WLPP No.	Item No. 3
DA No.	DA-2022/571
Proposal	Residential - demolition of existing structures; consolidation of allotments; construction of proposed apartment building comprising 18 apartments over basement parking
Property	58-60 Smith Street, WOLLONGONG Lot 1 DP 199079 and Lot 3 DP 999196
Applicant	ADM Architects
Responsible Team	Development Assessment and Certification - City Centre & Major Development Team (TW)
Prior WLPP meeting	None

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel - Determination

The proposal has been referred to Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under 4(b) of Schedule 2 of the Local Planning Panels Direction of 30 June 2020, the proposal is development to which State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development applies.

Proposal

The proposal is for the demolition of existing structures; consolidation of allotments; and construction of proposed apartment building comprising 18 apartments over basement parking.

Permissibility

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

Consultation

The proposal was notified on three (3) occasions in accordance with Council's Community Participation Plan 2019. See discussion at section 1.5.

Main Issues

The main issues are:-

- ADG variations, building separation / visual privacy requirements to the side boundaries
- Unit mix variations sought to allow only 3 bedroom and 3 bedroom plus study configurations
- Concerns raised in submissions relating to building height, overshadowing, privacy impacts, traffic generation, tree planting, drainage and impacts on nearby structures during construction.

RECOMMENDATION

It is recommended that the application is approved subject to conditions detailed in **Attachment 6**.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the development:

State Environmental Planning Policies:

- State Environmental Planning Policy (SEPP) (Resilience & Hazards) 2021
- SEPP 65 - Design Quality of Residential Apartment Development
- SEPP (Transport & Infrastructure) 2021
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Biodiversity & Conservation) 2021

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan (WDCP) 2009

Other policies

- Wollongong City Wide Development Contributions Plan 2020
- Wollongong Community Participation Plan

1.2 DETAILED DESCRIPTION OF PROPOSAL

The application seeks consent for the demolition of the existing structures on the site (including 2 dwellings and associated structures), consolidation of the two allotments, and the construction of a residential flat building housing 18 units over basement carparking for 22 vehicles.

The development works will involve the following:

Site preparation

- Demolition of existing dwellings and outbuildings;
- Removal of numerous trees in the front and rear yards of both allotments;
- Earthworks to facilitate the provision of a basement car parking level which will also house storage areas, waste rooms and the like.

Works / Construction / building details

- Construction of a seven (7) storey residential flat building housing eighteen (18) residential apartments
- Basement parking for twenty one (21) cars, with additional bicycle and motorcycle parking.
- Associated landscaping and stormwater drainage.
- The unit mix will comprise:
  - One (1) x three (3) bedroom apartment
  - Seventeen (17) x two (2) bedroom apartments;

  The development will include two (2) adaptable housing units, being apartments 403 and 503 and two (2) Silver level universal apartments, being apartments 201 and 301.
- The external materials and finishes will comprise a combination of face brickwork, rendered brickwork, Colorbond external cladding; timber-look aluminium and aluminium powder-coated windows and door frames.

Traffic, parking and servicing

- Parking for 17 residents vehicles and 4 visitor cars is proposed. This will include 2 accessible spaces for the 2 adaptable units (with associated shared zones), 8 bicycle spaces and 2 motorcycle spaces.
- Vehicular access will be obtained via a driveway to Smith Street, in the location of the existing driveway crossover servicing the dwelling at 58 Smith Street.
- A waste storage room is to be accommodated within the basement with kerbside waste collection to occur.

1.3 BACKGROUND

Development History

- 58 Smith Street, Wollongong - no prior development history on Council's records.
- 60 Smith Street, Wollongong - no prior development history on Council's records.

Pre-lodgement meetings

No pre-lodgement meeting 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 58-60 Smith Street, Wollongong and comprises 2 separate allotments described as Lot 1 DP 199079 and Lot 3 DP 999196. The site is positioned on the northern side of Smith Street, has a regular shape and a combined area of 1102sqm and a frontage length of 24.38m.

The property has a slight fall towards the north-eastern corner, with a grade differential across the site in the order of 2.4 metres. There are a large number of trees within the site, comprising largely domestic vegetation, all of which is proposed to be removed to facilitate the construction of the proposed development. Two of the existing street trees will be retained and the arborist report supplied with the DA outlines tree protection measures to be implemented in respect of these trees.

Both sites are currently occupied by single detached interwar dwellings and associated outbuildings which are proposed to be demolished to facilitate the construction of the residential flat building.

It is noted that Smith Street is a one way (east bound) street.

Adjoining development is as follows:

- North: two storey red brick residential flat building (52 Kembla Street).
- East: three (3) storey residential flat building containing 9 units (56 Smith Gipps Street).
- South: on the opposite side of the street there is a four (4) storey residential flat building at the corner of Smith and Kembla Streets; a single detached dwelling at 49 Sith Street, and a three storey walk up flat building at 51 Smith Street. Further westward is Wollongong Public School.
- West: three (3) storey residential flat building at 62 Smith Street. Further westward of that is a heritage listed building (Former School of Arts), now occupied by the Illawarra Surf Lifesaving HQ. (64 Smith Street).

The locality is characterised by medium density development in which residential flat buildings predominate, together with some older dwelling houses and other uses including the school, a registered club, child care centre and the Illawarra Lifesaving Headquarters. The site is located within

walking distance of the Crown Street mall / Wollongong commercial core, and foreshore recreation areas.

Property constraints

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

- Class 5 Acid sulphate soils
- Flood affectation - site is situated within an uncategorised flood risk precinct

Reference to the deposited plan indicates that there are no restrictions on the title.

1.5 SUBMISSIONS

The proposal was notified on three (3) occasions in accordance with Council's Community Participation Plan 2019. The second notification period commenced shortly after the initial notification period and was initiated due to inaccurate details on the initial notification letter. The first and second notification periods drew a total of six (6) submissions , one of which was in support. A further submission was received following the third notification period.

The issues identified are discussed below:-

Table 1: Submissions – in response to plans at lodgement

Concern	Comment
Building height The building at 7 storeys is much higher than others on this block of Smith St; this exceeds the maximum 4 storey height allowed	The building height is compliant with the height limit in LEP 2009. It is noted that there is a 24m height limit applicable along most of the length of Smith Street.
Overshadowing The development will overshadow adjoining properties	Detailed shadow diagrams have been provided with the application including an analysis of the impact of the proposed building on the adjacent residential flat buildings to the immediate west and east of the site. The analysis indicates that all apartments within that building will maintain the minimum required 3 hrs of solar access in mid-winter between 9am and 3pm as required by the ADG.
Concern regarding overshadowing of properties on the southern side of Smith Street	The shadow diagrams indicate very limited mid winter overshadowing of the residential flat buildings on the southern side of Smith Street opposite the site. Shadows are predicted to touch the front wall of the building between around 9.20am – 10.30am only.
Setbacks/ Privacy The building is too close to the boundaries and will compromise privacy	The building setbacks are not fully compliant, as detailed below with regard to the ADG and DCP. The non-compliances are identified in the compliance tables in Attachment 5. As that table indicates, the setbacks to that part of the building below L4 (ie. below 12m in height) are compliant. Some of the setbacks above L4 are less than that required, however where reduced setbacks are proposed, some form of screening is proposed to prevent overlooking.

Concern	Comment
The north-facing balconies, COS and walkways will compromise the privacy of the rear units in the neighbouring building to the west of the site The DSZ should be widened to 6m with a relocation of the COS	The balconies are setback an appropriate distance from the boundary and each feature a full height privacy screen to their western edge to prevent overlooking to the west. The COS is setback some distance from the western boundary of the site and the combination of setbacks and landscaping will assist in mitigating privacy impacts arising from the use of this space. The DSZ has a dimension of 6m which complies and is satisfactory.
There are no levels comparing our balcony floor and this development and request same.	The survey plan and site interface plans indicate the levels of the neighbouring buildings and the relationship between those and the subject site.
Direct overlooking of buildings on the southern side of Smith Street	A separation distance of approximately 24m is available between the proposed building and the building at 49 Smith Street on the opposite side of the road. This separation distance is considered sufficient to mitigate overlooking, noting the required 4m front setback is achieved and the site is located in within a higher density city centre location.
<u>Walkway</u> The walkway on the western side of the building will result in noise disruption, privacy loss and security concerns to the neighbouring building	The walkway on the western side of the site will provide access to the rear communal open space areas. Pedestrian access to the main entry will be via the lobby fronting Smith Street. The interface sections included in the plans at Attachment 3 illustrate the relationship between the proposed building and the adjacent building to the west of the site (see Sections CC, FF, GG,EE). As illustrated the walkway is setback around 1m from the western boundary and is proposed to be screened by fencing and a raised planter bed. The walkway follows the contours of the site and therefore slopes towards the rear, which increases the distance between the balconies and window openings of the neighbouring western building and the walkway as it heads further north. The impact of noise intrusion from this walkway is not expected to be unreasonably adverse given that it provides access to the ground level COS primarily, which is expected to be used mainly in the daytime. The walkway will be gated to limit access only to residents. This will assist in improving security.
<u>Landscaping</u> Tree planting to the side boundaries will further compromise solar access and roots may compromise the structural integrity of the building.	Eight (8) trees are proposed to be planted in the raised planter adjacent to the western boundary of the site, amongst lower level planting which will visually soften the space and provide some screening. It is expected that the trees will contribute to overshadowing and for this reason it is recommended that a condition be imposed limiting

Concern	Comment
Proposed trees should be reviewed with regard to structural impact and limb drop. Root barriers should be provided to the deep soil zone.	the types of planting to occur within this area, to ensure that some planting of an appropriate scale is provided without compromising solar access to the neighbours. The recommended plant species are Bangalow Palm, Cabbage Tree Palm or similar. These have a higher sparser canopy and are less likely to compromise solar access. Council's Landscape Architect has advised that the structural integrity of the proposed building and that neighbouring will not be compromised by the planting, noting that the landscaping will be contained within a raised planter bed which will limit root spread.
Stormwater Drainage may flood the basement of the building to the west Drainage from the DSZ	The stormwater drainage design has been assessed by Council's Stormwater Engineers as satisfactory.
Deep Soil Zone Depth is not 6m as required	The deep soil zone has a dimension of more than 6m, thus satisfying the control. The quantum of DSZ is consistent with the requirements of the ADG.
Dilapidation Report A dilapidation report should be provided pre and post construction	Conditions of consent are recommended in this regard.
Traffic congestion/ traffic generation Noting Smith Street is now a one-way configuration	Council's Traffic Engineer has not raised any concerns with regard to traffic generation or traffic safety issues arising from the proposed development, noting that the form of development and density proposed is permissible in the R1 zone.

Following the second notification period, there was one submission received which raised concerns around traffic generation/ traffic congestion and overshadowing of the buildings on the southern side of Smith Street. This is discussed above.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Design Expert

As noted below, the proposal was considered by the Design Review Panel (DRP) on two (2) occasions, in August and December 2022. Council's in-house Design Expert has reviewed several sets of amended plans and supporting documentation submitted in response to the feedback of the DRP in December. The most recent iteration of the plans and supporting documentation has resolved all outstanding issues previously identified.

Internal referrals

Council's stormwater, landscape, traffic, heritage, environment and geotechnical officers have reviewed the proposal and have provided satisfactory referrals including recommended consent conditions which are included in the list at **Attachment 6**.

1.6.2 EXTERNAL CONSULTATION

Endeavour Energy

The application was referred to Endeavour Energy as required by Clause 2.48 of State Environmental Planning Policy (Transport & Infrastructure) 2021. Endeavour Energy has an advisory role and provided comment as to future servicing requirements and has confirmed that it has no objection to the proposed development.

Design Review Panel

The development application was assessed by the Design Review Panel (DRP) under the requirements of the SEPP 65 post lodgement on 26 August 2022 and again on 12 December 2022 following the submission of amended plans. Notes of the December meeting are provided at **Attachment 4**. Council's Design Expert has reviewed the amended plans and supporting documentation submitted following the DRP meeting, in light of the DRP commentary and recommendations, as discussed above. Re-referral to the DRP was not deemed necessary.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

This Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994 that relate to the operation of this Act in connection with the terrestrial and aquatic environment.

NSW BIODIVERSITY CONSERVATION ACT 2016

Section 1.7 of the Environmental Planning and Assessment Act 1979 (EP&A Act) provides that Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 (BC Act).

Part 7 of the BC Act relates to Biodiversity assessment and approvals under the EP&A Act where it contains additional requirements with respect to assessments, consents and approvals under this Act.

Clause 7.2 of the Biodiversity Conservation Regulation 2017 provides the minimum lot size and area threshold criteria for when the clearing of native vegetation triggers entry of a proposed development into the NSW Biodiversity offsets scheme. The proposal does not trigger the requirement for a biodiversity offset scheme.

The site is not identified as being of high biodiversity value on the Biodiversity Values Map. None of the trees on the site have been identified as containing hollows. The development would therefore not be considered to result in adverse impacts on biodiversity and is consistent with the provisions of the Biodiversity Conservation Act 2016.

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

2.1.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE & HAZARDS) 2021

Chapter 4 Remediation of land

4.6 Contamination and remediation to be considered in determining development application

The proposed development has been assessed with regard to the requirements of Chapter 4 of the SEPP with regard to potential land contamination. The proposal has been reviewed by Council's Environmental Scientist with regard to the SEPP and the relevant provisions of Wollongong DCP 2009.

The site is not known to be contaminated or potentially contaminated and the land is not registered under the Contaminated Land Management Act 1997. A detailed site investigation is not required. Council records do not indicate any historic use that would contribute to the contamination of the site and the land is not identified as being contaminated on Council mapping. The proposal does not

comprise a change of use, with evidence that the site has been occupied by residential land uses for many decades.

No concerns are raised in regard to contamination as relates to the intended use of the land and the requirements of clause 4.6. It is noted that conditions will be imposed in relation to the safe removal, handling and disposal of hazardous materials and classification of excavated material before off-site disposal.

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY NO.65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

The development meets the definition of a 'residential flat building' as it is more than 3 storeys and comprises more than 4 dwellings. Therefore, the provisions of SEPP 65 apply. The application is accompanied by a statement by a qualified designer in accordance with Clauses 50(1A) & 50(1AB) of the Environmental Planning and Environment Regulation 2000.

With regard to Clause 28(2)(a), the advice from the DRP has been considered as outlined in Part 1.6.1 of this report. With regard to Clause 28(2)(b), the design quality of the development has been considered in accordance with the design quality principles is outlined below. With regard to Clause 28(2)(c), an assessment of the application against the ADG is contained at Attachment 5 to this report and found to be compliant, with the exception of variations in respect of 3F Visual Privacy (side and rear setbacks) and in relation to unit mix. The variations sought are discussed within the table at **Attachment 5** and are supported in this instance.

Principle 1: Context and neighbourhood character

Comment:

The locality is an area in transition, featuring a mixture of residential development types and densities, including a number of single detached dwellings and larger residential flat buildings. In the more contemporary residential flat buildings, there is no prevailing architectural theme / character evident.

The proposal is considered to be broadly consistent with the desired future character of the area as identified through the development standards and controls applicable to the site. The design has been revised in part to address some earlier concerns raised by the DRP and Council's Heritage Officers and Design Expert. The design as amended is considered to be acceptable with regard to context and neighbourhood character.

Principle 2: Built form and scale

Comment:

The proposal is considered to be of a suitable bulk and scale considering the applicable development controls and both existing and likely future development on adjoining land. Remaining dwelling houses and older residential flat buildings are expected to transition over time and be redeveloped into higher density residential development. The form of the proposal is appropriate with regard to the desired future character of the area and the controls applicable to this part of the R1 zone. This development will not create an isolated allotment.

The form and finish of the development along with proposed landscaping are considered to positively contribute to the streetscape. The setbacks and fencing are appropriate and the development provides for an appropriate streetscape response.

The development will provide good amenity for future occupants by way of landscaped areas, private open space, communal open space and dwelling layout. Internal amenity within apartments will be acceptable, with compliant solar access and natural ventilation, adequate storage and suitable internal dimensions.

Principle 3: Density

The density of the development complies with the floor space ratio permitted for the land. Local infrastructure is capable of supporting the proposed development. The site is well situated with regard to public transport, employment and services, being within ready walking distance of the city centre and foreshore recreation areas. Adequate parking has been provided on site to cater for the number of units proposed. Contributions applicable to the development will go towards local infrastructure and facilities.

The design of the development provides for an appropriate built scale measured in terms of floor space, height and setbacks. The proposed density was considered acceptable by the DRP.

Principle 4: Sustainability

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

- BASIX Certificates provided indicating minimum requirements are met.
- A Site Waste Management and Minimisation Plan has been provided indicating recycling of materials from the demolished dwellings.
- Apartments are provided with natural cross ventilation and internal layouts have been designed to provide for good solar access to primary living areas and private open space areas.
- The western elevation of the building will be shielded from harsh western sun; the bulk of this elevation comprises solid walls and screened balconies.
- The proposal will not have an adverse impact on any heritage items or environmentally sensitive areas.
- Rainwater collection is proposed. Appropriate stormwater drainage arrangements are proposed.
- The proposal is an efficient use of land in a location that is close to the city centre, services and public open space.
- A photovoltaic system is proposed.

Principle 5: Landscape

The proposal is satisfactory in respect of landscaping. The proposal provides suitable landscaped areas and communal open space that will improve the amenity of the occupants, soften the appearance of the development from adjoining properties and the public domain and offer opportunities for some urban greening and infiltration of stormwater. The proposal is satisfactory to Council's Landscape Officer and the DRP, subject to conditions.

Principle 6: Amenity

The development is acceptable in regard to controls relating to residential amenity. The units feature good internal layouts, compliant solar access, compliant cross ventilation and acceptable balcony and communal open space areas. The proposal satisfies the requirements for storage, visual and acoustic privacy, access and the like for future occupants of the development. Setbacks are reasonable and in most areas achieve compliance with the ADG with some exceptions which are discussed in Attachment 5. Heat gain from the west will be limited by the use of largely blank walls and screens to this elevation.

Principle 7: Safety

The proposal is satisfactory with regard to safety and security and is generally consistent with the principles of Crime Prevention through Environmental Design. The development is unlikely to result in additional criminal or antisocial behaviour in the locality. A defined pedestrian entry has been provided on Smith Street and the building has been designed to offer opportunities for passive surveillance. Refer to discussion below in relation to Chapter E2 of WDCP 2009.

Principle 8: Housing diversity and social interaction

The proposal provides for only 1 x 3 bedroom unit while the remainder are 2 bedroom units rather than a greater mix of 1-4 bedroom units which, the applicant contends, is more appropriate for the locality. 2 of the 18 units are certified adaptable which allows for ageing in place, while a further 2 are

designed so as to be to incorporate the features of capable of providing compliance with the features of Silver level of Livable Housing Guidelines which is a positive outcome. The units are reasonable in size and feature generous balconies / external living areas as well as some internal flexibility. The development offers two communal open space areas and a rear deep soil zone which will facilitate social interaction among residents.

The applicant's variation request in relation to unit mix is outlined in the ADG assessment table at **Attachment 5** and is considered to be reasonable and supportable. The development is considered to therefore be satisfactory with regard to Principle 8.

Principle 9: Aesthetics

The building is considered to be of a high quality with regard to its appearance. A mixture of materials and finishes is provided, and the bulk of the development is suitably articulated. Appropriate treatment of the streetscape is proposed having regard to the character of development in the locality. The form and finishes proposed are considered to be appropriate.

The fire hydrant booster sits on the street frontage of the site; unfortunately this must be positioned in front of the site for ease of access.

1.1.1 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT & INFRASTRUCTURE) 2021

The development application was referred to Endeavour Energy for comment in accordance with Clause 2.48 as it may involve works within proximity of electricity infrastructure. Endeavour Energy has advised on connection requirements and has confirmed that it has no objection to the proposed development.

1.1.2 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.

1.1.3 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY & CONSERVATION) 2022

Consideration has been given to the provisions relating to Koala habitat protection and the proposal is considered satisfactory.

1.1.4 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

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

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

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

The objectives of the zone are as follows:

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

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

The land use table permits the following uses in the zone:-

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

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

Clause 2.7 Demolition requires development consent

Demolition of existing structures is proposed. A demolition plan has been provided. Conditions of consent are recommended addressing demolition management generally and management and disposal of hazardous materials including asbestos.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The maximum permitted building height is 24m. The proposed maximum height is 23.36m.

Clause 4.4 Floor space ratio

The maximum permitted floor space ratio (FSR) is 1.5:1. The proposed gross floor area is 1651.4sqm, which results in a 1.499:1 FSR.

Part 5 Miscellaneous provisions

Clause 5.10 Heritage Conservation

The site is not heritage listed nor is it located within a heritage conservation area. As detailed elsewhere within this report, there are two listed items of environmental heritage within the vicinity of the site identified in Figure 1 below.

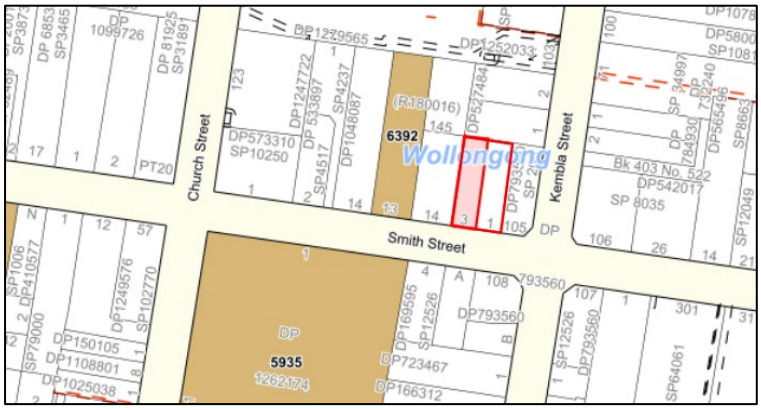


Figure 1 - nearby heritage items, LEP 2009 Heritage Map

These are:-

- Item No.6392, being the Former School of Arts building at 64 Smith Street; and
- Item No. 5935, being Wollongong Public School at the corner of Church and Smith Streets.

Council's heritage officers initially raised some concerns in relation to the appropriateness of the design response given the proximity to the heritage items and the sensitivity of the streetscape.

Subsequent plan revisions have been considered by the Heritage Officers who have since provided a satisfactory referral.

An archival recording report relating to the two existing dwellings on the subject site has been provided. The two dwellings formed part of the early settlement of Wollongong however the report concludes that the site does not meet the threshold for significance at a local or State level. A photographic recording of the existing buildings has been undertaken. If approved, conditions requiring an unexpected archaeological finds protocol is expected to be adequate to address any potential issues.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The land is located in an established urban area and it is expected that the existing utility services can be augmented to support the proposed development. It is recommended that a condition of consent is applied requiring approval from the relevant authorities for the connection of electricity, water and sewerage to service the site.

The applicant has advised that it has been determined that an on-site substation is not required to support the development.

Clause 7.5 Acid Sulfate Soils

The proposal is identified as being affected by class 5 acid sulphate soils. An acid sulphate soils management plan is not required.

Clause 7.6 Earthworks

The proposal involves excavation to facilitate the provision of the building's basement level. The earthworks have been considered with regard to the matters for consideration in Clause 7.6 and are not expected to have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items or features of surrounding land. Council's Geotechnical Engineer has considered the application and has provided a satisfactory referral subject to conditions.

Clause 7.14 Minimum site width

The site has a 24.38m frontage length to Smith Street, complying with the site width requirement of 24m.

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

As the site is located in the Wollongong city centre, it is subject to this clause, the objective of which is to deliver the highest standard of architectural and urban design. Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.

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

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

The design, materials and detailing proposed are considered to be of high quality and are appropriate to the building type and location.

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

The development is considered to positively contribute to the public domain through an aesthetically pleasing façade; appropriate bulk, scale and form; appropriate street setbacks; good resolution of levels between the site and the pedestrian footpath; appropriate landscaping and fencing; and retention of an existing street tree and supplementary planting.

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

The site is located within the nominated distant panoramic view corridor identified in Figure 3.12 (Clause 3.10) of Chapter D13 of Wollongong DCP 2009, however it is not unreasonably bulky (when measured against applicable controls) and does not exceed either the maximum height or floor space ratio permitted for the site. On balance, and in the context of higher density development in the locality, the proposal will not unreasonably impact on the identified view corridor.

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

The site is not affected by the sun plane controls nor will it overshadow an area identified on the Sun Plane Protection Map.

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

(i) the suitability of the land for development,

The land is zoned for the type of development proposed. There are no site constraints that would prevent the proposal.

(ii) existing and proposed uses and use mix,

The proposed use is consistent with the R1 zone objectives, is permissible in the R1 zone and is compatible with nearby land uses.

(iii) heritage issues and streetscape constraints,

The development has been appropriately designed with regard to heritage issues and streetscape constraints. The proposal will not have an adverse impact on the heritage significance of any nearby heritage items.

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

Setbacks, amenity and urban form matters have been satisfactorily addressed as discussed elsewhere in this report. The proposal provides for an appropriate relationship with the neighbouring residential buildings to the north, west and east of the site. There are some variations sought in respect of some required setbacks to levels 4 and above; these are discussed in detail in the compliance tables (see Attachment 5) and are considered to have merit in this instance.

(v) bulk, massing and modulation of buildings,

The bulk and scale of the development is considered to be acceptable when measured in terms of building height, floor space ratio and setbacks.

(vi) street frontage heights,

Not applicable.

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

The development incorporates sustainable design measures as outlined below. The proposal will not result in unreasonable overshadowing impacts in the locality and is not expected to create uncomfortable wind conditions for pedestrians. Conditions have been recommended in relation to limitations on material reflectivity.

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

The proposal is considered satisfactory with regard to objectives of ESD. The site is well placed with regard to access to key transport nodes, within ready walking distance of the CBD and foreshore areas. The development provides for good internal amenity with appropriate

provision for energy and water efficiency and thermal comfort. Solar panels and rainwater harvesting are proposed. A condition is recommended requiring the installation of an EV charging station.

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

The proposal provides compliant car parking, motorcycle and bicycle parking and suitable manoeuvring areas. Satisfactory waste servicing arrangements have been provided. Appropriate arrangements have been made for safe, direct, practical and equitable pedestrian access to and throughout the building.

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

Two of the existing street trees will be retained. The development otherwise is not expected to have an adverse impact on the public domain and will include footpath paving as required by the Public Domain Technical Manual.

Part 8 Local provisions—Wollongong city centre

The site is located within the area defined as the Wollongong city centre by the LEP and accordingly the provisions within this part of the LEP are of relevance to the proposal.

Clause 8.1 Objectives for development in Wollongong city centre

The proposal is considered to be broadly consistent with the objectives for development in the city centre.

It will add to the available housing stock in the city centre. Employment opportunities will be created during construction. The development provides for a standard of design, materials and detailing appropriate for the building type and its location and site zoning. Adaptable and silver level liveable apartments are provided within the building.

The proposed residential flat building is an efficient use of space in an accessible location that is well serviced by public transport and is also within easy walking and cycling distance of the CBD and foreshore areas.

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

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

N/A

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The development has been assessed against the relevant chapters of WDCP 2009 and found to be satisfactory. The full table of compliance can be found at **Attachment 5** to this report. It is noted that the development departs from some of the design controls in Chapters B1 and D13, relating to the following issues:

- Clause 2.5 Building setbacks and separation
- Clause 6.2 Housing choice & mix
- Clause 6.11 of Chapter B1 Landscaped area

These are dealt with in the compliance tables in Attachment 5. Satisfactory variation statements were provided by the applicant and the variations are supported from a planning perspective.

2.3.2 WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2022

Contributions are applied for development exceeding $100,000. A 1% levy is payable.

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

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

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

Environmental Planning and Assessment Regulation 2021

2 Savings

Any act, matter or thing that, immediately before the repeal of the 2000 Regulation, had effect under the 2000 Regulation continues to have effect under this Regulation.

'2000 Regulation' means the Environmental Planning and Assessment Regulation 2000 as in force immediately before its repeal on 1 March 2022.

61 Additional matters that consent authority must consider

(1) In determining a development application for the demolition of a building, the consent authority must consider the Australian Standard AS 2601—2001*: The Demolition of Structures*.

Demolition is proposed and as such AS2601 is an applicable matter for consideration. Conditions of consent are recommended for imposition requiring compliance with AS 2601.

62 Consideration of fire safety

N/A

63 Considerations for erection of temporary structures

N/A

64 Consent authority may require upgrade of buildings

N/A

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

The proposal is considered acceptable with regard to the likely impacts:-

Context and Setting:

Context and setting has been addressed with reference to the principles of SEPP 65 and the design excellence matters prescribed by Clause 7.18 of Wollongong LEP 2009 (see Sections 2.1.2 and 2.1.5) and in relation to the impact of the proposed development on nearby heritage items. The development is considered to appropriately respond to its setting.

The immediate neighbourhood is in a process of transition, with a number of larger and taller residential flat buildings being developed, with only a few detached dwellings remaining alongside older 3-4 storey flat buildings. The proposed height and floor space ratio are consistent with planning controls and more recent development in the vicinity, and the desired future character.

The development as revised has adequately responded to matters raised by the DRP and Council's Design Expert.

Access, Transport and Traffic

The proposal is satisfactory with regard to carparking, vehicular access, manoeuvring and servicing. Provision has been made for sufficient car parking along with adequate bicycle and motorcycle parking.

The traffic generating impacts of the development will not be unreasonable in the locality. The proposed access arrangements are satisfactory to Council's Traffic Engineer.

Public Domain:

Street trees are to be planted and the footpath paved in accordance with the requirements of the City Centre Public Domain Technical Manual.

The proposal will not have an adverse impact on the public domain.

Utilities:

The proposal is not expected to place an unreasonable demand on utilities supply. Existing utilities are likely to be capable of augmentation to service the proposal. If approved, conditions should be imposed on the consent requiring the developer to make appropriate arrangements with the relevant servicing authorities prior to construction.

Heritage:

There are 2 nearby heritage items as detailed above. The proposal is not expected to have an unreasonable impact on the significance of these nearby items. Refer to discussion in Sections 1.6.1 and 2.1.5 of this report. Archival recording of the existing dwellings on the site has taken place as recommended by Council's heritage officers.

Other land resources:

The proposal is considered to contribute to orderly development of the site and is not envisaged to impact upon any valuable land resources.

Water:

Supply & infrastructure - The site is presently serviced by Sydney Water's reticulated water and sewerage services. It is expected that these services can be extended/ augmented to meet the requirements of the proposed development.

Consumption - The proposal is not expected to involve excessive water consumption. The application was accompanied by BASIX certificates demonstrating that the development can achieve the water conservation targets of the BASIX SEPP. A rainwater tank is proposed.

Water quality – the development is not expected to have adverse impacts on water quality subject to appropriate controls being employed during construction.

Appropriate arrangements are proposed for stormwater management.

Soils:

Council records identify the site as containing class 5 acid sulfate soils. Geotechnical aspects of the development are satisfactory. Erosion and sedimentation controls are required to be employed during excavation and construction.

Air and Microclimate:

The proposal is not expected to have any negative impact on air quality or microclimate.

Flora and Fauna:

No unreasonably adverse impacts on significant flora or fauna is expected as a result of the proposed development. While the proposal involves the removal of a number of trees from the site, these were deemed insignificant by Council's Landscape Officer. An arborist report was supplied with the application which provides numerous recommendations to ensure that the works are conducted in such a way to ensure the long term health and vigour of the retained trees.

It is noted that Council's Landscape Officer was satisfied with the submitted landscape plan and development generally, subject to some compensatory tree planting being provided; this is addressed by a consent condition.

Waste:

Refer to Wollongong DCP compliance table at **Attachment 5**.

Waste management during construction can be managed through proper arrangements. Conditions are recommended requiring the use of an appropriate receptacle for any waste generated during the construction and compliance with the Site Waste Management and Minimisation Plan provided with the DA.

Proposed on-going waste management arrangements are satisfactory and comply with the relevant provisions of Wollongong DCP 2009 as detailed within this report. Waste bins will be stored in the basement waste room and will be collected via domestic kerbside collection.

Energy:

The proposal is not expected to involve excessive energy consumption. The BASIX certificates provided with the application demonstrate that the residential units will achieve compliance with the energy efficiency and thermal comfort targets of the BASIX SEPP.

The development includes solar panels.

Noise and vibration:

Noise and vibration impacts during excavation and construction are unavoidable. If the development is approved, a suite of conditions is recommended for imposition to minimise noise and disturbance during excavation and construction.

There are no external sources of unreasonable nuisance noise within the immediate locality other than ambient noise associated with the city centre. Council's Environmental Officer has recommended conditions to ensure an appropriate level of internal acoustic amenity in this regard.

Natural hazards:

The development has been designed with regard to flooding and is acceptable to Council's Stormwater Division.

Technological hazards:

There are no technological hazards affecting the site that would prevent the proposal. Conditions of consent are recommended addressing demolition and disposal of hazardous building materials.

Safety, Security and Crime Prevention:

This application does not result in any additional opportunities for criminal or antisocial behaviour and is considered to have been reasonably well designed with regard to CPTED principles, subject to conditions, for example the requirement to provide a gate preventing unauthorised entry into the basement entry stair.

Social Impact:

No adverse social impacts have been identified.

Economic Impact:

There are not expected to be any adverse economic impacts arising from approval of the proposed development. The development is expected to create employment opportunities during the construction period.

Site Design and Internal Design:

The application does not result in any departures from development standards. The design responds to the known site constraints and topography.

A condition of consent is recommended requiring all works to be conducted in accordance with the Building Code of Australia.

Construction:

Construction impacts have the potential to impact on the amenity of the neighbourhood including the public domain inclusive of traffic and pedestrian impacts. If approved, it would be appropriate to impose a suite of conditions to reduce the impact of construction works including those relating to hours of work, tree protection, traffic controls, erosion and sedimentation controls, vibration, dust mitigation, works in the road reserve, excavation, waste management, dilapidation, and use of any crane, hoist, plant or scaffolding, amongst others. These are included in the recommended conditions at Attachment 6.

Cumulative Impacts:

The proposal is not expected to have result in adverse cumulative impacts.

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

Does the proposal fit in the locality?

The proposal is considered appropriate with regard to the zoning of the site and is not expected to have unreasonably deleterious 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. The development has been designed with regard to flooding.

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

Refer to discussion at section 1.5.

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

The application is not expected to result in significant adverse 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 is satisfactory with regard to the applicable planning controls. Submissions raised following notification have been considered and have resulted in some refinement of the design. Internal and external referrals are satisfactory subject to appropriate conditions of consent.

Approval of the proposal is consistent with the public interest.

3 CONCLUSION

This application has been assessed having regard to the matters for consideration in Section 4.15(1) of the Environmental Planning & Assessment Act 1979. The proposal is consistent with the provisions of applicable environmental planning instruments including Wollongong LEP 2009 and relevant SEPPs and DCP chapters, except where noted in the report.

The proposed development is permissible with consent and has regard to the objectives of the zone. Variation requests in regard to side and rear setbacks and housing mix have been made under WDCP 2009 and the ADG. These variations have been assessed in this report as satisfactory.

The recommendations of the Design Review Panel have been largely adopted in the revised plans and matters raised by the Panel are satisfactorily resolved. Internal and external referrals are satisfactory, and submissions have been considered in the assessment.

There being no outstanding issues, approval of the application is recommended.

4 RECOMMENDATION

It is recommended that DA-2022/571 be approved subject to appropriate conditions of consent detailed in **Attachment 6**.

