the circumstances of the case, and to prove that there are sufficient environmental planning grounds to justify the minor variation proposed.

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.

Accordingly, the information below addresses the afore-mentioned requirements.

## **1.2 Overview**

The land is zoned R2 Low Density Residential under the *WLEP 2009*. The zone objectives are as follows:

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

## **2.0 Details of the environmental planning instrument, the applicable development standard and proposed variation.**

### **2.1 What is the applicable environmental planning instrument (EPI)?**

*The Wollongong Local Environmental Plan 2009 (WLEP 2009).*

### **2.2 What is the development standard being varied?**

The minimum site width requirement of 18m contained in *Part 7 - Clause 7.4* of the *WLEP 2009* (i.e. within the local provisions).

### **2.3 What are the objectives of the standard?**

There are no stated objectives however the relevant objectives stated in *Section 5.1.1* of the *Wollongong Development Control Plan 2009 (WDCP 2009)* in relation to minimum site width are:

- *To allow for development of sites which are of sufficient size to accommodate the required building envelope, car parking and landscaping requirements;*
- *To encourage amalgamation of allotments to provide for improved design outcomes.*

## **2.4 What is the percentage variation (between the proposal and the EPI)?**

The minimum side width is 9.11m for a small portion at the northern (rear) boundary of the site. As such, the proposal falls short of the minimum 18m side width requirement by 8.89m, which represents a variation of 49.3%. In this regard, the total site area is 2238.68m<sup>2</sup>, of which approximately 1974m<sup>2</sup> incorporates a site width greater than 18 metres, and the remaining 264.68m<sup>2</sup> being the area of land with a site width less than 18 metres. Thus, the apportion of land which does not meet the minimum 18 metre site width development standard represents only 11.8 of the overall site area.

## **3.0 Assessment of Proposed Variation**

### **3.1 Overview of *Clause 4.6***

*Clause 4.6* provides a framework for varying the applicable development standards under a 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.*

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.*

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.*

### **3.2 Is compliance with the development standard unreasonable or unnecessary in the circumstances of the case?**

Yes, compliance with the development standard is both unreasonable and unnecessary in the circumstances of the case given the irregular size and shape of the allotment, which tapers to a minimum width of 9.11m at the northern boundary of the site.

The proposal involves the amalgamation of two individual parcels of land, with a width of 29.91m across the majority of the site, with the exception of the northern portion of Lot 60 which extends beyond the rear of Lot 61 (DP 10927).

The proposed built form will generally be located forward (south-east) of the rear boundary of Lot 61 in the position of the site that has a minimum width of 29.91m, with the exception of part of Unit 5 only.

The northern part of Unit 5 extends beyond the rear boundary of Lot 60 to take advantage of the available and usable site area.

Strict compliance in this instance is unreasonable because:

- Existing multi dwelling housing developments in the immediate vicinity (including the adjoining property at 34 Kemblawarra Road) are situated on sites that are less than 18m wide;
- Existing residential flat developments in the immediate vicinity (including 26 Kemblawarra Road) are situated on sites that are less than 18m wide and as such, fall short of the minimum 24m site width dimension applicable under *Clause 7.14 (b)*;
- Strict application and compliance with the control would effectively prohibit a multi dwelling housing development being undertaken on the subject site, despite it being a permitted form of development within the R2 Low Density Residential zone;
- The layout and siting of development appropriately responds to the site constraints;
- The design accommodates the required building envelopes, parking, onsite manoeuvring and landscape requirements and, therefore, the site is considered to be sufficient in terms of both width and size;
- The new *State Environmental Planning Policy (Exempt and Complying Development Codes) Amendment (Low Rise Medium Density Housing) 2017* allows for multi dwelling housing in the form of terraces to be undertaken on sites with a minimum width of 18m measured at the building line as complying development; and



- The development of the subject site for multi dwelling housing will not adversely impact adjoining properties by virtue of the proposed non-compliance.
- The afore-mentioned development standard requires strict compliance across the whole of the site and does not make any allowances for irregular shapes lots.

