

Wollongong Local Planning Panel Assessment Report | 30 August 2022

WLPP No.	Item No. 2
DA No.	DA-2021/776
Proposal	Demolition of existing structures and tree removals, construction of a service station, carwash, signage and convenience store - 24/7 operation
Property	178 - 182 Princes Highway Dapto NSW 2530
Applicant	KDC Pty Ltd
Responsible Team	Development Assessment and Certification - City Wide Team (BM)

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel - Determination

The proposal has been referred to the WLPP for **determination** pursuant to part 2(b) of Schedule 2 of the Local Planning Panels Direction as the application is the subject of 10 or more unique submissions by way of objection.

Proposal

The proposal is for demolition of existing structures and tree removals, construction of a service station, carwash, signage and convenience store - 24/7 operation.

Permissibility

The proposed demolition of the existing structures and construction of a new service station including a convenience store, carwash and advertising signage is a permissible use in the B6 Enterprise Corridor zone of Wollongong Local Environmental Plan (WLEP) 2009 with consent.

Removal of trees are also permitted with consent.

Consultation

The application was exhibited in accordance with Wollongong Community Consultation Plan 2020 and received fourteen (14) submissions by way of objections following notification. The issues raised are discussed at section 1.5 of this report.

Internal

Details of the proposal were referred to Council's Traffic, Stormwater, Environment, Health, Landscape, Property and Community Safety divisions for assessment. Satisfactory referral advice, comments and/or recommended conditions were provided except from the Landscape and Environment officers.

External

External referrals were forwarded to the Environment Protection Authority, Transport for NSW and Endeavour Energy and satisfactory advice/conditions were provided. The matter was also referred to the Lake Illawarra Police.

Main Issues

The main issues arising from the development assessment process :-

- Impact on trees including Council trees
- New entry/exit points to the site instead of retaining existing crossings
- Lack of submission of necessary information

- Signage

Recommendation

DA-2021/776 be **refused**.

1 APPLICATION OVERVIEW

1.1 EXECUTIVE SUMMARY

Planning controls and compliance

The following planning controls apply to the proposal:

State Environmental Planning Policies:

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

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan 2009

Other policies

- Wollongong City Wide Development Contributions Plan 2020
- Wollongong Council Community Participation Plan 2020
- Protection Of The Environment Operations (Underground Petroleum Storage Systems) Regulation 2008

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal is for demolition of existing structures and tree removals, construction of a service station, carwash, signage and convenience store - 24/7 operation. The drive-through lane is proposed attached to the convenience store for food and drink purchases in addition to paying for fuel. See Plans at Attachment 1.

Proposed construction works include:

- Site earthworks, including the construction of a low retaining wall, to facilitate the 450mm of fill on northern side of the site to fall towards the northwest of the site for stormwater management.
- Fuel canopy over service station forecourt (appropriately bunded) containing three double sided fuel bowsers.
- Control building (GFA 268m²) comprising convenience store, ancillary single lane drive through, customer service counter, storeroom, cool room, and amenities.
- Car wash (GFA 77m²) and dual vacuum bay with 2.5m high acoustic awning.
- Two (2) underground fuel tanks and associated infrastructure.
- Separate, and upgraded of existing, entry and exit driveways on Princes Highway.
- Associated fences, signage, landscaping, parking and
- Removal of 3 street trees and one tree on site.

1.3 BACKGROUND

A history of the development site is as follows:

Application Number	Description	Decision	Decision Date
PL-2021/57	Construction and use of a service station TEAMS MEETING 13/5/21 - 2PM	None	03-Jun-2021
DA-2021/776	Demolition of existing structures and tree removals, construction of a service station, carwash, signage and convenience store - 24/7 operation		

A Pre- Lodgement meeting was held on 13 May 2021 for the proposal. Matters related to the protection of street trees and retention of a Norfolk Island Pine on site were informed at the meeting. Suggestion was made to organise another meeting prior to the lodgement of a development application.

Throughout the assessment period the applicant was given multiple opportunities (x3) for re-design and advice provided on alternate access locations to safeguard the trees. Advice related to the trees was unheeded except for making amendments in relation to front boundary adjustment (for road widening), setback to car wash and internal carparking layouts.

Issues related to street trees and submission of the necessary contamination report remain unresolved. The applicant was given a final opportunity for withdrawing the application prior to referral to the LPP for determination.

Customer service actions

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

1.4 SITE DESCRIPTION

The site comprises three separate titles, legally described as Lot 220 in Deposited Plan (DP) 1114277, Lot B DP 163980 and Lot 2 DP 157440 and is known as 178-182 Princes Highway, Dapto NSW 2530. The site is relatively flat and has an area of total 2,325m². It has a combined 60m frontage to Princes Highway on the east of the site. The site currently contains one dwelling on 182 Princes Highway and the other lots are currently vacant. There are four trees within the Princes Highway Road verge in front of the property and a few trees along the western boundary.

Property constraints:

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

- Road widening affected

There are no restrictions on the property title.



Figure 1: Aerial photograph

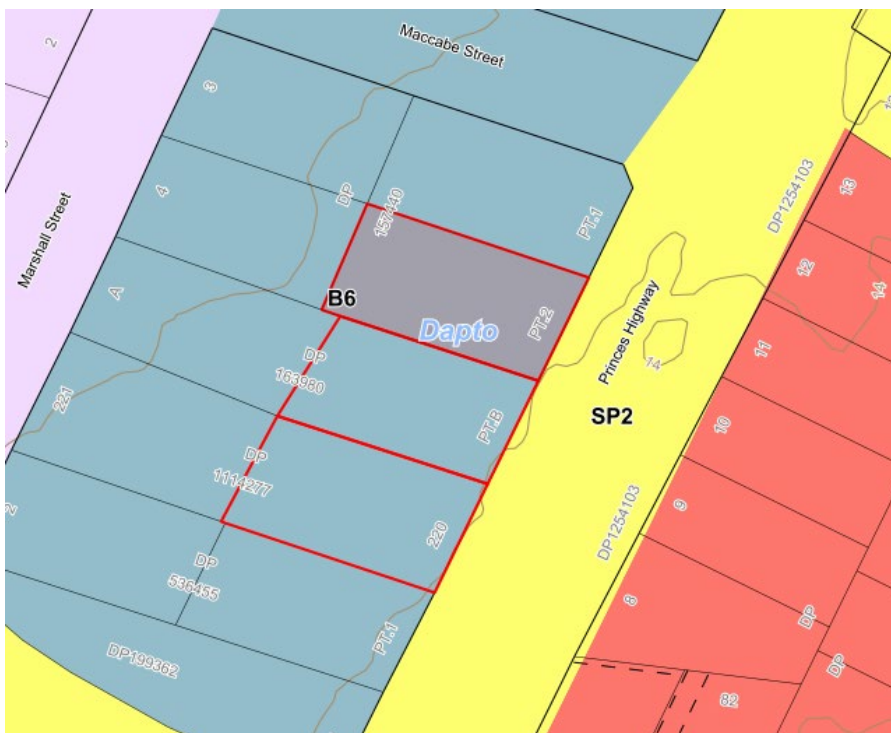


Figure 2: WLEP 2009 zoning map

1.5 SUBMISSIONS

The application was exhibited in accordance with Wollongong Community Consultation Plan 2020. The application received fourteen (14) submissions of objection following notification. The issues identified are discussed below.

Concern	Comment
1. Add to the traffic congestion, another service station not required in the area as already there are many in the surroundings	Details of the application submission were referred to TfNSW and Council's Development Engineer for comment. No objections were raised on traffic issues. The development proposal however is not supported for other reasons as relates to ingress and egress from the site as street tree removal would be required to facilitate the proposal.
2. Noise, glare, and overshadowing	The development proposal is not supported
3. Tree Removal	The development proposal is not supported

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Landscape Officer

Council's Landscape Officer does not support the proposal as relates to the removal of council assets (street trees) and a tree on site, other non-compliances with landscaping and imposing impacts on a tree on a neighbouring lot. The proposal is found unsatisfactory and following comments were provided.

- *Removal of street trees where access already exists for both lots is non-negotiable. Council has inspected the trees and has no plans or wish to remove community assets.*
- *Tree 6 (Norfolk Pine) is to be retained as a significant species on site.*
- *Landscape treatment and access to the area on the subject lot for the neighbour's tree (Tree 7) is required of future inspection and maintenance.*
- *Side boundary landscape beds must be a minimum of 1500mm to count as Landscape.*

Environment Officer

Council's Environment Officer had raised concerns on the Preliminary Site Investigation (PSI) report that had to be completed by a Certified/ accredited professional. A site assessment investigation was not undertaken as the PSI did not address the WDCP Chapter E 20 and SEPP Resilience & Hazard 2021 Cl 4.6. No concerns were raised with the submitted acoustic report in relation to the noise impacts or operational hours.

A report addressing the above issues was never submitted. As advised by the applicant this information was to be accompanied with the final submission package after an agreement on concept layout was completed – but never eventuated.

Traffic

Council's Traffic officer had raised initial concerns related to SIDRA requirements and bicycle parking. Additional information provided was found satisfactory on conditions with respect to the access, parking and manoeuvring requirements. However safe ingress and egress to the site has not been demonstrated without the removal of street trees. A substantial redesign of the internal layout would allow the driveways to be shifted safeguarding the trees, the proposal as submitted is reliant on the current access arrangement.

Stormwater

Council's Stormwater Officer has reviewed the application submission and provided satisfactory comments.

Safer Community Action Team (SCAT) Officer

Council's SCAT Officer has assessed the application submission and raised no significant issues.

Statutory Property Officer

Council's Statutory Property Officer has reviewed the application submission and provided satisfactory comments.

Environmental health Officer

Council's Environmental Health Officer raised initial concerns on details of food premises fit out. Satisfactory referral comments and recommended conditions of consent were provided upon the submission of additional information.

1.6.2 EXTERNAL CONSULTATION

Transport for NSW (TfNSW)

TFNSW advised that the section of Princes Highway fronting the subject lots is a regional classified road. However, advised it is more appropriate for Council to consider and determine if the proposed access arrangements for the development are acceptable from a network perspective in terms of safety and efficiency. No issues were raised subject to Council's satisfaction for Section 138 consent and future concurrence from TfNSW, impact on road widening strip, pylon sign and all servicing restricted wholly within the site.

Environment Protection Authority

The Environmental Protection Authority informed they have no comments in relation to the proposal.

Endeavour Energy

Endeavour Energy raised no objection to the proposal with recommended conditions.

Police

The Lake Illawarra Police provided recommendations and conditions to reduce any criminal activities and to ensure safety of the staff members for the 24/7 operation.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

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

2.1.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 3 Hazardous and Offensive development

As a hazardous substance is stored on site (petrol and diesel) the subject service station would be defined as a potentially hazardous industry for the purposes of the SEPP.

The SEPP defines a potentially hazardous industry as follows.

potentially hazardous industry means a development for the purposes of any industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would pose a significant risk in relation to the locality—

(a) to human health, life or property, or

(b) to the biophysical environment,

and includes a hazardous industry and a hazardous storage establishment.

potentially offensive industry means a development for the purposes of an industry which, if the development were to operate without employing any measures (including, for example, isolation from existing or likely future development on other land) to reduce or minimise its impact in the locality or on the existing or likely future development on other land, would emit a polluting discharge (including for example, noise) in a manner which would have a significant adverse impact in the locality or on the existing or likely future development on other land, and includes an offensive industry and an offensive storage establishment.

In determining an application to carry out development to which this Part applies, the consent authority must consider the following:

(a) current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development, and

(b) whether any public authority should be consulted concerning any environmental and land use safety requirements with which the development should comply, and

(c) in the case of development for the purpose of a potentially hazardous industry—a preliminary hazard analysis prepared by or on behalf of the applicant, and

(d) any feasible alternatives to the carrying out of the development and the reasons for choosing the development the subject of the application (including any feasible alternatives for the location of the development and the reasons for choosing the location the subject of the application), and

(e) any likely future use of the land surrounding the development.

The applicant has submitted a Multi Level Risk Assessment for consideration.

Council's Environment Officer has reviewed the application submission and raised no issues.

Chapter 4 Remediation of land

The development proposal and accompanying reports were reviewed by Council's Environment Officer.

Following comments were provided,

"The preliminary site investigation (PSI) report prepared by FYFE Pty Ltd dated 8 September 2021 was reviewed. Based on desktop studies PSI has stated the site is suitable for proposed development. PSI did not address the WDCP Chapter E 20 and SEPP Resilience & Hazard 2021 Cl 4.6. The author or reviewer of PSI report are not certified site contamination specialist consultant as stated in WDCP Chapter E20. The report requires to address Cl 4.6 of SEPP Resilience & Hazard 2021 and peer review by certified site contamination specialist consultant as stated in WDCP Chapter E 20.

Additional information was requested to undertake site assessment investigation and was not provided.

The proposal is not considered to be satisfactory with regard to the SEPP and WDCP Chapter E20.

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (INDUSTRY AND EMPLOYMENT) 2021

Signage is proposed with the Service station and as such SEPP 64 – Advertising and Signage is applicable under the Transition Provisions within SEPP (Industry and Employment) 2021.

The proposed signage is as follows:

- 9m high, internally illuminated, freestanding pylon sign identifying fuel pricing.
- Two illuminated OTR wall signs.
- Two illuminated fuel canopy signs.
- Non illuminated OTR App sign.
- Illuminated light box on drive-through entry gantry.
- Illuminated light box screen on control building eastern elevation.
- Illuminated drive-through directional signage.
- Illuminated OTR 'We Never Close' wall sign.
- Coffee blade wall illuminated wall sign.
- Coffee blade wall hand painted signage.
- Non illuminated poster display stand near entrance to building.
- Illuminated digital screen kiosk at control building entrance.
- Control building entry illuminated signage board.
- Digital signage menu boards.
- Other ancillary signage including pump numbers and pump information boards, air and water signs, no entry signage.

The proposed signage is not considered to be satisfactory regarding the aims and objectives and applicable assessment criteria in relation to Character of the area, Streetscape settings, Site and building and Illumination as outlined below.

(a) 3 Aims, objectives etc

(1) This Policy aims:

(a) to ensure that signage (including advertising):

- (i) is compatible with the desired amenity and visual character of an area, and
- (ii) provides effective communication in suitable locations, and
- (iii) is of high quality design and finish, and

(b) to regulate signage (but not content) under Part 4 of the Act, and

(c) to provide time-limited consents for the display of certain advertisements, and

(d) to regulate the display of advertisements in transport corridors, and

(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

(2) Schedule 1 Assessment criteria

(a) 1 Character of the area

- *Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*
The proposed signage has non-compliances against the controls within Chapter C1 of the DCP. Hence it is not considered keeping with the character of the locality.
- *Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*
The subject allotment is located within a business zone. The signage is proposed to address the Princes Highway. It includes Pylon sign and illuminated fascia signs that are not consistent with signage in the immediate vicinity of the subject site.

(b) 2 Special areas

- *Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?*

No.

(c) 3 Views and vistas

- *Does the proposal obscure or compromise important views?*
No. The proposal is not considered to impact on any important views.
- *Does the proposal dominate the skyline and reduce the quality of vistas?*
- Yes. The proposed signage is considered to dominate the skyline with the height of the Pylon Sign that does not comply with the DCP requirement.
- *Does the proposal respect the viewing rights of other advertisers?*
The proposal is not considered to have impact on the viewing rights of other advertisers as the proposed signage relates to the business.

(d) 4 Streetscape, setting or landscape

- *Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?*
The proposed signage is not considered sympathetic for the streetscape. There are no tall structures/buildings in the close vicinity as of the proposed Pylon Sign and hence can dominate the skyline.
- *Does the proposal contribute to the visual interest of the streetscape, setting or landscape?*
The proposal will have negative impacts on the streetscape requiring removal of street trees and non-compliant Signages.
- *Does the proposal reduce clutter by rationalising and simplifying existing advertising?*
Not applicable.
- *Does the proposal screen unsightliness?*
Not applicable.
- *Does the proposal protrude above buildings, structures or tree canopies in the area or locality?*

The proposed pylon sign of 9m will protrude above the skyline as the surrounding developments in the close vicinity are low rise buildings. The proposed pylon sign does not comply with the 8m maximum height for service station pylon signs as stipulated in WDCP 2009 Chapter C1.

- *Does the proposal require ongoing vegetation management?*

Yes, the proposal involves removal of trees with suggested replacements on and off the site.

(e) 5 Site and building

- *Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*

No. The proposed signage is not satisfactorily or compatible with the scale, proportion and other characteristics of the building.

- *Does the proposal respect important features of the site or building, or both?*

No, the proposal requires removal of Council assets.

- *Does the proposal show innovation and imagination in its relationship to the site or building, or both?*

No. The proposal involves removal of street trees and a Norfolk Pine tree on site that are considered significant.

(f) 6 Associated devices and logos with advertisements and advertising structures

- *Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?*

Yes, lighting has been incorporated into the design of the pylon sign and directional signage to provide information direction at night and fascia signs.

(g) 7 Illumination

- *Would illumination result in unacceptable glare?*

The illuminated fascia signs do not comply with the controls within WDCP 2009 Chapter C1.

- *Would illumination affect safety for pedestrians, vehicles or aircraft?*

Fascia signs are proposed to be illuminated and against the controls specified within Chapter C1 of the DCP.

- *Would illumination detract from the amenity of any residence or other form of accommodation?*

Yes, one of the submissions received raised concerns on the glare from the site to nearby residence.

- *Can the intensity of the illumination be adjusted, if necessary?*

Not considered necessary.

- *Is the illumination subject to a curfew?*

Not considered necessary.

(h) 8 Safety

- *Would the proposal reduce the safety for any public road?*

No. Details of the application submission were referred to the TfNSW and no issues were raised with regards to the advertising signage based on Council's satisfaction.

- *Would the proposal reduce the safety for pedestrians or bicyclists?*

No. Details of the application submission were referred to the TfNSW and no issues were raised with regards to the advertising signage if satisfactory by Council.

- *Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?*

No. Details of the application submission were referred to the TfNSW and no issues were raised with regards to the advertising signage on Council's satisfaction with the proposal.

2.1.3 SEPP (TRANSPORT & INFRASTRUCTURE) 2021

Clause 2.122 of the SEPP (previously Clause 104 of State Environmental Planning Policy (Infrastructure) 2007) applies to all traffic generating development specified in Column 1 Schedule 3.

2.122 Traffic-generating development

(1) This clause applies to development specified in Column 1 of the Table to Schedule 3 that involves:

- (a) new premises of the relevant size or capacity, or*
- (b) an enlargement or extension of existing premises, being an alteration or addition of the relevant size or capacity.*

*(2) In this clause, **relevant size or capacity** means:*

- (a) in relation to development on a site that has direct vehicular or pedestrian access to any road—the size or capacity specified opposite that development in Column 2 of the Table to Schedule 3, or*
- (b) in relation to development on a site that has direct vehicular or pedestrian access to a classified road or to a road that connects to a classified road where the access (measured along the alignment of the connecting road) is within 90m of the connection—the size or capacity specified opposite that development in Column 3 of the Table to Schedule 3.*

(3) Before determining a development application for development to which this clause applies, the consent authority must:

- (a) give written notice of the application to the TfNSW within 7 days after the application is made, and*
- (b) take into consideration:*
 - (i) any submission that the TfNSW provides in response to that notice within 21 days after the notice was given (unless, before the 21 days have passed, the TfNSW advises that it will not be making a submission), and*
 - (ii) the accessibility of the site concerned, including:*
 - (A) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and*
 - (B) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and*
 - (iii) any potential traffic safety, road congestion or parking implications of the development.*

(4) The consent authority must give the TfNSW a copy of the determination of the application within 7 days after the determination is made.