5 ATTACHMENTS

1 Aerial photograph

2 WLEP zoning and heritage map

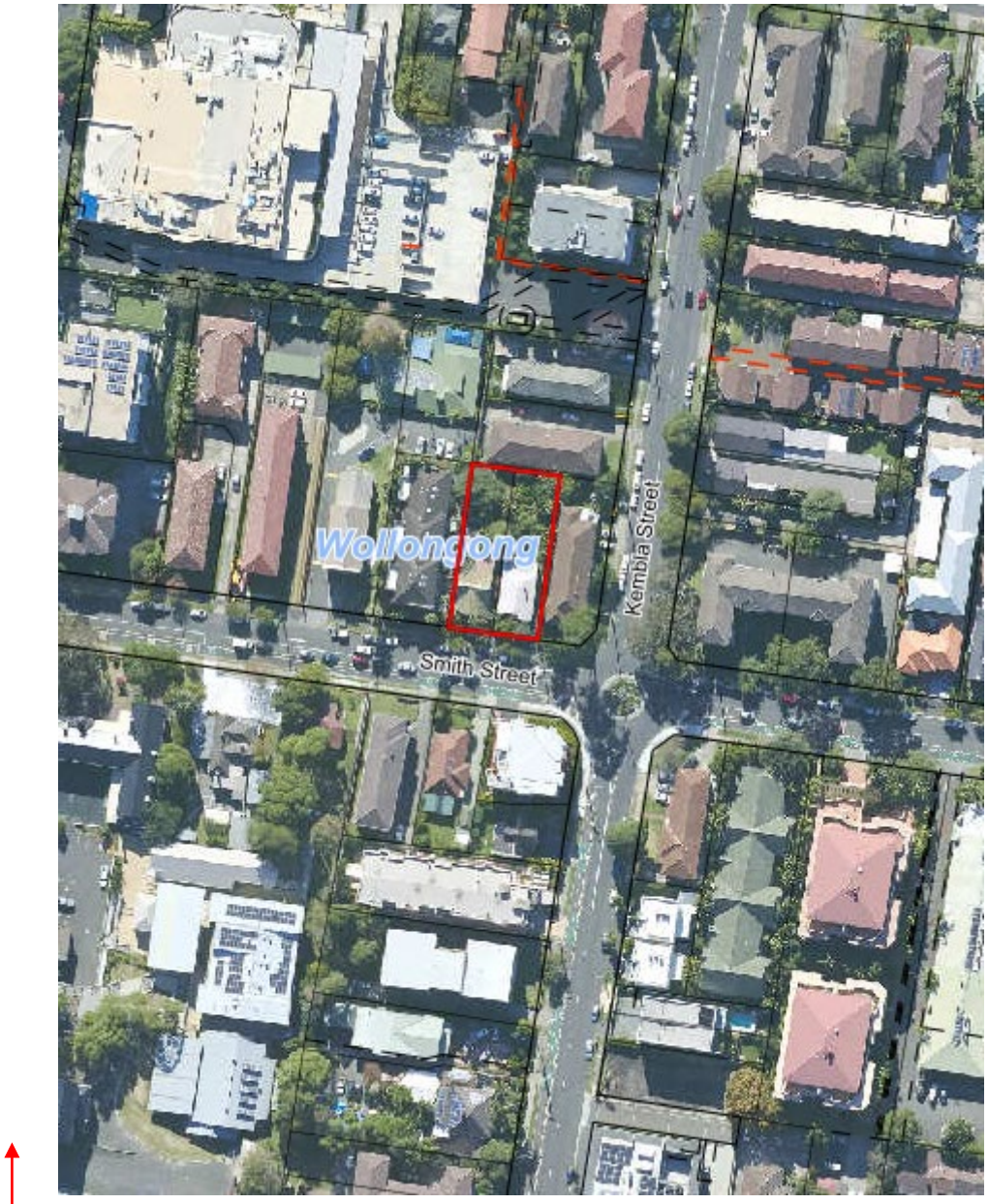
3 Plans

4 Design Review Panel meeting notes 12 December 2022

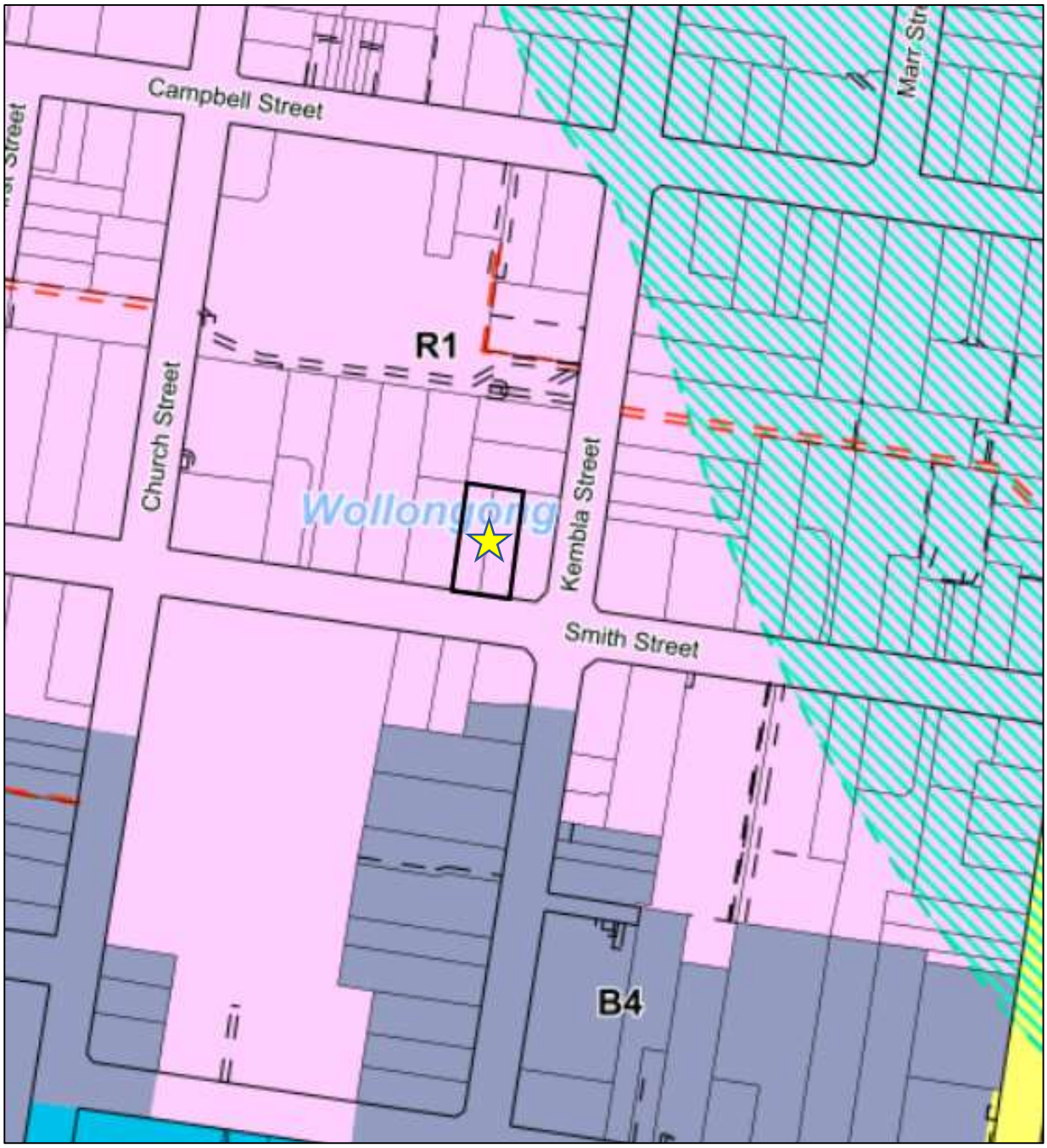
5 ADG and WDCP 2009 compliance table

6 Draft conditions of consent

Attachment 1 - Aerial photograph



Attachment 2 - WLEP zoning and heritage maps



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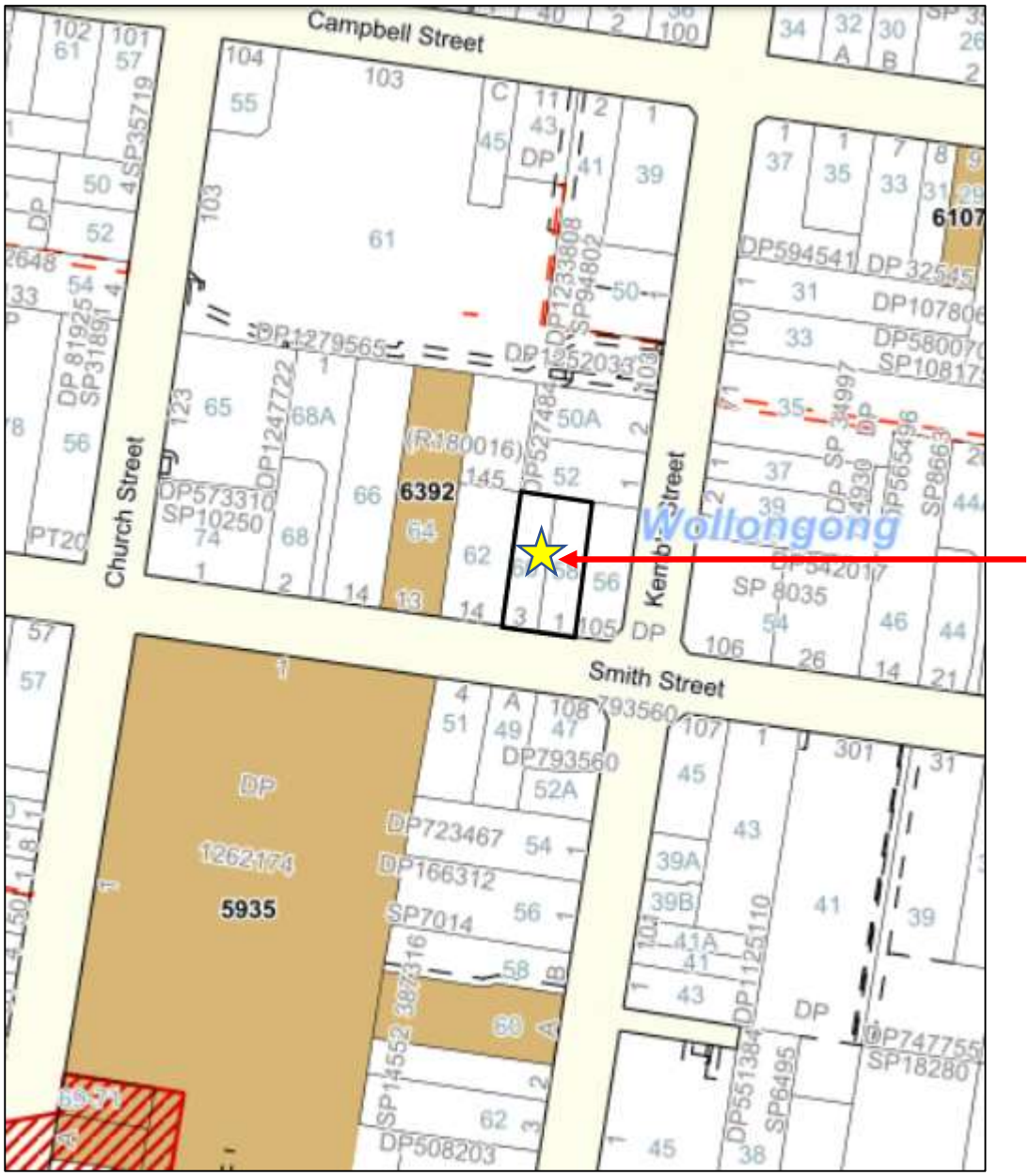
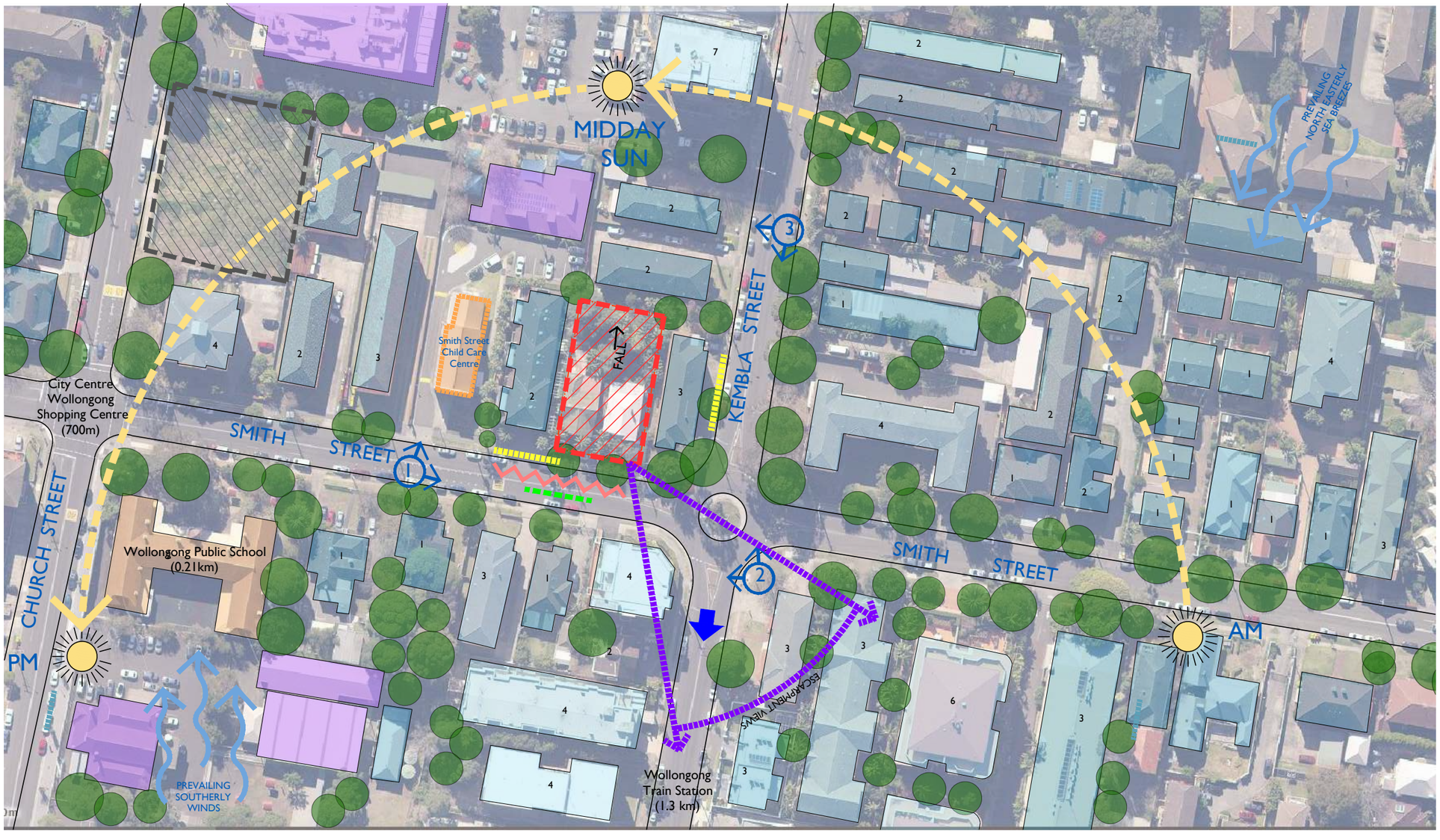


Item Number and Name	Address
6392 – Former School of Arts	64 Kembla Street, Wollongong
5935 - Wollongong Public School and Former Headmaster's Residence	67A Church Street. Wollongong

VIEW 1 Looking east from smith street towards subject site

VIEW 2 Looking north from kembla street towards subject site

VIEW 3 Looking east along smith street towards subject site



SITE ANALYSIS

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA

NOT FOR CONSTRUCTION

LEGEND

- PROPOSED DEVELOPMENT
- DA APPROVED
- POTENTIAL BUILDING FOOTPRINT
- HERITAGE LISTED ITEM
- GREEN &/OR PUBLIC SPACES
- PEDESTRIAN CONNECTIONS
- VIEW VISTAS TO BE RETAINED
- ACTIVE STREET FRONTAGE
- BUS STOP
- WIND DIRECTION
- SOURCE OF NOISE
- LOCATION OF PHOTO
- SIGNIFICANT TREES IN PUBLIC DOMAIN
- RESIDENTIAL USE
- 4 RESIDENTIAL USES ABOVE 3 STOREY + HEIGHT
- BUSINESS / COMMERCIAL PREMISES

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
SITE ANALYSIS

Scale	Date
NTS	OCTOBER 2022
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-002	B

CONTEXTUAL STREETSCAPE 01

LOOKING NORTHWEST FROM SMITH STREET TOWARDS SUBJECT SITE

CONTEXTUAL STREETSCAPE 02

LOOKING SOUTH FROM KEMBLA STREET TOWARDS SUBJECT SITE

CONTEXTUAL STREETSCAPE 03

LOOKING EAST ALONG SMITH STREET TOWARDS SITE

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA

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DEVELOPMENT APPLICATION
CONTEXTUAL STREETSCAPE

Scale	Date
NTS	OCTOBER 2022
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-003	B

ISSUE	DATE	DESCRIPTION
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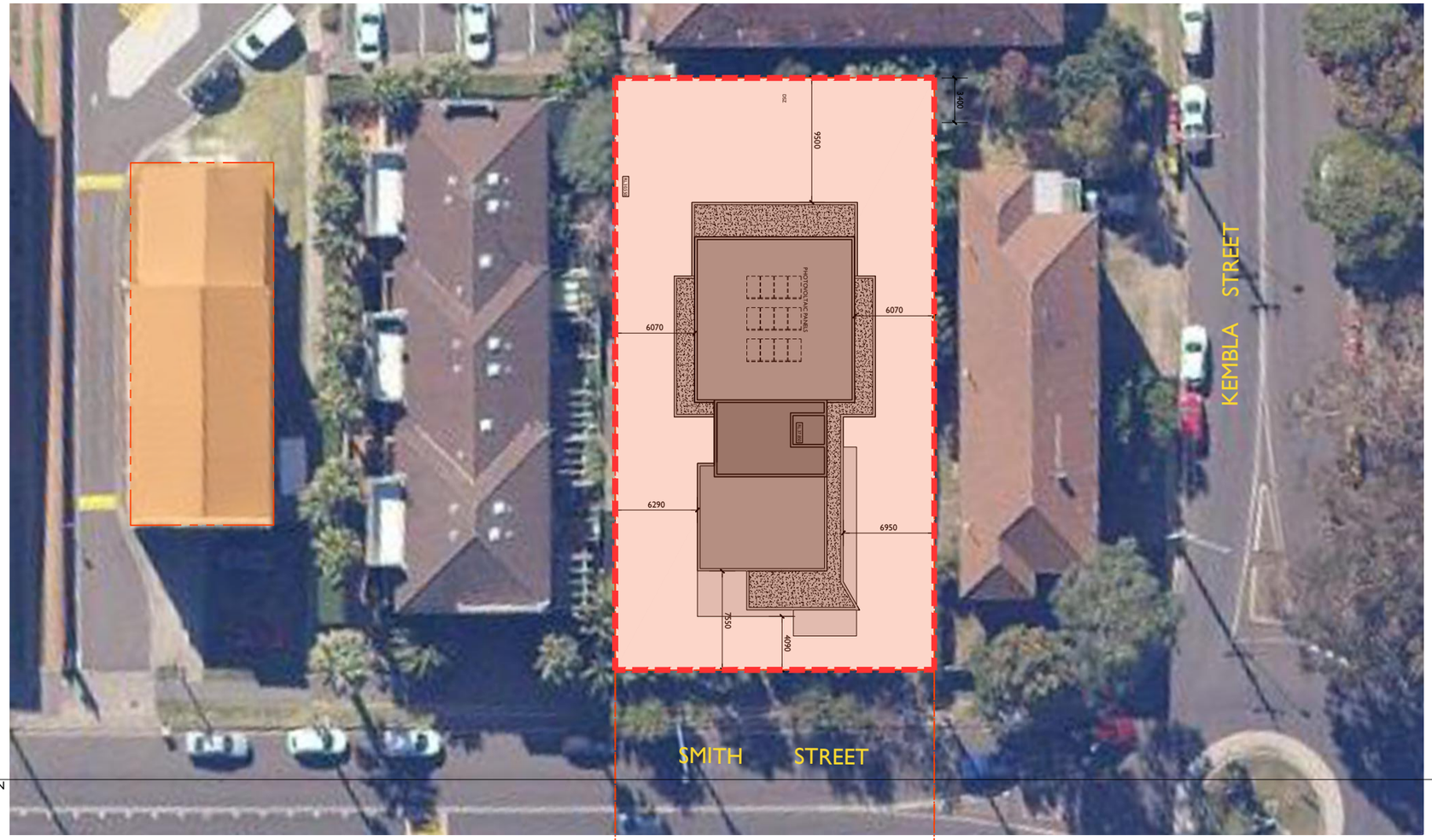
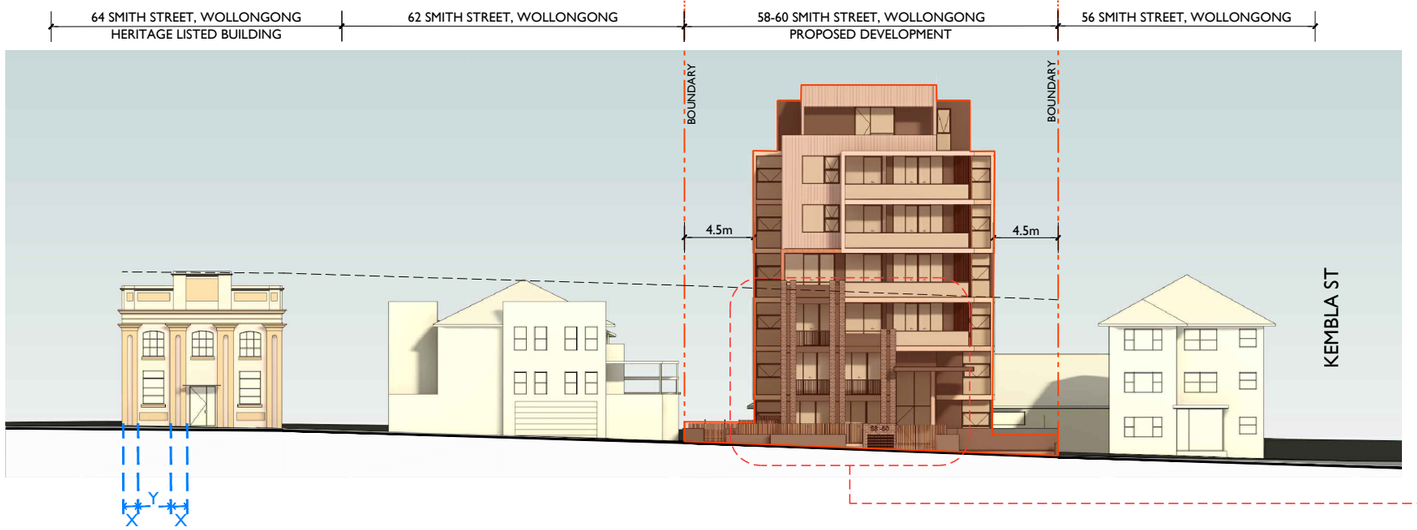
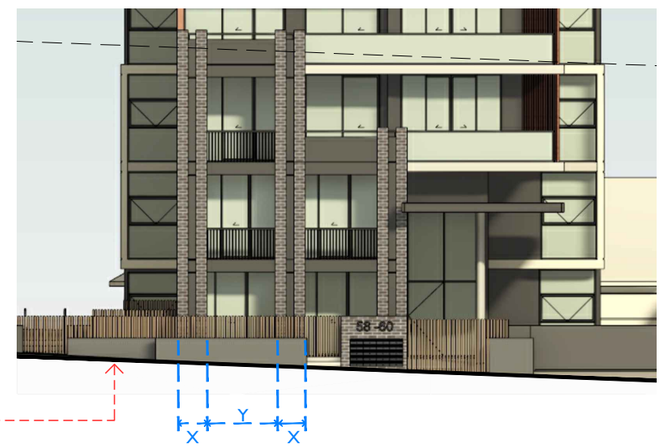
NOT FOR CONSTRUCTION



CITY BLOCK PLAN



CONTEXTUAL LONGITUDINAL SECTION
(SMITH STREET)



LEGEND

- PROPOSED DEVELOPMENT
- EXISTING BUILDINGS
- HERITAGE LISTED BUILDINGS

CONTEXTUAL ANALYSIS

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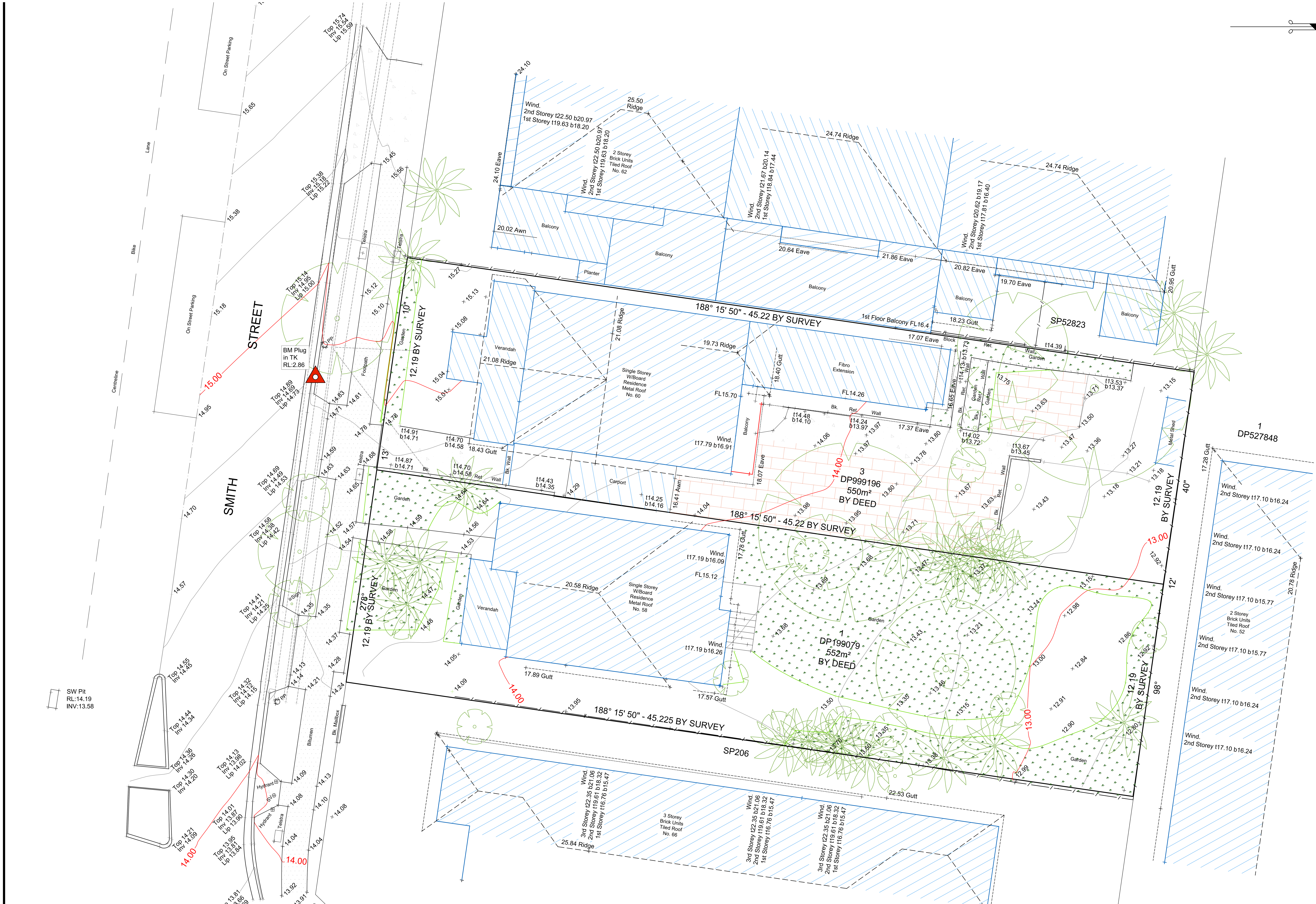
DEVELOPMENT APPLICATION
CONTEXTUAL ANALYSIS

Scale	Date
NTS	OCTOBER 2022
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-004	A



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2. Contours are interpolated from accurate spot levels as shown and should be used as a guide only. Do not re-interpolate contours.
3. Areas are by deed only. No boundary investigation has been carried out. Relationship of improvements to boundaries is diagrammatic only. Where offsets are critical they should be confirmed by further survey.
4. Services shown heron have been determined from visual evidence only. prior to any demolition, design, excavation or construction on site the relevant authority should be contacted to establish detailed location and depth.
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Rev.	Reason for Issue or Amendment	Date	Drawn	Checked	Surveyed
0	Issue for Information	08/10/2021	ZS	NB	ZS

MASTERS SURVEYING
116 Corrimal Street, Wollongong NSW 2500 P 02 4228 9911 masterssurveying.com.au
Brisbane Gladstone Mackay Rockhampton Wollongong CADASTRAL CONSTRUCTION ENGINEERING

Project:	Lot 1 DP199079 & Lot 3 DP999196, 58 - 60 Smith Street, Wollongong
Masters Job No:	64484
Scale:	1:100 at A1
Title:	Detail Site Survey - Overall
Level Datum:	AHD
Origin:	PM16916
Co-ord System:	NA
Client:	Ken Selleck
Masters Drawing No:	64484 - 1
Revision:	0
Sheet:	1 of 1

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	25-05-2022	REISSUED FOR DA
C	28-10-2022	REISSUED FOR DA
D	17-02-2023	REISSUED FOR DA
E	17-03-2023	REISSUED FOR DA
F	01-06-2023	REISSUED FOR DA
G	31-07-2023	REISSUED FOR DA

NOT FOR CONSTRUCTION

PROPOSED DEVELOPMENT

BASEMENT 1	RL 11.250
GROUND	RL 15.050
LEVEL 1	RL 18.150
LEVEL 2	RL 21.250
LEVEL 3	RL 24.350
LEVEL 4	RL 27.450
LEVEL 5	RL 30.550
LEVEL 6	RL 33.750
ROOF	RL 36.850

SITE / ROOF PLAN

NOTE: REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR STORMWATER COLLECTION & ALL EXTERNAL SURFACE LEVELS. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR ALL PAVING & PLANTING DETAILS.

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At
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WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
SITE / ROOF PLAN

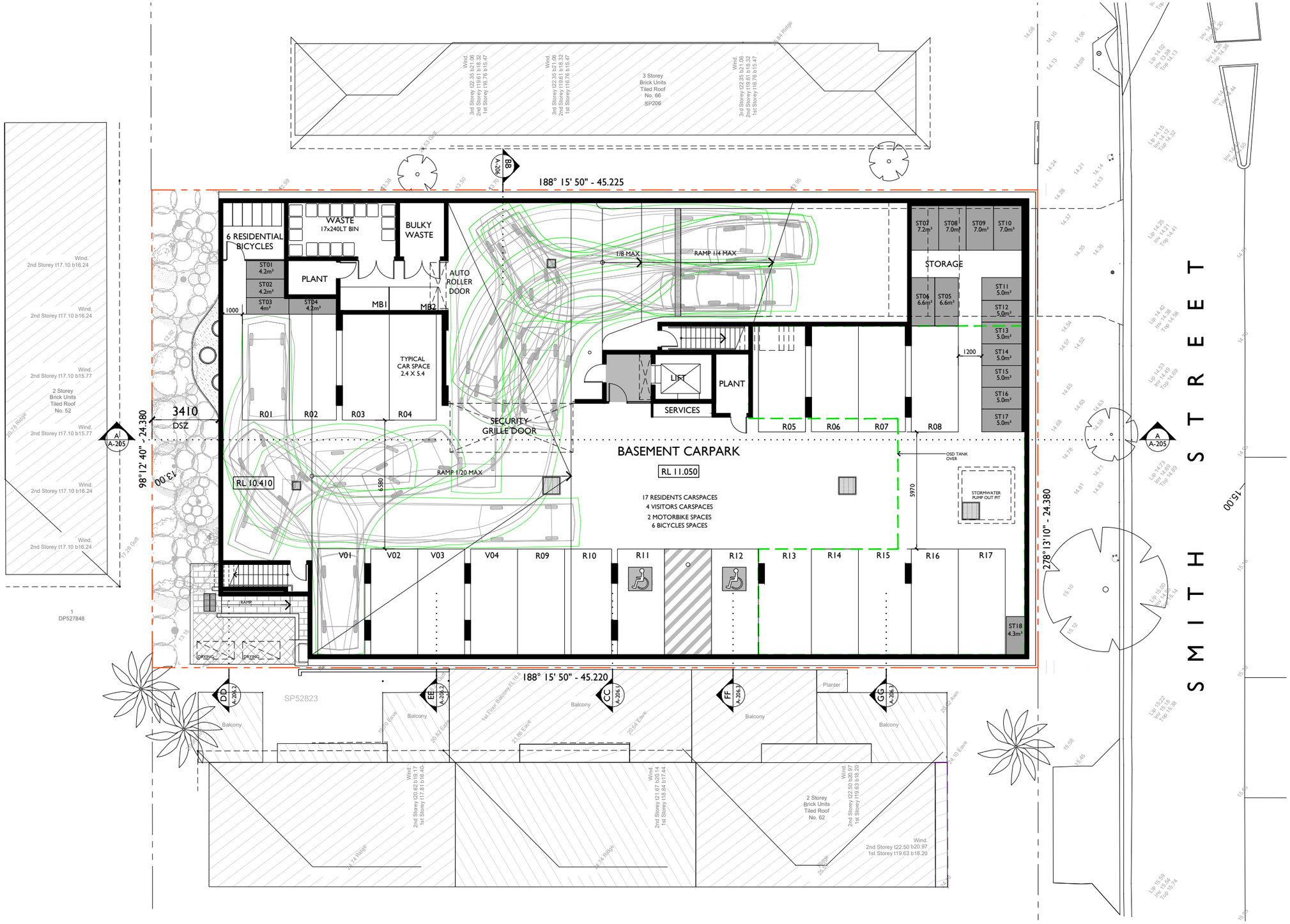
Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-101	G

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	06-12-2022	REISSUED FOR DA
D	17-02-2023	REISSUED FOR DA
E	01-06-2023	REISSUED FOR DA
F	31-07-2023	REISSUED FOR DA

NOT FOR CONSTRUCTION

PLANTING ZONE REFER LANDSCAPE DRAWINGS FOR DETAILS



BASEMENT FLOOR PLAN

RL varies

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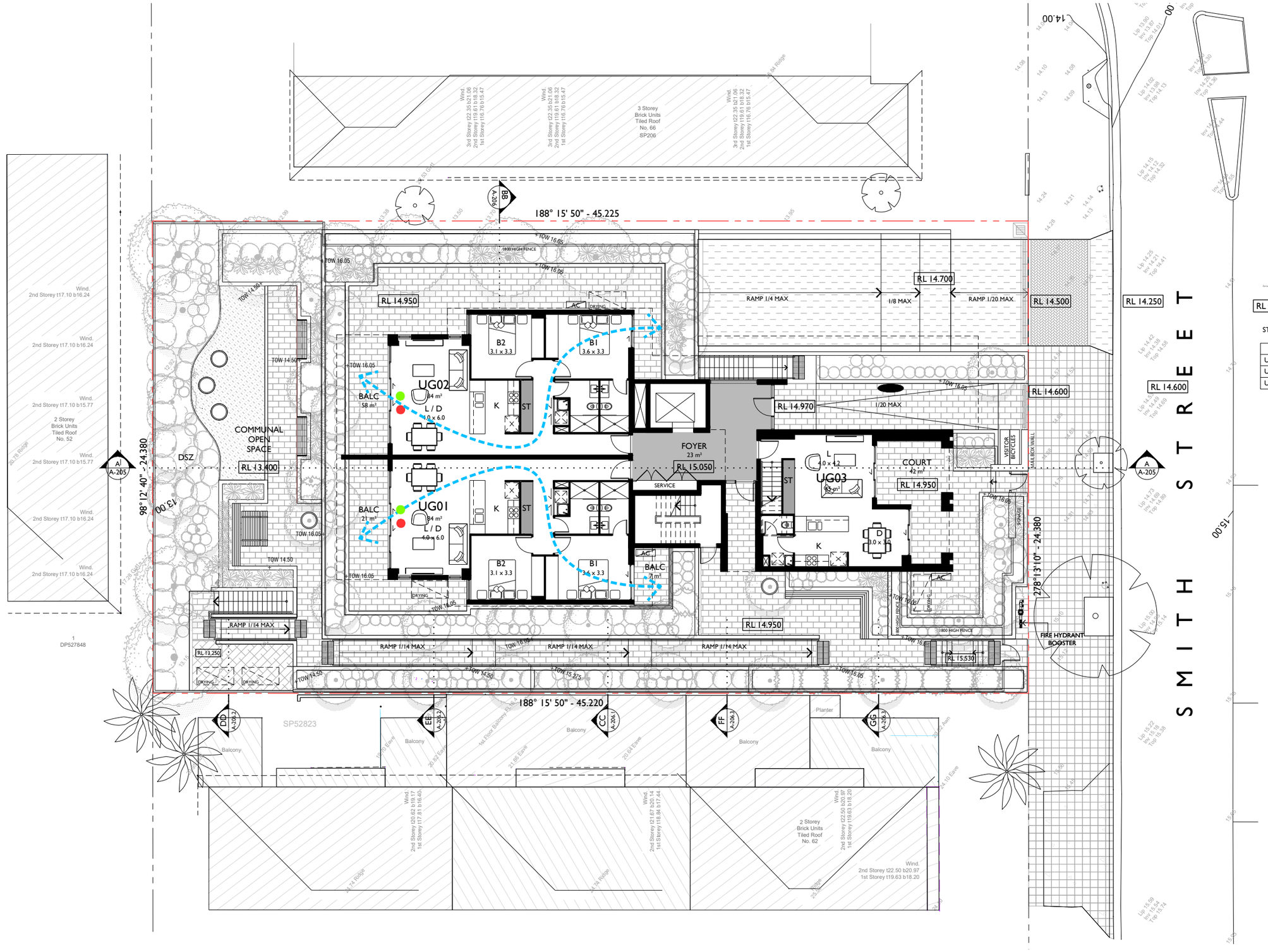
DEVELOPMENT APPLICATION
BASEMENT FLOOR PLAN

Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-102	F



GROUND FLOOR PLAN

RL 15.050

ISSUE	DATE	DESCRIPTION
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B	25-05-2022	REISSUED FOR DA
C	28-10-2022	REISSUED FOR DA
D	17-02-2023	REISSUED FOR DA
E	01-06-2023	REISSUED FOR DA
F	31-07-2023	REISSUED FOR DA

NOT FOR CONSTRUCTION

LEGEND

- SUNLIGHT ACCESS
- CROSS VENTILATION
- PLANTING ZONE REFER LANDSCAPE DRAWINGS FOR DETAILS
- RL xx.xxx STRUCTURAL LEVEL

STORAGE INSIDE UNITS

	VOLUME
UG01	4m³
UG02	4m³
UG03	4m³

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Title
DEVELOPMENT APPLICATION
GROUND FLOOR PLAN

Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-103	F

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	17-02-2023	REISSUED FOR DA
D	01-06-2023	REISSUED FOR DA
E	31-07-2023	REISSUED FOR DA

NOT FOR CONSTRUCTION

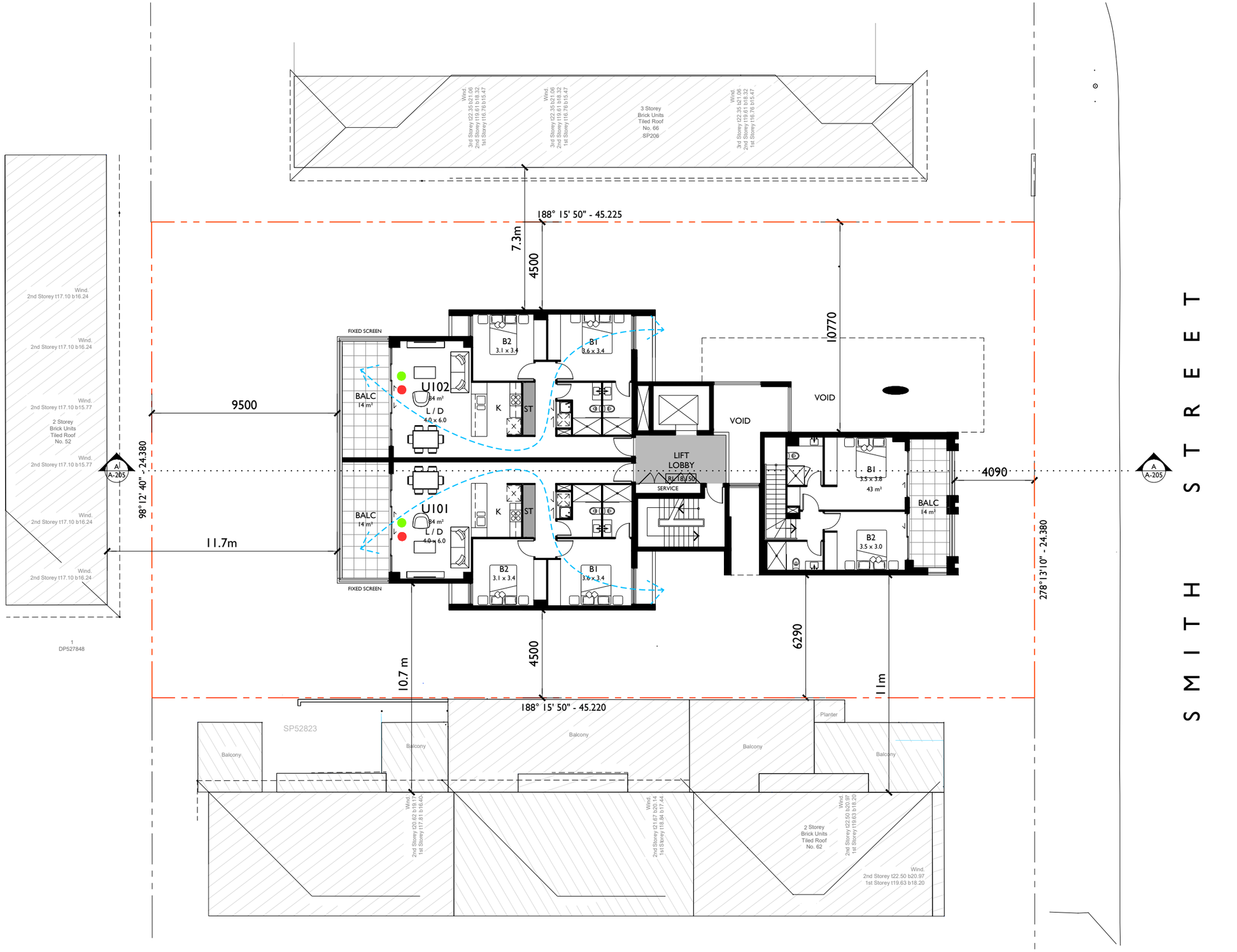
LEGEND

SUNLIGHT ACCESS

CROSS VENTILATION

STORAGE INSIDE UNITS

	VOLUME
U101	4m³
U102	4m³



LEVEL 01 FLOOR PLAN

RL 18.150

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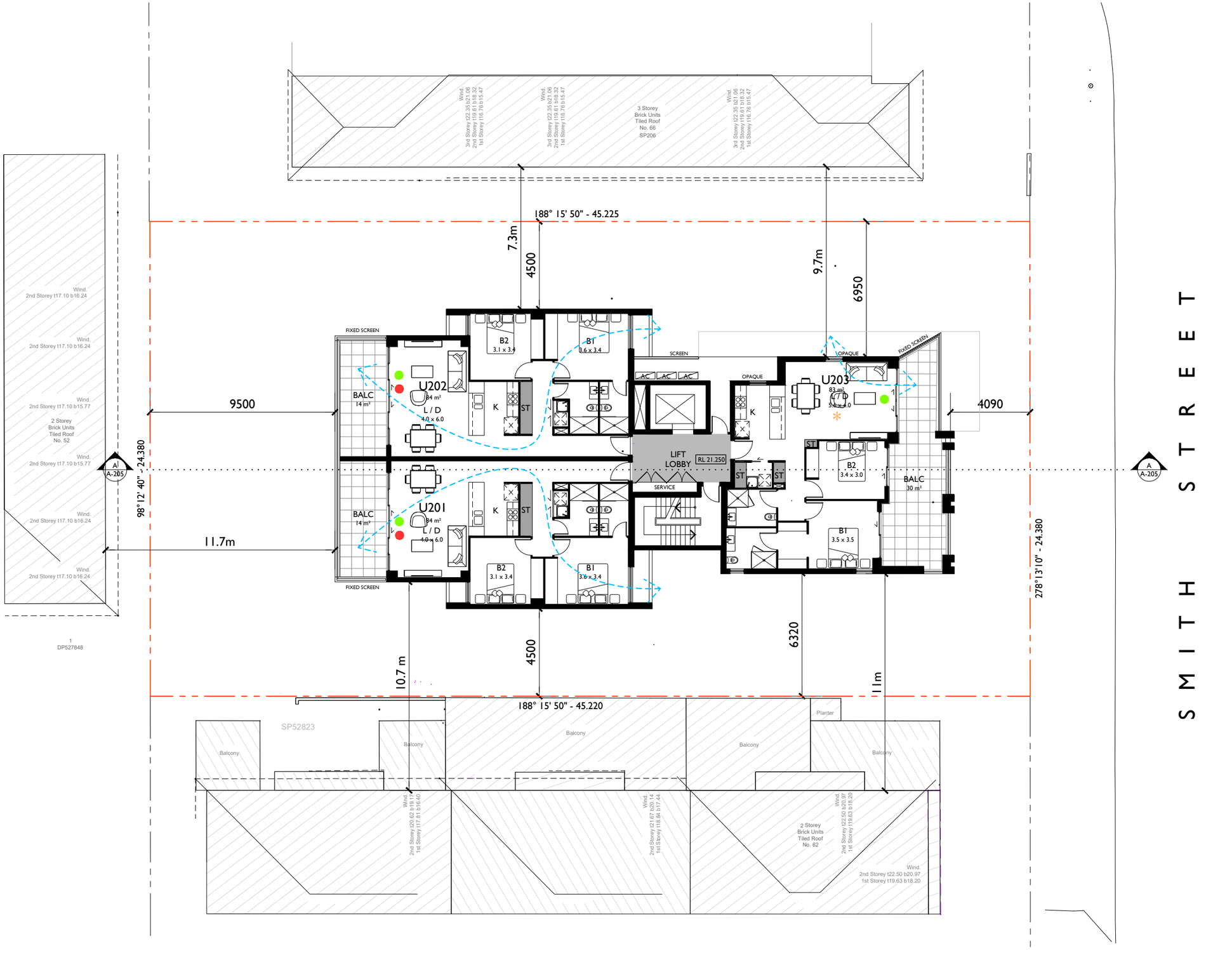
Title
DEVELOPMENT APPLICATION
LEVEL 01 FLOOR PLAN

Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	**Checked**
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-104	E



ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	17-02-2023	REISSUED FOR DA
D	01-06-2023	REISSUED FOR DA
E	31-07-2023	REISSUED FOR DA

NOT FOR CONSTRUCTION

LEGEND

- SUNLIGHT ACCESS
- CROSS VENTILATION
- LIVABLE HOUSING

NOTE

UNITS 203, 303
MEET LIVABLE HOUSING GUIDELINES SILVER LEVEL.

REFER TO PAGES 13-14 OF ACCESS REPORT FOR DETAILS ON COMPLIANCE.

STORAGE INSIDE UNITS

	VOLUME
U201	4m³
U202	4m³
U203	4m³

LEVEL 02 FLOOR PLAN

RL 21.250

adm ARCHITECTS
94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong
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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

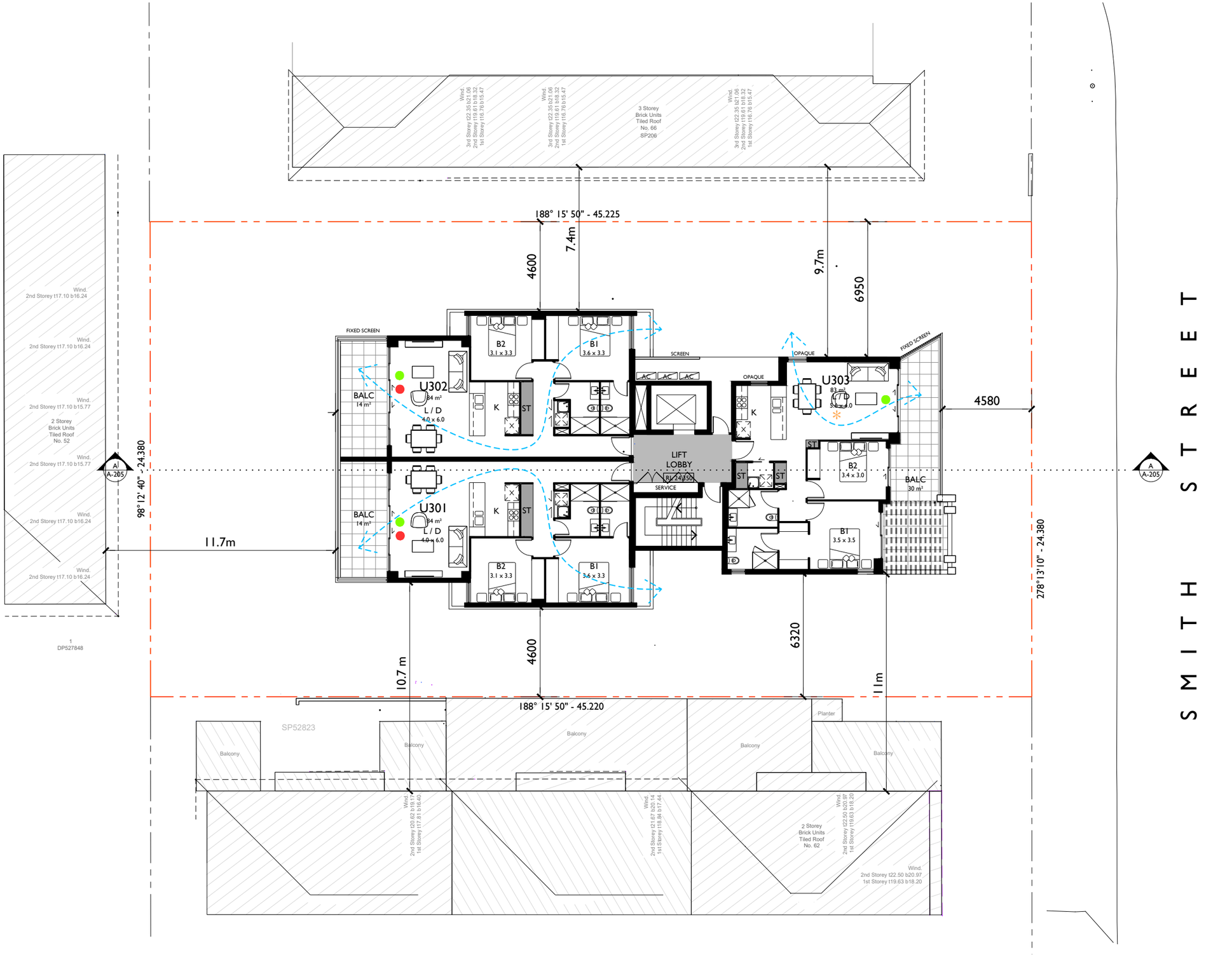
At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
LEVEL 02 FLOOR PLAN

Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-105	E



SMITH STREET

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	17-02-2023	REISSUED FOR DA
D	01-06-2023	REISSUED FOR DA
E	31-07-2023	REISSUED FOR DA

NOT FOR CONSTRUCTION

LEGEND

- SUNLIGHT ACCESS
- CROSS VENTILATION
- LIVABLE HOUSING

NOTE

UNITS 203, 303
MEET LIVABLE HOUSING GUIDELINES SILVER LEVEL.

REFER TO PAGES 13-14 OF ACCESS REPORT FOR DETAILS ON COMPLIANCE.

STORAGE INSIDE UNITS

	VOLUME
U301	4m³
U302	4m³
U303	4m³

LEVEL 03 FLOOR PLAN

RL 24.350

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
LEVEL 03 FLOOR PLAN

Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-106	E

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	17-02-2023	REISSUED FOR DA
D	01-06-2023	REISSUED FOR DA
E	31-07-2023	REISSUED FOR DA

NOT FOR CONSTRUCTION

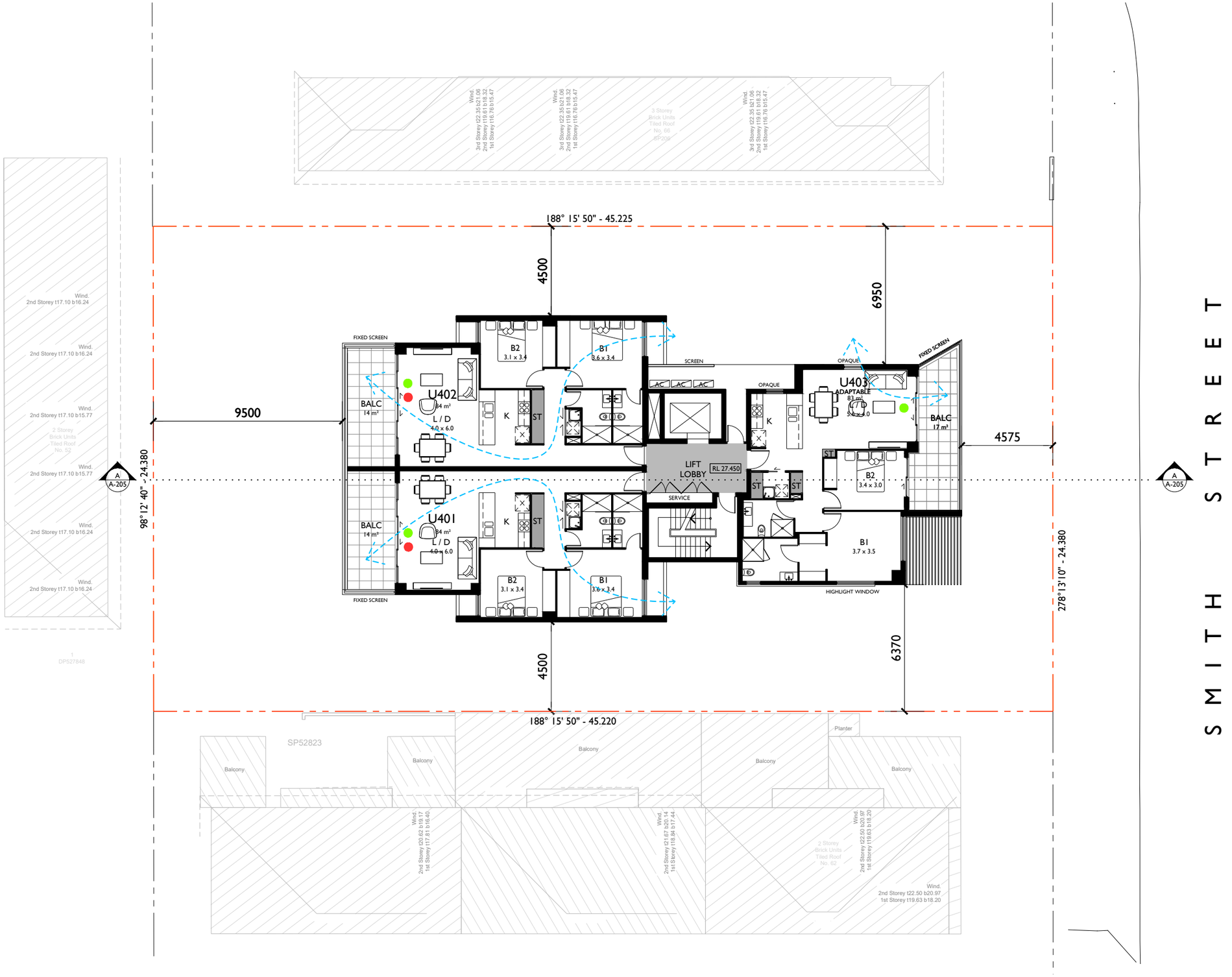
LEGEND

SUNLIGHT ACCESS

CROSS VENTILATION

STORAGE INSIDE UNITS

	VOLUME
U401	4m³
U402	4m³
U403	4m³



LEVEL 4 FLOOR PLAN

RL 27.450

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
LEVEL 4 FLOOR PLAN

Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	**Checked**
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-107	E

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	17-02-2023	REISSUED FOR DA
D	01-06-2023	REISSUED FOR DA
E	31-07-2023	REISSUED FOR DA

NOT FOR CONSTRUCTION

LEGEND

SUNLIGHT ACCESS

CROSS VENTILATION

STORAGE INSIDE UNITS

	VOLUME
U501	4m³
U502	4m³
U503	4m³

LEVEL 05 FLOOR PLAN

RL 30.550

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

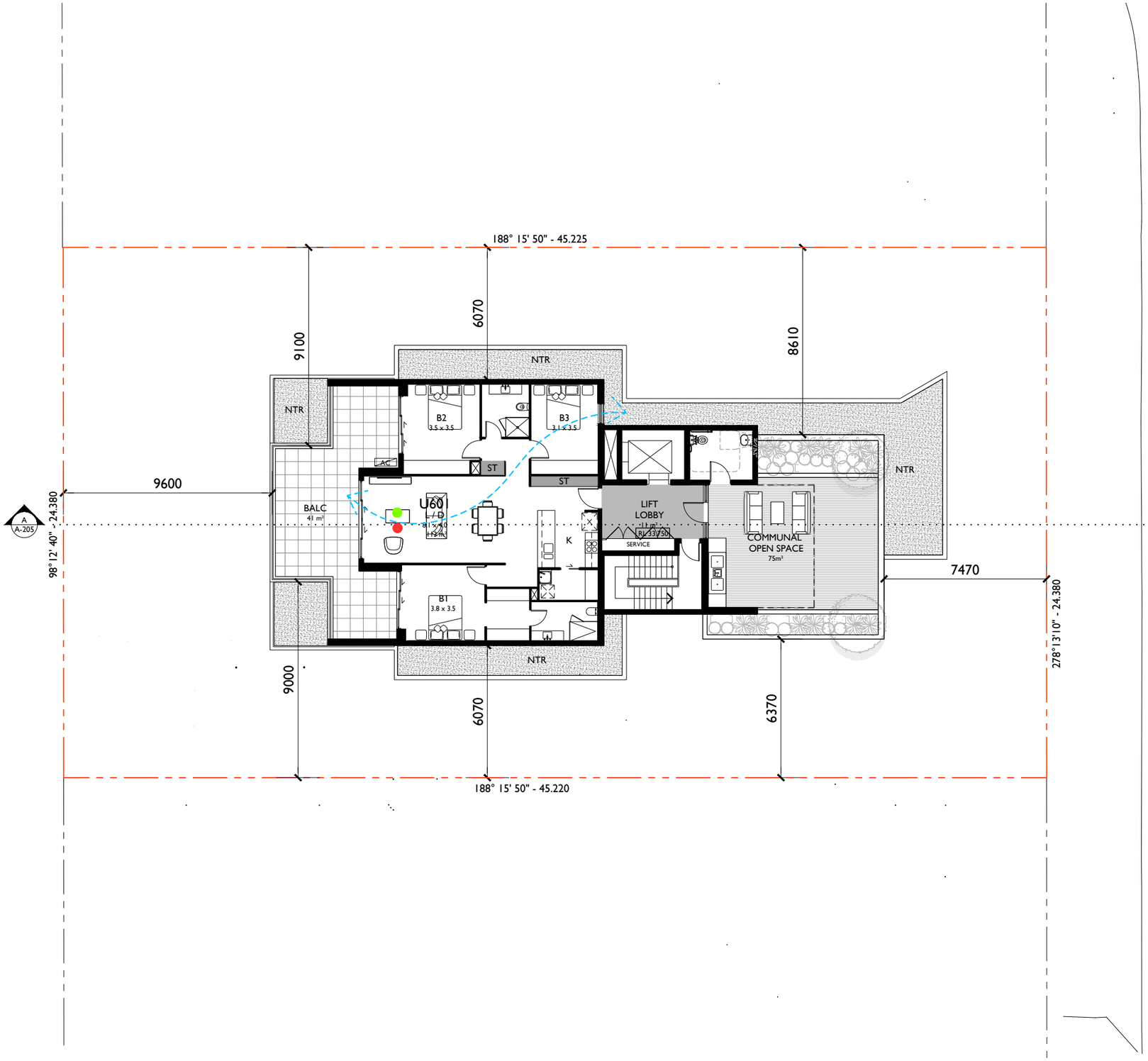
At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
LEVEL 05 FLOOR PLAN

Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	**Checked**
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-108	E



ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	17-02-2023	REISSUED FOR DA
D	01-06-2023	REISSUED FOR DA
E	31-07-2023	REISSUED FOR DA

NOT FOR CONSTRUCTION

LEGEND

SUNLIGHT ACCESS

CROSS VENTILATION

PLANTING ZONE REFER LANDSCAPE DRAWINGS FOR DETAILS

STORAGE INSIDE UNITS

	VOLUME
U401	5m³

LEVEL 06 FLOOR PLAN

RL 33.750

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

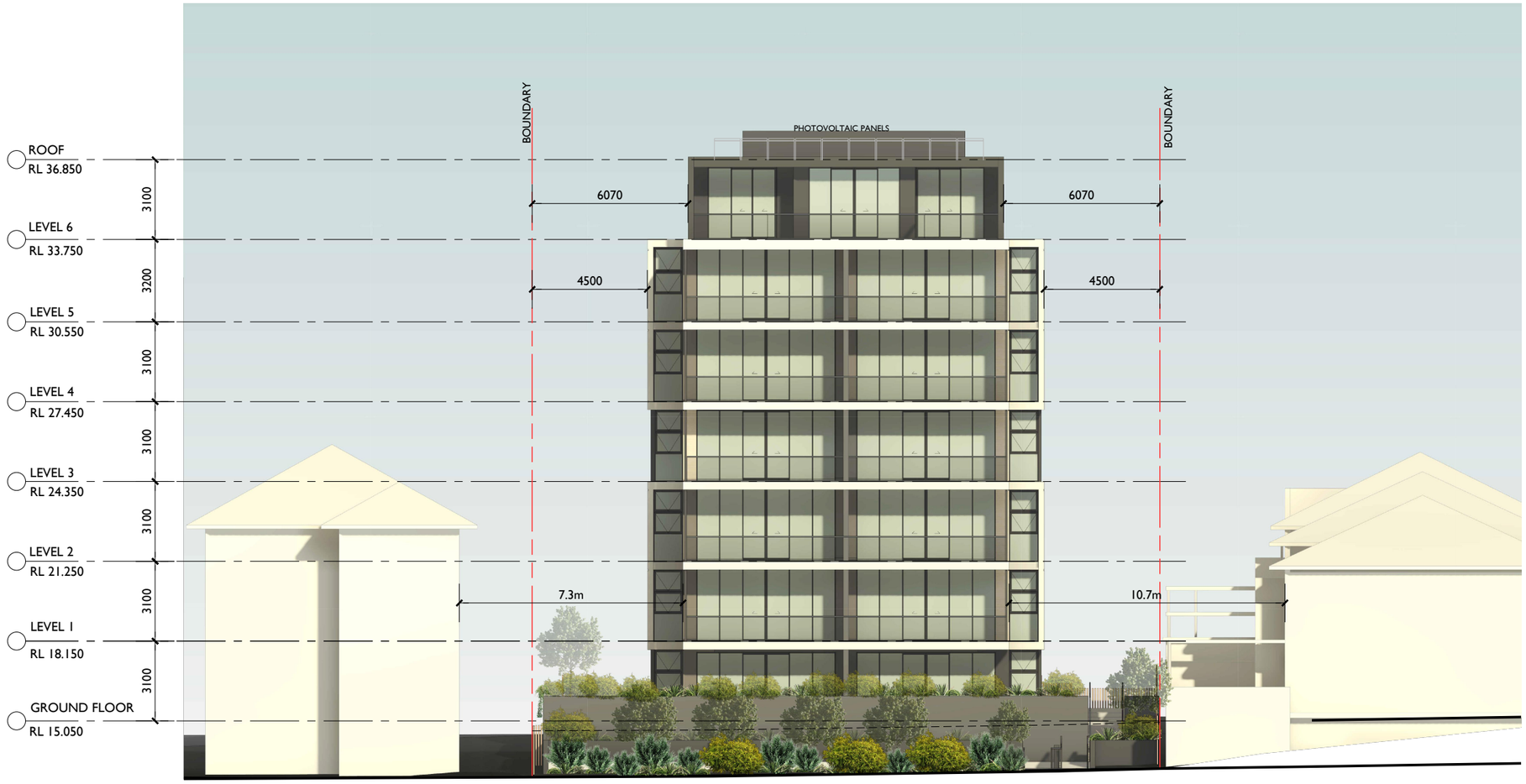
Title
DEVELOPMENT APPLICATION
LEVEL 06 FLOOR PLAN

Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-109	E

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	17-02-2023	REISSUED FOR DA
D	01-06-2023	REISSUED FOR DA
E	31-07-2023	REISSUED FOR DA

NOT FOR CONSTRUCTION



NORTH ELEVATION

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
NORTH ELEVATION

Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-201	E

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	17-02-2023	REISSUED FOR DA
D	01-06-2023	REISSUED FOR DA
E	31-07-2023	REISSUED FOR DA

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EAST ELEVATION

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
EAST ELEVATION

Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	**Checked**
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-202	E

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	17-02-2023	REISSUED FOR DA
D	01-06-2023	REISSUED FOR DA
E	31-07-2023	REISSUED FOR DA

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EAST ELEVATION

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
EAST ELEVATION

Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	**Checked**
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-202	E

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	17-02-2023	REISSUED FOR DA
D	01-06-2023	REISSUED FOR DA
E	31-07-2023	REISSUED FOR DA

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SOUTH ELEVATION

SMITH STREET ASPECT

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
SOUTH ELEVATION

Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-203	E

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	17-02-2023	REISSUED FOR DA
D	01-06-2023	REISSUED FOR DA
E	31-07-2023	REISSUED FOR DA

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WEST ELEVATION

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
WEST ELEVATION

Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	**Checked**
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-204	E

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	17-02-2023	REISSUED FOR DA
D	01-06-2023	REISSUED FOR DA
E	31-07-2023	REISSUED FOR DA

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SECTION A-A

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

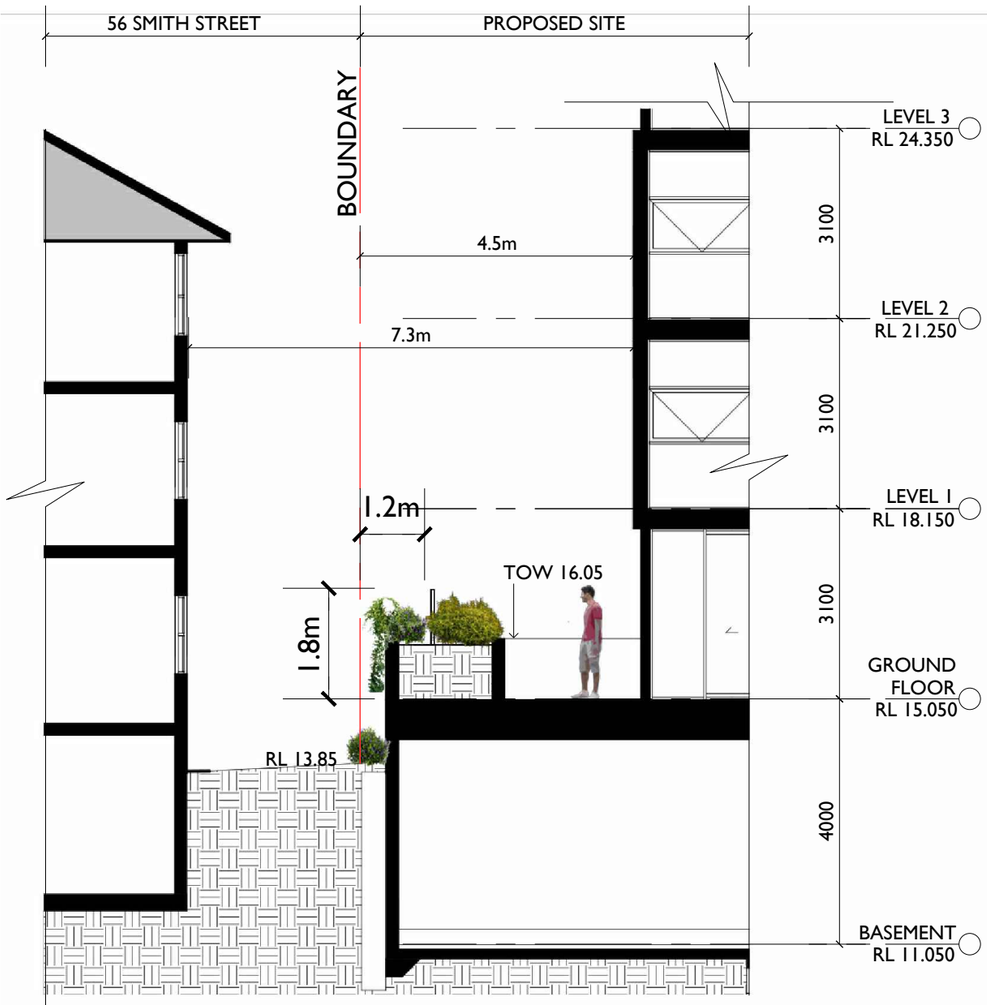
At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

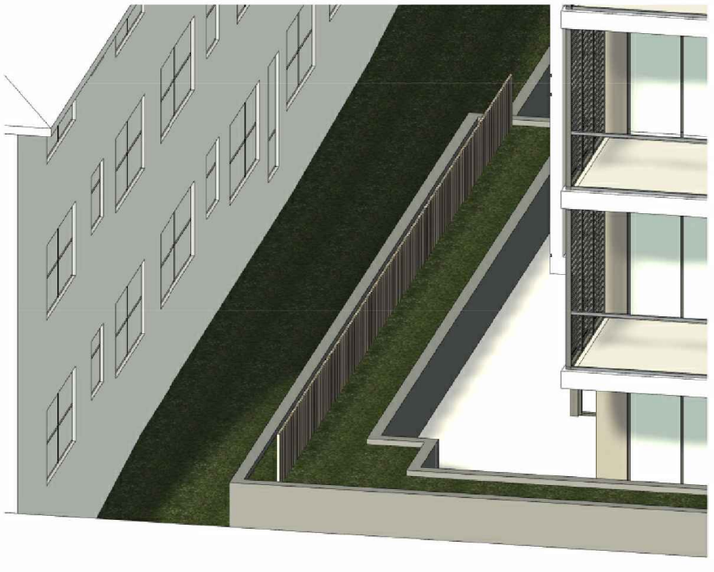
Title
DEVELOPMENT APPLICATION
SECTION A-A

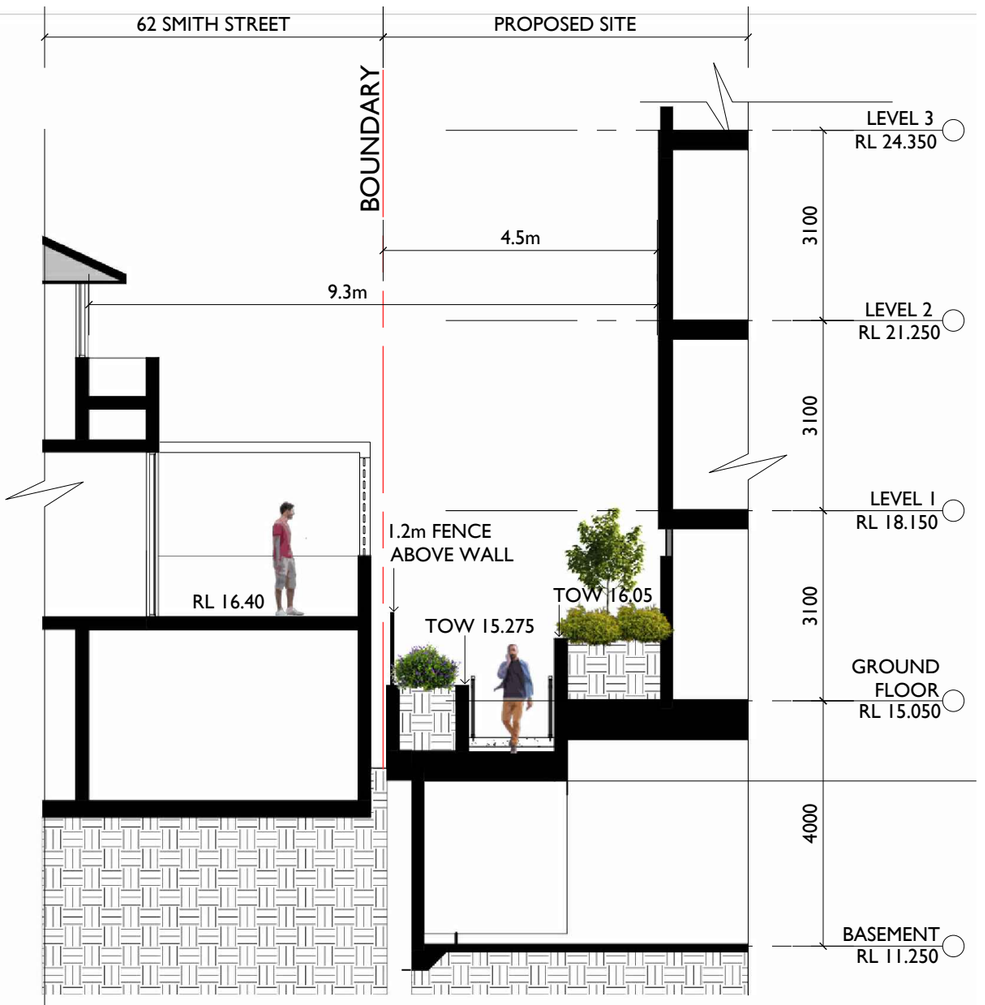
Scale	Date
1:100 @ A1 1:200 @ A3	JULY 2023
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-205	E