Strict compliance in this instance is unnecessary because:

The development parcel as amalgamated has a minimum site width of 29.91m across the majority of the site where development will occur and, as such, we are seeking a variation for a partial encroachment due to the irregular shape of the site which tapers to 9.11m at the northern boundary.

### **3.2.3 Has the development standard been abandoned or destroyed (by Council's own actions) in departing from the standard?**

There are nearby examples of approved development that fail to meet the 18m minimum site width requirement, however, the development standard cannot be said to be abandoned due to the age of these developments and consents, which are likely to precede the current *LEP*.

### **3.3 Are there sufficient environmental planning grounds to justify contravening the development standard?**

Yes, there are sufficient environmental planning grounds in the circumstances of the case to justify contravening the development standard. These include:

- The site is of a sufficient width, depth and size to accommodate the proposed multi dwelling housing development, without resulting in any significant adverse impacts on the public domain or any adjoining properties;

- The scale of the proposed development is considered appropriate within the strategic planning context of the R2 Low Density Residential Zone and is consistent with the relevant zone objectives;
- The proposal satisfies the objectives and development controls in relation to minimum site width contained within *Clause 5.1* of the *DCP*, as two existing parcels have been amalgamated form the development parcel and the amalgamated site is of sufficient size to accommodate the required building envelope, parking and landscaping requirements;

*Section 5.1.2* states that the 18m site width requirement can be varied for irregular shaped lots or where the development meets the requirements of setbacks, private open space, visual amenity, solar access, built form and landscaping. The proposed development satisfies all of the above-mentioned controls;

- Council are seeking to encourage multi dwelling housing in the locality and this form of development is identified in the desired future character statement for Warrawong in *Chapter D1*;
- The Illawarra Shoalhaven Regional Plan identifies the need for 14,600 additional new homes within the Wollongong LGA by 2036. The proposed development would directly contribute to this target and provide housing to meet the needs of the community;
- Non-compliance with the standard will result in any adverse environmental impacts;
- The proposed development has been well designed and will contribute to the creation of a vibrant and modern infill development in close proximity to shops, schools, recreation facilities and services; and
- The development as proposed will allow for the orderly and economic use of the subject land.

**3.4 Is the proposed development in the public interest because it is consistent with the underlying intent of the development standard and then objectives for development in the zone?**

**3.4.1 Objectives of the minimum site width development standard**

There are no stated objectives within the *WLEP 2009*, with respect to site width.

**3.4.2 Objectives of the minimum site width requirement in the DCP**

The objectives for minimum site width contained in *Clause 5.1.1* of the *WDCP 2009* are as follows:

*(a) To allow for development of sites which are of sufficient size to accommodate the required building envelope, car parking and landscaping requirements;*

*(b) To encourage amalgamation of allotments to provide for improved design outcomes.*

The site has been amalgamated to form the development parcel and is sufficient in size to accommodate the building envelopes, car parking, on-site manoeuvring and landscape requirements. In this regard, it complies with both of the above-mentioned objectives.

**3.5 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.

**3.6 How would strict compliance hinder the attainment of the objectives specified in Section 1.3 (a) and (c) of the Act?**

The objectives set down in *Section 1.3 (a) and (c)* are as follows:

*(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources;*

*(c) to promote the orderly and economic use and development of land;*

Compliance with the standard would not hinder the attainment of the above-mentioned objectives, which aim to encourage development that promotes the social and economic welfare of the community and a better environment, and co-ordinate the orderly and economic use of land.

The development as proposed is consistent with these objectives as it allows for the orderly and economic use of the land.

Strict compliance with the development standard would require refusal of the proposed multi dwelling housing development, which is inconsistent with the above objectives as it would unreasonably restrict the development potential of the site.

### **3.7 Is there public benefit in maintaining the development standard?**

Broadly speaking, there is public benefit in maintaining the development standard as it encourages amalgamation and requires sites to be of a sufficient width to accommodate multi dwelling housing development.