Schedule 3 – *Traffic Generating Development to be Referred to the TfNSW* of State Environmental Planning Policy (Infrastructure) 2007 states the following:

Schedule 3 Traffic generating development to be referred to the TfNSW

Purpose of development	Size or capacity- site with access to any road	Size and Capacity- site with access to classified road or road that connects to a classified road (if access is within 90m of connection, measured along alignment of connecting road)
------------------------	--	--

Service stations (including 200 or more motor vehicles service stations which have retail outlets)	Any size or capacity
--	----------------------

The proposal is for a service station that has access to a road being the Princes Highway. Therefore, details of the application submission were referred to TfNSW. Advice received indicated that section of Princes Highway fronting the subject lots is a regional classified road but can be determined within Council's consideration and satisfaction and same with the proposed Signage.

2.1.4 PROTECTION OF THE ENVIRONMENT OPERATIONS (UNDERGROUND PETROLEUM STORAGE SYSTEMS) REGULATION 2014

This Regulation applies to all storage systems other than the following:

- (a) a storage system whose tanks are situated wholly above ground, together with any associated pipes, valves and other equipment (whether situated above or below ground),*
- (b) a sump, separator, stormwater or wastewater collection system, catchment basin, pit, septic tank or other like structure (unless petroleum routinely passes through the structure from one part of a storage system to another),*
- (c) a bunded tank situated below ground level but not in the ground (such as in a basement, cellar or tunnel),*
- (d) a liquefied petroleum gas storage system,*
- (e) a storage system that is a scheduled activity (that is, an activity listed in Schedule 1 to the Act) and for which a licence under the Act is in force.*

The application proposes underground fuel storage tanks in association with the proposed service station and therefore this regulation applies to the proposed development.

The application submission details how it is proposed to satisfy the Regulation within the Statement of Environmental Effects.

Details of the application submission were referred to Council's Environment officer for assessment against the Protection of the Environment operations (Underground Petroleum Storage Systems) Regulation 2014 and no concerns were raised.

The referral to The Environmental Protection Authority did not raise any issues.

2.1.5 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Part 1 Preliminary

Clause 1.4 Definitions

Advertising structure has the same meaning as in the Act.

Note. The term is defined as a structure used or to be used principally for the display of an advertisement.

Advertising structures are a type of **signage**—see the definition of that term in this Dictionary.

Demolition: In relation to a building means wholly or partly destroy, dismantle or deface the building.

Signage means any sign, notice, device, representation or advertisement that advertises or promotes any goods, services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage, and includes any of the following:

- (a) an advertising structure,
- (b) a building identification sign,
- (c) a business identification sign,

but does not include a traffic sign or traffic control facilities.

Service station means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following:

- (a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
- (b) the cleaning of motor vehicles,
- (c) installation of accessories,
- (d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- (e) the ancillary retail selling or hiring of general merchandise or services or both.

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 B6 Enterprise Corridor

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- *To promote businesses along main roads and to encourage a mix of compatible uses.*
- *To provide a range of employment uses (including business, office, retail and light industrial uses).*
- *To maintain the economic strength of centres by limiting retailing activity.*
- *To encourage activities which will contribute to the economic and employment growth of Wollongong.*
- *To allow some diversity of activities that will not:*
 - (a) significantly detract from the operation of existing or proposed development, or*
 - (b) significantly detract from the amenity of nearby residents, or*
 - (c) have an adverse impact upon the efficient operation of the surrounding road system.*

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

Advertising structures; Bulky goods premises; Business premises; Car parks; Child care centres; Community facilities; Depots; Entertainment facilities; Environmental facilities; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Hotel or motel accommodation; Industrial retail outlets; Landscaping material supplies; Light industries; Office premises; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreational facilities (outdoor); Registered clubs; Respite day care centres; Roads; **Service stations; Serviced apartments; Sex services premises; Shop top housing; Storage premises; Take away food and drink premises; Timber yards; Transport depots; Truck depots; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres**

The proposal is categorised as a Service Station as described above and is permissible in the zone with development consent.

Convenience store and Carwash are ancillary to the permitted Service Station.

Clause 2.7 Demolition requires development consent

Demolition of a building may be carried out only with development consent. The demolition of the existing structures on the land is proposed.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The proposed building heights of 7m control building, 6.6m for car wash canopy and 9m for the pylon sign do not exceed the maximum of 11m permitted for the site. The height of the Pylon Sign however does not meet the specific requirements under WDCP Chapter C1 for Service Stations.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone: 1.2:1

GFA:

Carwash 77m²

Convenience store 268 m²

Total GFA: 345 m²

FSR: 345/2290:1 = 0.15:1

The GFA proposed is 345sqm which is well under the permitted FSR.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The proposal has been assessed against Clause 7.1 of WLEP2009 and it is considered that the subject site is already serviced by public utilities which are capable of augmentation for the proposal

Clause 7.5 Acid Sulfate Soils

The proposal is identified as being affected by Class 5 acid sulphate soils.

Details of the application submission were referred to Council's Environmental Officer and no issues were raised with regards to Acid Sulphate Soils.

Clause 7.6 Earthworks

Earthworks associated with the proposal are considered minor, reflective of normal construction.

2.2 SECTION 79C 1(A)(II) ANY PROPOSED INSTRUMENT

None applicable.

2.3 SECTION 79C 1(A)(III) ANY DEVELOPMENT CONTROL PLAN

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

CHAPTER B4 – DEVELOPMENT IN BUSINESS ZONES

The development is in a business zone. This chapter of the DCP applies to any retail, office premises, business premises, bulky goods premises, shop top housing or mixed use development proposed on land zoned either: B1 Neighbourhood Centre, B2 Local Centre, B3 Commercial Centre, B4 Mixed Business, B5 Business Development, B6 Enterprise Corridor or B7 Business Park, under *Wollongong Local Environmental Plan 2009*.

The proposal is for demolition of the existing structures and construction of a new service station including a convenience store, fuel canopy, car wash and advertising signage. The predominant use proposed for the site is as a service station with the convenience store and advertising being considered ancillary to the primary service station use of the site.

The proposal satisfies Council's Floor Space Ratio and Maximum Building Height controls. The proposed service station is a permissible use in the zone.

CHAPTER C1 – ADVERTISING AND SIGNAGE

The proposed signage is as follows:

- 9m high, internally illuminated, freestanding pylon sign identifying fuel pricing;
- Two illuminated OTR wall signs;
- Two illuminated fuel canopy signs;
- Non illuminated OTR App sign;
- Illuminated light box on drive-through entry gantry;
- Illuminated light box screen on control building eastern elevation;
- Illuminated drive-through directional signage;
- Illuminated OTR 'We Never Close' wall sign;
- Coffee blade wall illuminated wall sign;
- Coffee blade wall hand painted signage;
- Non illuminated poster display stand near entrance to building;
- Illuminated digital screen kiosk at control building entrance;
- Control building entry illuminated signage board;
- Digital signage menu boards;
- Other ancillary signage including pump numbers and pump information boards, air and water signs, no entry signage.

9 Specific controls for advertising signs and structures

Wollongong Development Control Plan 2009 Chapter C1 Clause 12 provides specific controls for business identification signage for service stations. However, an assessment against the sections of WDCP2009 Chapter C1 Clause 9 for Signage in Business zones also considered relevant and is outlined below.

The applicant has identified variations to the following clauses in relation to the Signage controls.

9.1 Fascia Signs- *Facia signs must not be illuminated*

The proposed fascia signs are illuminated and not considered to satisfy Wollongong Development Control Plan Chapter C1 Clause 9.1 and 12 in this circumstance.

9.2 Flush Wall Signs - *A maximum of one (1) flush wall sign per building elevation will be permitted. An above ground elevation of 200 square metres or more – the advertisement must not exceed 10% of the above ground elevation*

The application proposes one (1) flush wall mounted sign on the eastern elevation of the main building exceeding 20% of the above ground elevation. The proposed flush wall mounted sign is considered is not to satisfy Wollongong Development Control Plan Chapter C1 Clause 9.2 in this circumstance.

9.5 Pole or Pylon Signs- *The maximum height for a pole or pylon sign upon a site located within a business zone is 8 metres above ground level, provided the height of the sign does not protrude above the dominant skyline (including any buildings, structures or tree canopy).*

The application submission proposed one (1) pylon sign 9m in height. The proposed pylon is not considered to be consistent with service station pylon signage within the vicinity and Wollongong Local Government Area. It is considered that the proposed pylon sign does not satisfy Council's controls for pylon signs for service stations under WDCP2009 Chapter C1 Clause 12.

12 Business identification signage for service stations

Wollongong Development Control Plan 2009 provides the following development controls for service station signage:

1. *The following types of business identification signs will be permitted for service stations:*
 - (a) *Fascia signs;*
 - (b) *Top hamper signs;*
 - (c) *A pole / pylon sign;*
 - (d) *A wall sign; and*
 - (e) *Entry / Exit signage.*
2. *Only one (1) pole or pylon sign will be permitted along the public road frontage.*
3. *The maximum height of the pole or pylon sign shall be 8 metres for sites located within a business or industrial zone.*
4. *The maximum height of the pole or pylon sign for sites located within a rural zone shall be 2 metres.*
5. *The face of the pole or pylon sign should include a display of the current fuel pricing for the service station operation"*

The proposed Pylon Signage does not comply with the maximum height requirement of 8m and is not considered to be satisfactory with regard to Wollongong Development Control Plan 2009 Chapter C1 Clause 12 in this circumstance.

The proposed signage is not satisfactory in relation to the Fascia, flush wall and pylon signs with regard to Wollongong Development Control Plan 2009 Chapter C1 in this circumstance.

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

a. Service Stations

	<i>Rate</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
<i>i. Car parking</i>	1 car parking space per 2 staff plus 3 car parking space per work bay plus 1 car parking space per 25m ² of retail convenience store plus 10 car parking spaces for any ancillary fast food restaurant component	14 Spaces	14 Spaces (including 3 in car vacuum bay and air/tyres)	Acceptable as per Council's traffic officer
<i>ii. Bicycle parking</i>	1 secure employee and 2 visitor Spaces	3 Spaces	3 Spaces	Yes

Both the TfNSW and Council's Traffic Officer have assessed the application submission and considered it satisfactory subject to conditions. The development satisfies the objectives of Car Parking, Access, Servicing/Loading Facilities and Traffic Management as per the submitted layout.

The proposal requires new access points on the Council verge requiring removal of street trees.

During the assessment period suggestions for alternate access points were put forward to the applicant (following discussions with Council's Traffic and Landscape officers) so that impact to the street trees could be alleviated. Consideration for an alternate design necessitating a reconfiguration of the facilities was not forthcoming from the applicant.

Though the proposal as submitted is satisfactory under Chapter E3 of the DCP, it is considered that the applicant has failed to demonstrate that safe access to the site for all vehicles requiring such access and in particular the petrol tanker is possible without the need to remove street trees to facilitate the manoeuvring swept paths. Without a substantial redesign of the internal layout which would allow the driveways to be shifted, the proposal as submitted is reliant on the current access arrangement.

Proposal cannot provide safe ingress or egress for all type of vehicles without street tree removal or reconfiguration of the proposal layout.

CHAPTER E21 DEMOLITION

The proposal involves demolition of existing dwelling on site. Conditions could be provided if the proposal was to be supported

CHAPTER E6: LANDSCAPING

The proposed landscape plan was referred to Council's Landscape Officer for comment multiple times with updated plans. The comments raised on retention of trees were not resolved. The landscape officer does not support the proposal in this case.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

It is proposed to remove 3 street trees owned by Council and one tree on site. Council's landscape officer has provided unsatisfactory comments on proposed tree removal.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

Council's Environment Officer has reviewed the application submission regarding land contamination. The submission lacked information to undertake a complete assessment on Contamination. The proposal is not considered to be satisfactory in this case.

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

Context and Setting:

Construction of new access points involving removal of street trees is not supported.

The proposal is considered to disturb the existing street-rhythm by the removal of trees on the Council verge.

Access, Transport and Traffic:

New access locations pose loss of street trees that is not supported.

Public Domain:

The proposal is not considered to be conducive as it would set an undesirable precedent of removing street trees.

Utilities:

The proposal would not be envisaged to place an unreasonable demand on utilities supply. Existing utilities are adequate or can be augmented to service the proposal.

Heritage:

The site is not located in the visual catchment of any nearby built form heritage items.

Other land resources:

The proposal is envisaged to impact upon Council assets.

Water:

The site is presently serviced by Sydney Water, which could be readily extended to meet the requirements of the proposed development.

The proposal would not be envisaged to have unreasonable water consumption.

Soils:

The submission lacked information for a complete assessment in relation to potential soil contamination

Air and Microclimate:

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

Flora and Fauna:

The application submission was referred to Council's Landscape Officer for comment. Advice received indicates there are issues with the proposal. Council's Landscape Officer has indicated that removal of street trees and the Norfolk Pine tree on site are not supported. Therefore, Council's Landscape Officer is unable to support the application in its current form.

<u>Waste:</u>
The proposal is not expected to generate significant waste.
<u>Energy:</u>
The proposal would not be expected to have unreasonable energy consumption.
<u>Noise and vibration:</u>
The proposal is not expected to generate unreasonable noise and vibration.
<u>Natural hazards:</u>
There are no natural hazards affecting the site that would prevent the proposal.
<u>Technological hazards:</u>
A complete assessment of land contamination was not undertaken as the applicant failed to submit additional information
<u>Safety, Security and Crime Prevention:</u>
The proposal would not be envisaged to result in any opportunities for criminal or antisocial behaviour. Council's SCAT officer and Lake Illawarra Police have provided conditionally satisfactory referral advice
<u>Social Impact:</u>
The proposal may be considered to result in negative social impacts as identified via the number of public submissions received.
<u>Economic Impact:</u>
The proposal would not be envisaged to result in negative economic impacts.
<u>Site Design and Internal Design:</u>
Safe ingress and egress for the petrol tanker cannot be afforded to the proposal without the removal of street trees at the new access points to the site. The site layout also requires a redesign to retain the Norfolk Pine tree on site.
<u>Cumulative Impacts:</u>
Considering the matters outlined throughout this report, the proposal is considered likely to result in adverse cumulative impacts.

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

Does the proposal fit in the locality?

The development as proposed with the issues raised is not appropriate for the locality.

Are the site attributes conducive to development?

There are site constraints related to the retention of existing trees that would prevent the proposal.

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

See section 1.5 of this report.

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

The application is considered likely to impact on Council assets and significant trees. The proposal is considered inappropriate with consideration to site constraints, contrary to the relevant planning controls and in the current form, approval would not be considered to be in the public interest.

3 CONCLUSION

This application has been assessed having regard to the Heads of Consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979.

Internal and external referral comments along with submissions received have been considered in the assessment. Internal referral from Landscape and Environment Officers have returned with unsatisfactory referral advice.

Notwithstanding the impacts on Council assets the street trees the applicant failed to provide a substitute design utilising the existing the access points to the site and the retention of Norfolk Pine on site. A safe access to the site for all vehicles in particular the petrol tanker is not possible without impacting street trees as per the proposed layout. The proposal seeks variation to the development controls for Advertising and Signage.

It is considered the proposed development has not been designed appropriately given these constraints and characteristics of the site and has the potential to result in adverse impacts on the street character.

The development as proposed when the issues raised are taken into account is considered to set an undesirable precedent and approval would not be considered to be in the public interest.

4 RECOMMENDATION

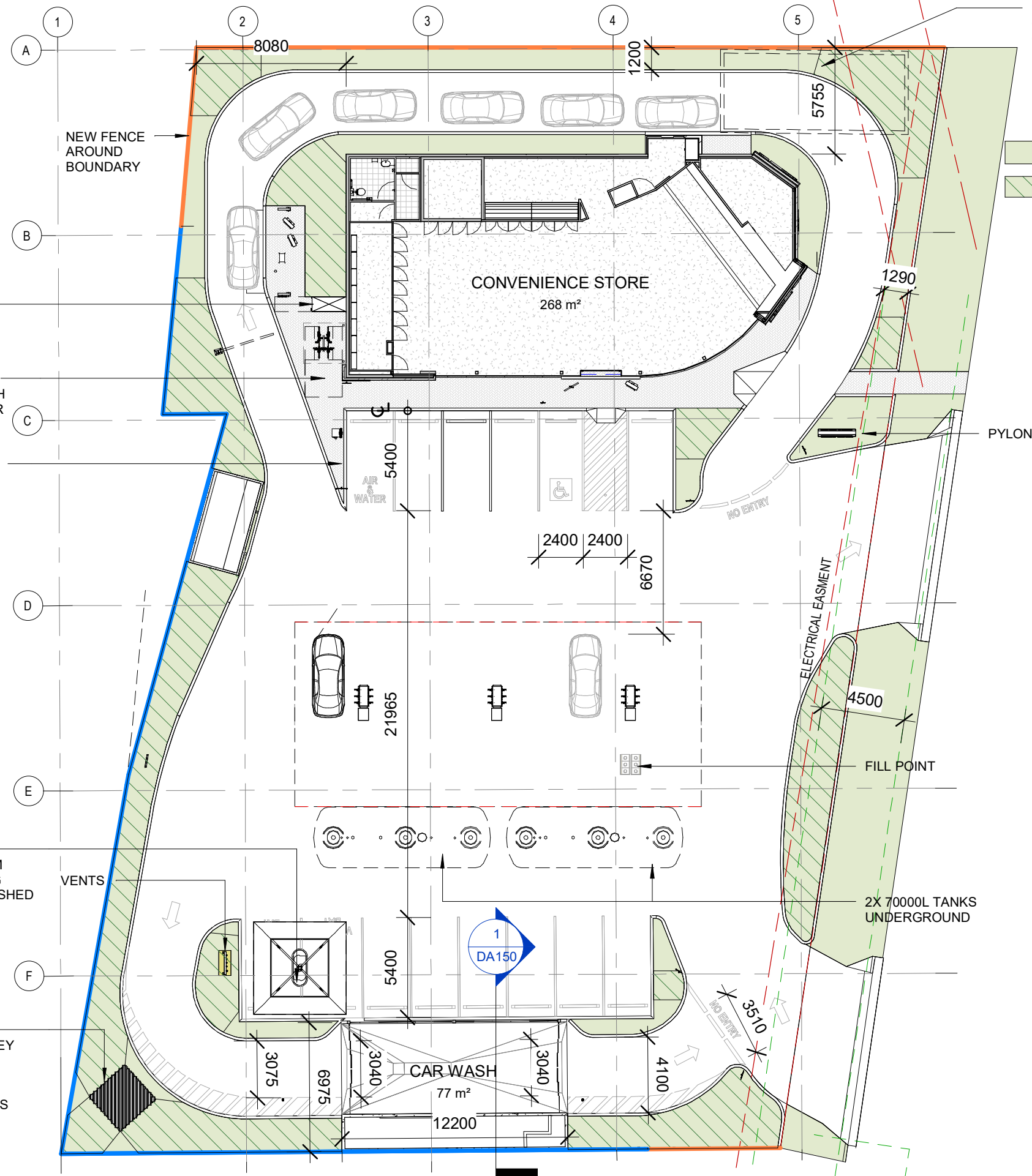
The Planning Proposal and Development Application have been assessed having regard to the Heads of Consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979, the provisions of Wollongong Local Environmental Plan 2009 and all relevant Council DCPs, Codes and Policies.