INTERFACE PART SECTION BB





INTERFACE PART SECTION CC

ISSUE	DATE	DESCRIPTION
A	28-10-22	ISSUED FOR DA
B	01-06-23	RE-ISSUED FOR DA
C	31-07-23	RE-ISSUED FOR DA

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

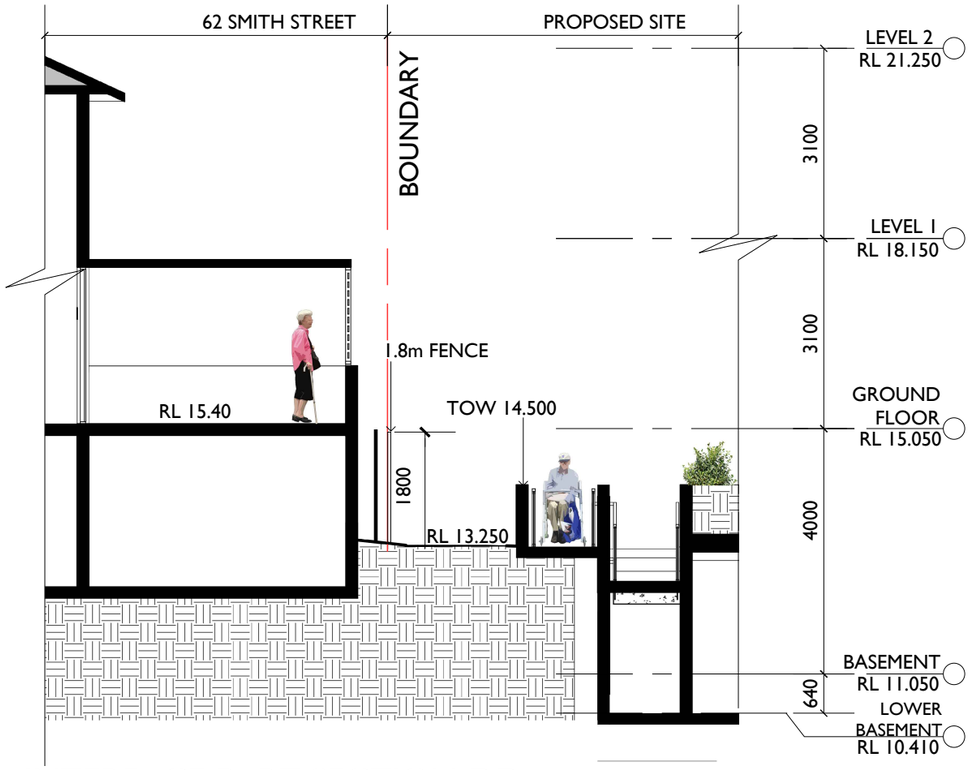
At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

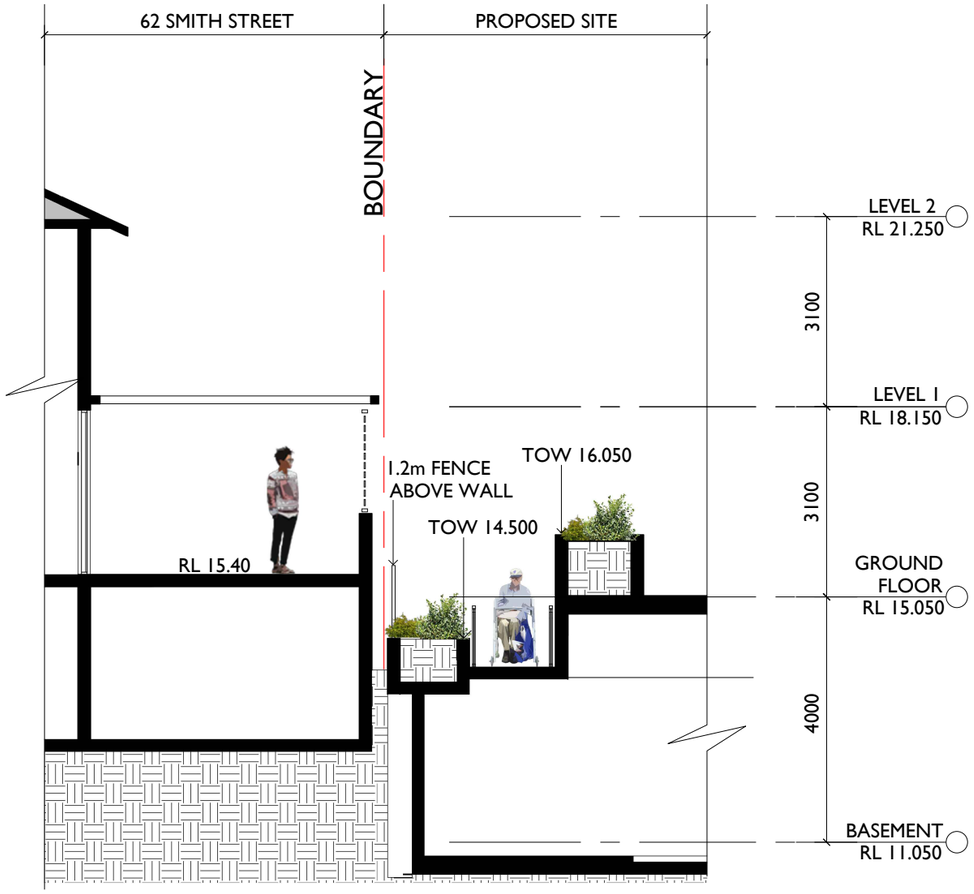
Title
DEVELOPMENT APPLICATION
INTERFACE SECTIONS 01

Scale	Date
1:50 @ A1 1:100 @ A3	JULY 2023
Drawn	**Checked**
LGD , HR , SJ	ADM

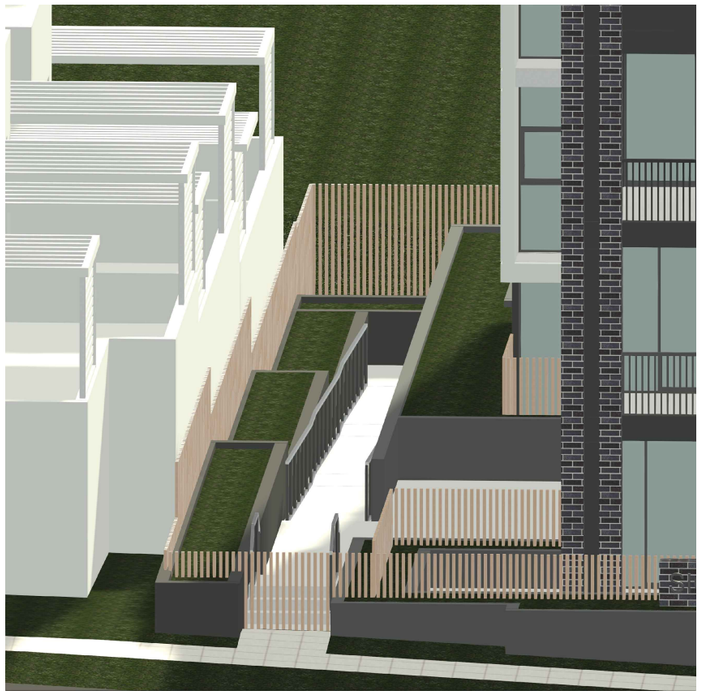
Project No.	Drawing No.	Issue
2021-31	A-206.1	C



INTERFACE PART SECTION DD



INTERFACE PART SECTION EE



ISSUE	DATE	DESCRIPTION
A	01-06-23	ISSUED FOR DA
B	31-07-23	RE-ISSUED FOR DA

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

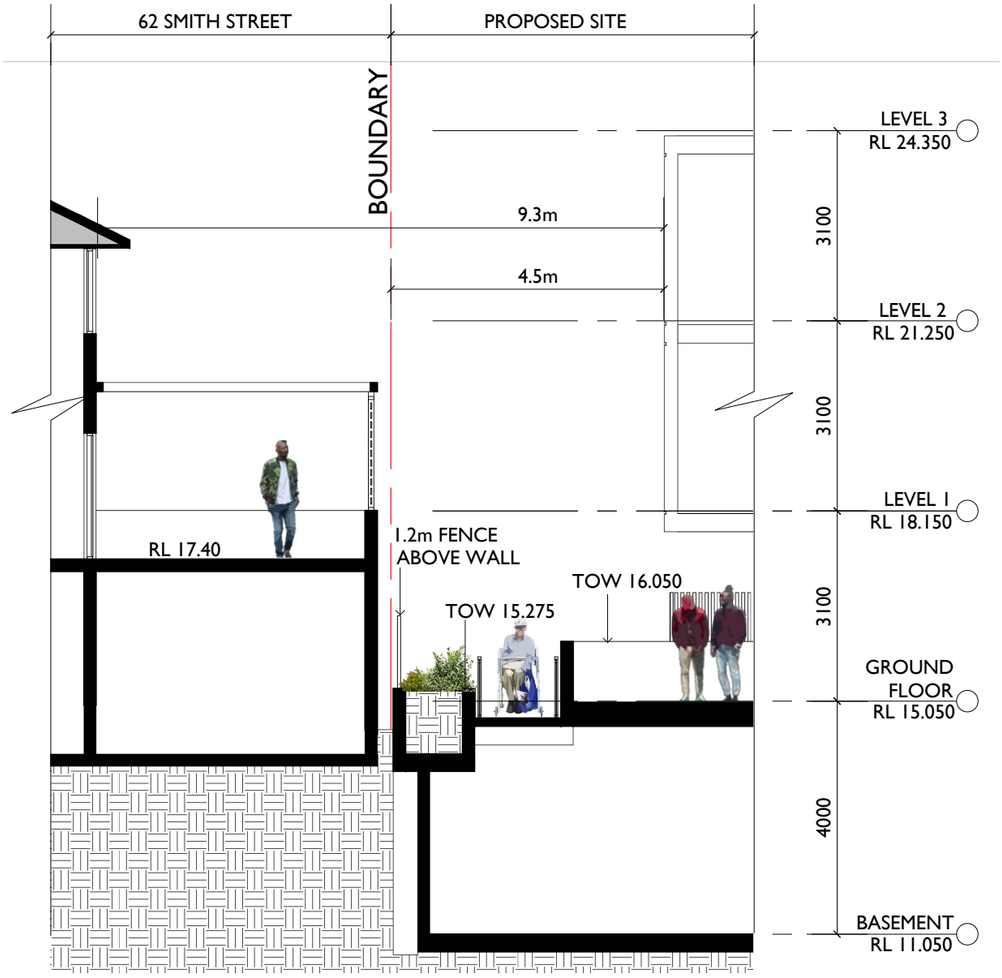
Title
DEVELOPMENT APPLICATION
INTERFACE SECTIONS 02

Scale	Date
1:50 @ A1 1:100 @ A3	JULY 2023
Drawn	**Checked**
LGD , HR , SJ	ADM

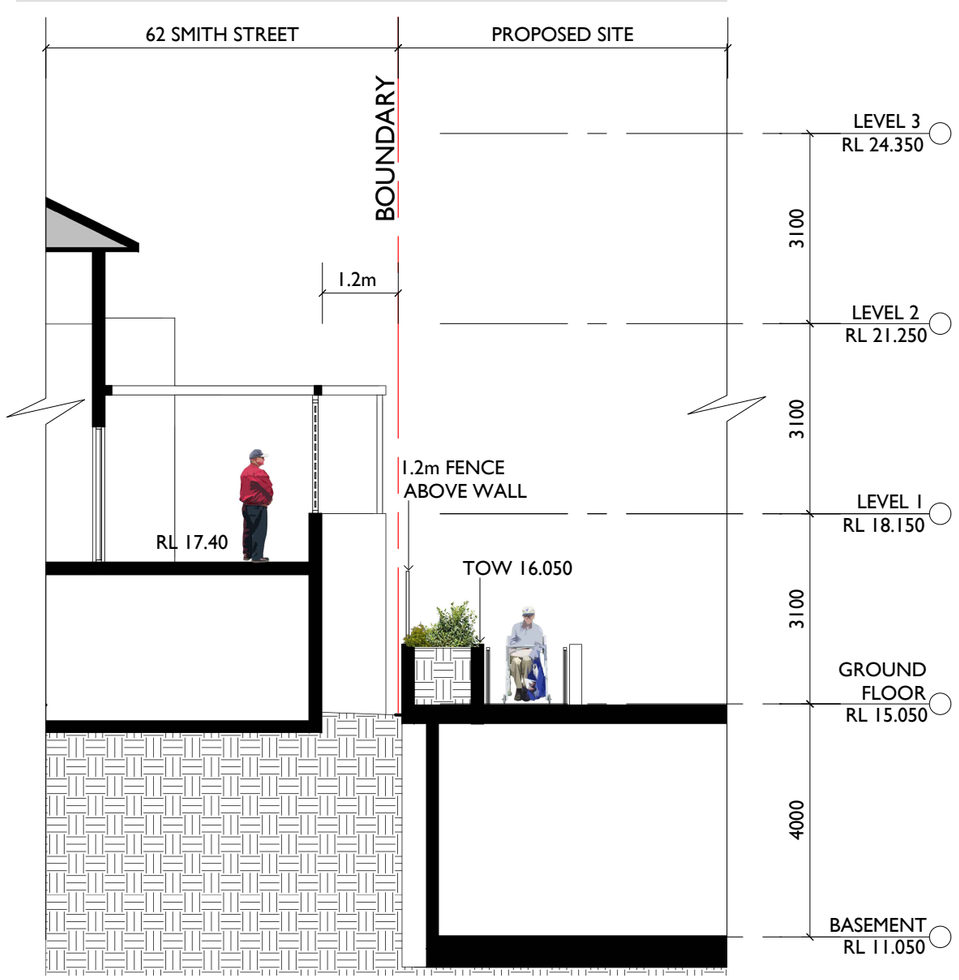
Project No.	Drawing No.	Issue
2021-31	A-206.2	B

ISSUE	DATE	DESCRIPTION
A	01-06-23	ISSUED FOR DA
B	31-07-23	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



INTERFACE PART SECTION FF



INTERFACE PART SECTION GG

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

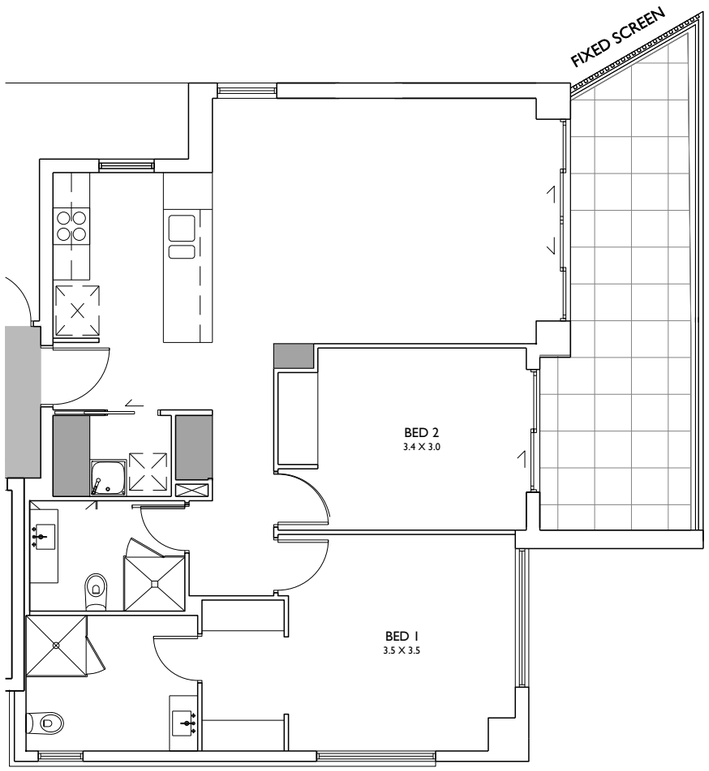
Title
DEVELOPMENT APPLICATION
INTERFACE SECTIONS 03

Scale	Date
1:50 @ A1 1:100 @ A3	JULY 2023
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-206.3	B

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA
C	17-02-2023	REISSUED FOR DA
D	01-06-2023	REISSUED FOR DA
E	31-07-2023	REISSUED FOR DA

NOT FOR CONSTRUCTION



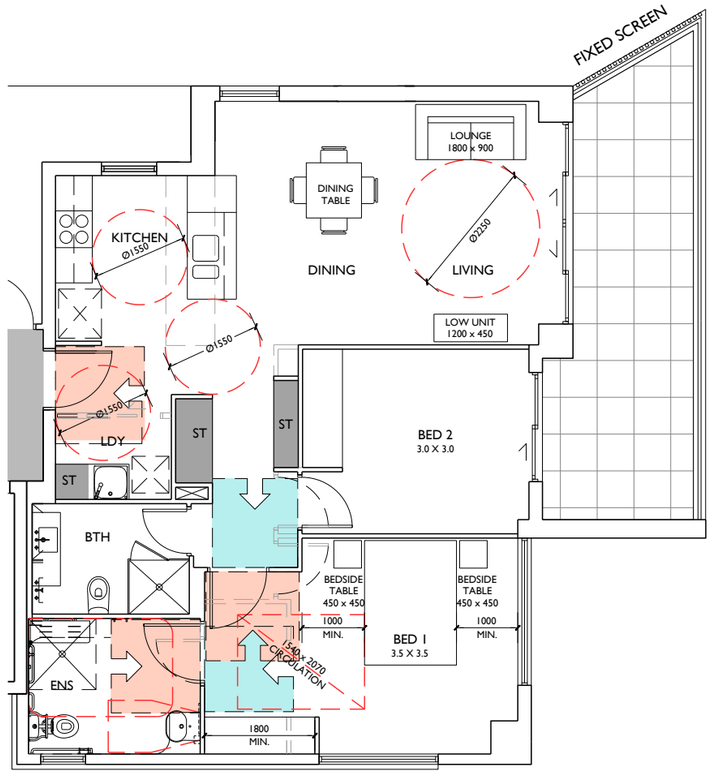
PRE - ADAPTATION PLAN

UNITS 403 , 503(AS SHOWN)

CLASS C ADAPTABLE UNIT TO AS 4299

STORAGE INSIDE UNITS

VOLUME	4m³



POST - ADAPTATION PLAN

UNITS 403 , 503(AS SHOWN)

REFER TO ACCESS CONSULTANTS REPORT

STORAGE INSIDE UNITS

VOLUME	4m³

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
PRE AND POST ADAPTATION PLAN

Scale	Date
1:50 @ A1 1:100 @ A3	JULY 2023
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-301	E

ISSUE	DATE	DESCRIPTION
A	14-02-2023	ISSUED FOR DA
B	01-06-2023	REISSUED FOR DA
C	31-07-2023	REISSUED FOR DA

NOT FOR CONSTRUCTION

ELEMENT 1: DWELLING ACCESS

THERE IS A SAFE, CONTINUOUS, STEP-FREE PATHWAY FROM THE STREET ENTRANCE AND/OR PARKING AREA TO A DWELLING ENTRANCE THAT IS LEVEL.

A. PROVIDE A SAFE, CONTINUOUS STEP-FREE PATHWAY FROM THE FRONT BOUNDARY OF THE PROPERTY TO AN ENTRY DOOR TO THE DWELLING.
THIS PROVISION DOES NOT APPLY WHERE THE AVERAGE SLOPE OF THE GROUND WHERE THE PATH WOULD FEATURE IS STEEPER THAN 1:14.

B. THE PATH OF TRAVEL REFERRED TO IN (A) SHOULD HAVE A MINIMUM CLEAR WIDTH OF 1000MM AND HAVE:
I. NO STEPS;
II. AN EVEN, FIRM, SLIP-RESISTANT SURFACE;
III. A CROSSFALL OF NOT MORE THAN 1:40; AND
IV. A MAXIMUM PATHWAY SLOPE OF 1:14.
WHERE RAMPS ARE REQUIRED THEY SHOULD HAVE LANDINGS PROVIDED AT NO GREATER THAN 9M FOR A 1:14 RAMP AND NO GREATER THAN 15M FOR RAMPS STEEPER THAN 1:20. LANDINGS SHOULD BE NO LESS THAN 1200MM IN LENGTH.

C. THE PATH OF TRAVEL REFERRED TO IN (A) MAY BE PROVIDED VIA AN ASSOCIATED CAR PARKING SPACE FOR THE DWELLING. WHERE A CAR PARKING SPACE IS RELIED UPON AS THE SAFE AND CONTINUOUS PATHWAY TO THE DWELLING ENTRANCE, THE SPACE SHOULD INCORPORATE:
I. MINIMUM DIMENSIONS OF AT LEAST 3200MM (WIDTH) X 5400MM (LENGTH);
II. AN EVEN, FIRM AND SLIP RESISTANT SURFACE; AND
III. A LEVEL SURFACE (1:40 MAXIMUM GRADIENT, 1:33 MAXIMUM GRADIENT FOR BITUMEN).

D. A STEP RAMP MAY BE INCORPORATED AT AN ENTRANCE DOORWAY WHERE THERE IS A CHANGE IN HEIGHT OF 190MM OR LESS. THE STEP RAMP SHOULD PROVIDE:
I. A MAXIMUM GRADIENT OF 1:10;
II. A MINIMUM CLEAR WIDTH OF 1000MM (WIDTH SHOULD REFLECT THE PATHWAY WIDTH); AND
III. A MAXIMUM LENGTH OF 1900MM.

E. WHERE A RAMP IS PART OF THE PATHWAY, LEVEL LANDINGS NO LESS THAN 1200MM IN LENGTH, EXCLUSIVE OF THE SWING OF THE DOOR OR GATE THAT OPENS ONTO THEM, MUST BE PROVIDED AT THE HEAD AND FOOT OF THE RAMP.

ELEMENT 2: DWELLING ENTRANCE

THERE IS AT LEAST ONE LEVEL (STEP-FREE) ENTRANCE INTO THE DWELLING TO ENABLE HOME OCCUPANTS TO EASILY ENTER AND EXIT THE DWELLING.

A. THE DWELLING SHOULD PROVIDE AN ENTRANCE DOOR WITH:
I. A MINIMUM CLEAR OPENING WIDTH OF 820MM;
II. A LEVEL (STEP-FREE) TRANSITION AND THRESHOLD (MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED); AND
III. REASONABLE SHELTER FROM THE WEATHER.

B. A LEVEL LANDING AREA OF AT LEAST 1200MM X 1200MM SHOULD BE PROVIDED AT THE LEVEL (STEP FREE) ENTRANCE DOOR. A LEVEL LANDING AREA AT THE ENTRANCE DOOR SHOULD BE PROVIDED ON THE ARRIVAL SIDE OF THE DOOR (I.E. THE EXTERNAL SIDE OF THE DOOR) TO ALLOW A PERSON TO SAFELY STAND AND THEN OPEN THE DOOR.

C. WHERE THE THRESHOLD AT THE ENTRANCE EXCEEDS 5MM AND IS LESS THAN 56MM, A RAMPED THRESHOLD MAY BE PROVIDED.

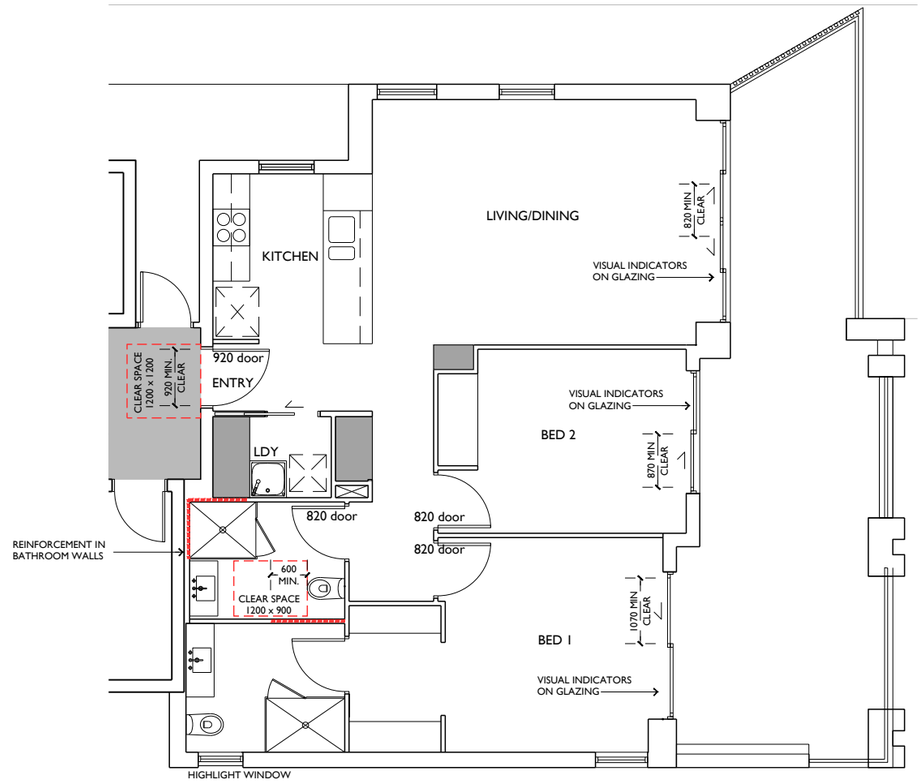
D. THE LEVEL (STEP-FREE) ENTRANCE SHOULD BE CONNECTED TO THE SAFE AND CONTINUOUS PATHWAY AS SPECIFIED IN ELEMENT 1.

ELEMENT 3: INTERNAL DOORS & CORRIDORS

INTERNAL DOORS AND CORRIDORS FACILITATE COMFORTABLE AND UNIMPEDED MOVEMENT BETWEEN SPACES.

A. DOORWAYS TO ROOMS ON THE ENTRY LEVEL USED FOR LIVING, DINING, BEDROOM, BATHROOM, KITCHEN, LAUNDRY AND SANITARY COMPARTMENT PURPOSES SHOULD PROVIDE:
I. A MINIMUM CLEAR OPENING WIDTH OF 820MM; AND
II. A LEVEL TRANSITION AND THRESHOLD (MAXIMUM VERTICAL TOLERANCE OF 5MM BETWEEN ABUTTING SURFACES IS ALLOWABLE PROVIDED THE LIP IS ROUNDED OR BEVELED).

B. INTERNAL CORRIDORS/PASSAGEWAYS TO THE DOORWAYS REFERRED TO IN (A) SHOULD PROVIDE A MINIMUM CLEAR WIDTH OF 1000MM.



ELEMENT 4: TOILET

THE GROUND (OR ENTRY) LEVEL HAS A TOILET TO SUPPORT EASY ACCESS FOR HOME OCCUPANTS AND VISITORS.

DWELLINGS SHOULD HAVE A TOILET ON THE GROUND (OR ENTRY) LEVEL THAT PROVIDES:
I. A MINIMUM CLEAR WIDTH OF 900MM BETWEEN THE WALLS OF THE BATHROOM IF LOCATED IN A SEPARATE ROOM; AND
II. A MINIMUM 1200MM CLEAR CIRCULATION SPACE FORWARD OF THE TOILET PAN EXCLUSIVE OF THE SWING OF THE DOOR; AND
III. THE TOILET PAN SHOULD BE LOCATED IN THE CORNER OF THE ROOM (IF THE TOILET IS LOCATED IN A COMBINED TOILET /BATHROOM) TO ENABLE INSTALLATION OF GRABRAILS AT A FUTURE DATE. REINFORCEMENT GUIDELINES FOR WALLS IN BATHROOMS AND TOILETS ARE FOUND IN ELEMENT 6.

ELEMENT 5: SHOWER

THE SHOWER IS DESIGNED FOR EASY AND INDEPENDENT ACCESS FOR ALL HOME OCCUPANTS.

A. ONE BATHROOM SHOULD FEATURE A SLIP-RESISTANT, HOBLESS SHOWER RECESS. SHOWER SCREENS ARE PERMITTED, PROVIDED THEY CAN EASILY BE REMOVED AT A LATER DATE.

B. THE SHOWER RECESS SHOULD BE LOCATED IN THE CORNER OF THE ROOM TO ENABLE THE INSTALLATION OF GRABRAILS AT A FUTURE DATE.

ELEMENT 6: REINFORCEMENT OF BATHROOM WALLS

THE BATHROOM AND TOILET WALLS ARE BUILT TO ENABLE GRABRAILS TO BE SAFELY AND ECONOMICALLY INSTALLED.

A. EXCEPT FOR WALLS CONSTRUCTED OF SOLID MASONRY OR CONCRETE, THE WALLS AROUND THE SHOWER, BATH (IF PROVIDED) AND TOILET SHOULD BE REINFORCED TO PROVIDE A FIXING SURFACE FOR THE SAFE INSTALLATION OF GRABRAILS.

B. THE WALLS AROUND THE TOILET ARE TO BE REINFORCED BY INSTALLING:
I. NOGGINGS WITH A THICKNESS OF AT LEAST 25MM; OR
II. SHEETING WITH A THICKNESS OF AT LEAST 12MM.

C. THE WALLS AROUND THE BATH ARE TO BE REINFORCED BY INSTALLING:
I. NOGGINGS WITH A THICKNESS OF AT LEAST 25MM; OR
II.SHEETING WITH A THICKNESS OF AT LEAST 12MM.

D. THE WALLS AROUND THE HOBLESS SHOWER RECESS ARE TO BE REINFORCED BY INSTALLING:
I. NOGGINGS WITH A THICKNESS OF AT LEAST 25MM; OR
II. SHEETING WITH A THICKNESS OF AT LEAST 12MM.

ELEMENT 7: INTERNAL STAIRWAYS

INTERNAL DOORS AND CORRIDORS FACILITATE COMFORTABLE AND UNIMPEDED MOVEMENT BETWEEN SPACES.

A. STAIRWAYS IN DWELLINGS MUST FEATURE:
I. A CONTINUOUS HANDRAIL ON ONE SIDE OF THE STAIRWAY WHERE THERE IS A RISE OF MORE THAN 1M.
NOTE: THIS IS A REQUIREMENT FOR ALL NEW DWELLINGS UNDER THE NCC. DWELLINGS BUILT PRIOR TO 2014 MAY BENEFIT FROM THIS ELEMENT.

ADDITIONAL LIVEABILITY SPECIFICATIONS

ADDITIONAL IMPROVED LIVEABILITY SPECIFICATIONS (BASED ON THE 2020-21 NDIS SDA PRICE GUIDE).

A. LUMINANCE CONTRAST TO BE PROVIDED BETWEEN TOILET SEAT AND PAN (OR TO THE WALL OR FLOOR TILES). PROVIDE GREY COLOUR TOILET SEATS.

B. ALL DOORWAYS TO HAVE A MINIMUM LUMINANCE CONTRAST OF 30% PROVIDED BETWEEN: DOOR LEAF AND DOOR JAMB; OR DOOR LEAF AND ADJACENT WALL; OR ARCHITRAVE AND WALL; OR DOOR LEAF AND ARCHITRAVE, OR DOOR JAMB AND ADJACENT WALL. THE MINIMUM WIDTH OF THE AREA OF LUMINANCE CONTRAST TO BE 50 MM.

C. SOLID (NON-TRANSLUCENT) CONTRASTING GLAZING STRIP OF 75MM WIDTH AND BETWEEN 900MM TO 1000MM ABOVE FFL SHALL BE PROVIDED FOR THE FULL WIDTH OF A GLAZED AREA WHICH COULD BE MISTAKEN FOR AN OPENING.