However, it does not allow for any variations/encroachments for irregular shaped lots, which generally comply with the development standard across the majority of the site in the location where development will occur.

### **3.8 Is the objection well founded?**

For the reasons outlined in the previous sections above, the objection is considered to be well founded in this particular instance due to the irregular shape of the development parcel as amalgamated. 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*.

#### **4.0 Conclusion**

The proposed variation is based on the reasons contained within this formal request for an exception to the 18m minimum site width development standard. The proposal will not result in any adverse impacts with regards to the amenity of the adjoining properties.

A development strictly complying with the numerical standard would not significantly improve the amenity of surrounding development, given that the site has a minimum width of 29.91m across the majority of the land where development will occur, and a partial encroachment is proposed given the irregular shape of the site which tapers to 9.11m at the northern boundary.

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 conclusion, the objection is considered to be well founded and compliance with the standard in both unreasonable and unnecessary in the circumstances of the case.

Yours faithfully,

MARTIN MORRIS & JONES PTY LTD



**KRISTY PATOUKLIAS** B Nat Res Env't Mgmt MPIA  
SENIOR TOWN PLANNER

## Attachment 6 – DCP Compliance Table

### CHAPTER B1 – RESIDENTIAL DEVELOPMENT

#### 4.0 General Residential controls

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.12 Site Facilities</u>	The necessary site facilities have been provided and are acceptable in this circumstance.	Yes
<u>4.13 Fire Brigade Servicing</u>	The development meets the requirements of NSW Fire and Rescue's 'fire hydrants for minor residential development' fire safety guideline. In accordance with the guideline the development site is located within 60 metres of a street hydrant and the proposed dwellings are located within 90m of the street carriageway. No on-site hydrant is required in this instance.	Yes
<u>4.14 Services</u>	Water, electricity, sewage and telephone are available to the site.	Yes
<u>4.17. Retaining walls</u>	Maximum retaining wall height – 1m  Where retaining walls are proposed within 900mm of a side or rear boundary they are a maximum of 600mm in height.	Yes

#### 5.0 Attached dwellings and multi -dwelling housing

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>5.1 Minimum Site Width Requirement</u>	Minimum site width - 29.915m.  The site is an irregular shape at the rear and narrows to less than 18m wide. A portion of unit 5 is located within this reduced site width area.	No – refer to section 2.3.3 and clause 4.6 variation
<u>5.2 Number of Storeys</u>	The proposed development is a maximum of two storeys.	Yes
<u>5.3 Front Setbacks</u>	Minimum front setback 6m.	Yes

	POS areas extend forward of the front setback by a maximum of 900mm.	
<u>5.4 Side and Rear Setbacks</u>	<p>Rear setback of Unit 6 = 14.12m</p> <p>Rear setback of Unit 5 = 12.475m (<math>0.8 \times 2.4 = 1.92\text{m}</math>)</p> <p>Both rear setbacks are <math>&gt;1.92\text{m}</math></p> <p><b>Ground Floor</b></p> <p>Side setback eastern side = 2.3m</p> <p>Side setback western side = 1.5m</p> <p>Required – 1.5m</p> <p>All ground floor setbacks are <math>\geq 1.5\text{m}</math></p> <p><b>First Floor</b></p> <p>Side setback eastern side = 4.6m</p> <p>Side setback western side = 4.1m (<math>0.8 \times [2.4 + 2.4] = 3.84\text{m}</math>)</p> <p>All first floor setbacks are <math>&gt; 3.84\text{m}</math></p>	Yes
<u>5.5 Building Character and Form</u>	<p>The proposal is considered to be consistent with the desired future character of Warrawong.</p> <p>No garages are proposed on the front elevation.</p> <p>The dwellings have clearly visible entrances</p> <p>Dwellings adjacent to the street frontage have habitable rooms that face the street</p> <p>The two front units address the street frontage.</p>	Yes
<u>5.6 Access / Driveway Requirements</u>	The application was assessed in this regard by Council's Traffic Engineer who considered it satisfactory subject to consent conditions.	Yes
<u>5.7 Car Parking Requirements</u>	The development requires the provision of 15 on-site car parking spaces. 15 on-site car parking spaces have been provided.	Yes
<u>5.8 Landscaping Requirements</u>	<p>Landscaped area proposed - 31.8%.</p> <p>1.5m wide landscape strip provided around the perimeter of the site.</p>	Yes