- a. Pursuant to the provisions of Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act, 1979, the proposal fails to demonstrate consistency with the relevant provisions of the SEPPs
 - SEPP (Resilience and Hazards) 2021 with respect to cl 4.6 Contamination and Remediation in that the applicant failed to submit necessary report to be considered in determining the development application.
 - SEPP (Industry and Employment) 2021 with respect to Chapter 3, Advertising and Signage
- b. Pursuant to the provisions of Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, it is considered the proposal fails to demonstrate consistency with the provisions of the Wollongong Development Control Plan 2009:
 - Chapter C1 Advertising Signage and Structures:
 - Chapter E3: Car Parking
 - Chapter E6: Landscape:
 - Chapter E17: Preservation and Management of Trees and Vegetation;
 - Chapter E20: Contaminated Land Management

- c. Pursuant to the provisions of Section 4.15 (1)(b) of the Environmental Planning and Assessment Act, 1979, it is considered the proposal fails to demonstrate the likely impacts of the development will not be adverse with regard to tree removals and streetscape matters.
- d. Pursuant to the provisions of Section 4.15 (1)(c) of the Environmental Planning and Assessment Act 1979, the proposal fails to demonstrate the site is suitable for the development as relates to safe vehicular ingress and egress with the retention of street trees
- e. Pursuant to the provisions of Section 4.15 (1)(d) of the Environmental Planning and Assessment Act 1979, it is considered that having regard for public submissions, the development is unsuitable with respect to:
 - Character of the area; and
 - Tree removals.
- f. Pursuant to the provisions of Section 4.15 (1)(e) of the Environmental Planning and Assessment Act, 1979, it is considered that approval of the development would set an undesirable precedent for similar inappropriate development and is therefore, not in the public interest.

5 ATTACHMENTS

- 1 Architectural and other Plans



UNDERGROUND
OSD TANK. REFER
CIVIL
DOCUMENTATION
FOR DETAILS.

GROSS FLOOR AREA

BUILDING GROSS FLOOR AREA	268m²
CAR WASH	77m²
LANDSCAPE AREA	377,6m²
LANDSCAPE AREA (1.5M GARDEN BED WIDTH OR WIDER)	260.2m² (11,4%)
SITE AREA	2290m²

PARKING SCHEDULE

COMMENTS	COUNT
ACCESSIBLE	1
AIR & WATER	1
STANDARD	10
VACUUM BAY	2

LEGEND:

- 1800M HEIGHT ACOUSTIC FENCE / BARRIER
- 1800M LAP AND CAP FENCE
- ELECTRICAL EASMENT
- ROAD RESUMPTION EASMENT

NOTES

PARKING:
TOTAL OF 14 CAR SPOTS:

- 10 X 2600 X 5400 CAR SPACES
- 1 X 2400 X 5400 ACCESSIBLE SPACE WITH
- 1 X 2400 X 5400 CLEAR ADJACENT SPACE
- 1 X 2600 X 5400 AIR & WATER SPACE
- 2 X 3300 X 5400 VACUUM BAY SPACE
- 1 BIKE SPOT WEATHERPROOF CAGE (SBL-1 CLASS A BIKE;
- SUPPLIER: CORA
- 2 BIKE SPOTS UNDER THE AWNING.

7 CARS IN DRIVE THRU QUEUE

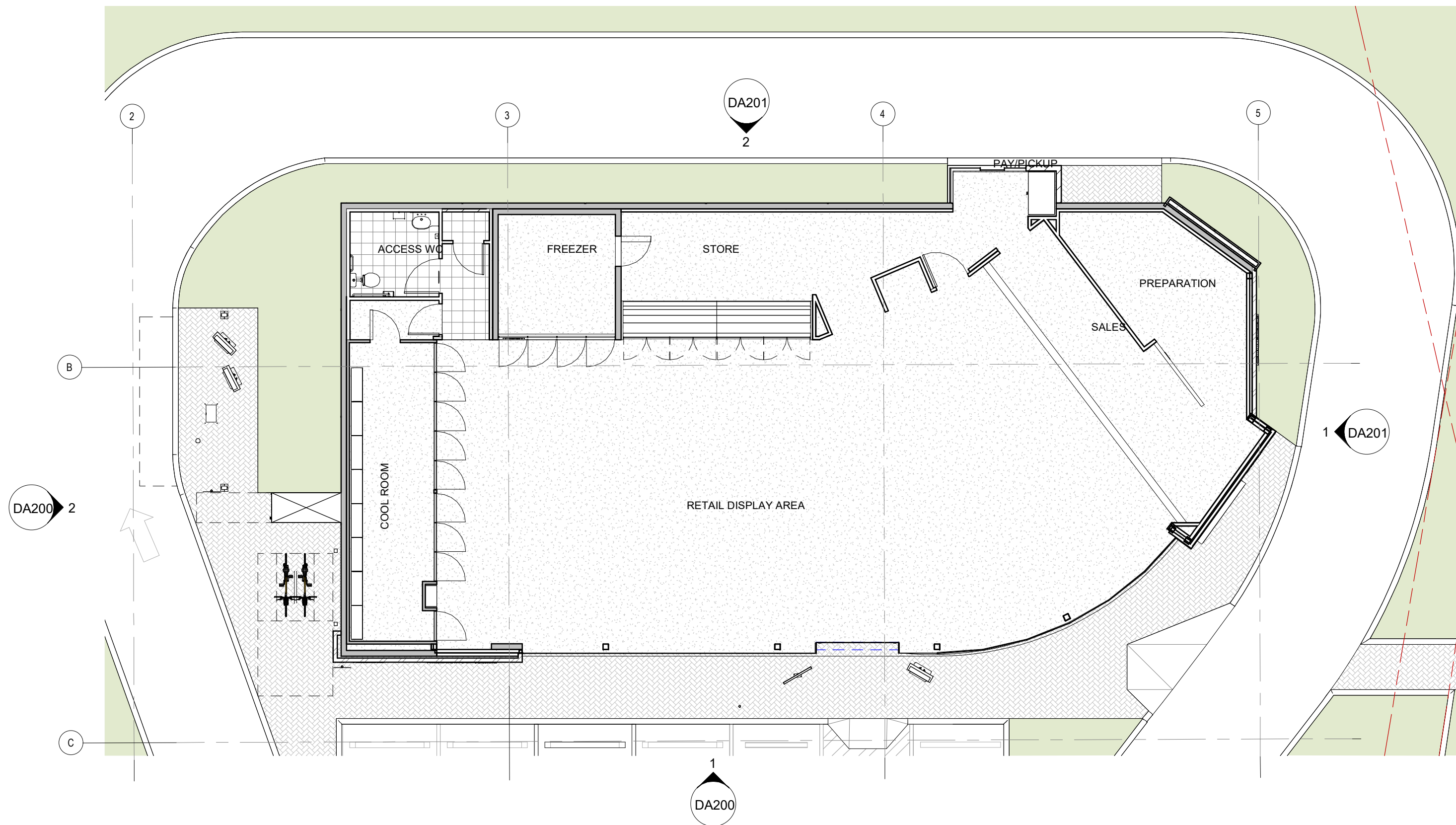
SITE GRID 10X10m

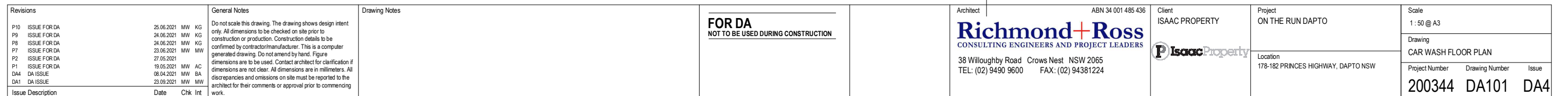
FOR STORMWATER PITS AND DETAILS REFER CIVIL
DOCUMENTATION.

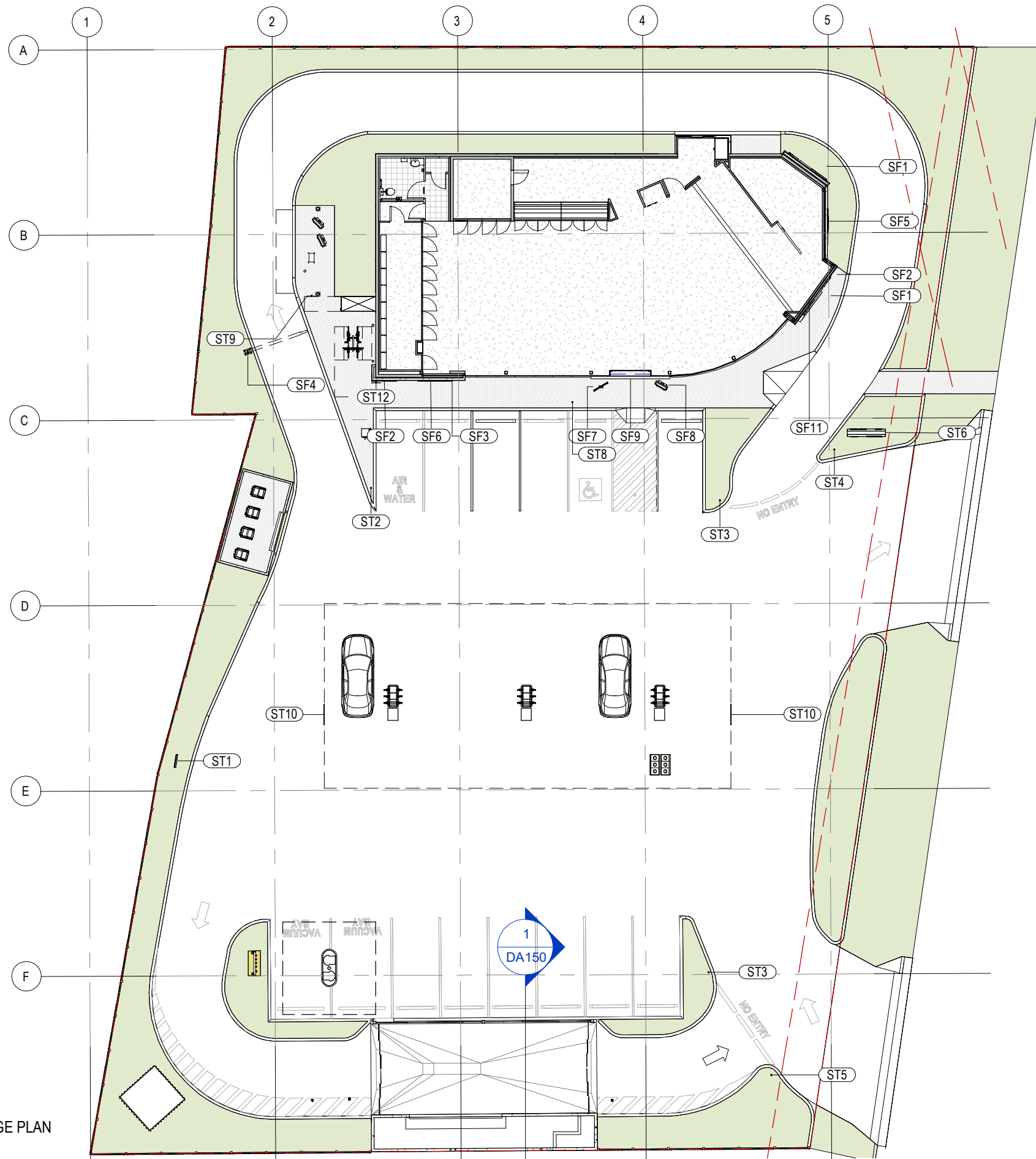
VACUUM BAY
EQUIPMENTS - 2.5M
ACOUSTIC AWNING
ABOVE SHOWN DASHED

OIL AND WATER
SEPERATOR IN GREY
COLOURBOND
ENCLOSURE
MAX HEIGHT 2.6m
(FOR MORE DETAILS
REFER TO CIVIL)

Revisions	General Notes	Drawing Notes	FOR DA NOT TO BE USED DURING CONSTRUCTION	North	Architect Richmond+Ross CONSULTING ENGINEERS AND PROJECT LEADERS 38 Willoughby Road Crows Nest NSW 2065 TEL: (02) 9490 9600 FAX: (02) 94381224	Client ISAAC PROPERTY IsaacProperty	Project ON THE RUN DAPTO Location 178-182 PRINCES HIGHWAY, DAPTO NSW	Scale 1: 250 @ A3 Drawing OVERALL SITE PLAN Project Number 200344 Drawing Number DA010 Issue DA4
P15 ISSUE FOR COORDINATION P14 ISSUE FOR COORDINATION P13 ISSUE FOR COORDINATION P11 ISSUE FOR DA P10 ISSUE FOR DA P9 ISSUE FOR DA DA4 DA ISSUE DA3 DA ISSUE DA2 DA ISSUE	22.09.2021 MW MW 22.09.2021 MW MW 21.09.2021 MW MW 28.06.2021 MW MW 26.06.2021 MW KG 24.06.2021 MW KG 06.04.2021 MW BA 20.12.2021 MW KG 16.12.2021 MW KG	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.						
Issue Description	Date	Chk Int						




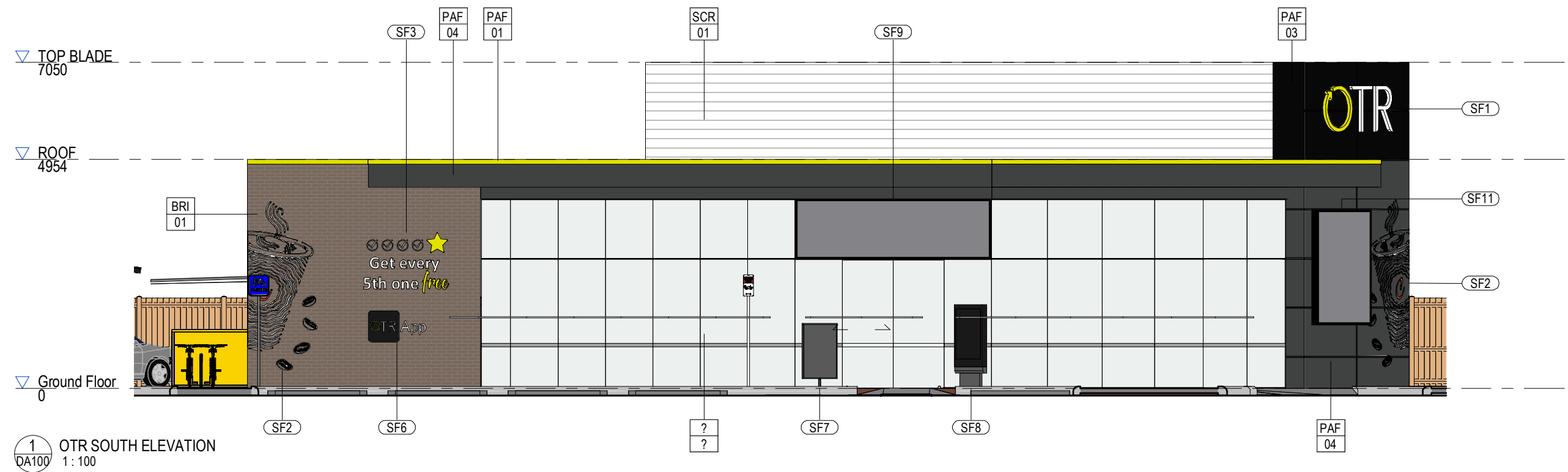




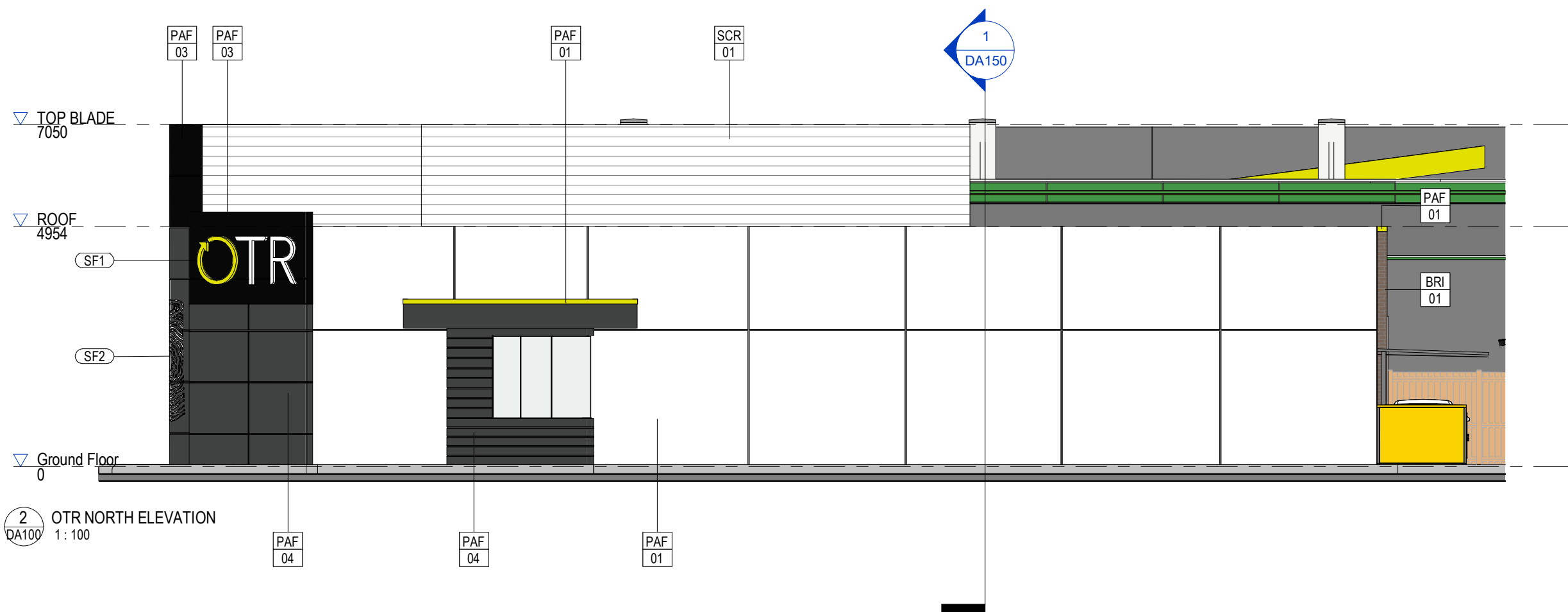
SIGNAGE SCHEDULE			
Mark	Comments	Count	Illuminated
SF4	DRIVE THRU GANTRY	1	Yes
SF11	LIGHTBOX LCD SCREEN	1	Yes
ST1	DRIVE TRHU DIRECTIONAL	1	Yes
ST2	AIR & WATER SIGNAGE	1	No
ST3	NO ENTRY SIGNAGE	2	No
ST4	END OF SHARED ZONE	1	No
ST5	SHARED ZONE	1	No
ST6	PYLON SIGNAGE - H=9M	1	Yes
ST8	DISABLED PAKING SIGNAGE	1	No
ST9	NO PEDESTRIAN ACCESS SIGNAGE	1	No
ST10	BP CANOPY SIGN	2	Yes
ST12	BIKE PARKING	1	No