D. COLOUR CONTRAST TO BE PROVIDED BETWEEN ALL FLOOR SURFACES AND WALL SURFACES.

LIVABLE HOUSING SILVER LEVEL PERFORMANCE

1:50 @ A1

FFL = RL +0.030
THROUGHOUT
INTERIOR OF UNIT

U203, 303
REQUIREMENTS FOR ACHIEVING LIVABLE HOUSING SILVER LEVEL PERFORMANCE

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

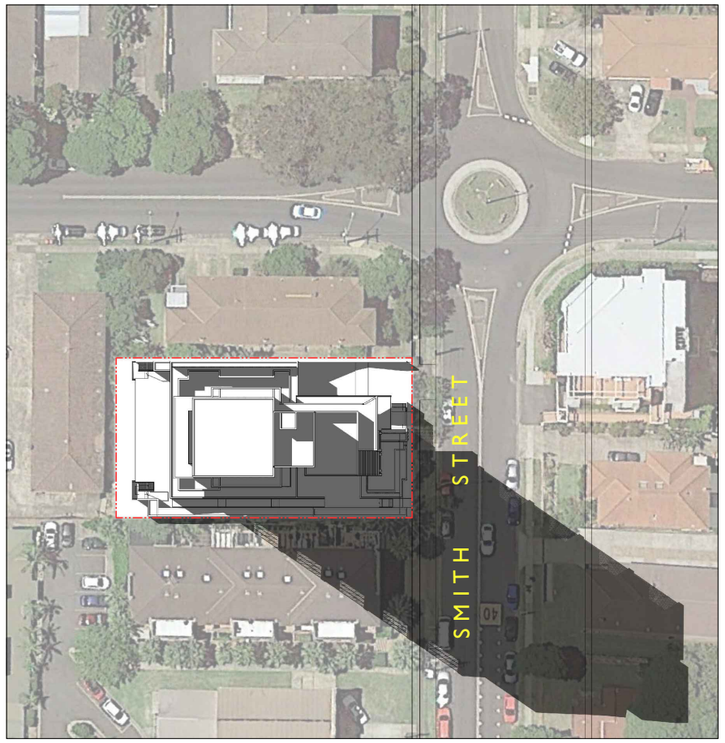
At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
LIVABLE HOUSING SILVER LEVEL

Scale	Date
1:50 @ A1 1:100 @ A3	JULY 2023
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-302	C



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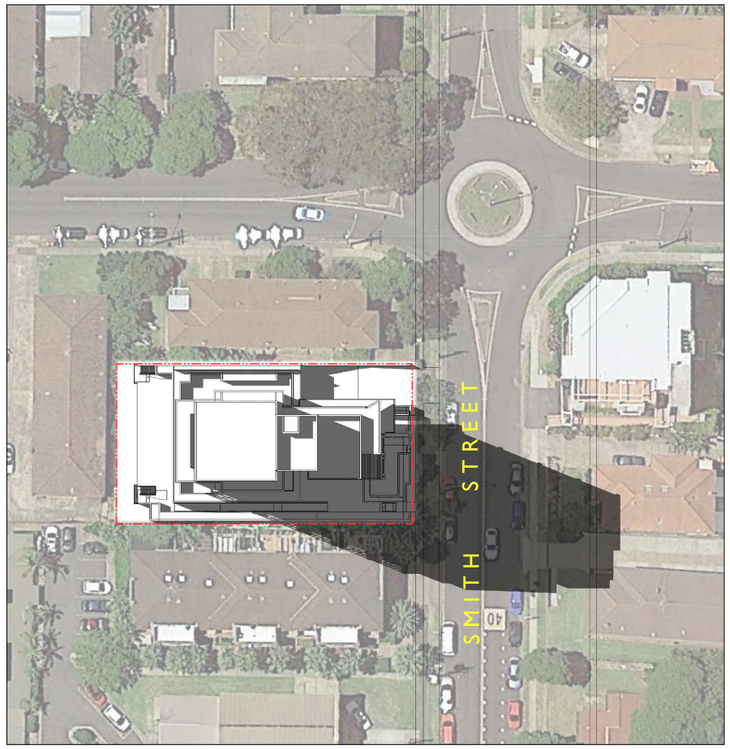

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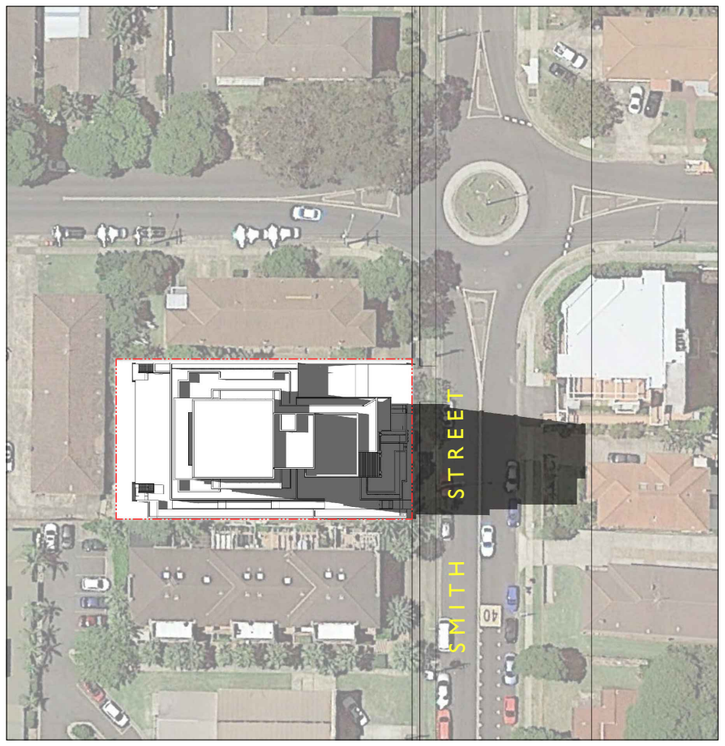

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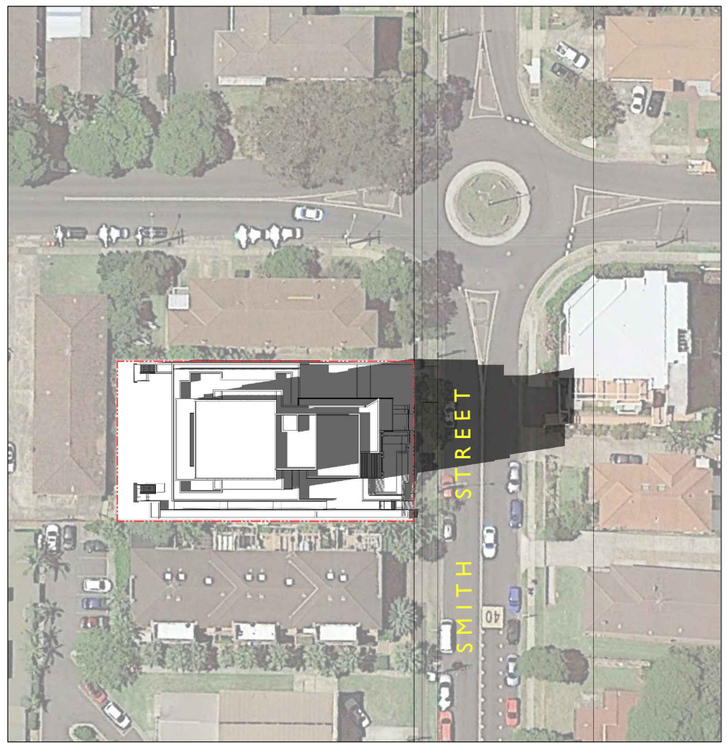

12PM

SHADOW ANALYSIS
21ST OF JUNE

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA

NOT FOR CONSTRUCTION

adm ARCHITECTS
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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

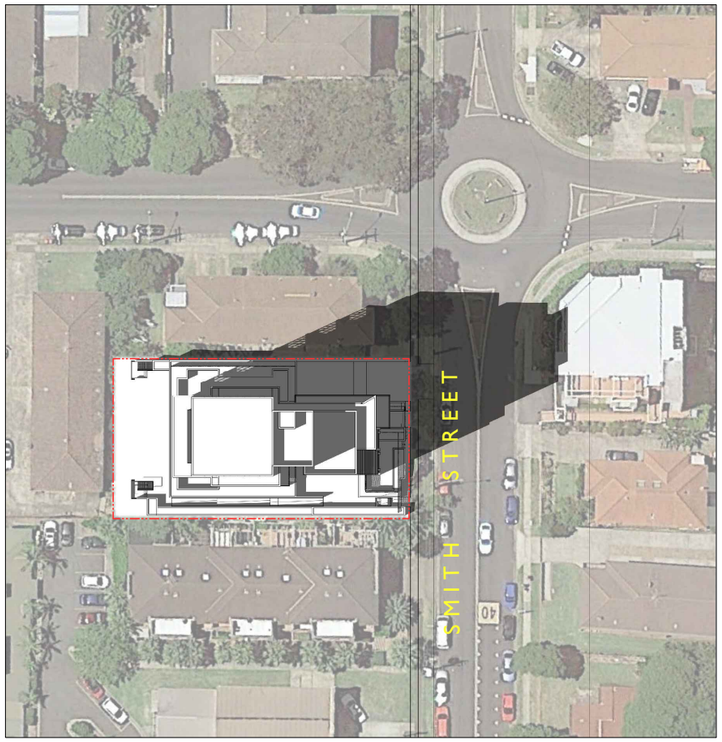
At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
SHADOW ANALYSIS 01

Scale	Date
NTS	OCTOBER 2022
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-401	B



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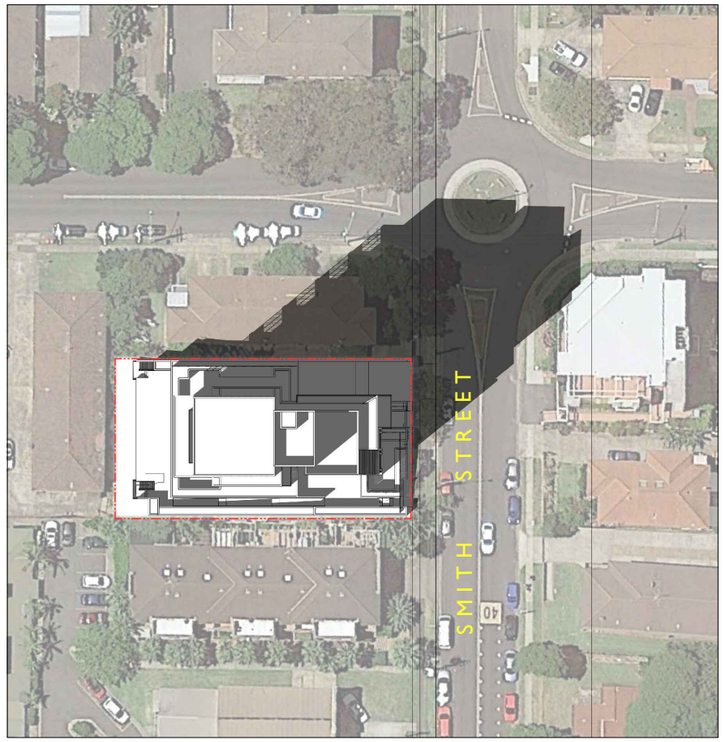

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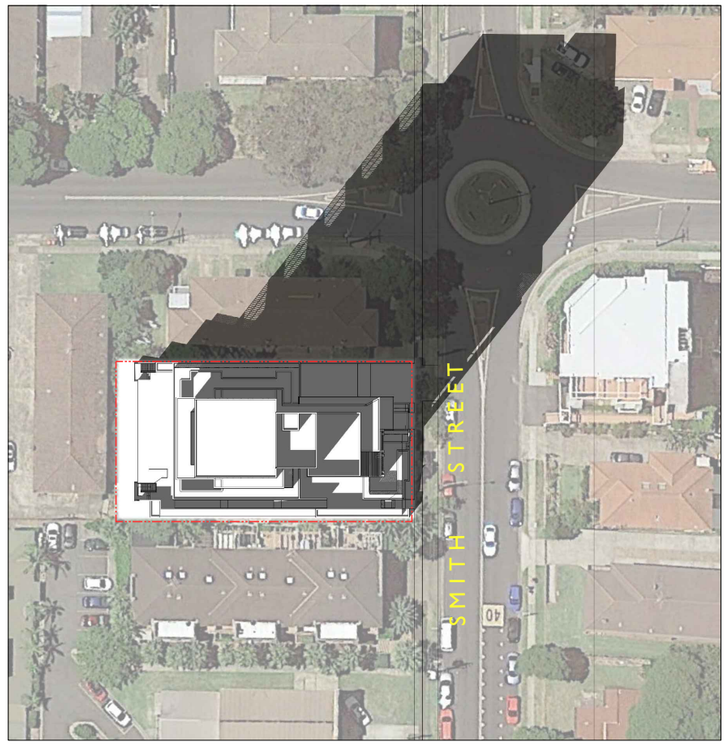

3PM

SHADOW ANALYSIS
21ST OF JUNE

ISSUE	DATE	DESCRIPTION
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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
SHADOW ANALYSIS 02

Scale	Date
NTS	OCTOBER 2022
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-402	B

ISSUE	DATE	DESCRIPTION
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B	28-10-2022	REISSUED FOR DA

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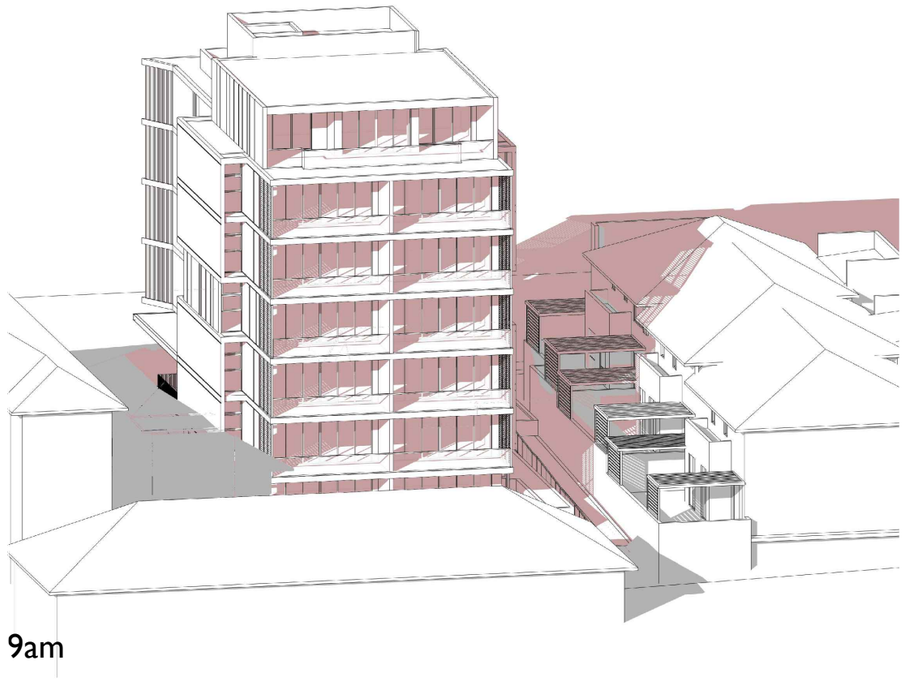

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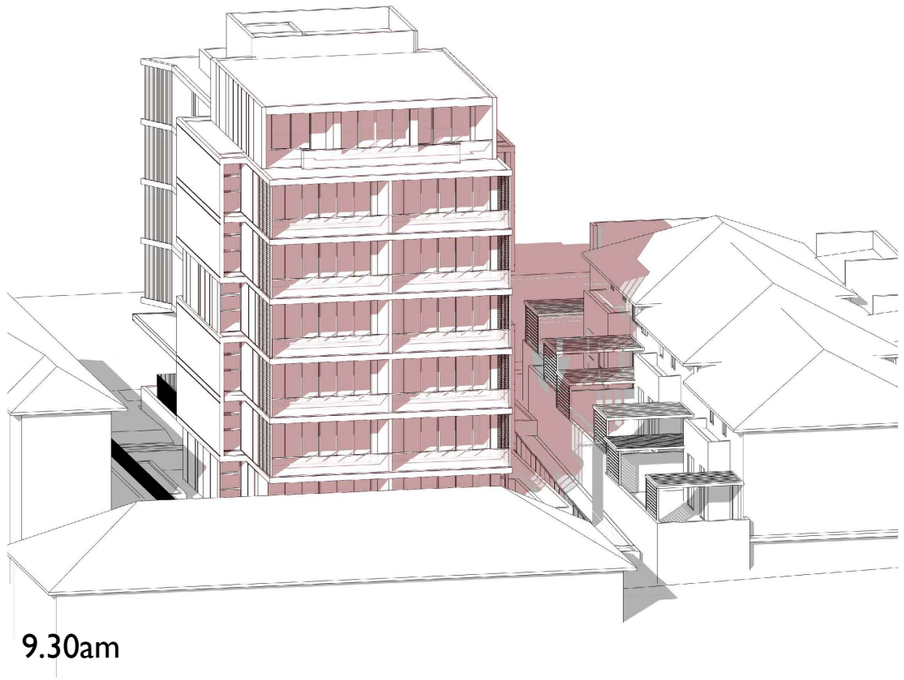

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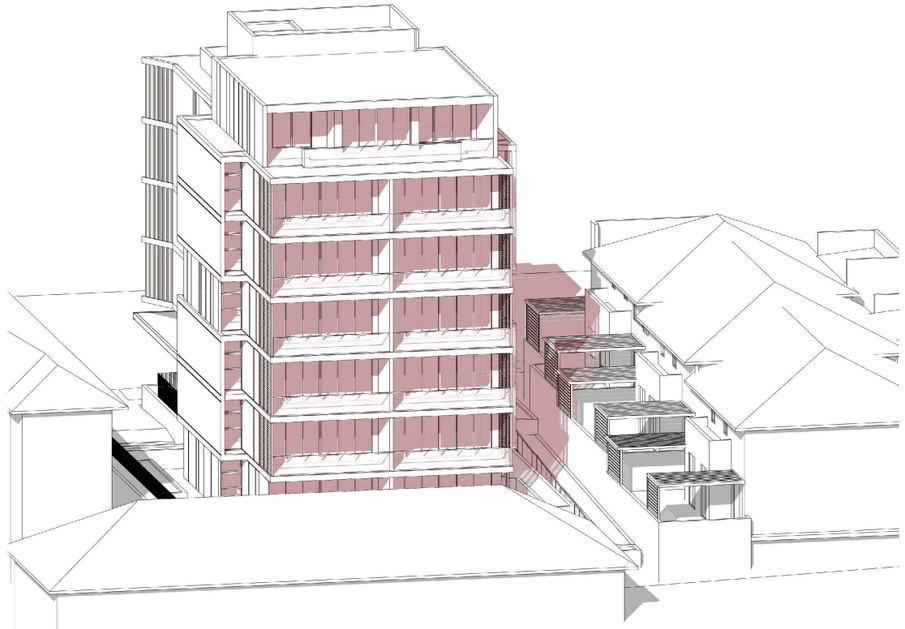

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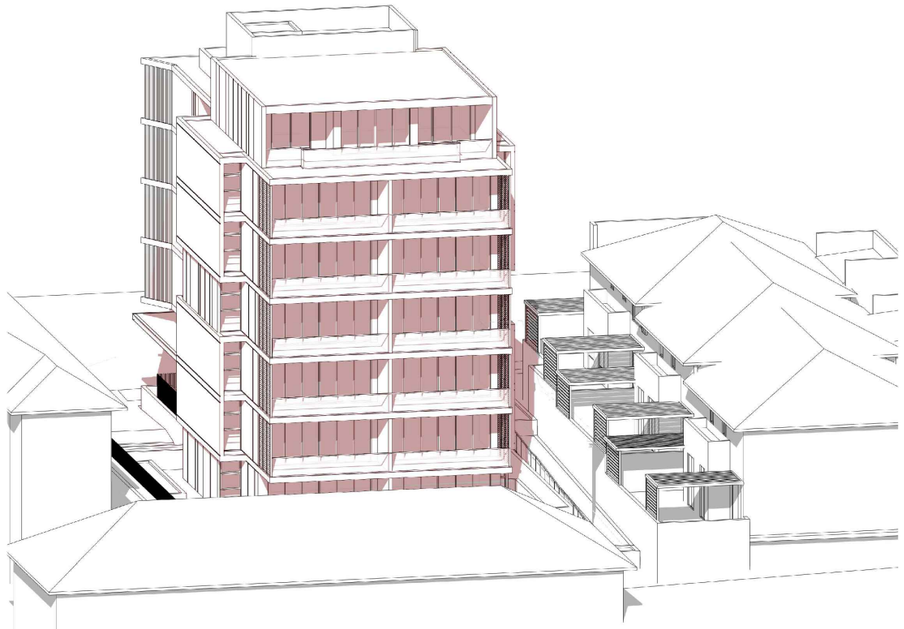

10.30am

SOLAR ACCESS STUDY

21ST OF JUNE

EXITING SHADOW

PROPOSED SHADOW

adm ARCHITECTS
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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
SOLAR ACCESS STUDY 01

Scale	Date
NTS	OCTOBER 2022
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-403	B

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA

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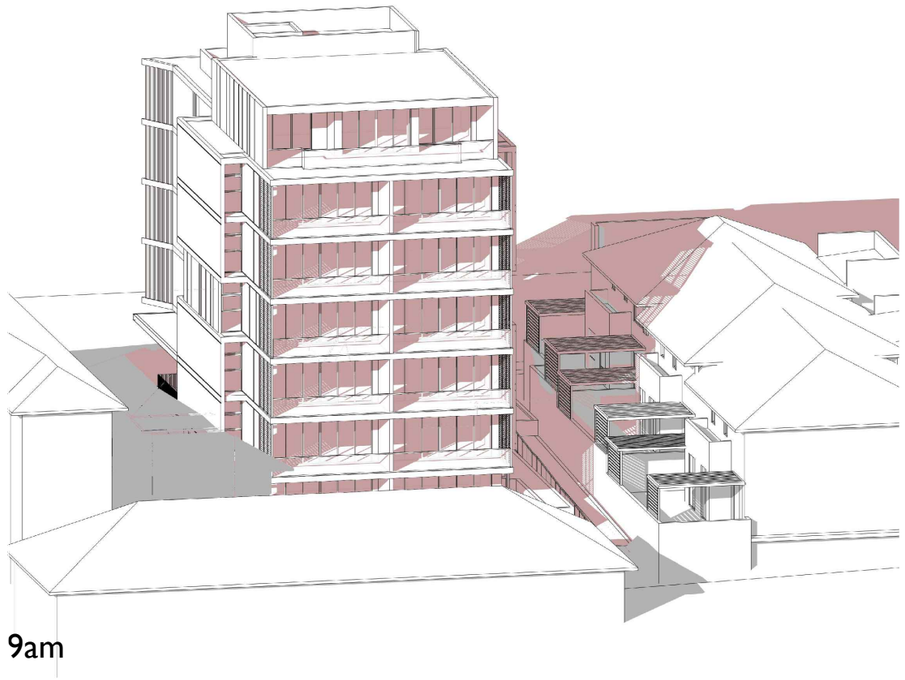

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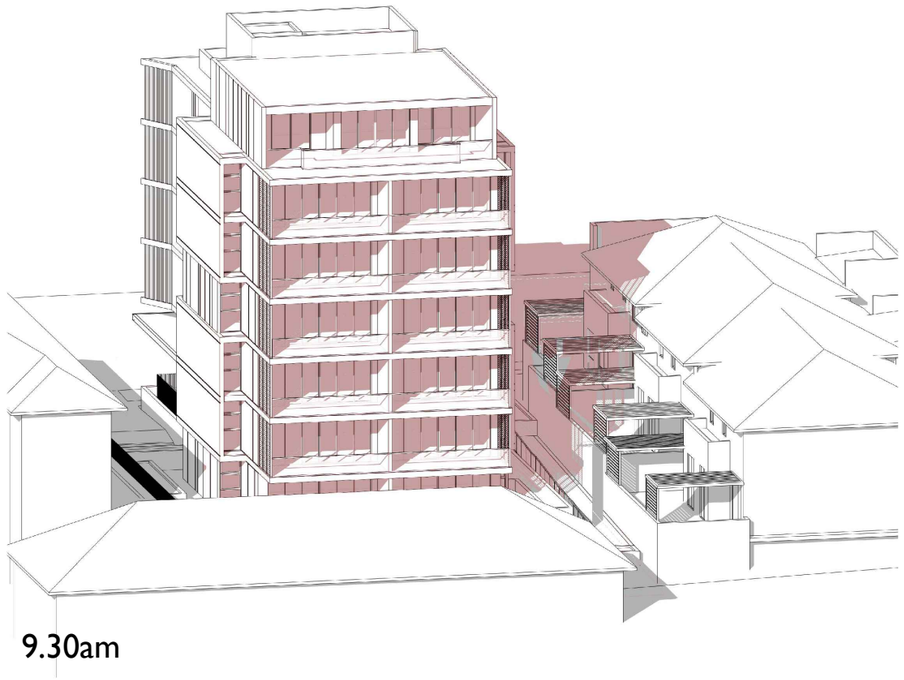

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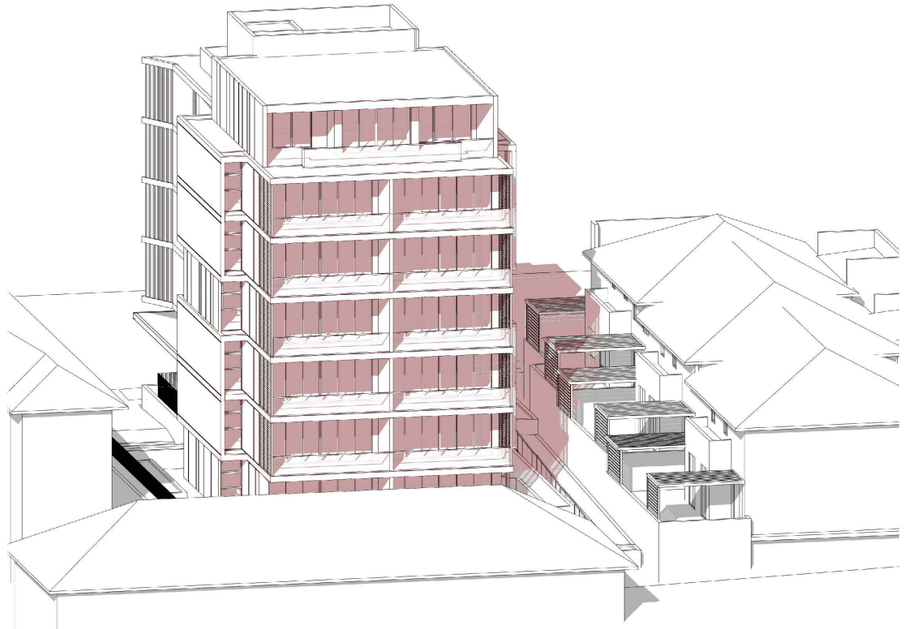

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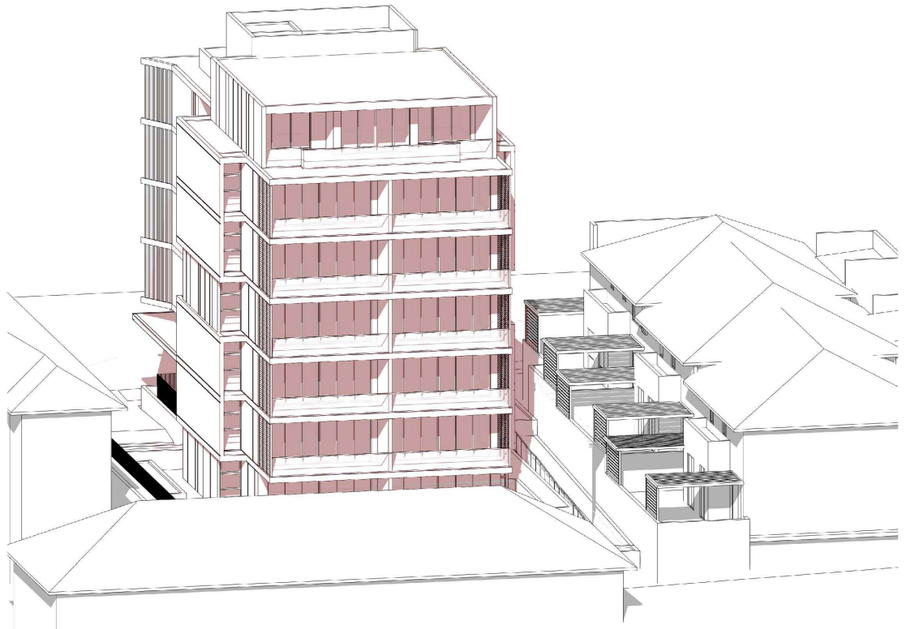

10.30am

SOLAR ACCESS STUDY

21ST OF JUNE

EXITING SHADOW

PROPOSED SHADOW

adm ARCHITECTS
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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

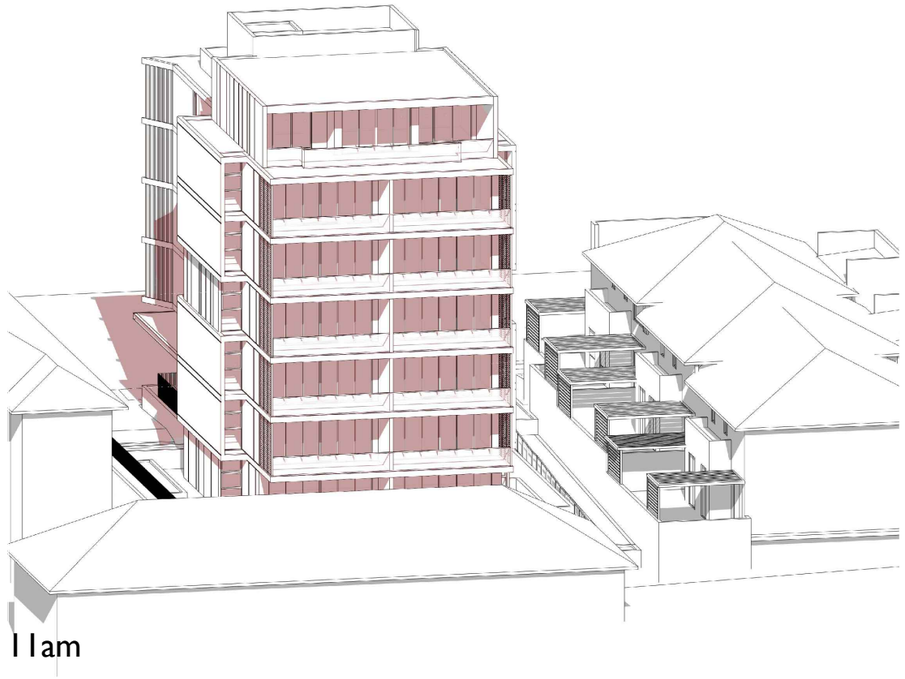
At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
SOLAR ACCESS STUDY 01

Scale	Date
NTS	OCTOBER 2022
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-403	B



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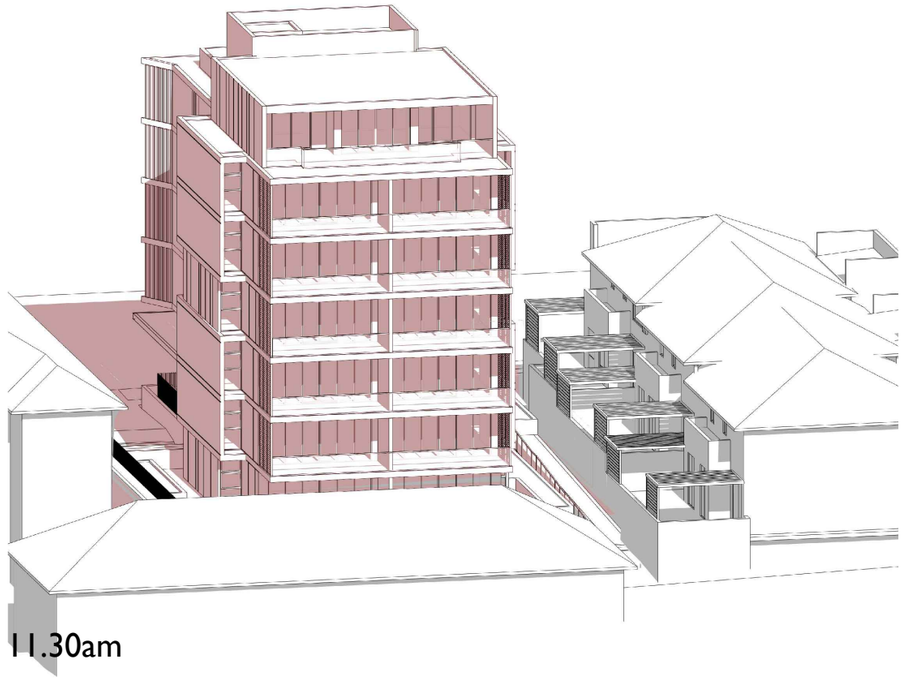

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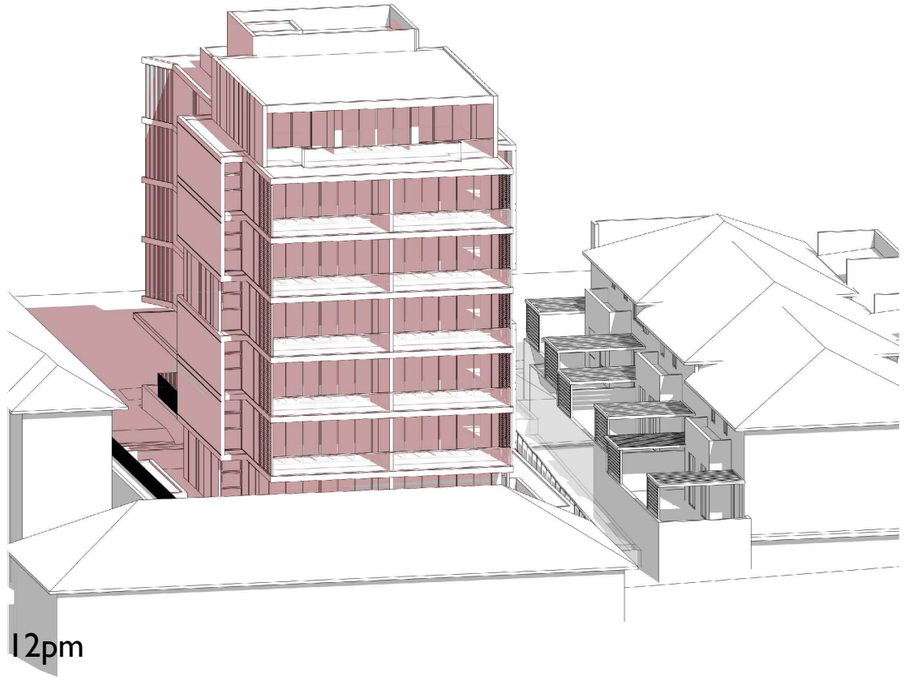

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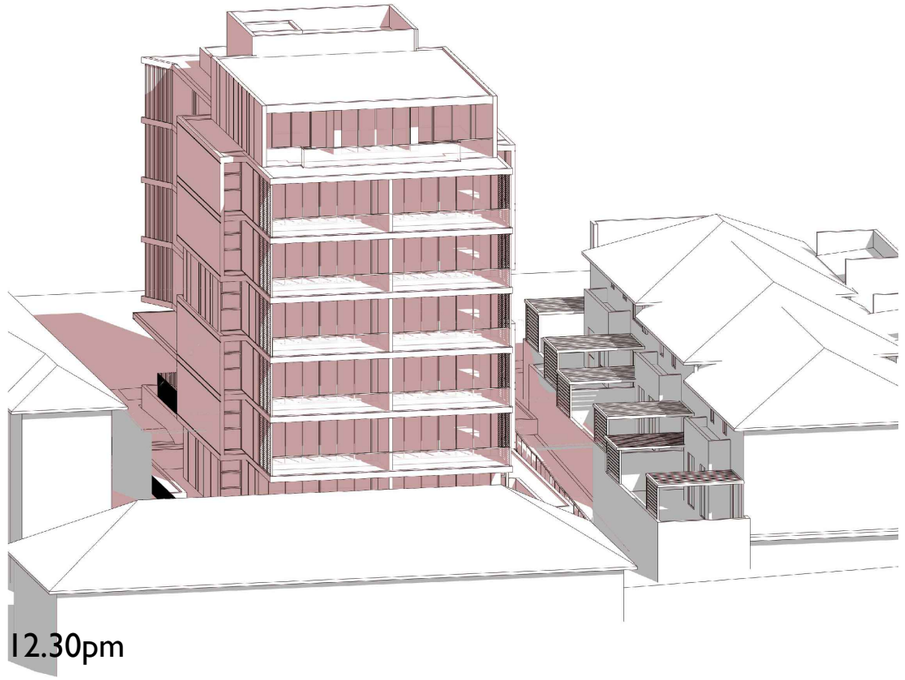

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SOLAR ACCESS STUDY

21ST OF JUNE

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA

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EXITING SHADOW

PROPOSED SHADOW

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
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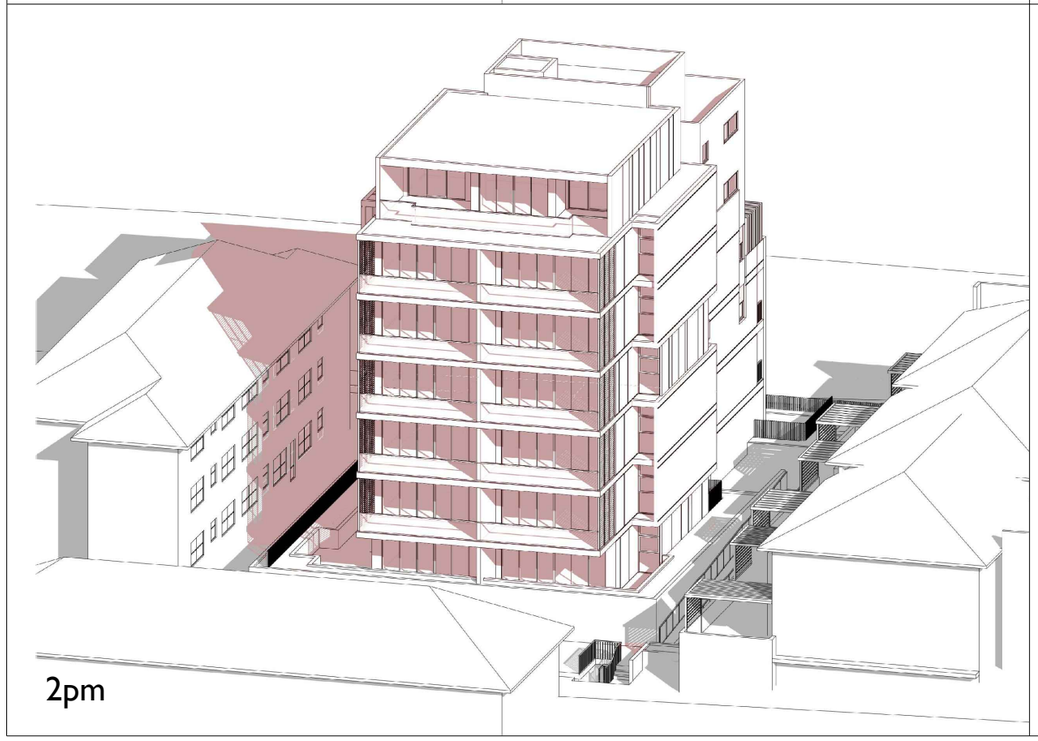
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
SOLAR ACCESS STUDY 02