<u>5.9 Deep Soil Planting</u>	Half of the required landscaped area is provided as a deep soil zone – located to the rear of the property.	Yes
<u>5.11 Private Open Space</u>	Minimum 20m2 POS area provided on the ground floor for each unit and accessed off living areas. Drying areas are located outside of the POS areas as detailed on the landscape plan. Screened from side boundaries by a minimum 1.5m landscape bed.	Yes
<u>5.12 Solar Access Requirements</u>	Shadow diagrams submitted in support of the proposal indicate that POS areas and living room windows in adjoining development will receive a minimum 3 hours of direct sunlight on June 21.	Yes
<u>5.14 Additional Control for Multi Dwelling Housing - Adaptable Housing</u>	An access report was submitted and detailed how Unit 5 had been designed as an adaptable unit in accordance with the Australian Housing Standard (AS 4299-1995)	Yes
<u>5.15 Additional Control for Multi Dwelling Housing – Crime Prevention through Environmental Design</u>	Refer to assessment below	Yes

## CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	The development will be well lit	Yes
<u>3.2 Natural surveillance and sightlines</u>	Dwelling entrances have good level of natural surveillance.	Yes
<u>3.4 Building design</u>	Entrances will all be visible from the internal driveway or the street and well lit	Yes



### 3.5 Landscaping

Landscaping not expected to unduly conceal any entrances or create hiding spots.	Yes
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#### **CHAPTER E3: CAR PARKING, ACCESS**

Car parking spaces and access driveway have been provided in accordance with the requirements of this chapter. The development requires 15 car parking spaces – 15 car parking spaces have been provided. Council's Traffic Engineer has assessed the application in this regard and raised no objections subject to consent conditions.

#### **CHAPTER E6: LANDSCAPING**

The applicant submitted a landscape concept plan in support of the application that meets the requirements of this chapter. Conditions are proposed to ensure that the proposed landscape design is established and maintained for a minimum of 12 months after completion of the proposed building works.

#### **CHAPTER E7: WASTE MANAGEMENT**

Site Waste Minimisation and Management Plan provided and assessed as satisfactory. There is sufficient space at the street frontage to accommodate kerbside garbage collection.

#### **CHAPTER E13 FLOODPLAIN MANAGEMENT**

The site is flood affected. Council's Stormwater Engineer has reviewed the application in this regard and provided a satisfactory referral subject to consent conditions.

#### **CHAPTER E14 STORMWATER MANAGEMENT**

Stormwater for the development is to be piped to the kerb. Council's Stormwater Engineer has reviewed the application in this regard and provided a satisfactory referral subject to consent conditions.

#### **CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION**

The proposal involves the removal of two trees. The application was supported by an arborist's report which recommended that the trees be compensated for within the deep soil zone. Council's landscape architect reviewed the application and recommended conditions in this regard.

#### **CHAPTER E18 THREATENED SPECIES**

The site is listed as possible habitat for the threatened species Green and Golden Bell Frog. Council's environment officer reviewed the application and recommended conditions in this regard

#### **CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)**

The proposed development satisfies the controls of WDCP2009 Chapter E19 Earthworks (Land Reshaping Works) in this instance.

#### **CHAPTER E21 DEMOLITION AND ASBESTOS MANAGEMENT**

The consent will be conditioned to ensure that demolition and asbestos removal is undertaken to Australian Standards.

#### **CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL**

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