1 SIGNAGE PLAN
DA003 1 : 250

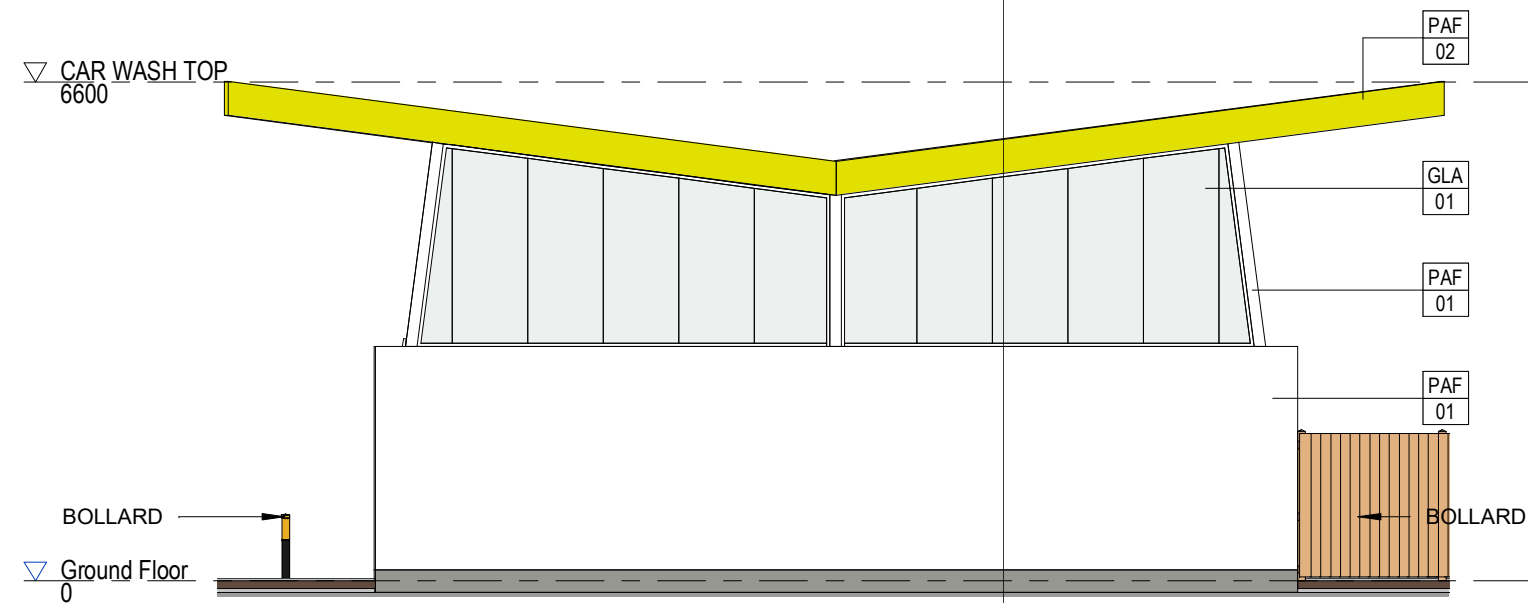
Revisions					General Notes					Drawing Notes										FOR DA NOT TO BE USED DURING CONSTRUCTION										Architect ABN 34 001 485 436 Richmond+Ross CONSULTING ENGINEERS AND PROJECT LEADERS 38 Willoughby Road Crows Nest NSW 2065 TEL: (02) 9490 9600 FAX: (02) 94381224					Client ISAAC PROPERTY 					Project ON THE RUN DAPTO					Scale 1 : 250 @ A3				
P12 ISSUE FOR DA 29.06.2021 MW BA					Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.																														Drawing SIGNAGE PLAN														
P10 ISSUE FOR DA 25.06.2021 MW KG																																																	
P9 ISSUE FOR DA 24.06.2021 MW KG																																																	
P8 ISSUE FOR DA 24.06.2021 MW KG																																																	
P7 ISSUE FOR DA 23.06.2021 MW MW																																																	
P2 ISSUE FOR DA 27.05.2021																																																	
P1 ISSUE FOR DA 19.05.2021 MW AC																																																	
DA4 DA ISSUE 08.04.2021 MW BA																																																	
DA1 DA ISSUE 23.09.2021 MW MW																																																	
Issue Description					Date Chk Int																																												
										</																																							



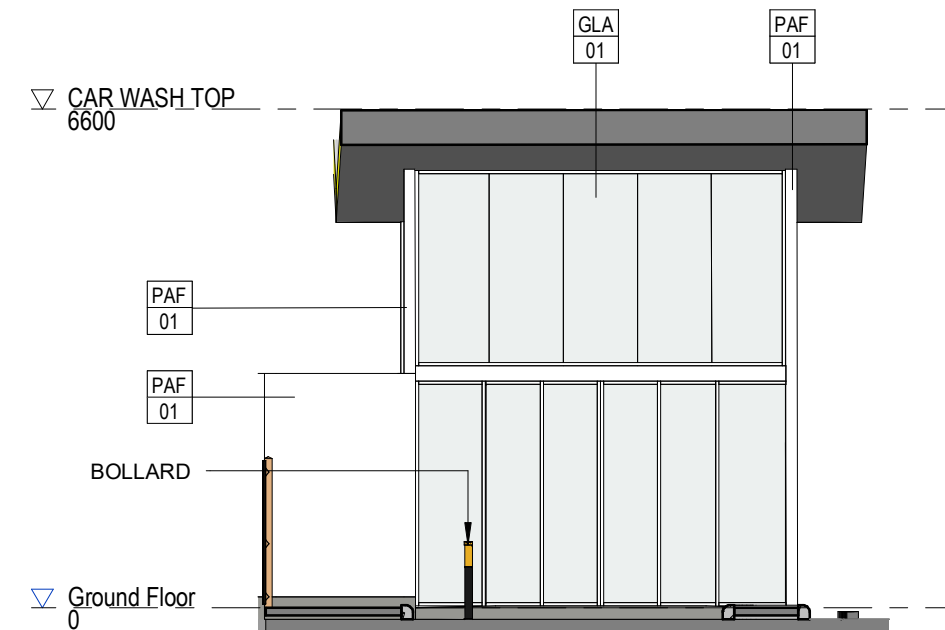
Revisions	General Notes	Drawing Notes	FOR DA NOT TO BE USED DURING CONSTRUCTION	Architect Richmond+Ross CONSULTING ENGINEERS AND PROJECT LEADERS 38 Willoughby Road Crows Nest NSW 2065 TEL: (02) 9490 9600 FAX: (02) 94381224	Client ISAAC PROPERTY Isaac Property	Project ON THE RUN DAPTO Location 178-182 PRINCES HIGHWAY, DAPTO NSW	Scale 1:100 @ A3 Drawing ELEVATIONS Project Number 200344 Drawing Number DA200 Issue DA4
P12 ISSUE FOR DA P11 ISSUE FOR DA P10 ISSUE FOR DA P9 ISSUE FOR DA P8 ISSUE FOR DA P7 ISSUE FOR DA P2 ISSUE FOR DA P1 ISSUE FOR DA DA4 DA ISSUE	29.06.2021 MW BA 28.06.2021 MW MW 25.06.2021 MW KG 24.06.2021 MW KG 24.06.2021 MW KG 23.06.2021 MW MW 27.05.2021 19.05.2021 MW AC 08.04.2021 MW BA	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacture. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.					
Issue Description	Date Chk Int						



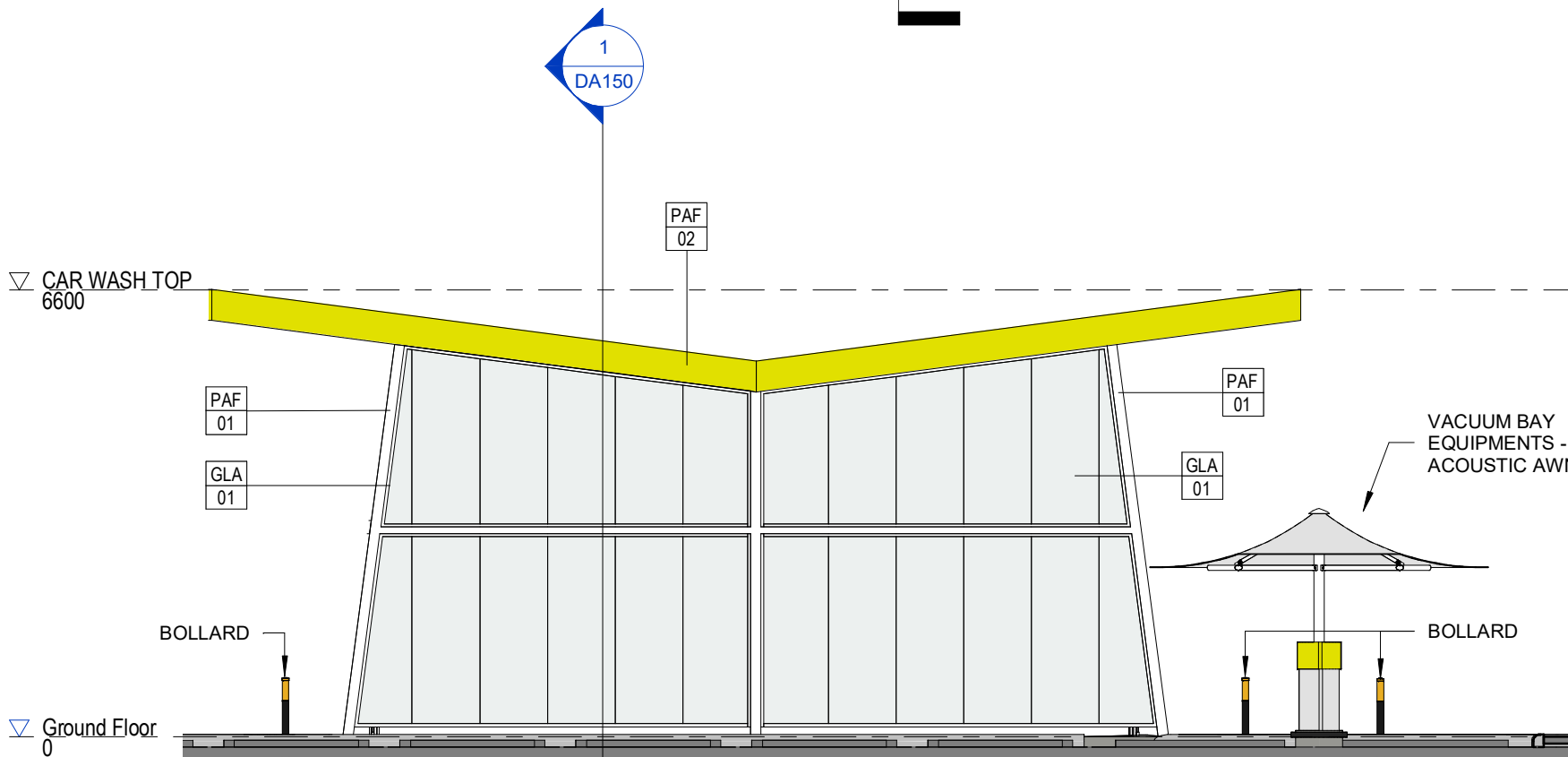
Revisions P12 ISSUE FOR DA 29.06.2021 MW BA P10 ISSUE FOR DA 25.06.2021 MW KG P9 ISSUE FOR DA 24.06.2021 MW KG P8 ISSUE FOR DA 24.06.2021 MW KG P7 ISSUE FOR DA 23.06.2021 MW MW P2 ISSUE FOR DA 27.05.2021 P1 ISSUE FOR DA 19.05.2021 MW AC DA4 DA ISSUE 08.04.2021 MW BA DA1 DA ISSUE 23.09.2021 MW MW			General Notes Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.			Drawing Notes			FOR DA NOT TO BE USED DURING CONSTRUCTION			Architect Richmond+Ross CONSULTING ENGINEERS AND PROJECT LEADERS 38 Willoughby Road Crows Nest NSW 2065 TEL: (02) 9490 9600 FAX: (02) 94381224			Client ISAAC PROPERTY 			Project ON THE RUN DAPTO Location 178-182 PRINCES HIGHWAY, DAPTO NSW			Scale 1 : 100 @ A3 Drawing ELEVATIONS Project Number 200344 Drawing Number DA201 Issue DA		
--	--	--	--	--	--	----------------------	--	--	--	--	--	---	--	--	---	--	--	---	--	--	--	--	--



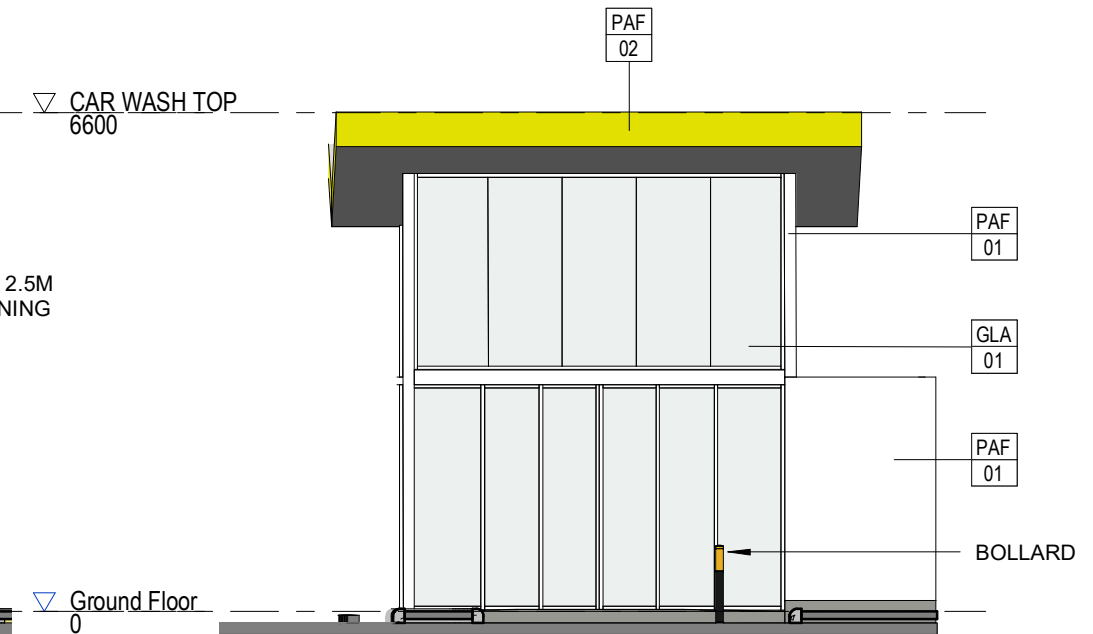
1 CAR WASH SOUTH ELEVATION
1 : 100



2 CAR WASH EAST ELEVATION
1 : 100

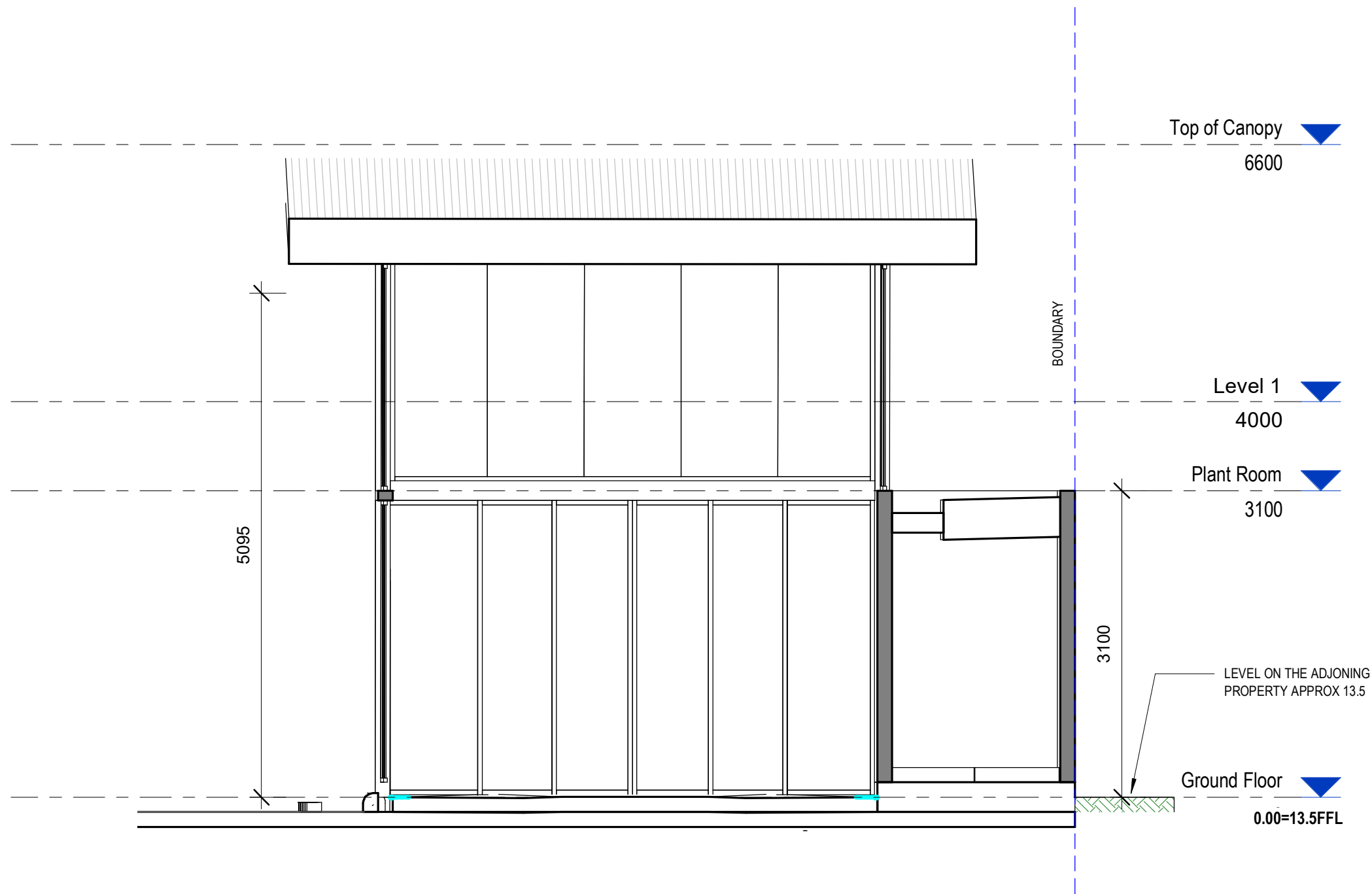


3 CAR WASH NORTH ELEVATION
1 : 100



4 CAR WASH WEST ELEVATION
1 : 100


Revisions	General Notes	Drawing Notes	FOR DA NOT TO BE USED DURING CONSTRUCTION	Architect	Client	Project	Scale
P11 ISSUE FOR DA	28.06.2021 MW MW			ABN 34 001 485 436	ISAAC PROPERTY	ON THE RUN DAPTO	1 : 100 @ A3
P10 ISSUE FOR DA	26.06.2021 MW KG						Drawing
P9 ISSUE FOR DA	24.06.2021 MW KG						ELEVATIONS CAR WASH
P8 ISSUE FOR DA	24.06.2021 MW KG						Project Number Drawing Number Issue
P7 ISSUE FOR DA	23.06.2021 MW MW						200344 DA202 DA4
P2 ISSUE FOR DA	27.05.2021						
P1 ISSUE FOR DA	19.05.2021 MW AC						
DA4 DA ISSUE	08.04.2021 MW BA						
DA1 DA ISSUE	23.09.2021 MW MW						
Issue Description	Date	Chk Int					