Scale	Date
NTS	OCTOBER 2022
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-404	B



SOLAR ACCESS STUDY

21ST OF JUNE

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA

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EXITING SHADOW

PROPOSED SHADOW

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
SOLAR ACCESS STUDY 03

Scale	Date
NTS	OCTOBER 2022
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-405	B

HEIGHT PLANE DIAGRAM

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA

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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
HEIGHT PLANE DIAGRAM

Scale	Date
NTS	OCTOBER 2022
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-501	B

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA

NOT FOR CONSTRUCTION

1 DULUX MONUMENT
WALLING , WALL RENDER

2 DULUX LEXICON WHITE
CONCRETE EDGES, WALLING,WALL RENDER

3 TIMBER LOOK ALUMINIUM
LIGHT OAK SCREENING

4 TINTED GLAZING
GLAZING ELEMENTS AND BALUSTRADES

5 POWDERCOAT MONUMENT
DOOR AND WINDOW FRAMES, HANDRAILS, AND SCREENING

6 BOWRAL BLUE BRICK
WALLING

7 ALUMINUM SHEET
CLADDING WITH JOINTS (NON COMBUSTIBLE) WINDSPRAY

COLOUR AND MATERIALS SCHEDULE

adm ARCHITECTS
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Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

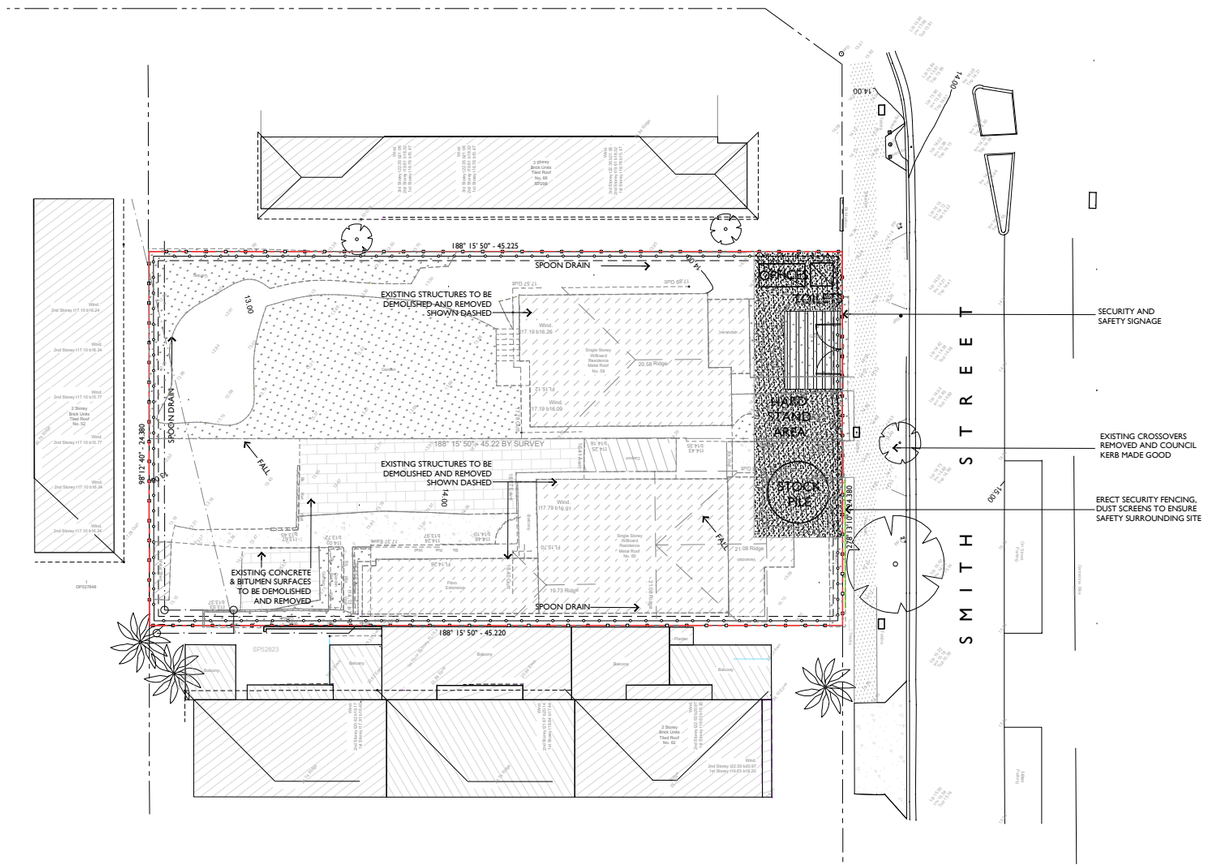
At
58-60 SMITH STREET
WOLLONGONG

For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

Title
DEVELOPMENT APPLICATION
COLOUR & MATERIALS SCHEDULE

Scale	Date
NTS	OCTOBER 2022
Drawn	Checked
LGD , HR , SJ	ADM

Project No.	Drawing No.	Issue
2021-31	A-601	B



LEGEND

- SEDIMENT FENCE
- SAFETY SECURITY FENCE CONTRACTORS COMPOUND
- HARD STAND AREA
- TO BE DEMOLISHED & REMOVED
- TREE TO BE REMOVED

SINGLE STOREY BUILDING TO BE DEMOLISHED

DEMOLITION & SITE MANAGEMENT PLAN

GENERAL NOTES

1. Trade waste to be separated to recycle products, timber, glass and paper.
2. Builder to relocate site shed, amenities, storage facilities, etc. as required during the construction process.
3. Additional carparking to be provided on site following construction of basement carparking area.
4. All vehicles to leave the site in a forward direction.
5. No vehicles to be parked on the footpath reserve.

DEMOLITION, SITE CLEARING & CONTAMINATION

The Contractor is to carry out necessary demolition and on-site clearance in accordance with AS 2601 (Demolition of Structures) on the subject site. This is applicable to demolition of existing buildings, structures and services including planning and execution of the work, protection and support of adjacent structures and removal of demolished material. Demolished materials, hazardous materials (particularly if found in the renovations to the existing structures) and asbestos shall be removed from site prior to any new construction work taking place on site.

If hazardous materials are encountered, appropriate and qualified personnel shall be employed to remove from site and dispose of such materials in approved manner in accordance with the provisions of all applicable legislation and with any relevant recommendations published by the National Occupational Health and Safety Commission (Worksafe Australia). If hazardous materials are encountered underground, appropriate and qualified personnel shall be employed to remove from site and dispose of such materials in approved manner in accordance with the provisions of all applicable legislation and with any relevant recommendations published by the National Occupational Health and Safety Commission (Worksafe Australia).

The Contractor shall be responsible for maintaining security fencing around the perimeter of the site and any additional precautionary measures taken as may be necessary to prevent unauthorised entry to the site at all times during the demolition period. Safe access to and egress from adjoining properties shall be maintained at all times for the duration of the demolition work. In the event that the site is found to be contaminated the Contractor is to follow the directions and recommendations of a site contamination consultant to ensure that the site is un-contaminated prior to any building works taking place on site.

CONSTRUCTION MANAGEMENT POINTS

1. Note that all proposed works will be undertaken whilst the building and site is vacant;
2. All site fencing and sediment control used during demolition phase shall be retained for the construction phase and shall be extended as detailed on drawings;
3. A new hard stand area and shaker grid shall be constructed on corkwood circuit frontage during all phases of the project. All to confirm with the requirements of the local council and RTA;
4. During construction phase as area is set aside on site for use of mobile crane or concrete pump;
5. All construction materials are to be stored on site. A designated area has been allowed;
6. All site accommodation and amenities as required will be located within the site. Some site sheds maybe relocated on the podium level in the final phase of construction; and
7. A dilapidation survey will be carried out by the contractor before the commencement of any work on site.

Applicable Australian Standards
AS2601 - Demolition of structures
AS2436 - Guide to noise control....demolition sites
AS3798 - Guide to earthworks.....residential developments
AS1289 - Methods of testing soils for engineering purposes
AS1725 - Galvanised railess chainwire security fencing
Exit/Entrance - Access Point
The exit/entrance to the site will be constructed of a bed of 50-75mm aggregate, 200mm deep, for the vehicular exit/entrance width and to a length of 5.0 metres from the street kerb, so as to ensure soil and excavated materials are not transported off-site.
Storage Areas
Storage areas will be front yard open space.
Rubbish Disposal
Trade waste will be contained on site until removal.
Silt Barrier
Sediment will be prevented from washing off-site by geotextile fabric with metal support and/or continuous straw bales, placed in 100mm deep trench and fixed with stakes. All silt barriers are to be wholly with the site area.
Existing Paving and Vegetation
Existing pavement and vegetation will be retained as much as possible to minimise the amount of exposed soil.

Material Stockpiles
Stockpiles of loose materials (gravel, sand, etc.) will be contained undercover and water courses and within a suitable barrier. Footpaths and road surfaces will not be used for material stockpiles.
Cleaning of Tools and Equipment
Tools and equipments will be cleaned away form drainage lines, road and pavement.

SOIL & WATER MANAGEMENT
This plan shall be read in conjunction with the engineering plans, and any other plans or written instructions that may be issued relating to the future development at the subject site. The contractor shall ensure that all soil and water management works are located as indicated on this drawing. All sub-contractors shall be made aware of their responsibilities in minimising the potential for soil erosion and pollution to down-slope lands and water ways. Where practical, the soil erosion hazard on the site shall be kept as low as possible to this end. Works should be undertaken in the following sequence:
a) install any necessary security/boundary fences for this site;
b) construct silt fencing as detailed along boundaries and contours.

During windy weather, large unprotected areas shall be kept moist (not wet) by sprinkling with water to keep the dust under control. Final site landscaping shall be undertaken as soon as possible, and within 20 working days from completion of construction activities. Any sand used in the concrete curing process (spread over the surface) shall be removed as soon as possible, and within 10 working days from placement. Water shall be prevented from entering the permanent drainage system, unless it is sediment free: i.e. - the catchment area has been permanently landscaped and/or any likely sediment has been filtered through an approved structure.

Temporary soil and water management structures shall be removed only after the lands they protected are rehabilitated. The contractors shall provide acceptable receptors for concrete and mortar slurries, paints acid washings, lightweight waste materials and litter. Receptors for concrete and mortar slurries, paints, acid washings, light-weight waste materials and litter are to be emptied as necessary. Disposal of waste shall be in a manner approved by the site superintendent.

At least weekly the contractor shall inspect the site, providing particular attention to the following matters:
c) ensure drains operate freely, and initiate repair or maintenance as required;
d) remove spilled sand (or other materials) from hazard areas, including lands closer than 2 metres from likely areas of concentrated or high-velocity flows such as waterways, gutters, paved areas and driveways;
e) construct additional erosion and/or sediment works as necessary to ensure the desired protection is given to downslope lands and waterways i.e. make ongoing changes to the plan;
f)pme maintain erosion and sediment control measures in a functioning conditioning condition until all earthwork activities are completed and the site rehabilitated; and
g) Remove temporary soil conservation structures as a last activity in the rehabilitation programme.

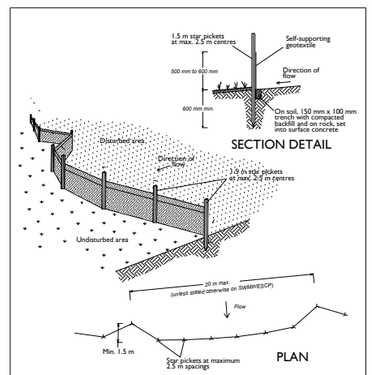
The contractor shall keep a log book, making entries at least weekly, and after rainfall and/or site closure record:
h) the volume of any rainfall events (check water bureau);
i) the conditions of any soil and water management works;
j) remedial work
The book shall be kept on site and made available to any authorised person on request.

EROSION AND SEDIMENTATION CONTROL NOTES

The Contractor shall provide sediment fencing material during construction to be installed inside site fencing on low sides of site to contain all site water run off and prevent erosion. Tie sediment fencing material to security fencing. Sediment control fabric shall be an approved material (e.g. humes propex silt stop) standing 500min above ground and extending 150 below ground. Silt barriers, silt traps, saltation screens and the like shall be constructed with geotextile sediment fabric attached to steel star pickets or security fencing, or with Hessian bags. All to conform with the requirements of the local council and RTA.

Existing drains located within the site shall be isolated by sediment control. No parking or stock piling of material is permitted in the public domain unless stated. Grass verges shall be maintained as much as practical to provide a buffer zone to the construction site. Construction entry/exits shall be located as per dwg.

The Contractor shall ensure all droppable soil and sediment is removed prior to construction traffic exiting the site. Builder shall ensure all construction traffic entering and leaving the site do so in a forward direction as much as possible. Site security fencing to consist of 1800mm high galvanised chain mesh panels fixed to galvanised pipe frame and supported on concrete "feet".



SEDIMENT FENCE NOTES

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

ISSUE	DATE	DESCRIPTION
A	14-04-2022	ISSUED FOR DA
B	28-10-2022	REISSUED FOR DA

NOT FOR CONSTRUCTION

adm ARCHITECTS
94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong
ph: 02 4228 6400 fax: 02 4228 6455 www.admarchitects.com.au

Project
PROPOSED
APARTMENT BUILDING
ABOVE BASEMENT CARPARK

At
58-60 SMITH STREET
WOLLONGONG

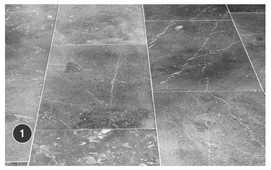
For
SMITH STREET PROPERTY
HOLDINGS PTY LTD

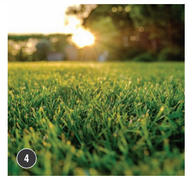
Title
DEVELOPMENT APPLICATION
DEMOLITION & SITE MANAGEMENT PLAN

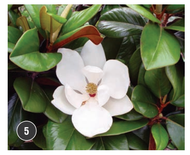
Scale	Date
NTS	OCTOBER 2022
Drawn	Checked
LGD , HR , SJ	ADM

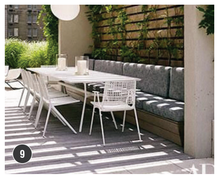
Project No.	Drawing No.	Issue
2021-31	A-701	B

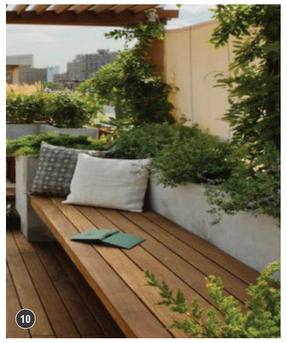
IMAGERY

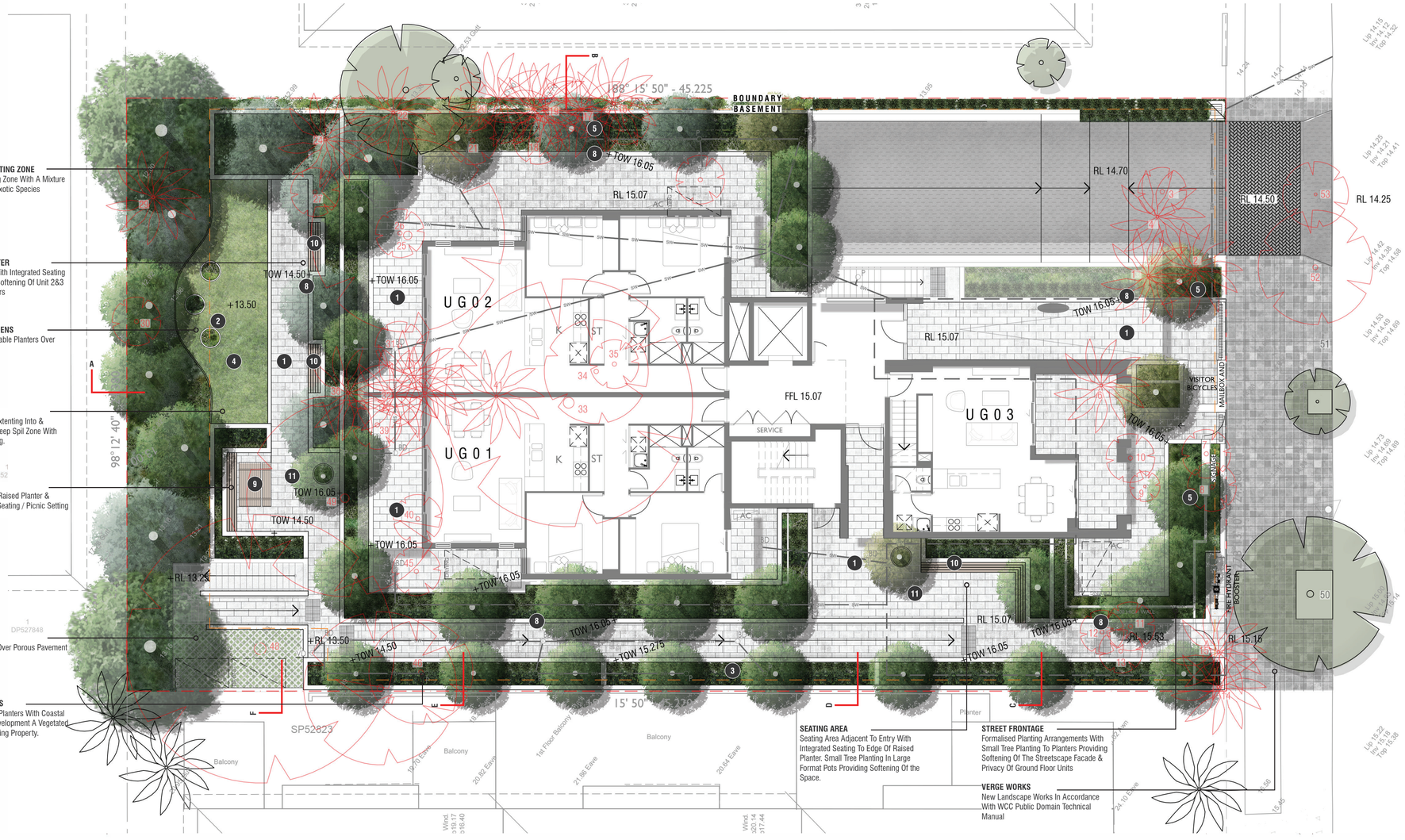












LEGEND

- SITE BOUNDARY — Refer Project Survey Drawing
- SITE BASEMENT — Refer Project Survey Drawing
- EXISTING TREE LOCATIONS — To Be Retained & Protected — Refer to Aborist Report
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- TURF
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- UNIT PAVING — Natural Stone Pavers
- TIMBER DECKING — Composite Timber Decking or Timber Look tiles
- DRIVEWAY THRESHOLD PAVEMENT — Newing Bone Brick Paving in Accordance WCC with Public Domain Technical Manual
- UNIT PAVING - STREETSCAPE — Size: 300x300mm — From Property Boundary to Back of Kerb in Accordance with WCC Public Domain Technical Manual
- POROUS PAVING — To Clothes Drying Area
- POT PLANTS — To Future Specification
- SEATING BENCH
- DINING / PICNIC TABLE — To Future Specification
- BBQ — To Future Specification
- STORMWATER — Refer to Engineers Detail
- OUTDOOR FURNITURE — To Future Specification

RECOMMENDED SPECIES LIST

CODE	BOTANICAL NAME	COMMON NAME	MATURE SIZE Height / Width
TREE SPECIES			
BRa	*Brachychiton acerifolius*	Illawarra Flame	12.0m / 6.0m
ELr	*Elaeocarpus reticulatus 'Prima Donna'*	Blueberry Ash	8.0 / 3.0m
Mtb	*Magnolia 'Teddy Bear'*	Dwarf Magnolia	4.0m / 3.0m
TRI	*Tristaniopsis laurina 'Luscious'*	Watergum	10.0m / 4.0m
WAf	*Waterhousia floribunda*	Waterhousia	10.0m / 5.0m
ARc	*Archontophoenix cunninghamiana*	Bangalow Palm	20.0m / 3.0m
Lla	*Livistona Australis*	Cabbage Palm	25.0m / 3.5m
Note: *Trees shall be grown, containerised and supplied in accordance with AS 2303.*			
SHRUB SPECIES - LARGE (>1.0m) - Mix Native & Exotic			
Acs	*Acmena 'Cherry Surprise'*	Acmena 'Forest Flame'	2.0m / 1.0m
CRa	*Correa Alba*	White Correa	1.0m / 2.0 m
GAf	*Gardenia augusta 'Florida'*	Fragrant Gardenia	1.0m / 2.0m
Cjs	*Camellia 'Jennifer Susan'*	Camellia	3.0m / 2.0m
Eab	*Escallonia langleyensis 'Apple Blossom'*	Escallonia	1.5m / 2.0m
HYm	*Hydrangea macrophylla*	Mophead Hydrangea	2.0m / 2.0m
PHm	*Philotheca myoporoides*	Long-leaf Waxflower	2.0m / 2.0m
Pgr	*Photinia glabra 'Rubens'*	Photinia	2.0m / 2.0m
Req	*Russelia equisetiformis*	Coral Plant	1.0m / 2.0m
Vlt	*Viburnum tinus 'Eve Prince'*	Viburnum	1.5m / 1.5m
SHRUB SPECIES - SMALL / MEDIUM (<1.0m) - Mix Native & Exotic			
Cpc	*Coleonema pulchrum 'Compactum'*	Diosma	0.7m / 0.7m
COr	*Correa reflexa*	Native Fuchsia	0.5m / 0.5m
RAi	*Raphiolepis indica 'Oriental Pearl'*	Oriental Pearl Indian Hawthorn	0.8m / 1.0m
GRASS / STRAPPY SPECIES - Mix Native & Exotic			
Pxa	*Philodendron 'Xanadu'*	Philodendron	1.0m / 1.0m
ANh	*Anigozanthos hybrida 'Bush Gem'*	Dwarf Kangaroo Paw	0.6m / 0.6m
Dlc	*Dianella caerulea 'Little Jess'*	Native Flax	0.3m / 0.3m
Hjs	*Hemerocallis 'Joan Senior'*	Day Lily	0.6m / 0.6m
HEs	*Hemerocallis 'Stella de Oro'*	Day Lily	0.6m / 0.6m
LPm	*Liriope muscari 'Evergreen Giant'*	Liriope 'Evergreen Giant'	0.6m / 0.6m
LObr	*Lomandra glauca 'Blue Ridge'*	Pale Mat Rush	0.3m / 0.3m
LOlt	*Lomandra longifolia 'Tanika'*	Mat Rush	0.5m / 0.6m
GROUNDCOVER SPECIES - Mix Native & Exotic			
Alr	*Alternanthera 'Little Ruby'*	Ruby Leaf	0.2m / 0.6m
Acg	*Ajuga reptans 'Catlins Giant'*	Bugle Plant	0.1m / 0.3m
CAg	*Carpobrutus glaucescens*	Pigface	0.2m / 1.0m
COc	*Convolvulus cneorum*	silverbush	0.6m / 0.6m
DCs	*Dichondra argentea 'Silver Falls'*	Dichondra	0.15m / 0.8m
GAt	*Gazania tomentosum*	Silver Gazania	0.3m / 1.5m
MYpP	*Myoporum parvifolium 'Purpurea'*	Creeping boobialla	0.1m / 1.5m
Rop	*Rosmarinus officinalis 'Prostratus'*	Groundcover Rosemary	0.3m / 2.0m
ACCENT SPECIES			
AGa	*Agave attenuata*	Foxtail Agave	1.0m / 1.0m
ASa	*Asplenium australasicum*	Birds Nest Fern	1.0m / 1.0m

NO.	DESIGN	DRAWN	CHECKED	VER'D	DATE	AMENDMENT / ISSUE
E	YZ	YZ	DP		28/07/2023	ISSUE FOR DEVELOPMENT APPLICATION
D	YZ	YZ	DP		02/06/2023	ISSUE FOR DEVELOPMENT APPLICATION
C	YZ	YZ	DP		22/05/2023	ISSUE FOR DEVELOPMENT APPLICATION
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0 1 2 3 4 5m

1:100 @ A1 1:200 @ A3

dsb Landscape Architects
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Project
MULTI-UNIT DEVELOPMENT
58-60 Smith Street
Wollongong, NSW

Client
Smith Street Property Holdings PTY LTD
C/O ADM Architects

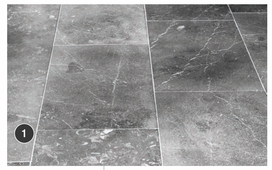
Drawing Title
LANDSCAPE PLAN

Scale 1:100 @ A1

Drg. No. 4420-F201 E

Sheet No. 2.1

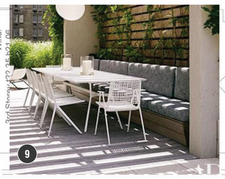
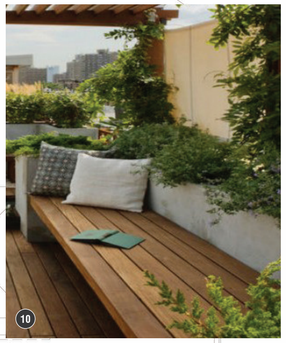
IMAGERY







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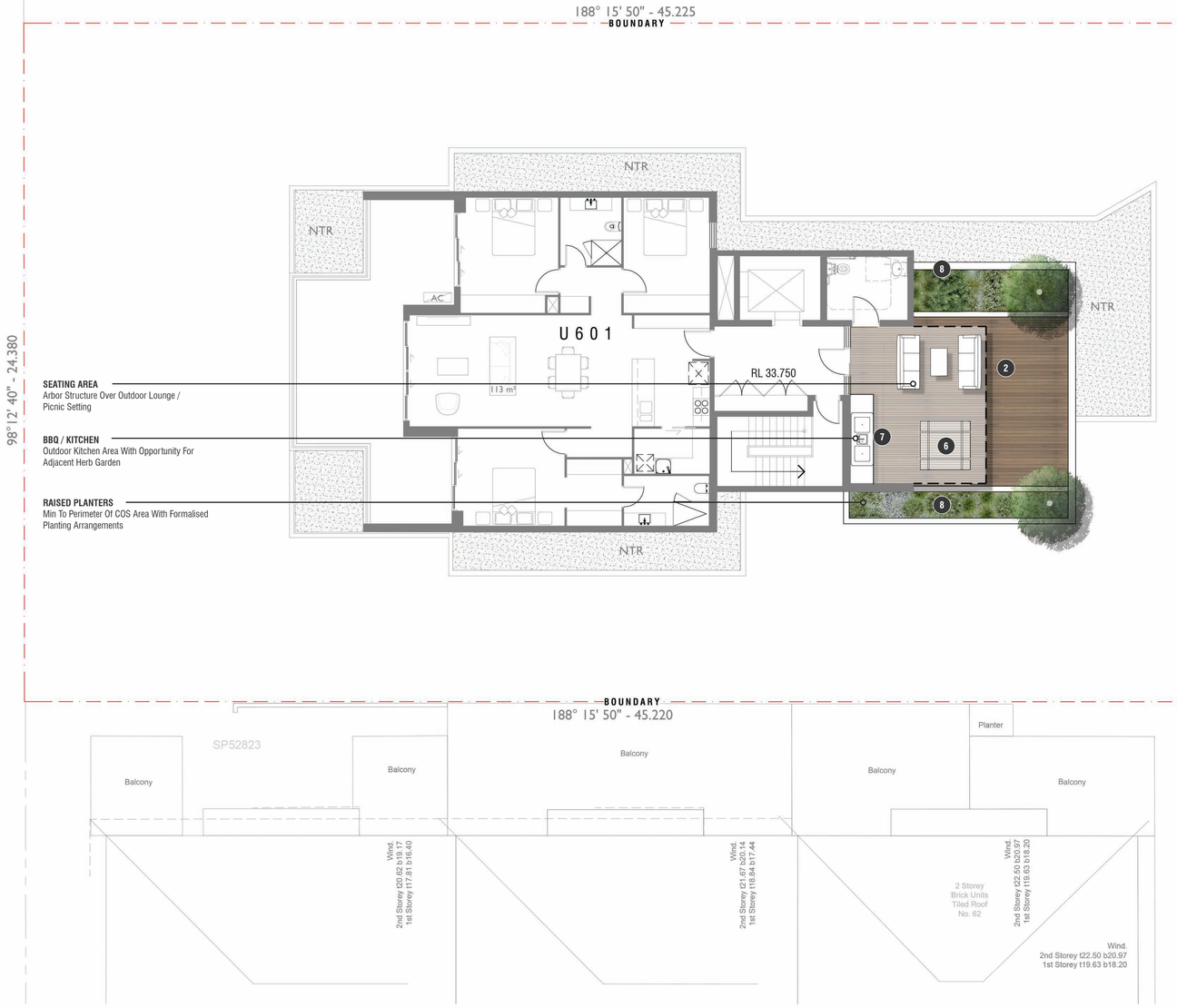

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D	YZ	YZ	DP	✓	02/06/2023	ISSUE FOR DEVELOPMENT APPLICATION
C	YZ	YZ	DP	✓	22/05/2023	ISSUE FOR DEVELOPMENT APPLICATION
B	YZ	YZ	DP	✓	20/02/2023	ISSUE FOR DEVELOPMENT APPLICATION
A	YZ	YZ	DP	✓	28/10/2022	ISSUE FOR DEVELOPMENT APPLICATION

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0 1 2 3 4 5m
1:100 @ A1 1:200 @ A3

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Project
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58-60 Smith Street
Wollongong, NSW

Client
Smith Street Property Holdings PTY LTD
C/O ADM Architects

Drawing Title
LANDSCAPE PLAN

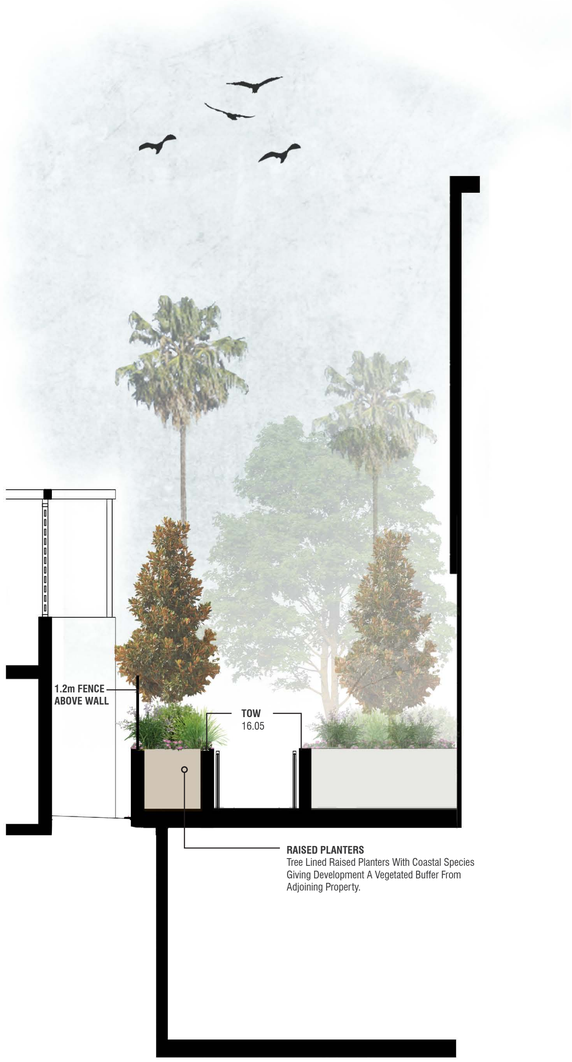
Scale 1:100 @ A1

Drg. No.
4420-F202 D

Sheet No.
2.2

SECTION A

SECTION B



SECTION C

NO.	DESIGN	DRAWN	CHECKED	VER'D	DATE	AMENDMENT / ISSUE
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B	YZ	YZ	DP		06/06/2023	ISSUE FOR DEVELOPMENT APPLICATION
A	YZ	YZ	DP		22/05/2023	ISSUE FOR DEVELOPMENT APPLICATION

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1 0 1 2m

1:50 @ A1 1:100 @ A3

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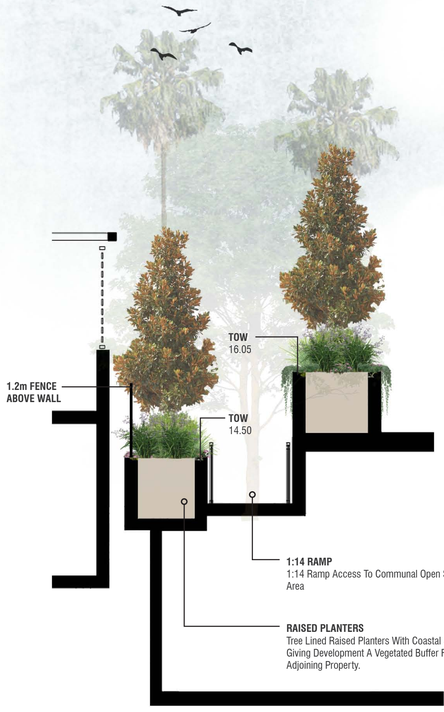
Drawing Title
LANDSCAPE SECTIONS 1

Scale 1:100 @ A1

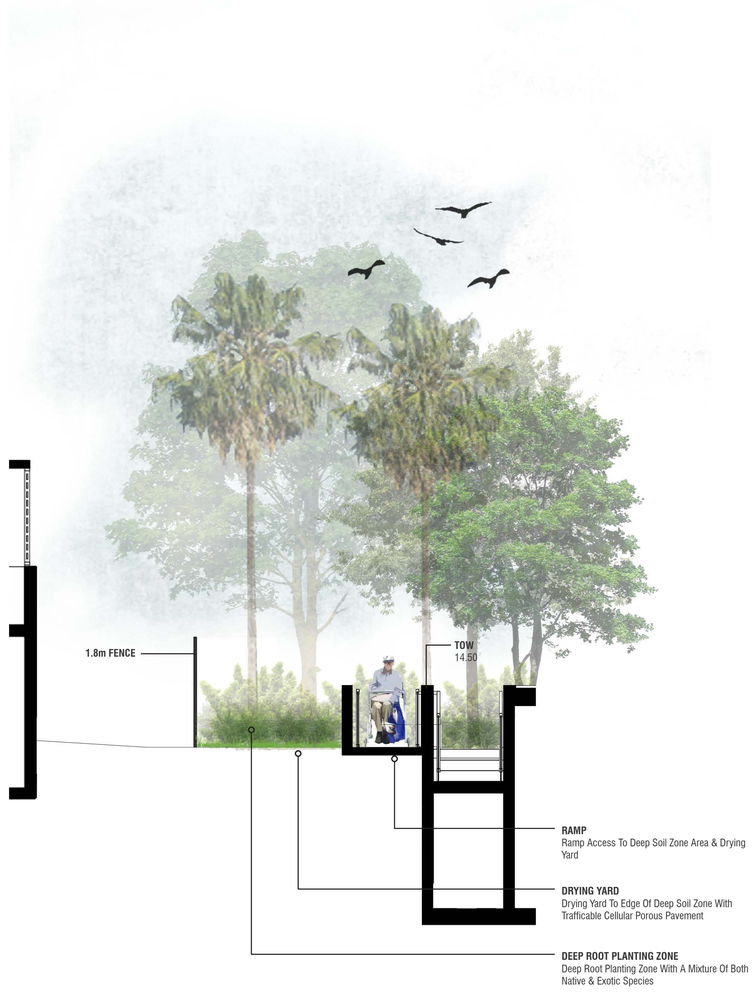
Drg. No.
4420-F203 C

Sheet No.
2.3

SECTION D



SECTION E



SECTION F

NO.	DESIGN	DRAWN	CHECKED	VER'D	DATE	AMENDMENT / ISSUE
C	YZ	YZ	DP	✓	28/07/2023	ISSUE FOR DEVELOPMENT APPLICATION
B	YZ	YZ	DP	✓	06/06/2023	ISSUE FOR DEVELOPMENT APPLICATION
A	YZ	YZ	DP	✓	22/05/2023	ISSUE FOR DEVELOPMENT APPLICATION

NOTES

- DRAWINGS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
- DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
- USE FIGURED DIMENSIONS - DO NOT SCALE FROM DRAWING.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES TO BE REFERRED TO THE SUPERINTENDENT.
- PROVIDE SAMPLES OF ANY SPECIFIED OR PREFERRED MATERIALS OR FINISHES (EG.BRICKS, PAVERS) FOR SUPERINTENDENTS APPROVAL PRIOR TO PLACING ORDERS.