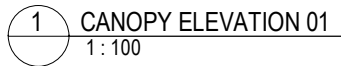





1


CAR WASH SECTION

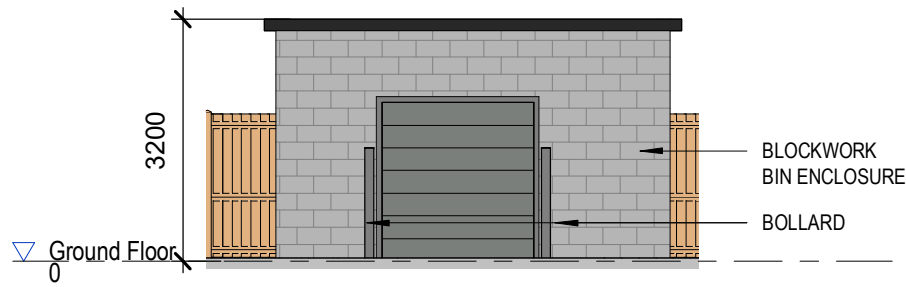
1 : 50

Revisions					General Notes					Drawing Notes					FOR DA NOT TO BE USED DURING CONSTRUCTION					Architect Richmond+Ross CONSULTING ENGINEERS AND PROJECT LEADERS 38 Willoughby Road Crows Nest NSW 2065 TEL: (02) 9490 9600 FAX: (02) 94381224					Client ISAAC PROPERTY 					Project ON THE RUN DAPTO Location 178-182 PRINCES HIGHWAY, DAPTO NSW					Scale 1 : 50 @ A3				
DA4 DA ISSUE 08.04.2021 MW BA					Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.																				Drawing CAR WASH - SECTION														
DA1 DA ISSUE 23.09.2021 MW MW																																			Project Number Drawing Number Issue				
Issue Description Date Chk Int																																			200344 DA150 DA4				

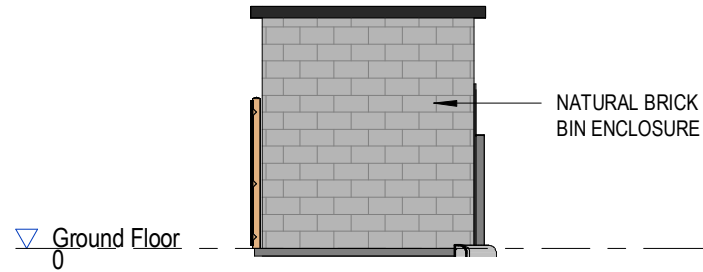


MATERIAL SCHEDULE				
CODE	TYPE	MANUFATURER	COLOUR	IMAGE
CL	01	AODELI	WHITE	
CL	02	AODELI	GREEN	
MCL	01	LYSAGHT	GREY CUSTOM ORB	

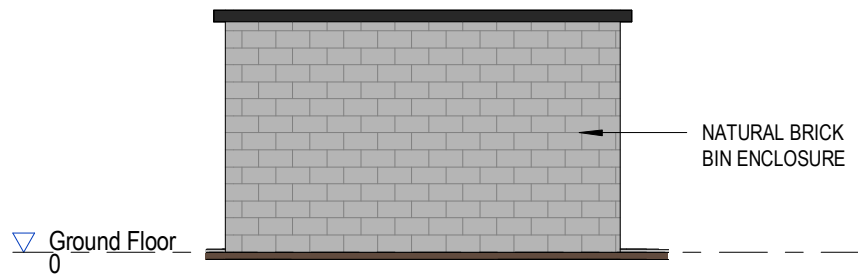
Revisions				General Notes				Drawing Notes				FOR DA NOT TO BE USED DURING CONSTRUCTION				Architect Richmond+Ross CONSULTING ENGINEERS AND PROJECT LEADERS 38 Willoughby Road Crows Nest NSW 2065 TEL: (02) 9490 9600 FAX: (02) 94381224				Client ISAAC PROPERTY		Project ON THE RUN DAPTO		Scale 1 : 100 @ A3	
P10 ISSUE FOR DA				25.06.2021 MW KG				Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.								Location 178-182 PRINCES HIGHWAY, DAPTO NSW		Drawing ELEVATION CANOPY		Project Number 200344		Drawing Number DA204		Issue DA4	
P9 ISSUE FOR DA				24.06.2021 MW KG																					
DA4 DA ISSUE				08.04.2021 MW BA																					
DA1 DA ISSUE				23.09.2021 MW MW																					
Issue Description				Date Chk Int																					



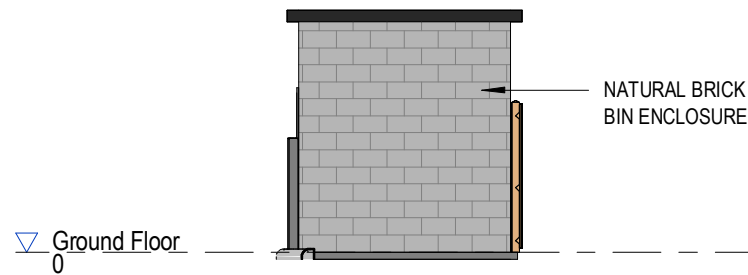
1 BIN ENCLOSURE ELEVATION 01
1:100




2 BIN ENCLOSURE ELEVATION 02
1:100

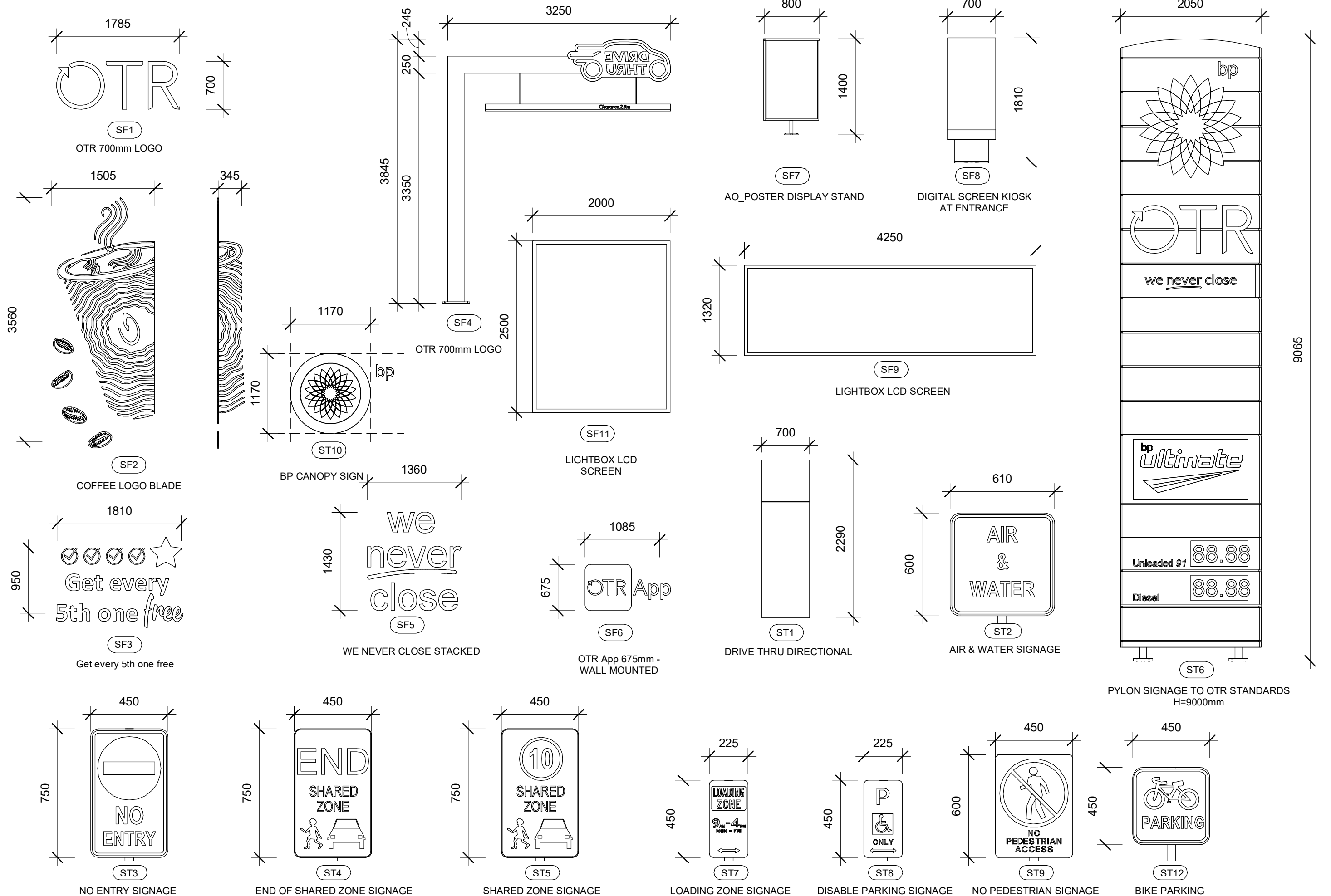


3 BIN ENCLOSURE ELEVATION 03
1:100



4 BIN ENCLOSURE ELEVATION 04
1:100

Revisions					General Notes					Drawing Notes					FOR DA NOT TO BE USED DURING CONSTRUCTION										Architect ABN 34 001 485 436 Richmond+Ross CONSULTING ENGINEERS AND PROJECT LEADERS 38 Willoughby Road Crows Nest NSW 2065 TEL: (02) 9490 9600 FAX: (02) 94381224					Client ISAAC PROPERTY 					Project ON THE RUN DAPTO Location 178-182 PRINCES HIGHWAY, DAPTO NSW					Scale 1:100 @ A3 Drawing BIN ENCLOSURE ELEVATION Project Number 200344 Drawing Number DA205 Issue DA4				
P10 ISSUE FOR DA DA4 DA ISSUE DA1 DA ISSUE Issue Description					26.06.2021 MW KG 08.04.2021 MW BA 23.09.2021 MW MW Date Chk Int					Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.																																		



Revisions					General Notes					Drawing Notes										Architect					ABN 34 001 485 436					Client					ISAAC PROPERTY					Project					ON THE RUN DAPTO					Scale																																							
P12 ISSUE FOR DA					29.06.2021 MW BA					Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.										FOR DA					NOT TO BE USED DURING CONSTRUCTION					Richmond+Ross					CONSULTING ENGINEERS AND PROJECT LEADERS					P IsaacProperty					Location					178-182 PRINCES HIGHWAY, DAPTO NSW					As indicated @ A3																																		
P10 ISSUE FOR DA					26.06.2021 MW KG																																																		Drawing																																		
P9 ISSUE FOR DA					24.06.2021 MW KG																																																		SIGNAGE DETAILS																																		
P8 ISSUE FOR DA					24.06.2021 MW KG																																																																																				
P7 ISSUE FOR DA					23.06.2021 MW MW																																																																																				
P2 ISSUE FOR DA					27.05.2021																																																																																				
P1 ISSUE FOR DA					19.05.2021 MW AC																																																																																				
DA4 DA ISSUE					08.04.2021 MW BA																																																																																				
DA1 DA ISSUE					23.09.2021 MW MW																																																																																				
Issue Description					Date					Chk					Int																																													Project Number					Drawing Number					Issue																			
																																																																											200344					DA801					DA4				

On The Run Dapto

Landscape Development Application

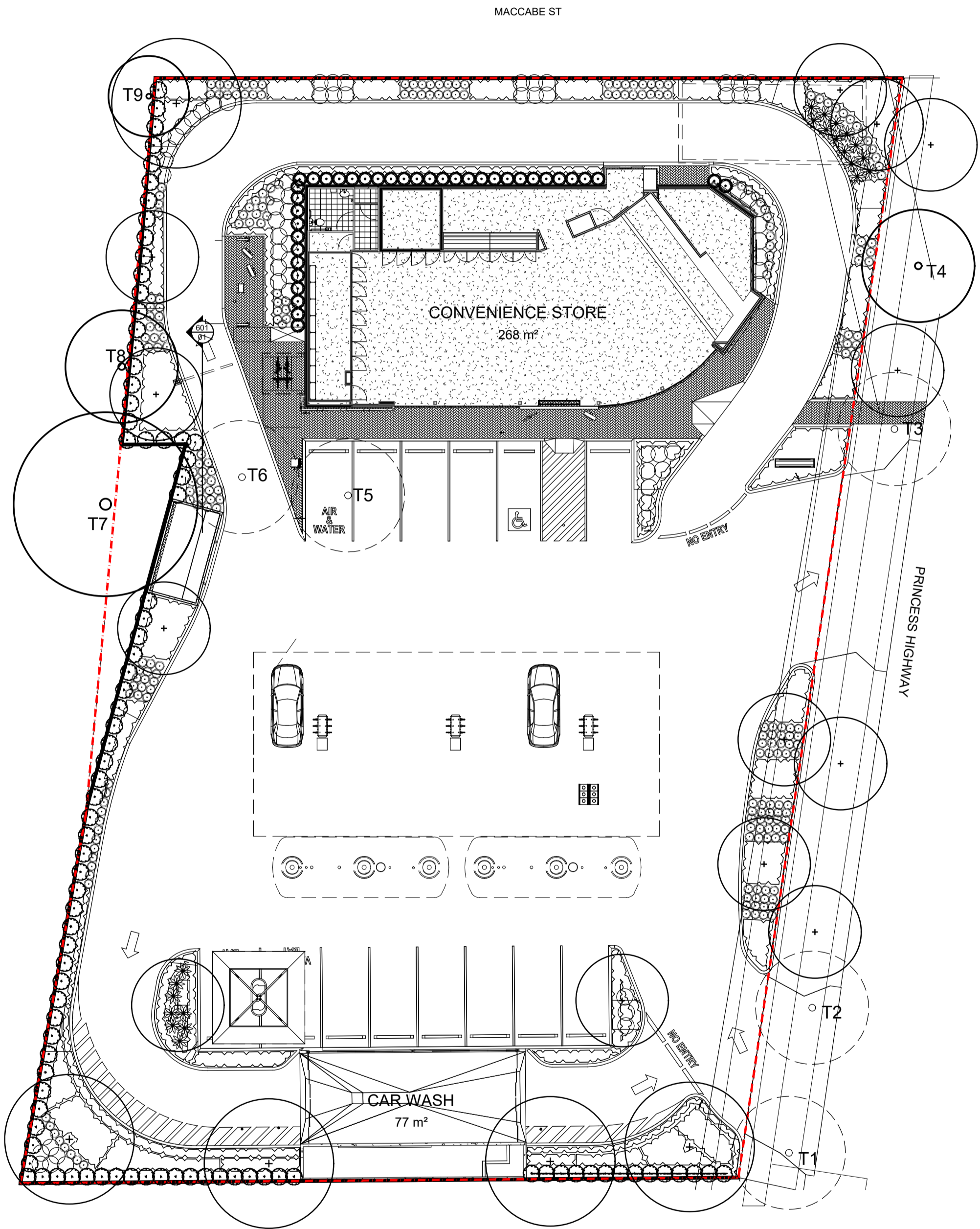
178-182 Princess Hwy, Dapto NSW

© 2021 Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership. All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photocopy) without the written permission of Site Image (NSW) Pty Ltd Any license, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written agreement between Site Image (NSW) Pty Ltd and the instructing party.

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

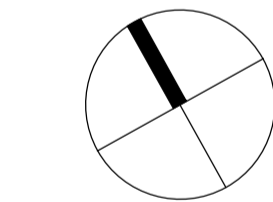
Drawing Schedule

Drawing Number	Drawing Title	Scale
000	Landscape Coversheet	N/A
101	Landscape Plan	1:150
501	Landscape Details	As Shown
601	Landscape Elevation	1:50



Site Plan | 1:200

D	Updated for Tree	CK	NM	08.04.2022
C	Response to Council RFI	CK	NM	22.09.2021
B	For Comment	RH	NM	25.06.2021
A	For Comment	JR	NM	19.05.2021
Issue	Revision Description	Drawn	Check	Date



Client:
ISAAC PROPERTY

Project:
On the Run Dapto
178 - 182 Princess Hwy
Dapto NSW

S I T E I M A G E
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au
Site Image (NSW) Pty Ltd
ABN 44 801 262 380
Landscape Architects

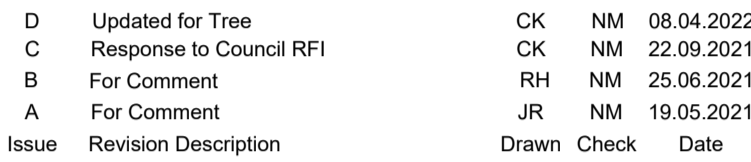
DEVELOPMENT APPLICATION

Drawing Name:
Coversheet

Scale:
Job Number:
Drawing Number:
Issue:
SS21-4672
000 D

NOT FOR CONSTRUCTION

TREES TO FRONT SETBACK: 5 (1 TREE PER 21M²)



	Property Boundary
	Proposed Tree
	Proposed Massed Grasses And Groundcovers
	Proposed Accent Planting
	Proposed Hedges
	Structural Root Zone
	Tree Protection Zone
	Existing Tree Number (Refer to Arborist Report)
	Existing Tree (To be retained)
	Existing Tree (To be removed)



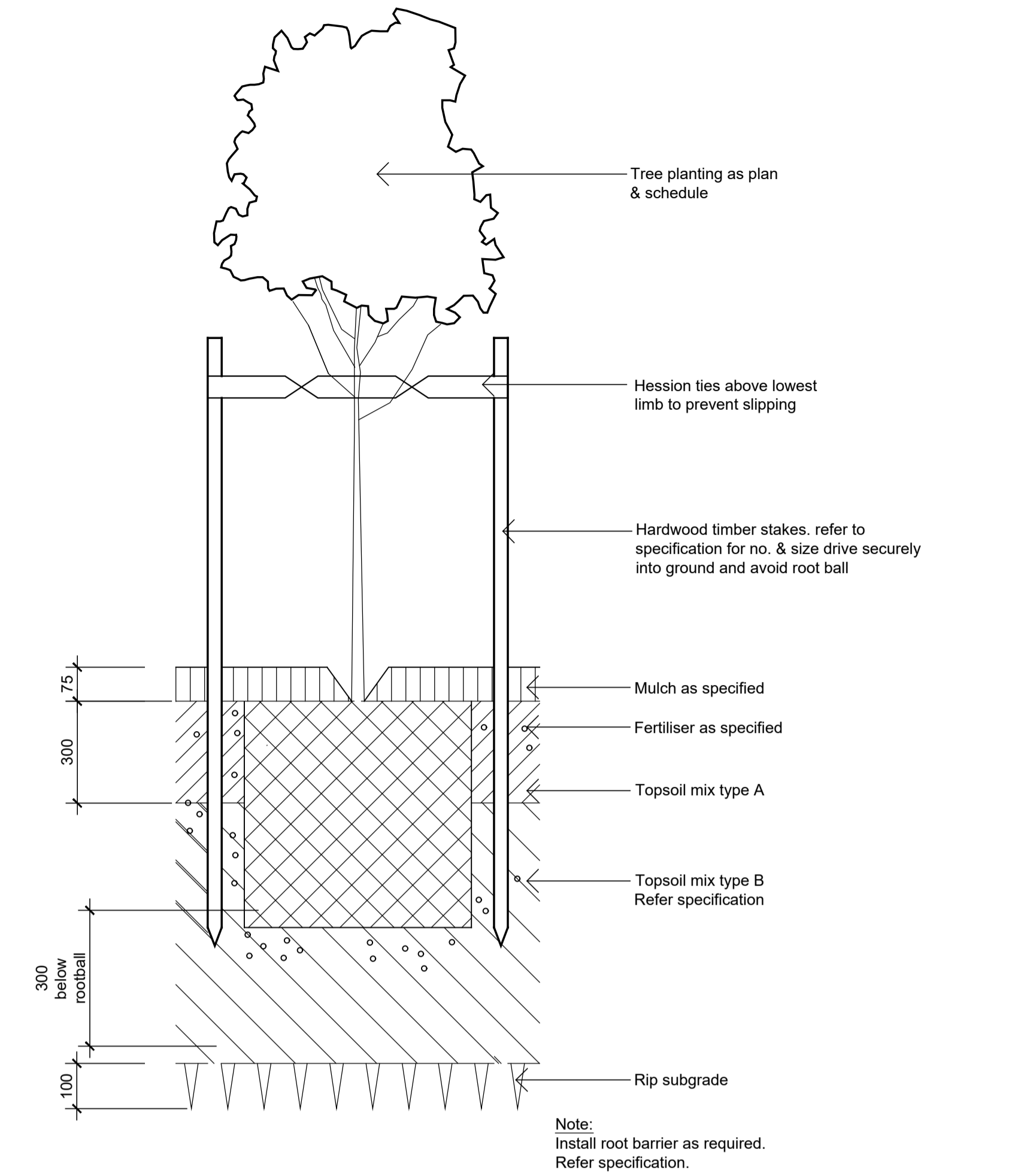
Issue:

01 D

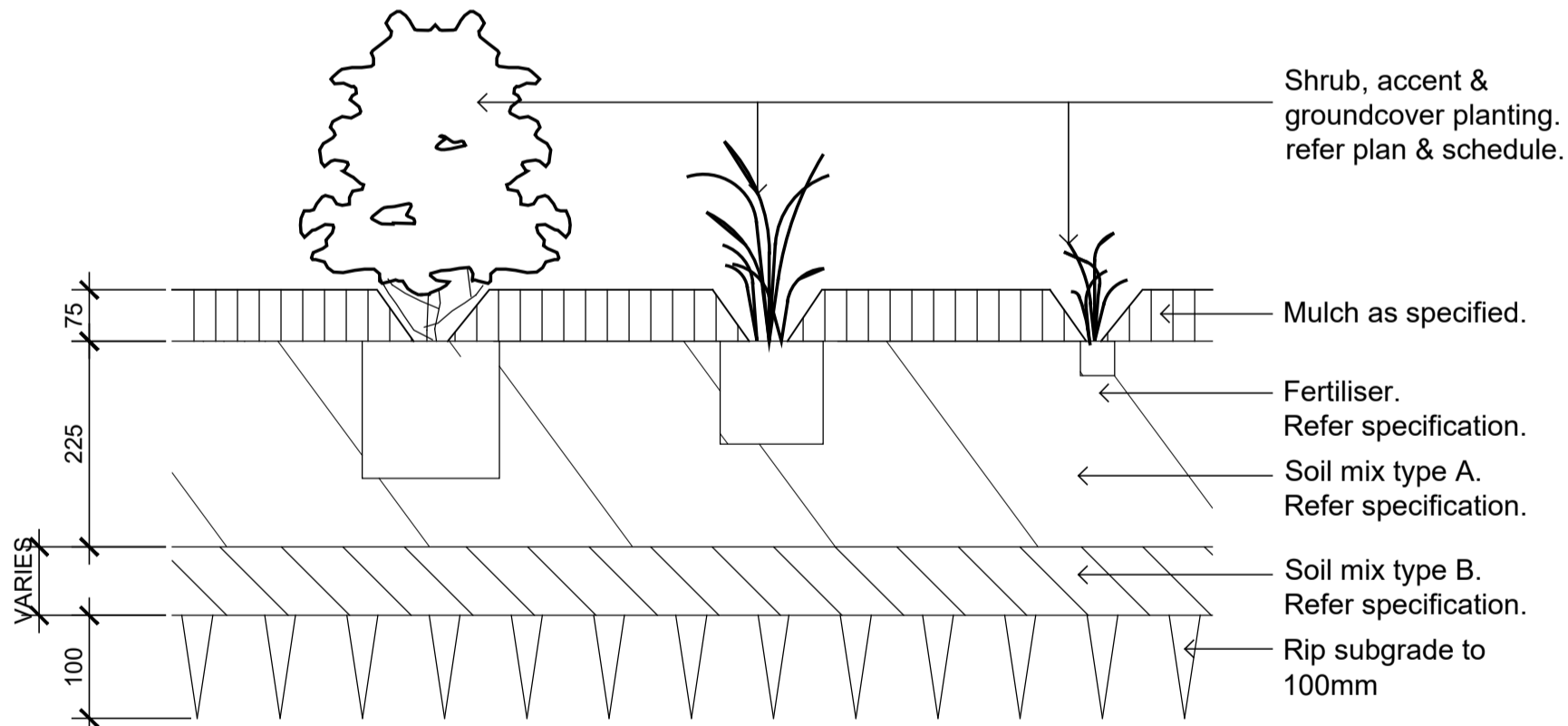
A1

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

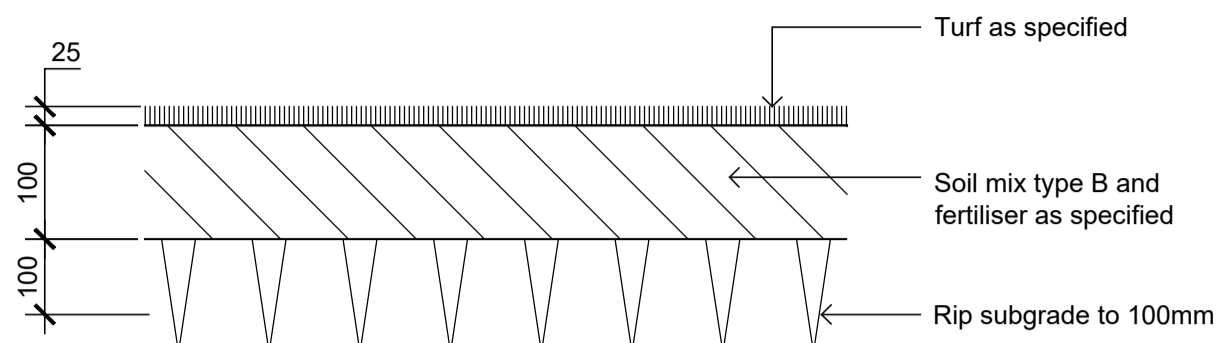
D	Updated for Tree	CK	NM	08.04.2022
C	Response to Council RFI	CK	NM	22.09.2021
B	For Comment	RH	NM	26.06.2021
A	For Comment	JR	NM	19.05.2021
Issue	Revision Description	Drawn	Check	Date



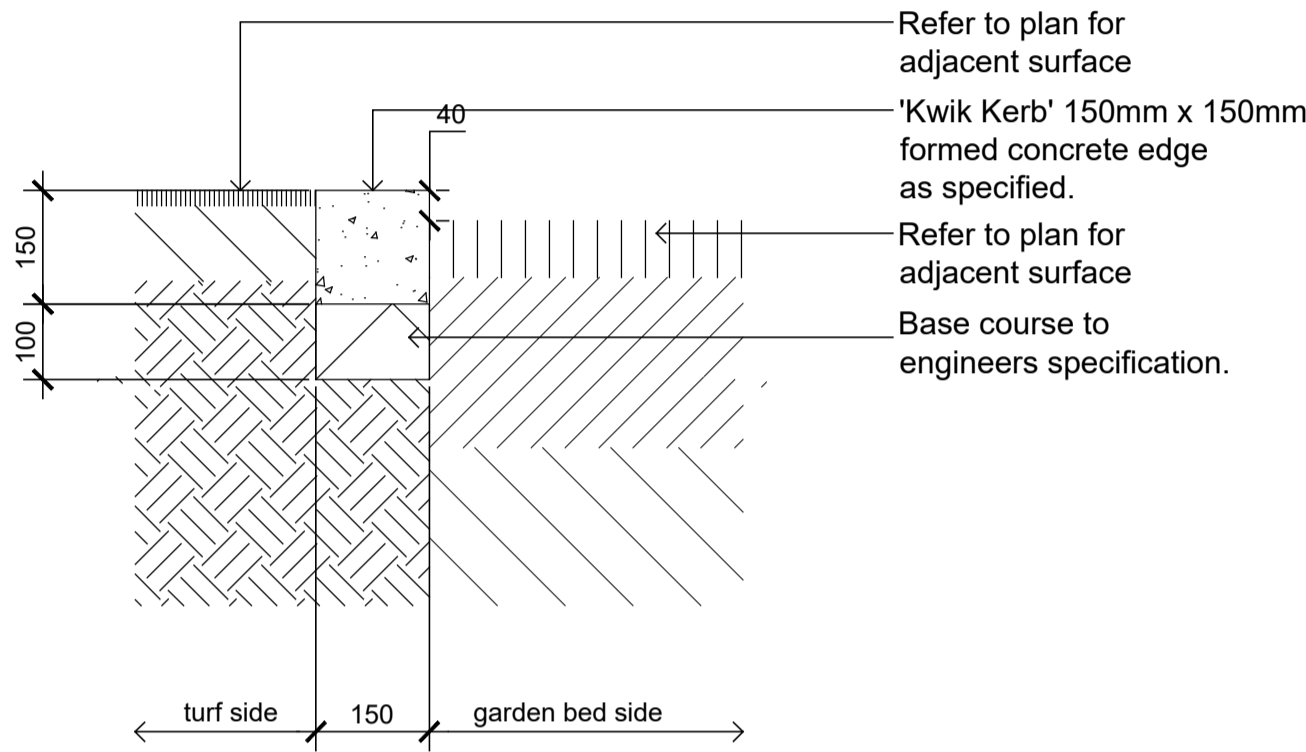
01 Detail - 75-200L Tree Planting
1:10



02 Shrub, Accent & Groundcover Planting
1:10

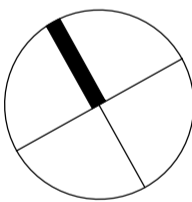


03 Detail - Turf
1:10



04 Typical 'Kwik Kerb' Concrete Edge
1:10

	Botanic Name	Common Name	Mature Size	Pot Size	Density	Qty
GROUND FLOOR						
TREES						
Ah	<i>Araucaria heterophylla</i>	Norfolk Pine	35 x 15	100L	As Shown	2
MI	<i>Melaleuca linariifolia</i>	Lemon scented myrtle	6 x 5	100L	As Shown	4
LN	<i>Lagerstroemia indica x fauriei</i> 'Natchez'	White Crepe Myrtle	5 x 4	100L	As Shown	2
LT	<i>Lagerstroemia indica x fauriei</i> 'Tuscarora'	Pink Crepe Myrtle	5 x 4	100L	As Shown	5
Cc	<i>Calistemon citrinus</i>	Crimson Bottlebrush	3 x 4	100L	As Shown	5
SHRUBS & ACCENTS						
ROP	<i>Raphiolepis indica</i> 'Oriental Pearl'	Oriental Pearl Indian Hawtho	0.9 x 0.9	300mm	As Shown	102
CLJ	<i>Callistemon citrinus</i> 'Little John'	Little John	0.9 x 0.9	300mm	As Shown	224
Vo	<i>Viburnum odoratissimum</i>	Sweet Viburnum	3 x 2	300mm	As Shown	106
MCT	<i>Melaleuca linariifolia</i> 'Claret Tops'	Honey Myrtle	1.5 x 1.5	300mm	As Shown	38
GRASSES & GROUND COVERS						
LIT	<i>Lomandra longifolia</i> 'Tanika'	Tanika Mat Rush	0.6 x 0.65	200mm	5/m2	403
PIE	<i>Poa labillarderi</i> 'Eskdale'	Poa labillarderi	1 x 1	200mm	5/m2	182
Cg	<i>Carpobrotus glaucescens</i>	Pigface	0.3 x 1	150mm	5/m2	54
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	0.2 x 1	150mm	5/m2	185



Client:
ISAAC PROPERTY

Project:
On the Run Dapto
178 - 182 Princess Hwy
Dapto NSW

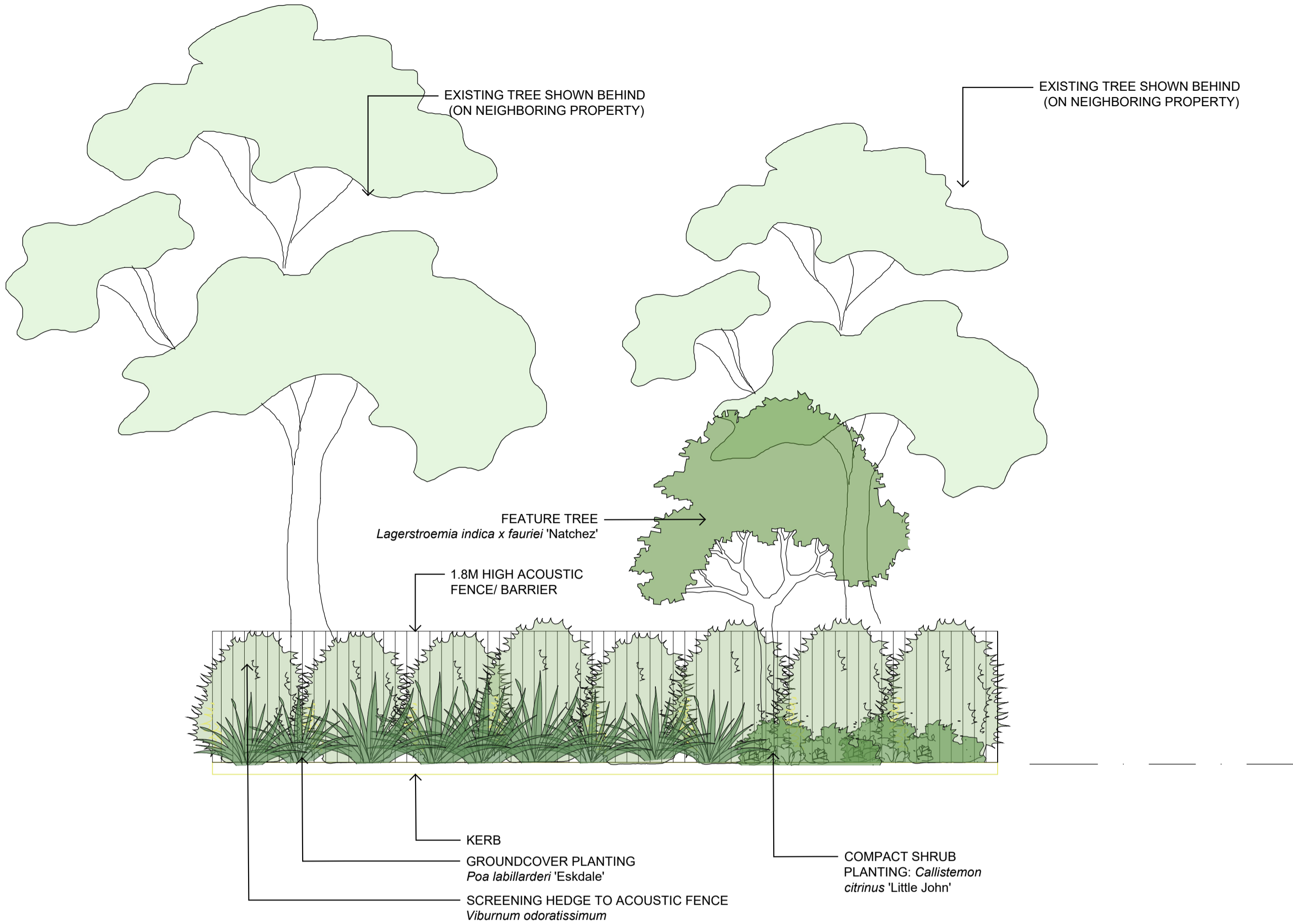
S I T E I M A G E
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au
Site Image (NSW) Pty Ltd
ABN 44 801 262 380
Landscape Architects

DEVELOPMENT APPLICATION

Drawing Name:
Landscape Details

Scale:
Job Number:
Drawing Number:
Issue:

SS21-4672 501 D



01 Screening to Acoustic Fence/ Barrier
1:50

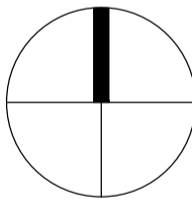
© 2021 Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership. All rights reserved. This drawing is copyright and shall not be reproduced or copied in any form or by any means (graphic, electronic or mechanical including photocopy) without the written permission of Site Image (NSW) Pty Ltd Any license, expressed or implied, to use this document for any purpose what so ever is restricted to the terms of the written agreement between Site Image (NSW) Pty Ltd and the instructing party.