1 0 1 2m

1:50 @ A1 1:100 @ A3

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Project
MULTI-UNIT DEVELOPMENT
58-60 Smith Street
Wollongong, NSW

Client
Smith Street Property Holdings PTY LTD
C/O ADM Architects

Drawing Title
LANDSCAPE SECTIONS 2

Scale 1:100 @ A1

Drg. No. 4420-F204 C

Sheet No. 2.4

Attachment 4

Wollongong Design Review Panel – held in Council's Administration Building and via MS Teams Meeting
Meeting minutes and recommendations

Date	12 December 2022
Meeting location	Wollongong City Council Administration Offices
Panel members	David Jarvis (Chair)
	Tony Tribe (Panel member)
	Sue Hobley (Panel member)
Apologies	Luke Rollinson – MMJ Wollongong
Council staff	Pier Panozzo – City Centre & Major Development Manager Theresa Whittaker – Senior Development Project Officer Amanda Kostovski – Council Design Expert
Guests/ representatives of the applicant	Angelo Di Martino – ADM Architects David Pearse - DSBLA
Declarations of Interest	None
Item number	2
DA number	DA-2022/571
Reason for consideration by DRP	Design review as per Clause 28 of SEPP 65 and Design Excellence as per Clause 7.18 of WLEP 2002
Determination pathway	Wollongong Local Planning Panel
Property address	58-60 Smith Street, Wollongong
Proposal	Demolition of existing structures, consolidation of lots, construction of a seven (7) storey residential building consisting of 18 apartments, basement parking and associated amenities – amended plans
Applicant or applicant's representative address to the design review panel	The meeting was conducted by video link between the Panel (Council offices) and the applicants' team (in person and remote).
Background	The panel previously reviewed the proposal on 26 August 2022 under the subject application.
Design quality principals SEPP 65	
Context and Neighbourhood Character	The proposal is located in a residential neighbourhood containing an eclectic mix of dwelling types ranging from single storey dwellings to six storey residential flat buildings. The area is in a stage of transition, it is anticipated that sites will transition over time to provide a neighbourhood of boutique residential flat building in a landscaped setting. Several heritage items are located within the precinct, the closest being 64 Smith Street (School of Arts building). In response to the Panel's previous comments some additional survey information / contextual analysis has been provided to better understand the proposal's relationship with its neighbours. However, the proposal's relationship with the northern most of the stepped townhouses and its private open spaces located on 62 Smith Street remains unclear. Refer to 'Aesthetics' and Design Excellence for comments on contextural design response.
Built Form and Scale	A street elevation has been provided to show the proposal's relationship with the nearby heritage building (64 Smith Street). The scale of the proposal is inevitably greater than the heritage structure and the immediate existing neighbouring residential development. However, the proposal does incorporate brick elements that seek to reflect the proportions of the heritage

	structure. Given the heritage context, the Panel encourages a calmer expression of the street façade. The site falls approximately 2m from street to rear boundary exposing the northern edges of the car park, which protrude above existing ground level. In response to previous comments, the structure above the basement has been, commendably, stepped down to accommodate communal open space that now sits closer to natural ground level. The western end of the communal open space is now approximately 350mm above natural ground level whilst the eastern edge approximately 700mm above natural ground level. The Panel is concerned that stair access to the lobby via the fire stairs from the basement (especially in the event of lift failure) requires a long and convoluted walk with very poor way-finding. Further, both the fire exits are into the ground floor communal open space, constraining their lay-out and functionality. It is recommended that the north-eastern egress stair be relocated adjacent to the lift. The stairs could wrap around the northern and eastern face of the lift and discharge at ground floor level adjacent to the entry foyer. This development would also improve the quality of ground level communal open space and provide a more convenient connection between basement and entry. Further development of the western end of the communal open space should seek to better relate the paved area above the basement car park to the adjoining deep soil area. Steps providing access to the deep soil area could be replaced with a ramp. Perhaps a 1:10 ramp for a length of 1.9 m running in an east west direction adjacent to the planter to the terrace of UG02. Planters and screens that separate the paved terrace from the deep soil area should be removed in this location, allowing this space to present and function as a more spacious garden area. In contrast, the eastern end of the communal open space is elevated above natural ground level and would benefit from an increased level of screening and enclosure to mitigate any potential privacy issues with neighbours. A detailed section has been provided showing the relationship of the western ramp providing access to the communal open space with the neighbouring town houses. The section is taken through the central town house and demonstrates an acceptable relationship with the neighbour. Level information should also be provided for the most northern town house to confirm that the configuration of the proposed ramp / communal open space do not compromise the privacy of the neighbour. The eastern edge of the basement is setback close to 0m from the boundary and its north-eastern section protrudes above natural ground level. A planter and screen also sits directly above the basement, at close to a 0m setback to the boundary, resulting in a wall and screen that will be up to 3.8m high, as viewed from the neighbouring site. To mitigate the perceived bulk of the boundary wall it is recommended that the long northern planters be reconfigured to ensure that the wall facing the neighbour is a maximum of 2m in height at any point. This could be achieved by providing two terraces stepped down from west to east along the length of the boundary, providing minimum internal soil dimensions of 450mm width and 500mm depth to both planters. Privacy screening should be installed between the two planters to mitigate potential privacy issues with the eastern neighbour. Consideration should also be given to constructing the boundary wall with face

	brick work to improve the presentation to the neighbour and reduce maintenance.
Density	The proposal will present as a very large building within its existing context. However, the building is consistent with the desired future density of this precinct as established by Council's controls.
Sustainability	The majority of landscape planting is on-slab and will be an integral long-term contributor to inter-lot amenity but will require a higher level of maintenance, particularly irrigation, than deep soil plantings. The top of wall RL should be indicated on all garden and retaining walls. Opportunities to maximise harvest rainwater for use in maintaining any plantings established on the building or the site should be explored, and an automatic irrigation is recommended. Water minimisation measures (reuse of rainwater for toilet flushing and washing machines) should also be considered. The use of solar power and water heating is strongly encouraged, particularly to service communal circulation and parking areas. Low embodied energy should be a consideration in material and finish selections. The elevational complexity and variety of materials proposed should be further assessed in terms of long-term maintenance efficiency. Note comments elsewhere. Materials that are from local sources should be preferentially specified. Landscape plantings should address aims for biodiversity protection, weed minimisation and low water use. The Panel strongly recommends that at least one electric vehicle charging station be provided in the carpark. All elements and spacial requirements relating to sustainability proposals, tanks, equipment, mech vent etc should be clearly indicated. It is noted that surface stormwater run-off from the DSZ is to the adjacent properties (as existing). The panel is of the view that all re-development should manage SW issues without impacting neighbours.
Landscape	The Panel considers the landscape scheme to be generally acceptable but that several concerns/issues remain, as discussed below and elsewhere in this report (see Built form and Sustainablity). <u>General</u> The development relies on numerous planter boxes for the establishment of privacy, environmental comfort, and visual amenity on this development. The success of these plantings will depend on the planter dimensions being sufficient for the horticultural needs of the plantings, the particular species specified on the basis of their suitability for the various environmental conditions of the development and access to the plantings to enable the high level of on-going maintenance they will require for long-term health and vigour. The documentation should demonstrate that this is proposed, including through sections of all differently dimensioned planter boxes.

	The Panel does not support the use of artificial turf where other suitable options are available. The proposed palm trees along the eastern side of the property should be deleted and replaced with canopy trees that with provide screening and better amenity. The Panel promotes the use of locally indigenous plant species in all amenity plantings as a means to support Australia's biodiversity, minimise weed risks and optimise sustainability outcomes. An exception to this is where food gardens are included as these, too, are considered to have sustainability outcomes provided they are managed to prevent weed dispersal and soil eutrophication beyond their confines. (Note: Palm trees are not a coastal species in Wollongong.) <u>Streetscape and Entrance</u> Street trees should be located so as to ensure they do not impede pedestrian access to entrances along the frontage. The height of the front fence should comply with Council's DCP. The fencing and gate to the main pedestrian entrance, along with the fencing within planter boxes should be deleted. The gate and fencing to unit UG03 should be relocated to align with the front boundary and eastern planter box walls. Screen plantings along the western side of the driveway ramp require more detailed consideration. The basement carpark is setback approximately 200mm to the western boundary. With the access ramp at the street setback approximately 450mm, narrowing to 200mm at the wall to the ramp. An edge to the front driveway is shown in the Artist's Impression and the Landscape Plan but not the Ground Floor Plan or South Elevation. This results in an awkward situation for any garden layout that will enable the establishment of screen plantings along this boundary (the elevation shows trees at the streetscape, but the Landscape Plan does not). The plans appear to show a shared planting with the western neighour along the streetscape edge of the driveway ramp – this cannot be relied on. The Landscape Plan needs to demonstrate that plantings can be established along the driveway access; this may require a climbing frame to be installed to the wall to support climbers in the narrow garden section. The Artist's Impression shows terraced planters along the eastern edge of the driveway ramp and the frontage to unit UG03. The plans do not appear to show this. The Panel considers that terraced planters are unnecessary and undesirable in this situation. Landscape Plans refer to 'Verge works to WCC Public Domain Technical Manual'. Any DA consent needs to show and describe the full extent of works proposed and be coordinated with Architectural Plans. <u>Communal Open Space (COS)</u> The proposed 3 disconnected areas of COS, though not optimal, are a reasonable response to the difficulties arising from the site topography. As presented, they do not yet have a sufficiently strong program that persuades the Panel that they will be well-used by the residents. The following suggestions are made: 1. Northern, Lower Ground Floor COS The lower area could work very well as a utility space that contains clothes-drying facilities and a community garden that relies on both the deep soil and terrace planters. This would require furniture and fixtures (including clotheslines, a water supply with washdown

	facilities, a shaded workbench and seating, storage space for tools and material). Toilet facilities would be desirable. The community garden would be well-served with a barbecue that included a burner for heating water for tea and coffee. The artificial turf should be deleted. As discussed above (see Built form), the Panel considers that one of the fire stair egresses should be removed from this area and that some form of privacy screening from the eastern and northern neighbours may be of benefit, provided it did not impact on the growing conditions for the vegetation. Deep soil is typically expected to contain large trees for screening and environmental benefits. In this situation, consideration could be given to including fruit and nut-bearing trees as part of the productive garden. Alternatively, the conditions would well suit the establishment of 'bush tucker' trees, many of which are indigenous to the Wollongong area. 2. Central Upper Ground Floor COS It is unclear that this space would attract any users in the absence of it being designed and fitted out as a special space for particular activities. It may be a suitable space for children's play or residents' dogs, in which case it should be redesigned to enable turf to be established and the space to be more open, rather than broken up with tree plantings (which should be confined to the perimeter). The decision about the program for but requiring toilet facilities. A suitable location would be adjacent to the lift (to replace the proposed flush timber decking)this space should be determined in consultation with the developer regarding the anticipated future demographic of the development. Internal privacy issues have been acceptably resolved through the architecture. Privacy issues relating to the eastern neighbour need to be addressed in any further design development. 3. Roof Terrace COS The Panel considers the roof terrace to be well-conceived but that it requires toilet facilities. The proposed timber decking adjacent to the lift is a suitable location for a toilet.
Amenity	Functional unit layouts that will provide a reasonable level of amenity have been provided. In response to the Panel's previous comments, all lobbies now have windows that provide some level of natural light and outlook. Additional windows have now been provided to the kitchens and bathrooms of southern units The proposal appears capable of meeting ADG natural ventilation requirements. The proposal receives in excess of 2 hours solar access to 13 of the proposed 17 units 76%. ADG compliant solar access has been achieved. It is recommended that one of the basement egress stairs be relocated adjacent to the lift to provide convenient, all weather, access from the lobby to the basement, especially when lift inoperable. (Refer to detail comments above, Built form). To improve available reflected light between buildings the option of a lighter coloured materials (vs dark brick proposed) warrants consideration.

	The visitor bicycle storage should be relocated from the eastern communal open space to the pedestrian entrance area (behind the letterboxes). This will require reconfiguration of the planter box on the eastern side of the ramp. The bicycle storage should be concealed behind screen planting if possible. Consideration should be given to removing the entry gate at the boundary to the street and allowing controlled access to be provided at the foyer door. An accessible toilet should be provided to service the roof top communal open space. The toilet could be located directly south of the lift shaft. Adaptable units appear to involve an unnecessarily excessive quantum of wall and services alteration. The Panel would encourage a more refined approach to the planning of adaptable units that minimizes the extent of work and cost required to accommodate a simple and dignified approach to aging place.
Safety	Details of balustrading to the COS should be provided, climbability must be reviewed and balustrade / planter configurations developed to ensure safety. It is recommended that built-in planters are developed on the east and west edges of the terrace, in place of pot planting. Consideration could also be given to removing planters from the southern edge of the terrace and providing a solid balustrade in this location. The panel strongly disfavours the counter-intuitive basement egress solely via external paths from the rear of the property. Fire hazard combustible elements of No62 abut the boundary and any egress in close proximity of structures should be verified BCA compliant. Visitor basement parking access control needs to be clarified.
Housing Diversity and Social Interaction	A wider variety of unit sizes to comply Councils DCP requirements (more 1 bed and 3 bed units) is encouraged. However, it is acknowledged that the proposed development would provide a reasonable contribution to the housing stock of this precinct.
Aesthetics	In the immediate streetscape context of 2-3 storey brick and tile roofed strata-title apartments , a less dramatic façade modulation and more subtle, more light-reflective materials palette should be considered. Further refinement is recommended to provide a calmer presentation to the street. Viewed from the street, the SW corner L2/3/4 transition is awkwardly resolved. Futher attention to clarify and simplify is recommended. Consideration should be given as to how the fire hydrant booster is discretely integrated within the street landscape setback.
Design Excellence WLEP2009	
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	Achievement possible. Further refinement recommended

Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	Achievement possible. Further refinement recommended
Whether the proposed development detrimentally impacts on view corridors,	No apparent impacts
Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,	N/A
How the development addresses the following:	
the suitability of the land for development,	The size and location of the site is well suited for the proposed residential development.
existing and proposed uses and use mix	The addition of more 1 and 3 bed units is encouraged.
heritage issues and streetscape constraints,	Further refinement recommended. The token replication of part façade geometry of the heritage building (64 Smith St) is considered ineffective and unnecessary. A more subtle approach (see Aesthetics) could offer a better response.
the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	Acceptable.
bulk, massing and modulation of buildings	Acceptable.
street frontage heights	Acceptable.
environmental impacts such as sustainable design, overshadowing, wind and reflectivity	Acceptable.
the achievement of the principles of ecologically sustainable development	Acceptable.
pedestrian, cycle, vehicular and service access, circulation and requirements	Further development of egress from basement recommended.
impact on, and any proposed improvements to, the public domain	Acceptable.
Key issues, further Comments & Recommendations	The building form has generally been developed to respond to the site to provide a reasonable level of amenity to its residents. However, further refinement of the ground level landscape and communal open spaces is recommended to improve amenity and

	minimise potential privacy issues with neighbours. Further consideration should also be given to the matters raised, including the following issues: - The eastern boundary wall should be refined to reduce the perceived scale of wall presented to its neighbour. - The basement egress stair should be developed to provide a more direct connection to the entry foyer - Further refinement of the roof top terrace - Further refinement is recommended to provide a calmer presentation to the street.

Attachment 5 – SEPP 65 Apartment Design Guide and Wollongong DCP 2009 Assessment

SEPP 65 Apartment Design Guide

Standards/controls	*Comment*	*Complies*
Part 3 Siting the development		
3A Site analysis Site analysis uses the following key elements to demonstrate that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context: - Site location plan - Aerial photograph - Local context plan - Site context and survey plan - Streetscape elevations and sections - Analysis A written statement explaining how the design of the proposed development has responded to the site analysis must accompany the development application.	Detailed site analysis plans has been provided with the DA material and presented to the Design Review Panel.	Yes
3B Orientation Buildings must be oriented to maximise norther orientation, response to desired character, promote amenity for the occupant and adjoining properties, retain trees and open spaces and respond to contextual constraints such as overshadowing and noise. *Objective 3B-1:* *Building types and layouts respond to the streetscape and site while optimising solar access within the development* Design Guidance - Buildings should define the street by facing it and providing direct access. *Objective 3B-2* *Overshadowing of neighbouring properties is minimised during mid- winter*	Building faces Smith Street; apartments and balconies are generally oriented toward the street, offering some opportunities for casual surveillance of the street, along with the ground level entry lobby. The majority of apartments enjoy good solar access. Access from the street frontage to the primary lobby is well resolved. The entrance is very legible and provides for some activation of the frontage. The scale of the building responds to the desired future character for the precinct as defined by the planning controls (floor space ratio and building height)	Yes

Standards/controls	*Comment*	*Complies*
Design Guidance - Overshadowing should be minimised to the south or downhill by increased upper level setbacks - Refer sections 3D & 4A below for solar access requirements - A minimum of 4 hours of solar access should be retained to solar collectors on neighbouring buildings	The strategic local character and future desired character of the site is set by Wollongong LEP 2009 (R1 zone, Clause 8.1 Objectives for development in Wollongong City Centre) and Chapter D13 of Wollongong DCP 2009 (Wollongong City Centre). Both LEP and DCP clauses are assessed in detail in the assessment report. The shadow diagrams indicate some overshadowing of nearby buildings however in each case more than a minimum 3 hours of sunlight is maintained between 9am and 3pm on 21 June.	
3C Public domain interface Key components to consider when designing the interface include entries, private terraces or balconies, fences and walls, changes in level, services locations and planting. The design of these elements can influence the real or perceived safety and security of residents, opportunities for social interaction and the identity of the development when viewed from the public domain *Objective 3C-1:* *Transition between private and public domain is achieved without compromising safety and security* Design Guidance - Terraces, balconies and courtyards should have direct street entry, where appropriate - Changes in level between private terraces etc above street level provide surveillance and improved visual privacy for ground level dwellings. - Front fences and walls along street frontages should use visually permeable materials and treatments. The height of solid fences or walls should be limited to 1m.	The transition between public and private is acceptable. Appropriate street frontage treatment provided. Public domain to be treated with footpath paving and street tree planting in accordance with Council's City Centre Public Domain Technical Manual. Conditions are recommended in this regard. Residential balconies and the main entry lobby face the street frontage, providing some opportunities for natural surveillance. Garbage storage areas are located within the basement. Mail boxes and fire services will be accommodated within the development in a manner which will not detract unreasonably from its design quality.	Yes

Standards/controls	*Comment*	*Complies*
- Opportunities should be provided casual interaction between residents and the public domain e.g. seating at building entries, near letterboxes etc *Objective 3C-2:* *Amenity of the public domain is retained and enhanced* Design Guidance - Planting softens the edges of any raised terraces to the street (e.g. basement podium) - Mailboxes should be located in lobbies perpendicular to street alignment or integrated into front fences. - Garbage storage areas, substations, pump rooms and other service requirements should be located in basement car parks. - Durable, graffiti resistant materials should be used - Where development adjoins public parks or open space the design should address this interface. **3D Communal and public open space** *Objective 3D-1* *An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping* Design Criteria 1.Communal open space has a minimum area of 25% of the site area (286.125m^2) 2. 50% direct sunlight provided to principal usable part of communal open space for a minimum of 2 hours between 9am and 3pm on 21 June Design Guidance - Communal open space should be consolidated into a well-designed, usable area. - Minimum dimension of 3m - Should be co-located with deep soil areas - Direct & equitable access required - Where not possible at ground floor it should be located at podium or roof level. *Objective3D-2*	Mailboxes are located adjacent to the primary entry. Durable materials are proposed. The principal communal open space is located on ground to the north/ rear of the building. The secondary COS is located on the rooftop. Communal open space achieves 25% and is accessible for residents from the building entry and via the lift. The landscape plan makes provision for casual seating, along with possible locations for outdoor dining and passive recreation. The communal open space area at the rear of the building is co-located with the deep soil zone. Direct and equitable access available. The communal open space area achieves the minimum area required for the site and satisfies the required	Yes

Standards/controls	*Comment*	*Complies*
Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting Design guidance - Facilities to be provided in communal open spaces for a range of age groups, and may incorporate seating, barbeque areas, play equipment, swimming pools *Objective 3D-3* *Communal open space is designed to maximise safety* Design guidance - Communal open space should be visible from habitable rooms and POS areas and should be well lit.	dimension requirements. The design and treatment will provide for reasonably well designed, usable areas. The principal useable part of the communal open space will be visible from apartments located above and nearby individual private open space areas. Sun access diagrams provided show the space has largely unobstructed solar access.	
3E Deep soil zones *Objective 3E-1* *3E-1 Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.* Design Criteria: 1. Deep soil zones are to meet the following minimum requirements: Site area / Minimum dimensions / Deep soil zone (% of site area) less than 650m² / - / 7% 650m² - 1,500m² / 3m greater than 1,500m² / 6m greater than 1,500m² with significant existing tree cover / 6m Design guidance: - Deep soil zones should be located to retain existing significant trees.	DSZ is proposed adjacent to the northern boundary at the rear of the building. The area of the total DSZ is 93sqm (8.43%) and the rear boundary area has a minimum dimension of 3m.	Yes
3F Visual privacy *Objective 3F-1* *Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual amenity.*	There are variations to the building setbacks in a number of places, as follows: Levels G-3/4	**No, variations identified in bold. Discussio n also**

Standards/controls	*Comment*	*Complies*
Design Criteria: 1. Minimum required separation distances from buildings to the side and rear boundaries are as follows: | Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m | No separation is required between blank walls.	Up to 12m (Levels G-3) *To northern boundary* (rear): • Ground - min setback 9.5m to habitable rooms and balconies • L1-L3 – 9.5m from balconies *To western boundary*: • G 4.5m to blank walls • L1-L3 – 4.5m to blank walls; 6.29m to highlight window *To eastern boundary*: • 4.5m to ground floor; • L1-L3 – 4.5m to blank walls; 6m to balconies 12m-24m (Level 4 and over) *To northern boundary:* • L4-L5 – 9.5m from balconies • L6 – min 9.6m to balconies *To eastern boundary* • L4 - L5– 4.5m to blank walls; **6.37m to living room window** (note opaque fixed window only) (9m required) • L6 – min 6.070m to blank walls; **8.61m to COS** (9m required); *To western boundary* L4 – L5 – min 4.5m to blank walls; **6.37m** to highlight window (9m required) and **6m** to balcony (with fixed screen to its edge) (9m required)	**contained in the column to the left.**

Standards/controls	*Comment*	*Complies*
	• L6 – 6.070m to blank walls; **6.070m to rear screened balcony** (9m required); **6.37m to rooftop COS** (9m required) <u>Over 24m</u> N/A	

<u>Variation:</u> It is noted that, where the non-compliances occur, screening in some form is proposed. The applicant notes that the building complies with the separation distance requirements up to L4 (which is 12m in height) and beyond that, where the reduced setbacks are proposed, there is no building on the adjoining sites at the equivalent height and therefore no departure from the separation distance requirements. Council treats the setback distances cited in 3F as a building setback control and not a separation between buildings control, to provide for equitable sharing of separation distances to future buildings on neighbouring sites in the event those sites are redeveloped. It is noted in this regard, that the redevelopment potential of the neighbouring sites is limited by the facts that they are occupied strata subdivided townhouse or unit development.

With regard to existing adjacent buildings, the eastern neighbour is a 3 storey building and the roof sits below proposed Level 5. The western neighbour is similarly 3 storeys in height; its roof sites below L4 of the proposed building, where the variations occur. As such, there are no direct overlooking impacts on neighbours arising from the variations in respect of Level 4 and above of the building.

The proposed use of privacy screens, blank walls, opaque and highlight windows will minimise overlooking opportunities to the side boundaries, to both existing buildings and to any that may be built in future.

Thus it is concluded that the privacy impacts of the departures will be negligible and the proposed setbacks are supported.

<u>*Objective 3F-2:*</u> *Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space* <u>Design Guidance</u> - Communal open space, common areas and access paths should be separated from private open space and windows to apartments. Design solutions include: • Setbacks, • Solid or partly solid balustrades to balconies • Fencing or vegetation to separate spaces • Screening devices • Raising apartments/private open space above the public domain	Planting is to be provided to the edges of the COS and private courtyard areas to provide screening of these spaces from the adjoining boundaries. The communal open space on Ground floor is immediately adjacent to the POS areas of Units UG01 and UG02. The plans provide for a level difference between the two spaces, raised planter beds and walls to separate the two spaces. This will prevent direct overlooking between the two spaces and also from the COS into those apartments.	

Standards/controls	*Comment*	*Complies*
• Planter boxes incorporated into walls and balustrades to increase visual separation • Pergolas or shading devices to limit overlooking • Only on constrained sites where it's demonstrated that building layout opportunities are limited – fixed louvres or screen panels • Windows should be offset from the windows of adjoining building.		
3G Pedestrian access and entries *Objective 3G-1* *Building entries and pedestrian access connects to and addresses the public domain* Design Guidance - Multiple entries should be provided to activate the street edge. - Buildings entries should be clearly identifiable and communal entries should be clearly distinguishable from private entries. *Objective 3G-2* *Access, entries and pathways are accessible and easy to identify* Design Guidance - Building access areas should be clearly visible from the public domain and communal spaces - Steps and ramps should be integrated into the overall building and landscape design. *Objective 3G-3* *Large sites provide pedestrian links for access to streets and connection to destinations*	The residential lobby and entry is clearly identifiable in the streetscape. The proposed entry addresses the public domain. Ground floor level is accessible from the street frontage via a nearly flat path. Lift and stair access is provided to all dwellings from the basement and ground floor level. Access points are clearly visible. No through-site link is required.	Yes
3H Vehicle access *Objective 3H-1* *Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes* Design Guidance - Car park entries should be located behind the building line	The driveway's location retains existing street trees and as such is generally in a good location. Proposed driveway location is removed from the nearest intersection.	Yes

Standards/controls	*Comment*	*Complies*
- Access point locations should avoid headlight glare to habitable rooms - Garbage collection, loading and service areas should be screened - Vehicle and pedestrian access should be clearly separated to improve safety. - Where possible, vehicle access points should not dominate the streetscape and be limited to the minimum width possible.	Garbage storage within the basement with bins to be collected from the street; the proposed arrangement is assessed as acceptable . Vehicle and pedestrian access separated. Driveway and vehicular entry width is acceptable.	
3J Bicycle and car parking *Objective 3J-2* *Parking and facilities are provided for other modes of transport* Design Guidance - Conveniently located and sufficient numbers of parking spaces should be provided for motorbikes and scooters - Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas.	21 car spaces are proposed. Adequate vehicle, motor bike and bicycle parking provided meeting the requirements of the Metropolitan Sub Regional car parking rates in the RTA Guide to Traffic Generating Development. Parking to be provided within the basement. Appropriate resident bicycle security arrangements are proposed.	Yes
Objective 3J-3 *Car park design and access is safe and secure* Design Guidance - Supporting facilities within car parks (garbage rooms, storage areas, car wash bays) can be accessed without crossing parking spaces - A clearly defined and visible lobby or waiting area should be provided to lifts and stairs. - Permeable roller doors allow for natural ventilation and improve the safety of car parking areas by enabling passive surveillance.	Supporting facilities generally appropriately located. Basement parking layout is appropriate with regard to safety and security. Visitor car spaces will be accessible via intercom.	Yes
Objective 3J-4 *Visual and environmental impact of underground car parking are minimised* Design Guidance - Excavation should be minimised through efficient carpark layouts and ramp design. - Protrusion of carparks should not exceed 1.0m above ground level.	Acceptable. The carpark protrudes at the rear of the building due to the slope of the site; the roof level is however stepped to respond to the slope. There are minimal visual or environmental impacts arising. Landscape planting is	

Standards/controls	*Comment*	*Complies*
- Natural ventilation should be provided to basement and sub-basement car parking areas. - Ventilation grills or screening devices should be integrated into the façade and landscape design. <u>*Objective 3J-5*</u> *Visual and environmental impact of on-grade car parking are minimised* <u>Design Guidance</u> - On-grade car parking should be avoided; - Where unavoidable, the following design solutions should be used – parking is located on the side or rear of the lot away from the primary street frontage - Cars are screened from view of streets, buildings, communal and private open space areas - Safe and direct access to building entry points is provided - Parking is incorporated into the landscaping design of the site - Stormwater run-off is appropriately managed - Light coloured paving materials or permeable paving systems are used and shade trees are planted to reduce increased surface temperatures from large areas of paving	proposed to the northern, western and eastern boundaries of the site. No at-grade car parking is proposed.	
Part 4 – Designing the building - Amenity		
<u>4A Solar and daylight access</u> <u>*Objective 4A-1*</u> *To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space* <u>Design Criteria</u> 1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of two (2) hours direct sunlight between 9am and 3pm in mid-winter in Wollongong LGA. 1. A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter <u>Design Guidance</u>	72% of the apartments (13 of the 18) can achieve appropriate solar access (living rooms and private open spaces receive a minimum of 2 hours sunlight between 9am-3pm mid-Winter). One apartment, being UG01, will receive no direct sunlight (5% of overall number of units) which is compliant.	Yes

Standards/controls	*Comment*	*Complies*
- The design maximises north aspect and the number of single aspect south facing apartments is minimised - To optimise the direct sunlight to habitable rooms and balconies, the following design features are used: Dual aspect, Shallow apartment layouts Bay windows - To maximise the benefit to residents, a minimum of $1m^2$ of direct sunlight measured at 1m above floor level, is achieved for at least 15 minutes. <u>*Objective 4A-2*</u> *Daylight access is maximised where sunlight is limited* <u>Design Guidance</u> - Courtyards, skylights and high level windows (sill heights of 1500m or greater) are used only as secondary light sources in habitable rooms <u>*Objective 4A-3*</u> *Design incorporates shading and glare control, particularly for warmer months* <u>Design Guidance</u> Design features can include: - Balconies - Shading devices or planting - Operable shading - High performance glass that minimises external glare	Generally, screening provided to balconies is architectural or a privacy screen however will also offer shading / glare control. Glare control on the western elevation is provided in the form of balcony screens, reduced window openings, blank walls and highlight windows.	
<u>4B Natural ventilation</u> <u>*Objective 4B-1*</u> *All habitable rooms are naturally ventilated.* <u>Design Guidance</u> - A building's orientation should maximise the prevailing winds for natural ventilation in habitable rooms - The area of unobstructed window openings should be equal to at least 5% of the floor area served.	All habitable rooms are naturally ventilated.	Yes

Standards/controls	*Comment*	*Complies*
- Doors and openable windows should have large openable areas to maximise ventilation. *Objective 4B-2* *The layout and design of single aspect apartments maximises natural ventilation* Design Guidance - Single aspect apartments should use design solutions to maximise natural ventilation. *Objective 4B-3* *The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents* Design Criteria: 1. 60% of apartments are naturally cross ventilated in the first nine storeys 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	17 of the 18 apartments (94%) are naturally cross ventilated. Maximum building depth measured across the shortest axis is less than 18m.	Yes
4C Ceiling heights *Objective 4C-1* *Ceiling height achieves sufficient natural ventilation and daylight access* Design Criteria 1. Minimum 2.7m for habitable rooms and 2.4m for non-habitable rooms *Objective 4C-2* *Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms* *Objective 4C-3* *Ceiling height contribute to the flexibility of building use over the life of the building* Design Guidance - Ceiling heights of lower level apartments in centres should be greater than the minimum required by the design criteria allowing flexibility and conversion to non-residential uses.	2.7 min ceiling heights proposed. Generally acceptable. The site is zoned as residential and does not require additional height to ground floor.	Yes
4D Apartment size and layout	Apartment size and layout is generally functional, well	Yes

Standards/controls	*Comment*	*Complies*
<u>*Objective 4D-1*</u> *The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity* <u>Design Criteria:</u> 1. Minimum internal areas: 2 bed – 70m^2 3 bed – 90m^2 The minimum internal areas include only 1 bathroom. Additional bathrooms increase the minimum internal areas by 5m^2 each. A fourth bedroom and further additional bedrooms increase the minimum internal by 12m^2. 2. Every habitable room must have a window in an external wall with a total minimum glass area of at least 10% of the floor area of the room	organised and provides a reasonable standard of amenity for future residents. The apartment layout has been considered by the Design Review Panel and is considered to be acceptable. All apartments achieve compliance with the minimum internal areas specified. All habitable rooms have adequate windows.	
<u>*Objective 4D-2*</u> *Environmental performance of the apartment is maximised* <u>Design Criteria:</u> 1. Habitable room depths are limited to a maximum of 2.5 x ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window. <u>Design Guidance:</u> - Greater than the minimum ceiling heights can allow proportionate increases in room depths. - Where possible, bathrooms and laundries should have an external openable window. Main living spaces should be oriented towards the primary outlook.	Habitable room depths comply. 2.7m ceiling heights proposed.	
<u>*Objective 4D-3*</u> *Apartment layouts are designed to accommodate a variety of household activities and needs* <u>Design Criteria:</u> 1. Master bedrooms have a minimum area of 10m^2 and other bedrooms 9m^2 (excl wardrobe space) 2. Bedrooms have minimum dimension of 3m (excl wardrobe)	Living spaces for north-facing units are oriented towards the north and south-facing units orientated to the south to take advantage of outlook and to optimise solar access. Bedroom and living room dimensions are adequate.	

Standards/controls	*Comment*	*Complies*
3. Living rooms have minimum width of: - 3.6m for studio and 1 bed apartments and - 4m for 2+ beds. 4. The width of the crossover or cross through apartments are at least 4m internally to avoid deep narrow apartment layouts.		
4E Private open space and balconies *Objective 4E-1* *Apartments provide appropriately sized private open space and balconies to enhance residential amenity* 1. Minimum balcony depths are: The minimum balcony depth to be counted as contributing to the balcony area is 1m. 2. Ground level apartment POS must have minimum area of 15m^2 and min. depth of 3m	All balcony areas achieve the minimum area and depth requirements. POS exceeds requirements and is generally well designed and located. Ground level terraces are generous, with areas of 21sqm, 58sqm and 42sqm respectively.	Yes
Objective 4E-2 *Primary private open space and balconies are appropriately located to enhance liveability for residents* Design Guidance - Primary private open space and balconies should be located adjacent to the living room, dining room or kitchen to extend the living space. - POS & Balconies should be oriented with the longer side facing outwards to optimise daylight access into adjacent rooms.	POS of all apartments is located adjoining and accessible from living/dining areas. Adequate solar access is available to the balconies and terraces.	
Objective 4E-3 *Primary private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building* Design Guidance - A combination of solid and transparent materials balances the need for privacy with surveillance of the public domain	Balconies designed to articulate the façade. A variety of materials are proposed.	