The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

A	Response to Council RFI	CK	NM	22.09.2021
Issue	Revision Description	Drawn	Check	Date

LEGEND

Key Plan:



Client:
ISAAC PROPERTY

Project:
On the Run Dapto
178 - 182 Princess Hwy
Dapto NSW

Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia

Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

Site Image (NSW) Pty Ltd
ABN 44 801 262 380

S I T E I M A G E



Landscape Architects

DEVELOPMENT APPLICATION

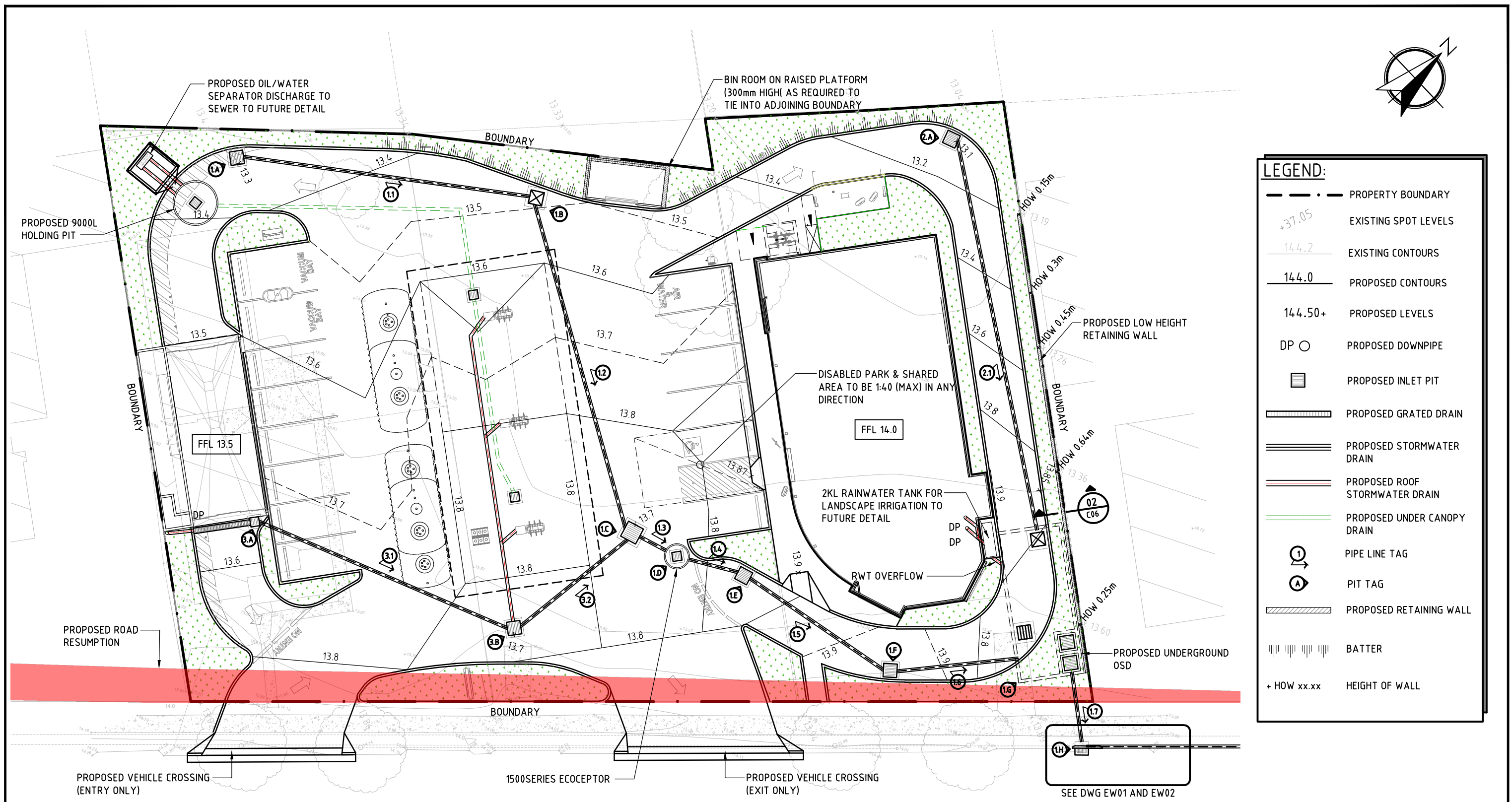
Drawing Name:
Landscape Elevation

Scale:
Job Number: Drawing Number: Issue:

SS21-4672

601 A

NOT FOR CONSTRUCTION



PRINCES HIGHWAY				PROJECT:		Richmond+Ross		STORMWATER PLAN	
REV No.	COMMENTS	DATE	INIT.	ON THE RUN DAPTO		PTY LIMITED		DATE: JUNE 2021	
A	DA ISSUE	24.06.21	MA	178-182 PRINCES HIGHWAY		CONSULTING ENGINEERS AND PROJECT LEADERS		SCALE: 1:250 @ A3	
B	DA ISSUE	25.06.21	MA	DAPTO NSW		ABN 34 001 485 436		JOB No. 200344	
C	DA ISSUE	23.09.21	MW	CLIENT:		38 WILLOUGHBY ROAD,		DRG.No. C01	
				ISAAC PROPERTY		CROWS NEST, NSW 2065		REV C	
						TEL : (02) 9490 9600			
						FAX : (02) 9438 1224			

STORMWATER DISPOSAL PHILOSOPHY

1. COLLECT ALL SITE RUNOFF FROM SURFACE GRADES, SUMPS AND UNDERGROUND DRAINS PRIOR TO DISCHARGE TO EXISTING OUTFALL.
2. UNDERCANOPY RUNOFF TO BE COLLECTED SEPARATELY FROM STORMWATER SYSTEM AND DIRECTED TO CPS PRIOR TO DISCHARGE TO DISCHARGE TO SEWER.
3. ON-SITE UNDERGROUND DRAINAGE HAS BEEN DESIGNED FOR 1 IN 100 YEAR FLOWS, TO CONNECT INTO COUNCIL SYSTEM VIA EXISTING OUTFALL.
4. ALL RUNOFF FROM THE NEW BUILDING ROOF AREA TO BE RE-DIRECTED TO RAINWATER TANKS FOR ON-SITE WATER RE-USE. IN LANDSCAPE WATERING.

GENERAL NOTES

1. ALL GRATES TO BE WELDED CONSTRUCTION SUPPLIED COMPLETE WITH H.D. BOLTS AND FRAMES. PROVIDE FLATTENED EXPANDED METAL TO ALL GRATES.
2. ALL PIT COVERS & GRATES TO BE SECURELY BOLTED DOWN.
3. ALL UPVC PIPES TO HAVE SOLVENT WELDED JOINTS.
4. CLEAN OUT ALL PITS AND PIPES FOR COMPLETION AND PROVIDE CCTV FOOTAGE TO DEMONSTRATE CLEAN PIPES.

STORMWATER NOTES

1. THIS IS A STORMWATER DRAINAGE PLAN ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL SETOUT INFORMATION.
2. ALL DRAINAGE LAYOUTS, LEVELS & DETAILS ARE DIAGRAMMATIC AND INDICATIVE ONLY.
3. DRAINAGE LAYOUTS SHOWN ARE DIAGRAMMATIC ONLY. NOTE ONLY MAJOR LINES ARE SHOWN.
4. ALL PIPES TO BE 150 DIA UPVC LAID AT 1.0% MIN GRADE. UPVC PIPES TO BE SOLVENT WELDED JOINTS U.N.O.
5. ALL PITS AND COVERS TO PROPRIETARY PRECAST ITEMS, COVER LEVELS TO MATCH SURFACE. ALL PITS IN ROADWAYS TO BE TO CURRENT RTA REQUIREMENTS.
6. ALL GRATED DRAINS TO HAVE BASE GRADED 1.0% MIN WITH HEEL GUARD TYPE GRATES.
7. IT IS THE BUILDERS RESPONSIBILITY TO LAY ALL PIPES IN ACCORDANCE WITH ALL RELEVANT AUTHORITY REQUIREMENTS (EG. COUNCIL, EPA, SYDNEY WATER).
8. FIT STEP IRONS TO PITS DEEPER THAN 1000 EXCLUDING CPS PITS

STORMWATER RUNOFF CALCULATIONS

USING FORMULA $Q = 0.000278 CAI$
WHERE Q = DISCHARGE IN LITRES PER SECOND
 C = A RUNOFF COEFFICIENT (SEE TABLE)
 A = CATCHMENT AREA IN SQ.M.
 I = RAINFALL INTENSITY IN MILLIMETRES PER HOUR
 I_{100} = 289 MM/HR FOR 100 YEAR RETURN PERIOD

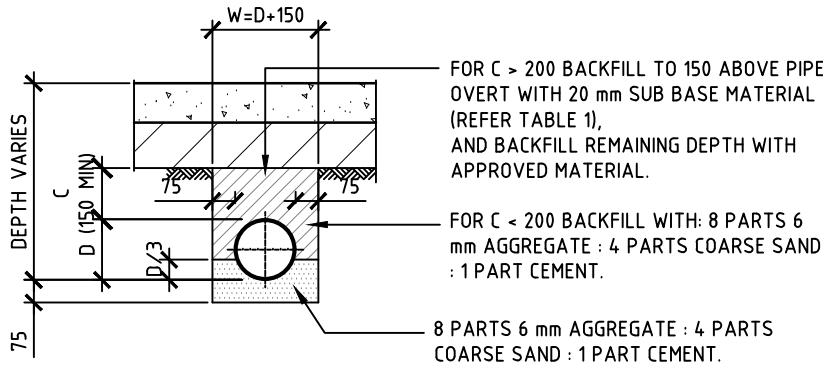
LINE	CATCHMENT AREA (SQM) (OVERLAND FLOWS)			FLOW INTO LINE FROM CATCHMENT (L/S)			TOTAL FLOW (L/S)	MINIMUM PIPE REQUIREMENT		
	ROOF	PAVE'T	L'SCAPE	ROOF C=1.0	PAVE'T C=0.9	L'SCAPE C=1		SIZE (Ø MM)	GRADE (V:H)	CAPACITY (L/S)
1.1		750			54.23		54.23	225	1:143	56.00
1.2							54.23	225	1:141	56.36
1.3							91.14	300	1:150	116.61
1.4		301			21.76		112.90	300	1:125	128.47
1.5		65			4.70		117.60	300	1:129	126.57
1.6		58			4.19		121.80	300	1:120	131.29
1.7	290	103		23.30	7.45		111.00	300	1:125	128.47
2.1		468			33.84		33.84	225	1:193	47.68
3.1	84	74		6.75	5.35		12.10	150	1:100	23.18
3.2	217	102		17.43	7.38		36.91	225	1:100	67.74

LINE SCHEDULE

TAG	UPSTREAM INVERT	SIZE	MATERIAL	LENGTH (m)	GRADE (ACTUAL)	DOWNSTREAM INVERT	NOTES
1.1	12.770	225	uPVC	20.0	1:143	12.630	
1.2	12.610	225	uPVC	24.0	1:141	12.440	
1.3	12.420	300	uPVC	3.0	1:150	12.400	
1.4	12.400	300	uPVC	5.0	1:125	12.360	
1.5	12.340	300	uPVC	9.0	1:129	12.270	
1.6	12.250	300	uPVC	6.0	1:120	12.200	
1.7	12.000	300	uPVC	5.0	1:125	11.960	
2.1	12.570	225	uPVC	27.0	1:193	12.430	
3.1	13.040	150	uPVC	19.0	1:100	12.850	
3.2	12.830	225	uPVC	10.0	1:100	12.730	

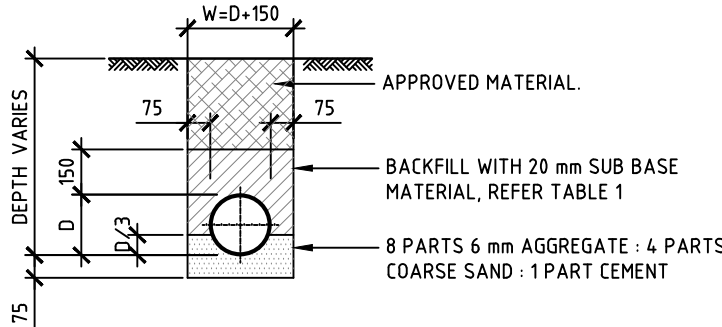
PIT SCHEDULE

TAG	TYPE	SIZE	RL TOP	IL	COVER	NOTES
1.A	INLET	600X600	13.300	12.770	CLASS D GRATE	PROVIDE STORMSACK INSERT
1.B	JUNCTION	600x600	13.490	12.610	CLASS D SEALED LID	
1.C	JUNCTION	900x900	13.700	12.420	CLASS D SEALED LID	
1.D	ECOCEPTOR	900X900	13.750	12.400	CLASS D GRATE	E.240/153030.PVC
1.E	INLET	900x900	13.850	12.340	CLASS D GRATE	PROVIDE STORMSACK INSERT
1.F	INLET	900x900	13.800	12.250	CLASS D GRATE	PROVIDE STORMSACK INSERT
1.G	OSD	900x900	13.700	12.000	CLASS D	PROVIDE STORMSACK INSERT
2.A	INLET	600x600	13.100	12.570	CLASS D GRATE	PROVIDE STORMSACK INSERT
3.A	TRENCH GRATE + INLET	600x600 + ACO S200K	13.500	13.040	CLASS D GRATE	PROVIDE STORMSACK INSERT
3.B	INLET	600x600	13.700	12.830	CLASS D GRATE	PROVIDE STORMSACK INSERT



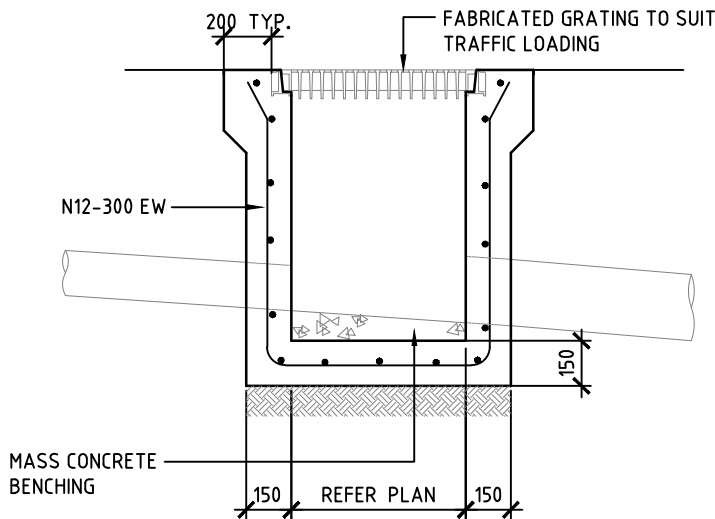
STORMWATER PIPE BEDDING
DETAIL UNDER PAVEMENT

SCALE 1:25



STORMWATER PIPE BEDDING DETAIL
UNDER GROUND

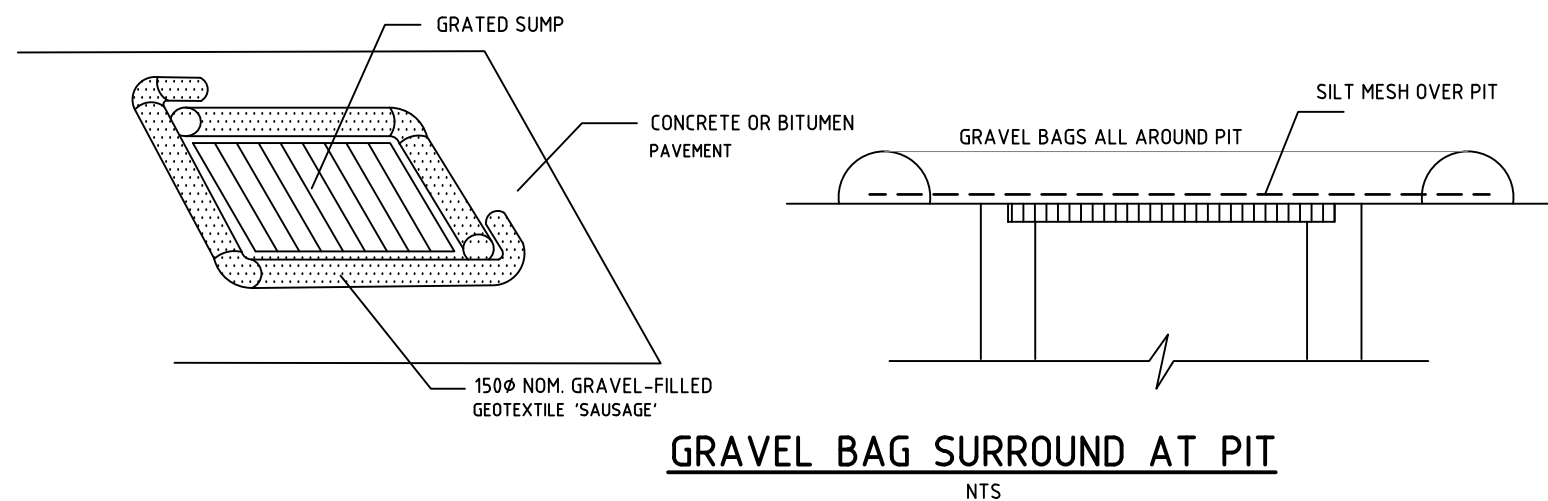
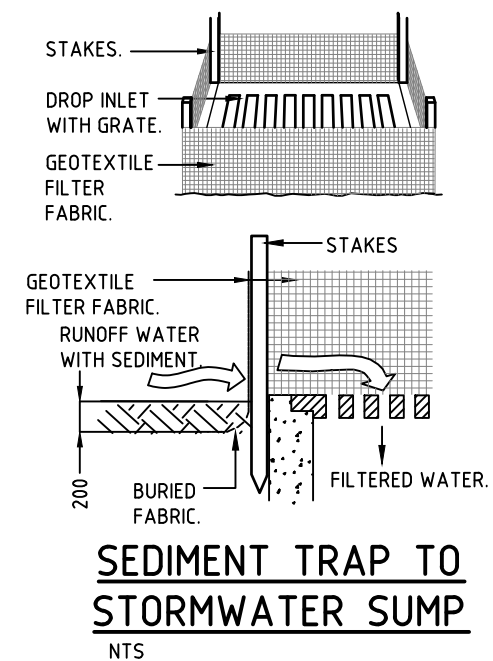
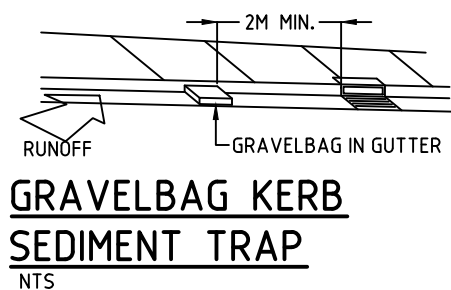
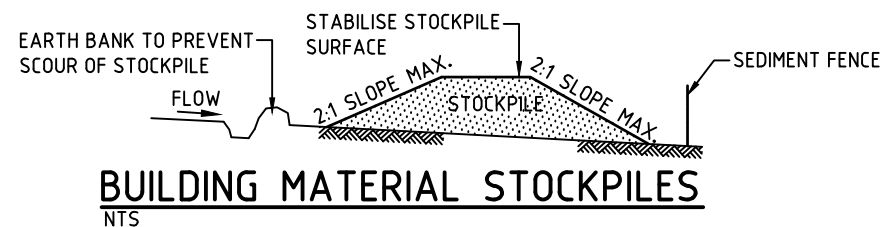
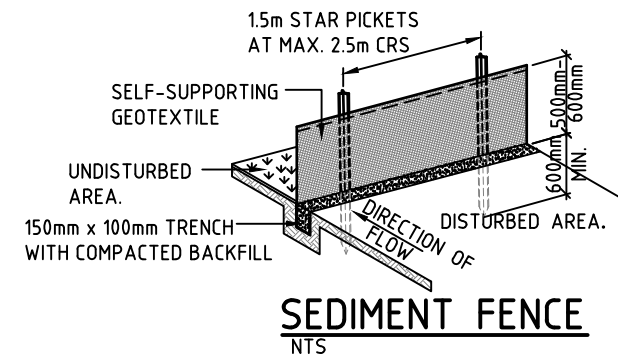
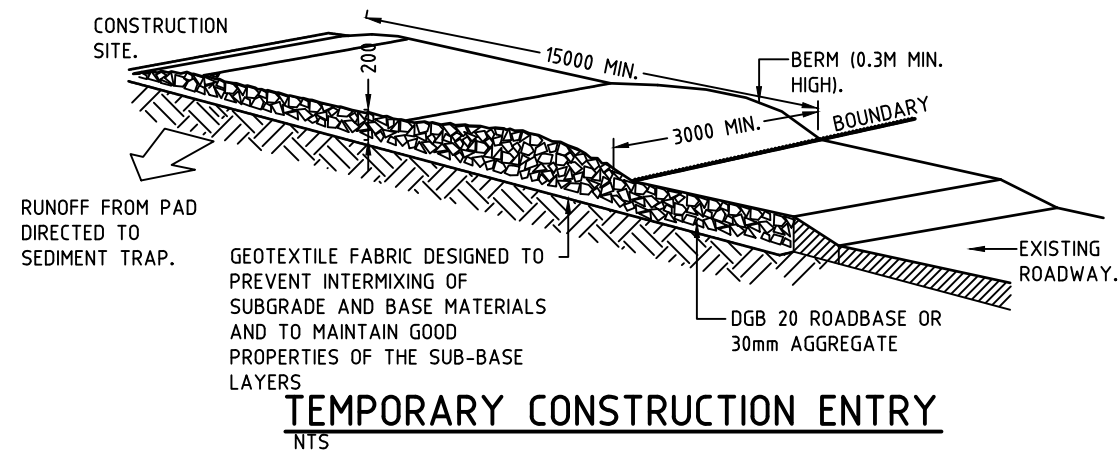
SCALE 1:25



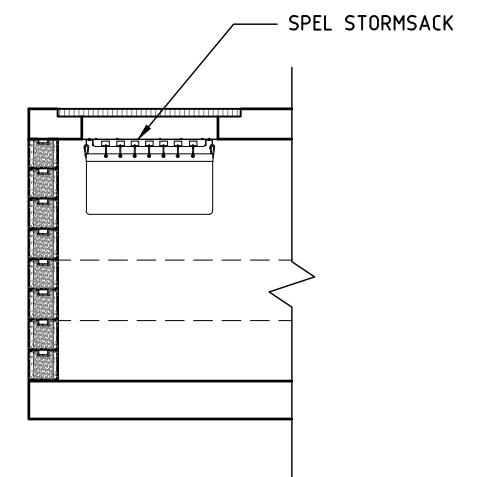
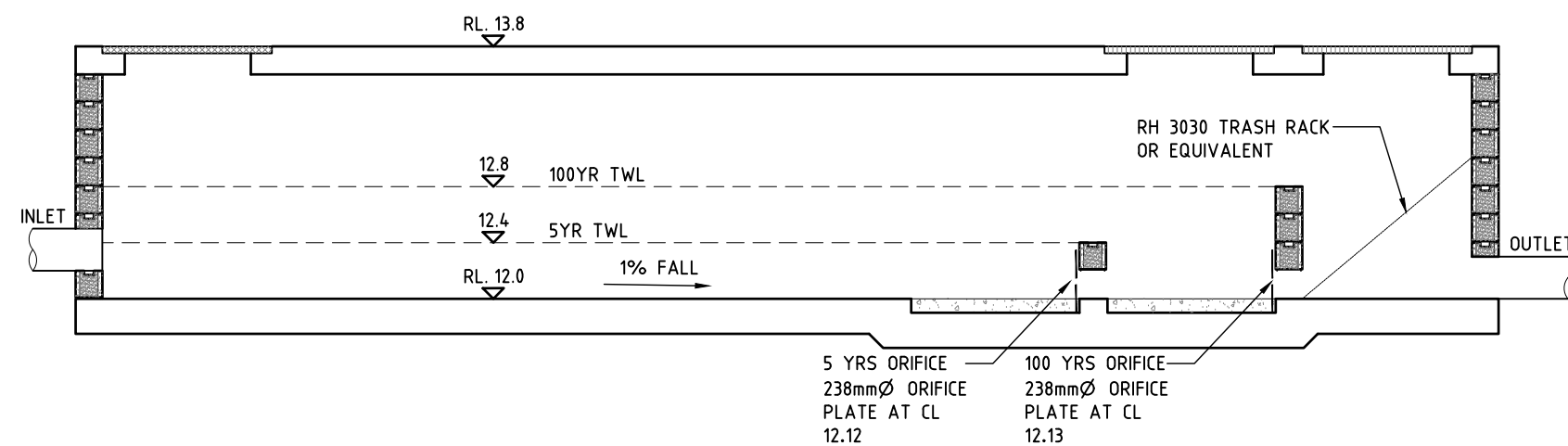
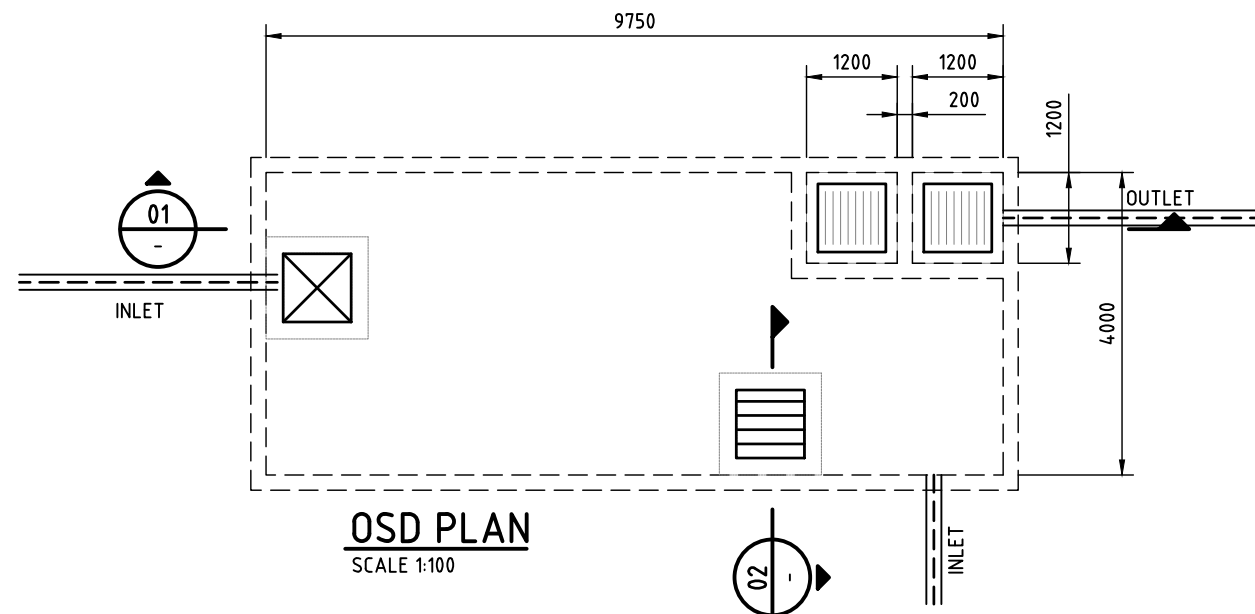
TYPICAL CONCRETE STORMWATER
DRAINAGE PIT

SCALE 1:25

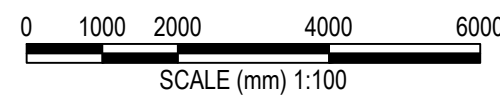
REV No.	COMMENTS	DATE	INIT.	<div>025050010001500</div> <div>SCALE (mm) 1:25</div>		PROJECT: ON THE RUN DAPTO 178-182 PRINCES HIGHWAY DAPTO NSW	<div>Richmond+Ross</div> <div>PTY LIMITED</div> <div>CONSULTING ENGINEERS AND PROJECT LEADERS</div> <div>ABN 34 001 485 436</div>	STORMWATER SCHEDULE AND DETAILS		
A	DA ISSUE	24.06.21	MA							
				<div>DA ISSUE</div>		CLIENT: ISAAC PROPERTY	38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065 TEL : (02) 9490 9600 FAX : (02) 9438 1224	DATE: MAY 2021		DRG.No. C02
								SCALE: 1:25 @ A3		



REV No.	COMMENTS	DATE	INIT.	<div>DA ISSUE</div>	PROJECT: ON THE RUN DAPTO 178-182 PRINCES HIGHWAY DAPTO NSW	<div><div><div>Richmond+Ross</div><div>PTY LIMITED</div><div>CONSULTING ENGINEERS AND PROJECT LEADERS</div><div>ABN 34 001 485 436</div></div><div><div>38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065 TEL : (02) 9490 9600 FAX : (02) 9438 1224</div></div></div>	EROSION AND SEDIMENT CONTROL DETAILS		
A	DA ISSUE	24.06.21	MA		CLIENT: ISAAC PROPERTY		DATE: JUNE 2021	DRG.No. C04	
							SCALE: NTS	REV A	
							JOB No. 200344		



REV No.	COMMENTS	DATE	INIT.
A	DA ISSUE	24.06.21	MA



DA ISSUE

PROJECT:
ON THE RUN DAPTO
178-182 PRINCES HIGHWAY
DAPTO NSW

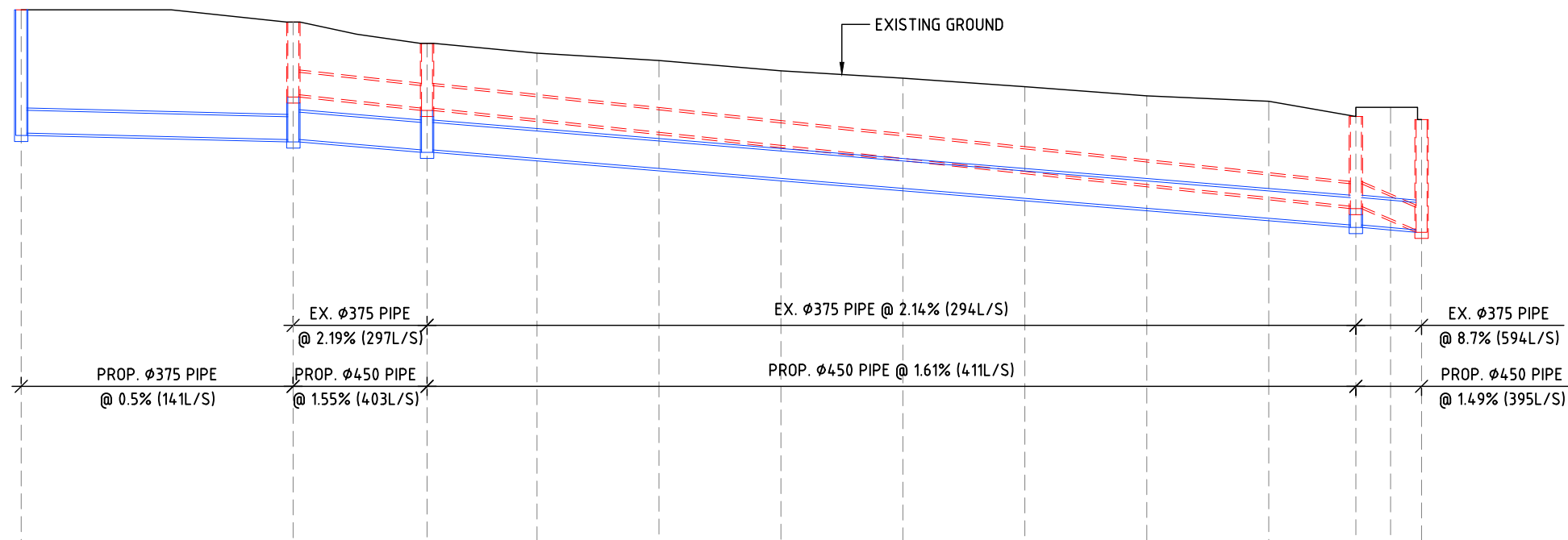
CLIENT:
ISAAC PROPERTY

Richmond+Ross PTY LIMITED
CONSULTING ENGINEERS AND PROJECT LEADERS
ABN 34 001 485 436

38 WILLOUGHBY ROAD,
CROWS NEST, NSW 2065
TEL : (02) 9490 9600
FAX : (02) 9438 1224

OSD PLAN AND SECTION

DATE:	JUNE 2021	DRG.No.	C05
SCALE:	AS SHOWN @ A3	REV	A
JOB No.	200344		

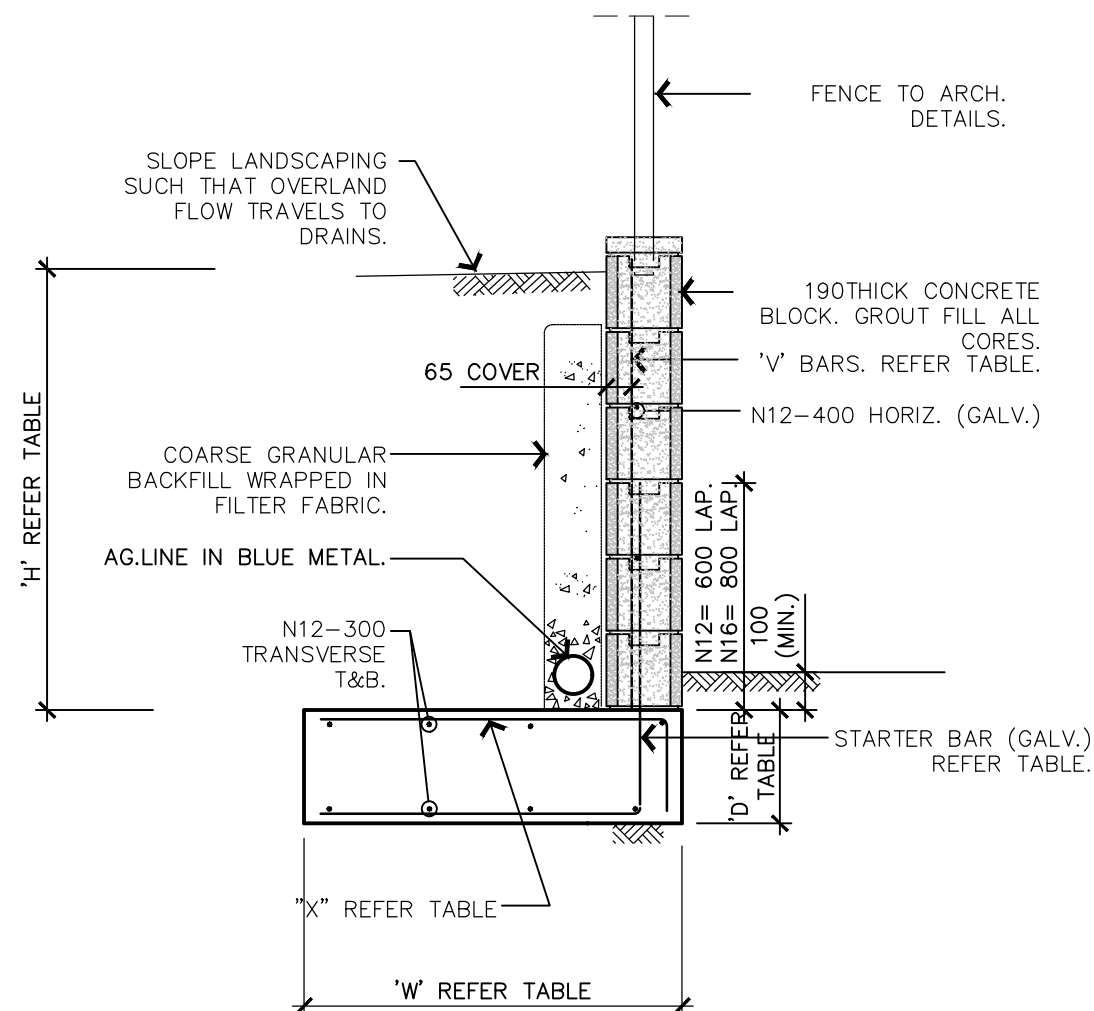


DATUM: 5.000 (AHD)

SURFACE LEVEL	14.0	14.0	14.0	13.8	13.6	13.45	13.45	13.29	13.17	13.0	12.88	12.74	12.59	12.50	12.25	12.40	12.2
PROPOSED DEPTH TO INVERT	2.06			1.97			1.79								1.82	1.85	
PROPOSED INVERT LEVEL	11.94			11.83			11.66								10.43	10.35	
EXISTING DEPTH TO INVERT				1.23			1.1								1.51	1.85	
EXISTING INVERT LEVEL				12.57			12.35								10.74	10.35	
CHAINAGE	-22.30	-20.00	-10.00	0.00	5.20	10.00	10.98	20.00	30.00	40.00	50.00	60.00	70.00	80.00	87.15	90.00	92.54

PROPOSED PIPE LONG SECTION
SCALE 1:500H, 1:100V

REV No.	COMMENTS	DATE	INIT.	<div>05000100002000030000</div> <div>SCALE (mm) 1:500</div> <div>DA ISSUE</div>	PROJECT: ON THE RUN DAPTO 178-182 PRINCES HIGHWAY DAPTO NSW CLIENT: ISAAC PROPERTY	<div>Richmond+Ross PTY LIMITED</div> <div>CONSULTING ENGINEERS AND PROJECT LEADERS</div> <div>ABN 34 001 485 436</div> <div>38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065</div> <div>TEL : (02) 9490 9600</div> <div>FAX : (02) 9438 1224</div>	EXTERNAL WORKS PIPE LONG SECTION	
A	DA ISSUE	24.06.21	MA					
							DATE: MARCH 2021	DRG.No.
							SCALE: 1:500H,1:100V @ A3	EW02
							JOB No. 200344	REV A



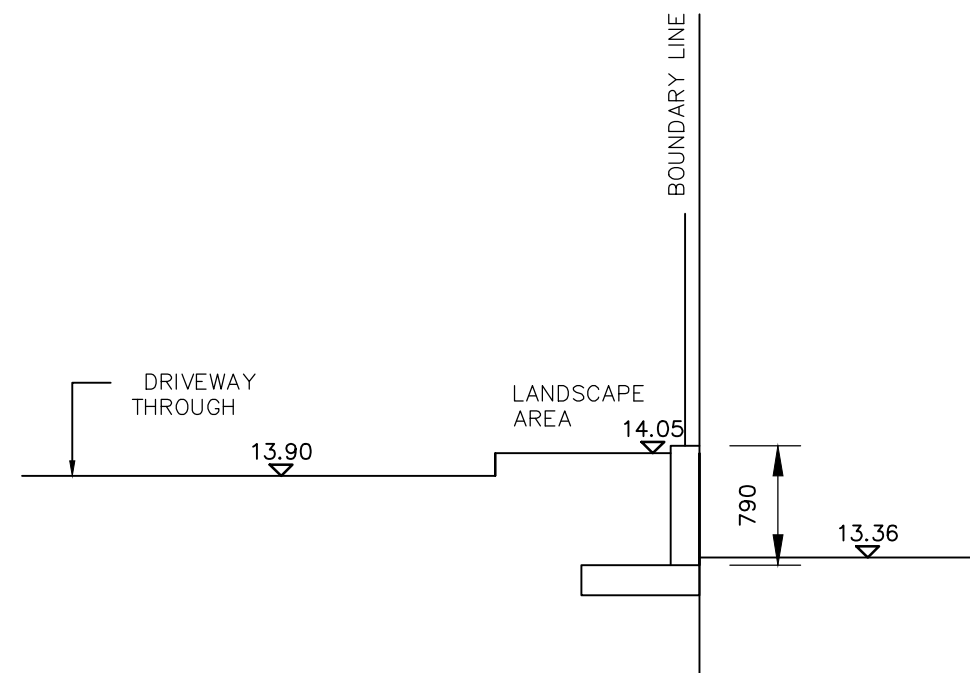
SCHEDULE FOR RETAINING WALL DETAIL

SCALE 1:20

NOTE:

- FOR WALLS ADJACENT TO CREEK REFER TO LANDSCAPING DETAILS FOR PLANTINGS. ENSURE THAT THE SLOPE IS STABILISED AND PLANTED TO PREVENT EROSION.

H	W	D	REINFORCEMENT			
			V	STARTER BAR	LAP	X
< 650	900	300	*	N12-400	600	N12-400
< 1250	1200	300	N12-400	N16-400	800	N12-300



02 SECTION THROUGH THE NORTHERN BOUNDARY

SCALE 1:50

REV No	COMMENTS	DATE	INIT.	<div>01000200040006000</div> <div>SCALE (mm) 1:100</div>		PROJECT: ON THE RUN DAPTO 178-182 PRINCES HIGHWAY DAPTO NSW	<div>Richmond+Ross</div> <div>PTY LIMITED</div> <div>CONSULTING ENGINEERS AND PROJECT LEADERS</div> <div>ABN 34 001 485 436</div>	OSD PLAN AND SECTION		
A	DA ISSUE	23.09.21	MW							
				<div>DA ISSUE</div>		CLIENT: ISAAC PROPERTY	38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065 TEL : (02) 9490 9600 FAX : (02) 9438 1224	DATE:	JUNE 2021	DRG.No.
								SCALE	SHOWN @ A3	C05
								JOB No.	200344	REV A