Dwelling type	Minimum area	Minimum depth
Studio apartments	4m^2	-
1 bedroom apartments	8m^2	2m
2 bedroom apartments	10m^2	2m
3+ bedroom apartments	12m^2	2.4m

Standards/controls	*Comment*	*Complies*
- Full width glass balustrades alone are not desirable - Operable screens etc are used to control sunlight and wind, and provide increased privacy for occupancy while allowing for storage and external clothes drying. <u>*Objective 4E-4*</u> *Private open space and balcony design maximises safety* <u>Design Guidance</u> - Changes in ground levels or landscaping are minimised.	POS is appropriately designed with regard to safety.	
<u>4F Common circulation and spaces</u> <u>*Objective 4F-1*</u> *Common circulation spaces achieve good amenity and properly service the number of apartments.* <u>Design Criteria</u> 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40. <u>Design Guidance</u> - Long corridors greater than 12m in length should be articulated through the use of windows or seating. - Primary living rooms or bedroom windows should not open directly onto common circulation spaces, whether open or enclosed. Visual and acoustic privacy from common circulation spaces should be controlled.	18 apartments proposed. Maximum 3 apartments on each level; serviced by 1 lift. Corridors have access to natural light and ventilation. Apartment entries are appropriately located with regard to circulation spaces. Short corridors. No living or bedroom window openings to common circulation spaces.	Yes
<u>*Objective 4F-2*</u> *Common circulation spaces promote safety and provide for social interaction between residents* <u>Design Guidance:</u> Incidental spaces can be used to provide seating opportunities for residents, and promotes opportunities for social interaction.	Some opportunities for social interaction on the ground floor within the lobby and outdoor spaces. Common circulation areas will be well lit.	Yes
<u>4G Storage</u> <u>*Objective 4G-1*</u> *Adequate, well designed storage is provided in each apartment*	All apartments exceed the minimum required storage. Minimum 50% is provided within each apartment, with	Yes

Standards/controls	*Comment*	*Complies*
1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided At least 50% of the required storage is to be located within the apartment *Objective 4G-2* *Additional storage is conveniently located, accessible and nominated for individual apartments* Design Guidance: - Storage not located within apartments should be allocated to specific apartments.	the remainder located in the basement.	
4H Acoustic privacy *Objective 4H-1* *Noise transfer is minimised through the siting of buildings and building layout* Design Guidance - Adequate building separation is required (see also section identified in bold above). - Noisy areas within buildings should be located next to or above each other and quieter areas next to or above quieter areas. - Storage, circulation areas and non-habitable rooms should be located to buffer noise from external sources. - Noise sources such as garage doors, plant rooms, active communal open spaces and circulation areas should be located at least 3m away from bedrooms.	Internal layout provides for appropriate internal acoustic amenity within individual apartments, and generally not an issue due to the limited number of apartments per floor. Potential conflicts between the COS and the ground level POS areas of Units 1 and 2 will be reduced by the level difference between the units/ their appurtenant POS areas and the COS area (with the COS sitting below the units), walls and landscaping between the courtyards and the communal open space.	Yes
Objective 4H-2 *Noise impacts are mitigated within apartments through layout and acoustic treatments* Design Guidance In addition to mindful siting and orientation of the building, acoustic seals and double or triple glazing are effective methods to further reduce noise transmission.	Generally acceptable	Yes

Dwelling type	Storage size volume
Studio apartments	4m³
1 bedroom apartments	6m³
2 bedroom apartments	8m³
3+ bedroom apartments	10m³

Standards/controls	*Comment*	*Complies*
4J Noise and pollution *Objective 4J-1* *In noisy or hostile environments, the impacts of external noise and pollution are minimised through the careful siting and layout of buildings* Design Guidance - Minimise impacts through design solutions such as physical separation from the noise or pollution source, *Objective 4J-2* *Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission* Design guidance: - Design solutions include limiting openings to noise sources & providing seals to prevent noise transfer.	No obvious external noise sources are evident.	Yes
Part 4 – Designing the building - Configuration		
4K Apartment mix *Objective 4K-1* *A range of apartment types and sizes is provided to cater for different household types now and into the future* Design guidance - A variety of apartment types is provided - The apartment mix is appropriate, taking into consideration the location of public transport, market demands, demand for affordable housing, different cultural/social groups - Flexible apartment configurations are provided to support diverse household types and stages of life *Objective 4K-2* *The apartment mix is distributed to suitable locations within the building* Design guidance - Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	18 apartments 1 x 3 bedroom unit 17 x two bedroom units. The applicant has sought a variation in respect of the unit mix requirements of the ADG and DCP. 2 of the apartments (>10% of the 18 proposed) are adaptable apartments; these contain 2 bedrooms. An additional 2 units are proposed Silver Level universal apartments The apartment size varies throughout the building with the upper floor housing the larger apartment.	**No**, variation sought

Standards/controls	*Comment*	*Complies*

Applicant's variation request:

"The development provides a mix of smaller, private and well designed apartments catering for empty nesters and the ageing in place market, being a unique offering for the Wollongong City centre, and highly sought after this location. At the same time however not ruling out younger adult couples wanting more space. These apartments are targeted at those demographic to cater for those looking house the B3 Commercial Core and B4 Mixed Use zones on the periphery of the Wollongong CBD.

Whilst there are no one bedroom or studio apartments proposed, the mix is considered appropriate due to the proximity to the CBD, and the increasing trend of working from home and the need for home offices resulting from COVID deems the mix to be suitable. In addition, there are a number of different options available within the two and three bedroom apartments proposed including:-

- Three different two bedroom apartment layouts
- One townhouse style two bedroom apartment
- Additional layout capable of being achieved through the adaptability of two of the apartments, and
- One three bedroom apartment.

Given the variety of layouts available it is considered that suitable mix of housing options is incorporated into the proposed development.

The development still provides for higher density living for a wide range of demographic and co-living inhabitants accordingly.

The proposed development resulting from this variation will result in no unacceptable adverse environmental impacts. Th development is responsive to the locality and provides a boutique apartment mix at this location which has taken into consideration:

Distance to public transport, employment and education centres

The current market demands and project future demographic trends

Working from home trends in response to COVID-19 pandemic

The demand for social and affordable housing

Different cultural and socioeconomic groups

Great public access to recreation and lifestyle spaces."

Planning Comment: the variation sought is considered to be generally reasonable, noting in particular the variety of apartment layouts available within the unit mix proposed, including the ability to accommodate working from home arrangements.

4L Ground floor apartments *Objective 4L-1* *Street frontage activity is maximised where ground floor apartments are located* Design guidance - Direct street access should be provided to ground floor apartments	Unit 1 has a south-facing ground level terrace which has direct access from the street. This is in the form of a private, fenced and landscaped courtyard. The two rear/ north-facing units have terrace areas at the rear of the building. These terraces are	Yes

Standards/controls	*Comment*	*Complies*
- Activity is achieved through front gardens, terraces and the facade of the building. - Ground floor apartment layouts support small office home office (SOHO) use to provide future opportunities for conversion into commercial or retail areas. In these cases, provide higher floor to ceiling heights and ground floor amenities for easy conversion *Objective 4L-2* *Design of ground floor apartments delivers amenity and safety for residents* Design guidance - The design of courtyards should balance the need for privacy of ground floor apartments with surveillance of public spaces. Design solutions include: • elevation of private gardens and terraces above the street level by 1-1.5m (see figure 4L.4) • landscaping and private courtyards • window sill heights that minimise sight lines into apartments • integrating balustrades, safety bars or screens with the exterior design - Solar access should be maximised through: • high ceilings and tall windows • trees and shrubs that allow solar access in winter and shade in summer	appropriately designed with regard to their juxtaposition with the COS	
4M Facades *Objective 4M-1* *Building facades provide visual interest along the street while respecting the character of the local area* Design guidance - To ensure that building elements are integrated into the overall building form and façade design - The front building facades should include a composition of varied building elements, textures, materials, detail and colour and a defined base, middle and top of building. - Building services should be integrated within the overall facade	The building façade features a combination of building elements and a mixture of materials. The applicant has provided a colour and materials schedule with the DA and photomontages which form part of Attachment 1. The façade treatment has been closely examined by Council's Design Expert who has advised that the most recent iteration of the plans is acceptable. Building services will be provided in a manner which	Yes

Standards/controls	*Comment*	*Complies*
- Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. - To ensure that new developments have facades which define and enhance the public domain and desired street character. <u>*Objective 4M-2*</u> *Building functions are expressed by the facade* <u>Design guidance</u> - Building entries should be clearly defined	will not reduce the design quality of the development. The primary pedestrian entry is well defined and access from the street frontage is well resolved. Generally improved on earlier iteration and is now considered to be acceptable.	
<u>4N Roof design</u> <u>*Objective 4N-1*</u> *Roof treatments are integrated into the building design and positively respond to street* <u>Design guidance</u> - Roof design should use materials and a pitched form complementary to the building and adjacent buildings. <u>*Objective 4N-2*</u> *Opportunities to use roof space for residential accommodation and open space are maximised* <u>Design guidance</u> - Habitable roof space should be provided with good levels of amenity. - Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations <u>*Objective 4N-3*</u> *Roof design incorporates sustainability features* <u>Design guidance</u> - Roof design maximises solar access to apartments during winter and provides shade during summer	The proposed roof form is acceptable. The roof plan indicates services and provision of photovoltaics.	Yes
<u>4O Landscape design</u> <u>*Objective 4O-1*</u> *Landscape design is viable and sustainable* <u>Design guidance</u>	Council's Landscape Architect has advised that the landscape design is generally satisfactory.	Yes

Standards/controls	*Comment*	*Complies*
- Landscape design should be environmentally sustainable and can enhance environmental performance - Ongoing maintenance plans should be prepared <u>*Objective 4O-2*</u> *Landscape design contributes to the streetscape and amenity* <u>Design guidance</u> - Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features		
<u>4P Planting on Structures</u> <u>*Objective 4P-1*</u> *Appropriate soil profiles are provided* <u>Design guidance</u> - Structures are reinforced for additional saturated soil weight - Minimum soil standards for plant sizes should be provided in accordance with Table 5 <u>*Objective 4P-2*</u> *Plant growth is optimised with appropriate selection and maintenance* <u>Design guidance</u> - Plants are suited to site conditions <u>*Objective 4P-3*</u> *Planting on structures contributes to the quality and amenity of communal and public open spaces* <u>Design guidance</u> - Building design incorporates opportunities for planting on structures. Design solutions may include: • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain	Council's Landscape Architect is satisfied with the landscape plan. Planting depths proposed appear to be sufficient.	Yes

Standards/controls	*Comment*	*Complies*
• planter boxes		
4Q Universal design *Objective 4Q-1* *Universal design features are included in apartment design to promote flexible housing for all community members* Design guidance - A universally designed apartment provides design features such as wider circulation spaces, reinforced bathroom walls and easy to reach and operate fixtures *Objective 4Q-2* *A variety of apartments with adaptable designs are provided* Design guidance - Adaptable housing should be provided in accordance with the relevant council policy. *Objective 4Q-3* *Apartment layouts are flexible and accommodate a range of lifestyle needs* Design guidance Apartment design incorporates flexible design solutions	2 of the 18 apartments are Silver level liveable apartments (Units 201 and 301), in addition to the two nominated adaptable units. Generally acceptable	Yes
Part 4 – Designing the building - Configuration **4T Awnings and signage** *Objective 4T-1* Awnings are well located and complement and integrate with the building design	A small awning is provided to the entry of the building, which is generally acceptable for this type of development in residential areas.	Yes
4U Energy efficiency *Objective 4U-1* *Development incorporates passive environmental design* Design guidance - Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access)	The applicant has obtained a BASIX certificate which confirms that the proposed development will achieve the required energy efficiency and thermal comfort targets of the SEPP. Adequate natural light will be provided to all habitable rooms.	Yes

Standards/controls	*Comment*	*Complies*
Objective 4U-2 *Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer* Design Guidance - Provision of consolidated heating and cooling infrastructure should be located in a centralised location *Objective 4U-3* *Adequate natural ventilation minimises the need for mechanical ventilation*	Heat gain for west-facing living rooms and balconies has been addressed through incorporation of highlight and front/rear facing windows only and balcony screens. Most units are oriented north which is commendable, with balconies likely to protect windows in summer. Plant room located within the basement. Apartments are naturally ventilated.	
4V Water management and conservation *Objective 4V-1* *Potable water use is minimised*	The BASIX certificate confirms that the proposed development will meet the NSW Government requirements for sustainability if built in accordance with the commitments set out in the certificate. This relates to both energy and water efficiency (4U and 4V). Rainwater tank provided.	Yes
Objective 4V-2 *Urban stormwater is treated on site before being discharged to receiving waters* Design guidance - Water sensitive urban design systems are designed by a suitably qualified professional	OSD provided with built-in stormwater quality controls	
Objective 4V-3 *Flood management systems are integrated into site design* Design guidance - Detention tanks should be located under paved areas, driveways or in basement car parks	The site is flood affected. The design of the development is satisfactory with regard to flooding.	
4W Waste management *Objective 4W-1*	Bins will be stored within the basement waste room, with	Yes

Standards/controls	*Comment*	*Complies*
Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents <u>Design guidance</u> - Common waste and recycling areas should be screened from view and well ventilated <u>*Objective 4W-2*</u> *Domestic waste is minimised by providing safe and convenient source separation and recycling* <u>Design guidance</u> - Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core - For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses - Alternative waste disposal, such as composting, can be incorporated into the design of communal open space areas	kerb-side collection which is acceptable in this location. Waste will be transported to the garbage room manually by residents.	
<u>4X Building maintenance</u> <u>*Objective 4X-1*</u> *Building design detail provides protection from weathering* <u>Design guidance</u> - Design solutions such as roof overhangs to protect walls and hoods over windows and doors to protect openings can be used. <u>*Objective 4X-2*</u> *Systems and access enable ease of maintenance* <u>Design guidance</u> - Window design enables cleaning from the inside of the Building <u>*Objective 4X-3*</u> *Material selection reduces ongoing maintenance costs easily cleaned surfaces that are graffiti resistant*	The applicant proposes to use durable and cleanable materials. Where windows are unable to be accessed from balconies or terraces, other cleaning methods will be required to be employed.	Yes

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CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Development controls to improve the sustainability of development throughout Wollongong are integrated into the relevant chapters of the DCP. Generally speaking the proposal is considered to be acceptable with regard to the principles of ESD.

CHAPTER D13 – WOLLONGONG CITY CENTRE

2 Building Form

Objectives/controls	*Comment*	*Compliance*
2.2 Building to street alignment and street setbacks 4m setback required. Balconies allowed to project 600mm into front setback, to a cumulative maximum width of 50% of horizontal width façade.	Min wall setback min 4m (ground floor); awning setback ~3.910m. L1 and up – min 4.0m	Yes
2.4 Building Depth and bulk Max floor plate 900sqm and 18m depth above 12m in height (excluding balconies)	Floor plate max ~309qm (lower floors) Depth max ~15.4m measured across the shortest axis, being east-west.	Yes
2.5 Side and rear building setbacks and building separation **Residential uses up to 12m in height:** Habitable rooms with openings and balconies Side minimum 6m; Rear minimum 6m Non-habitable rooms and habitable rooms without openings Side minimum 3m; Rear minimum 4.5m	Note: ADG and DCP setbacks generally the same, with exception of the non-habitable rear setback for buildings under 12m. Levels G-L3 *To northern boundary* (rear): • Ground - min setback 9.5m to habitable rooms and balconies • L1-L3 – 9.5m from balconies *To western boundary*: • G 4.5m to blank walls • L1-L3 – 4.5m to blank walls; 6.29m to highlight window *To eastern boundary*: • 4.5m to ground floor; • L1-L3 – 4.5m to blank walls; 6m to balconies	Yes
Residential uses between 12m and 24m in height: Habitable rooms with openings and balconies	12m-24m (Level 4 and over) *To northern boundary:* • L4-L5 – 9.5m from balconies	**No**, variations are

Objectives/controls	*Comment*	*Compliance*
Side minimum 9m; Rear minimum 9m <u>Non-habitable rooms and habitable rooms without openings</u> Side minimum 4.5m; Rear minimum 4.5m	• L6 – min 9.6m to balconies *To eastern boundary* • L4 - L5– 4.5m to blank walls; **6.37m to living room window** (note opaque fixed window only) (9m required) • L6 – min 6.070m to blank walls; **8.61m to COS** (9m required); *To western boundary* L4 – L5 – min 4.5m to blank walls; **6.37m** to highlight window (9m required) and **6m** to balcony (with fixed screen to its edge) (9m required) • L6 – 6.070m to blank walls; **6.070m to rear screened balcony** (9m required); **6.37m to rooftop COS** (9m required)	identified in bold
<u>Over 24m</u> • habitable with openings and balconies - 12m side and 12m rear • non-habitable rooms and habitable rooms without openings - 6m side and 6m rear	N/A	N/A

Objectives/controls	*Comment*	*Compliance*
Variation	Where the non-compliances occur, screening in some form is proposed. The applicant notes that the building complies with the separation distance requirements up to L4 (which is 12m in height) and beyond that, where the reduced setbacks are proposed, there is no building on the adjoining sites at the equivalent height and therefore no departure from the separation distance requirements. The setbacks are however measured to the boundary and not to neighbouring buildings. This control and those in 3F of the ADG seek to provide for equitable sharing of separation distances to future buildings on neighbouring sites in the event those sites are redeveloped. It is noted in this regard, that the redevelopment potential of the neighbouring sites is limited by the facts that they are occupied strata subdivided townhouse or unit development. With regard to existing adjacent buildings, the eastern neighbour is a 3 storey building and the roof sits below proposed Level 5. The western neighbour is similarly 3 storeys in height; its roof sites below L4 of the proposed building. The proposed use of privacy screens, blank walls, opaque and highlight windows will minimise overlooking opportunities to the side boundaries. All balconies are screened, preventing overlooking to the side boundaries. Similarly, the windows on the side elevations of the building are minimal in number and size, and in some places will feature opaque glass or will be high set windows. The privacy impacts of the departures will be negligible and the proposed setbacks are supported.	

Objectives/controls	*Comment*	*Compliance*
2.6 Deep soil zone Minimum 15% of the site (i.e. 165.3m^2) Minimum dimension 6m	Deep soil provided at rear (northern boundary). The area of the total DSZ is 93sqm (8.43%) and the rear boundary area has a minimum dimension of 6m. The plan provides for dense planting of trees, shrubs and groundcovers in this area.	**No**, but compliant with the ADG (which requires that the DSZ area comprise a min of 7% of the site area.
2.8 Landscape design	Acceptable to Council's Landscape Architect.	Yes
2.9 Green roofs, green walls and planting on structures	A true deep soil area is provided at the rear. The small area of planting on structure (being on the basement podium and adjacent to the rooftop COS) has been reviewed by Council's Landscape Architect and was deemed satisfactory.	Yes
2.11 Development on classified roads	N/A	N/A

3 Pedestrian Amenity

Objectives/controls	*Comment*	*Compliance*
3.4 Safety and security	The development provides open front setbacks, with common and private areas delineated. Entry lobby is prominent and both the entry lobby and upper level balconies will offer surveillance of the street	Yes
3.6 Vehicular footpath crossings	Suitable driveway location proposed	Yes
3.8 Building exteriors	Generally, acceptable building materials and colours are proposed. Building design and aesthetic was amended to address some earlier concerns raised by the DRP, Council's Heritage and Design Experts.	Yes
3.10 Views and view corridors	No significant impact on views expected.	N/A

4 Access, parking and servicing

Objectives/controls	*Comment*	*Compliance*

4.2 Pedestrian access and mobility	The entrance to the building is readily legible and accessible from the street frontage, with direct and level pedestrian access available from the street edge. COS is universally accessible.	Yes
4.3 Vehicular driveways and manoeuvring areas	Driveways, access and manoeuvring comply with relevant controls.	Yes
4.4 On-site parking As per the requirements of Chapter E3.	Adequate parking proposed. Plans provide for – 17 x resident car parking spaces plus 4 visitor spaces – 2 x motorcycle space – 6 x bicycle spaces	Yes
4.5 Site facilities and services	The site is serviced by the major utilities and the proposal is not expected to require significant augmentation of these services. Waste storage proposed within the basement; kerbside collection proposed and acceptable in this location.	Yes

5 Environmental Management

Objectives/controls	*Comment*	*Compliance*
5.2 Energy efficiency and conservation	Energy efficient and thermal comfort measures identified in the BASIX certificate are shown on the plans where required. Conditions will require compliance with the BASIX certificate. Photovoltaics are proposed.	Yes
5.3 Water conservation	Water conservation measures identified in the BASIX certificate are shown on the plans. 3000L rainwater tank proposed	Yes
5.4 Reflectivity	Materials are not highly reflective; conditions will be imposed limiting material reflectivity	Yes
5.6 Waste and recycling	Bin storage room proposed within basement level. Bins will be moved for to weekly kerbside collection.	Yes

6 Residential Development Standards

Objectives/controls	*Comment*	*Compliance*
6.2 Housing Choice & Mix Maximum 10% of units are 1 bed or studios Maximum 10% of units are 3 or more beds Minimum 10% of units must be adaptable	18 apartments are proposed. Apartment mix is 1 x 3 bedrooms and 17 x 2 bedroom apartments. The applicant has sought a variation in respect of the unit mix requirements of the ADG and DCP as detailed above. 2 adaptable apartments are proposed (Apartment 403 and 503). 2 silver level liveable apartments are proposed (apartments U201 and U301).	**No**
6.6 Basement Carparks	Acceptable.	Yes
6.7 Communal open space Minimum 5m^2 per dwelling	Provided in two areas – the main being at the rear/ north; the other being on the rooftop. Sufficient area and suitable program and landscaping treatment proposed.	Yes
6.8 Private open space Each unit to have POS Courtyards: minimum 25m^2 and minimum width 2m Balconies: minimum 12m^2 and minimum depth 2.4m Minimum 70% of units must receive at least 3hrs direct sunlight 9am-3pm June 21	POS areas are provided in compliance with applicable controls.	Yes
6.9 Overshadowing Adjacent residential buildings and their public spaces must receive minimum 3 hours direct sunlight 9am-3pm on June 21	Shadow diagrams provided and are acceptable. Adjacent buildings will continue to receive minimum 3 hours of direct sunlight.	Yes
6.10 Solar access Living rooms and POS of minimum 70% must receive at least 3 hours direct sunlight 9am-3pm.	Adequate solar access is provided. 72% of the apartments (13 of the 18) can achieve appropriate solar access (living rooms and private open spaces receive a minimum of 2 hours sunlight between 9am-3pm mid-Winter) . 1 unit (UG03) will not receive direct sunlight in mid-winter (5%) which is acceptable with regard to the ADG.	Yes
6.11 Natural ventilation	17 of the 18 apartments (94%) are naturally cross ventilated, exceeding requirements.	Yes
6.12 Visual privacy	External screens, landscape buffers and building setbacks minimise direct overlooking of	Yes

Objectives/controls	*Comment*	*Compliance*
	neighbouring properties. Refer to discussion above in regards to 3F of the ADG.	
6.13 Acoustic Privacy	Acceptable acoustic privacy will be provided to each of the units.	Yes
6.14 Storage 1 bed: $3m^2/3m^3$ 2 bed: $4m^2/8m^3$ 3 bed: $5m^2/10m^3$	Adequate provision made both within units and within the basement.	Yes

7 Planning controls for special areas

The site is not located within a special area.

8 Works in the public domain

Footpath paving and street tree planting is required.

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

Section 6 of Chapter B1 provides specific controls for residential flat buildings. Where Chapter D13 provides alternative provisions, Chapter D13 supersedes those in Chapter B1.

Clause 1 states that, in addition to the controls in Section 6, the controls within Section 4 (excluding 4.1 to 4.12 and 4.20 to 4.23) of this chapter must also be taken into consideration in the assessment of a residential flat building. The controls are addressed in the following table:

4.0 General Residential Controls

Controls/objectives	*Comment*	*Compliance*
4.12 Site Facilities		
• Letterboxes and clothes lines in an accessible location.	Letter boxes to be incorporated into the front fence.	Yes
4.13 Fire Brigade Servicing		
• All dwellings, particularly dual occupancy and dwellings on battle axe allotment must be located within 60m of a fire hydrant, or the required distance as required by Australian Standard AS 2419.1.	Complies.	Yes
4.14 Services		
• Encourage early consideration of servicing requirements.	The site is already serviced; it is expected that some augmentation to existing utilities will be required to facilitate the proposed development. Conditions can be imposed in this regard.	Yes

6 Residential Flat Buildings

Controls/objectives	Comment	Compliance
6.2 Minimum Site Width Requirement		
• Minimum required site width of 24 metres; width must be measured for the full length of the building envelope and perpendicular to the side boundary. Exceptions will only be considered for social housing developments and in circumstances outline below.	Street frontage length is 24.38m. Developer is not a social housing provider.	Yes
• Do not create an "isolated lot". Amalgamation of allotments will be required in the circumstance where an isolated allotment would otherwise be created.	Site will not create an isolated allotment.	
• In cases where the subject site is an existing "isolated lot", Council may consider a variation to the minimum site width requirement provided, in the opinion of Council, the proposed development will not cause any significant adverse overshadowing, privacy or amenity impact upon any adjoining development.		
• In certain existing "isolated lot" cases, a proposed development may not achieve its maximum development potential (e.g. maximum floor space ratio and height) where side and rear setbacks are varied and the development does not, in the opinion of Council, achieve: (a) Adequate separation between buildings to maintain reasonable levels of solar access, privacy and amenity to neighbouring dwellings; (b) Adequate landscaping screening of the development to maintain the amenity of adjoining dwellings; and (c) Maintain the streetscape amenity of the locality.		

6.5 Built Form		
• RFBs must be designed by qualified designer and design verification statement provided as per SEPP 65. • The design, height and siting of a new development must respond to its site context. • The appearance of new development must be in harmony with the buildings around it and the character of the street. New development must contain or respond to the essential elements that make up the character of the surrounding urban environment. • Incorporate the following elements: (a) Define a base, middle and top related to the overall proportion of the building.	A qualified designer has provided design verification. The proposed design does not detract from the urban character of the streetscape. There is no consistent architectural character evident in the precinct, with a few newer taller residential flat buildings in various locations close to the site, in amongst some detached dwellings and smaller residential flats, townhouses and other land uses including the school and SLSC HQ. There are two nearby heritage items as discussed in the report; the design as revised is now considered to be acceptable by Council's Heritage Officers with regard to the character of the precinct.	Yes
(b) Articulate all building elevations in both plan and section to reduce monotonous flat facades.	Articulation and combination of building materials proposed to all elevations.	
(c) avoid highly reflective finishes and curtain wall glazing.	No highly reflective finishes and curtain wall glazing proposed.	
(d) Avoid expanses of any single material.	Mix of materials proposed.	
(e) Utilise high quality and durable materials and finishes.	Entry and front windows face street frontage.	
(f) Avoid blank or solid walls and the use of dark or obscured glass on street frontages.		
(g) screen air conditioning units.		
(h) For those dwellings adjacent to the street frontage, the habitable rooms must face the street.		
(i) The main pedestrian entrance or a foyer must be 1.2m or less above natural ground level.		
(j) Entrances must be visible at eye level from the street and well lit. Ensure entrances can accommodate the movement of furniture.		

6.10 Access Requirement		
• All vehicles must be able to leave the site in a forward direction. • Driveway grades must comply with AS 2890.1.	Compliant vehicular access and manoeuvring available.	Yes
6.11 Landscaping Requirements		
• A minimum of 30% of the total site area must be provided as landscaped area (= 330.6m^2). • The landscaped area may also include landscaping on a podium, where that section of the podium is less or equal to than 1.2 metres in height and the minimum soil standards below are achieved. Any landscaped area on the site which is less than 1.5 metres in width is not included within the landscaped area calculations. • The required landscaped area must include a minimum 1.5 metre wide landscaping bed, which is provided along the side and rear boundaries of the site.	The landscape plan is acceptable to Council's Landscape Architect. The plans indicate a total landscaped area of 352sqm (32%) which includes areas of podium planting as allowed by the DCP. However, it is noted that this landscaped area is only achieved (in part) by including the areas of landscape beds with widths of less than 1.5m. Excluding the planter beds that are narrower than 1.5m width reduces the overall measured landscaped area to 23.6% or 260sqm (i.e. 23.6%). The applicant has provided a variation request in relation to this non-compliance.	**No**, variation

Applicant's variation request:

The applicant has provided written variation statement in relation to Clause 6.11 of Chapter B1 of the DCP, in a format responding to the requirements of Chapter A1 of the DCP.

The relevant extracts of the variation request are copied here as follows:-

"The proposed development incorporates a total soft landscaped area of 352m2 or 32% of the site area. However, some areas of landscape plantings are less than 1.5m in width, and if these areas are excluded from the total soft landscaped area (applying strict application of the development control), then there is a 6.4% shortfall of the 30% guideline, which results in a total soft landscaped area of 260sqm (or 23.6% of the site area).

The unique circumstances as to why the variation is being requested are twofold - being site conditions and design excellence.

(1) The inherent site conditions (lot size versus site levels) make it challenging to provide wider landscape zones, whilst at the same time meeting the more critical residential amenity and accessibility outcomes sought by the proponent, Council and the Wollongong Design Review Panel (DRP); and
(2) the landscape, design includes a number of long garden planters which are slightly narrower than 1.5 m, and whilst these could be widened to strictly comply (just to achieve numbers), such design changes in our opinion would result in inferior residential amenity outcomes with regard to usable communal open space (COS) and Private Open Space (POS) at ground level. That is, simply, wider gardens = less usable space for residents. These landscape width adjustments would not be meaningful, as the garden beds provided are still wide enough to encourage the planting of significant vegetation; provide landscape screening between

private /public spaces; respond to the visual amenity interface with neighbours; and enhance the appearance of the development through integrated landscape design. In our view, the resulting embellishment of COS and POS areas is a superior outcome with regards to design excellence principles.

As shown on the landscape plan prepared by DSB Landscape Architects, greenscape landscape corridors will still be provided to the peripheries of the site, interconnecting gardens and plant life accordingly. The combination of DSZ and landscape garden planters will still accommodate a substantial volume of vegetation. As aforementioned, the proposed development incorporates a total soft landscaped area of 352m2 or 32% of the site area (if those garden beds narrower than 1.5 m are included).

The landscape design provides an integrated landscape and stormwater concept design to accommodate stormwater events. The retained DSZ to the rear will appropriately allow for increased water infiltration throughout.

Again, a deliberate urban design choice has been made to increase the usable COS and POS areas for the proposed development at ground level, to better achieve design excellence outcomes encouraged by the DRP. In terms of COS, the proposal currently has 304m2 or 27.5% of the site area, including both ground floor and upper level areas (being greater than the 25% minimum outlined in the ADG). All POS areas for ground floor apartments are in excess of the minimum 15m2 design criteria for terraces outlined in the ADG.

Such urban design outcomes with larger usable areas and slightly narrower landscape gardens in sections will enhance long-term. Residential amenity, but at the same time, not reduce the environmental performance of any development.

The amount of soft landscaping is still plentiful, and in light of the R1 zone (high density location) and greater demand for housing, the urban design outcome will be appropriate in this instance. The effective privacy and landscape initiatives are still being achieved through the provision of the site-specific landscape design outcome delivered by DSB landscape architects. The width of the landscape gardens will still account for meaningful and substantial vegetation growth, responding to landscape objectives and desired landscape outcomes envisaged by this DCP control.

Again, the proposed development accounts for a greater DSZ area than otherwise required under the ADG; COS areas are accessible and usable for all residents - also greater in area than required under the ADG; and the landscaped zones allowed for provide for significant plantings still that will result in satisfactory screening to neighbours and enhance the appearance for residents and the public domain."

Planning Comment: it is noted that Council's Landscape Officer is satisfied with the landscape plan submitted with the DA and has not raised any concerns in relation to either the quantum or quality of the landscape planting proposed to be provided for within the site. The applicant's variation statement is generally supported, noting that the landscape beds, despite being less than the required 1.5m in width, will still accommodate reasonable landscape planting including trees, shrubs and ground covers that thus will improve visual amenity within the development and offer some screening and privacy to neighbours where required.

The COS and POS areas are compliant with the requirements of the ADG. These areas are complemented by landscaping. A compliant DSZ has been provided to the rear boundary which will offer opportunities for denser, more substantial planting.

In substance, while there is a numeric non-compliance arising from the width of the landscape (being less than 1.5m and therefore excluded from the definition of landscaped area for the purposes of Clause 6.11 of the DCP), those landscape beds are still generous enough to

accommodate reasonable planting which will contribute to the development achieving the landscaped area objectives.

6.15 Adaptable Housing		
• 10% of all dwellings (or at least one dwelling) must be designed to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299:1995), which includes "preadaptation" design details to ensure visitability is achieved. • The DA must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299:1995).	The development incorporates 2 adaptable apartments (403 and 503). Pre and post adaptation plans have been provided along with certification from an access consultant.	Yes
6.16 Access for People with a Disability		
• Provide a continuous path of travel to the development to ensure equitable access for all people including people with a disability.	Provided.	Yes

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposed development is generally acceptable with regard to CPTED matters. The main building entry is clearly visible and secure access is provided to the car parking areas/ basement and building foyer. Fencing and landscaping will delineate shared and private spaces.

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

Traffic impact assessment and public transport studies

A traffic impact assessment was not required to be provided for the proposal.

Parking demand and servicing requirements

The development requires parking at the following RTA Guide to Traffic Generating Rates:

Residential flat building in city centre

0.9 spaces per 2 bedroom unit x 17 units = 15.3 spaces

1.4 spaces per 3 bedroom unit x 1 = 1.4 (**total 16.7, say 17 spaces**)

plus 0.2 car parking spaces per dwelling for visitors = 3.6 **[4] spaces**

Total 21 spaces required

+ WDCP 2009 rates for bicycle and motorcycle parking:

+ 1 bicycle space per 3 dwellings (residents) and 1 bicycle space per 12 dwellings for visitors

+ 1 motorcycle space

The development provides:

- 17 x resident car parking spaces plus 4 visitor spaces
- 2 x motorcycle space
- 8 x bicycle spaces (2 visitor bicycle spaces and 6 resident bicycle spaces)

Vehicular access

Driveway grades and sight distances are satisfactory.

- Loading / unloading facilities and service vehicle manoeuvring

On-street waste collection is acceptable in this location.

Pedestrian access

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

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

The basement car parking area is satisfactory with regard to the principles of CPTED.

CHAPTER E6: LANDSCAPING

A satisfactory landscape plan has been provided. Council's Landscape Architect is satisfied with the landscape plan subject to conditions. Two of the existing street trees will be retained.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided. Kerbside waste collection is proposed and is acceptable in this location.

Suitable waste storage and servicing arrangements are proposed. Conditions should be imposed, if consent is granted, in relation to waste management during construction and ongoing waste management arrangements once the development is occupied.

CHAPTER E11: HERITAGE CONSERVATION

The site is not heritage listed nor is it located within a heritage conservation area. There are two listed items of environmental heritage within the vicinity of the site, being Wollongong Public School (Item No.5935) and the former School of Arts building at 64 Smith Street (Item No. 6392).

The DA was accompanied by a Statement of Heritage impact which concludes that the proposal will have no direct impacts on the nearby listed heritage items. It makes some recommendations in relation to unexpected finds on site and the like.

The indirect impacts of the development on the setting of the heritage items has been considered in detail by Council's Heritage Officers who initially raised some concerns in regards to the proposed detailing and finish of the building. The latest heritage referral was satisfactory.

CHAPTER E12: GEOTECHNICAL ASSESSMENT

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

CHAPTER E14: STORMWATER MANAGEMENT

Stormwater can be suitably connected to Council's existing system. Council's Stormwater Engineer has provided a satisfactory referral in this regard.

CHAPTER E17: PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

No concerns have been raised in relation to the impact of the proposed development on the existing site landscaping. The proposal is satisfactory to Council's Landscape Architect subject to compensatory planting and site landscaping as per the landscape concept plans.

CHAPTER E21: DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Demolition of the existing dwellings and ancillary structures is proposed. A demolition and site management plan has been provided. Conditions of consent are recommended relating to the requirement for a Hazardous Material Survey and in relation to the safe handling and disposal of hazardous materials including asbestos.

CHAPTER E22: SOIL EROSION AND SEDIMENT CONTROL

A sediment and erosion control plan has been provided.

Attachment 6 – Draft Conditions for DA-2022/571

-For Office Use Only-

Consent has been granted subject to the following conditions:

1. Approved Plans and Supporting Documentation

Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.

Plan No	Revision No	Plan Title	Drawn By	Dated
A-101	G	SITE/ROOF PLAN	ADM Architects	31.07.2023
A-102	F	BASEMENT FLOOR PLAN	ADM Architects	31.07.2023
A-103	F	GROUND FLOOR PLAN	ADM Architects	31.07.2023
A-104	E	LEVEL 01 FLOOR PLAN	ADM Architects	31.07.2023
A-105	E	LEVEL 02 FLOOR PLAN	ADM Architects	31.07.2023
A-106	E	LEVEL 03 FLOOR PLAN	ADM Architects	31.07.2023
A-107	E	LEVEL 4 FLOOR PLAN	ADM Architects	31.07.2023
A-108	E	LEVEL 05 FLOOR PLAN	ADM Architects	31.07.2023
A-109	E	LEVEL 06 FLOOR PLAN	ADM Architects	31.07.2023
A-201	E	NORTH ELEVATION	ADM Architects	31.07.2023
A-202	E	EAST ELEVATION	ADM Architects	31.07.2023
A-203	E	SOUTH ELEVATION	ADM Architects	31.07.2023
A-204	E	WEST ELEVATION	ADM Architects	31.07.2023
A-205	E	SECTION A-A	ADM Architects	31.07.2023
A-206.1	C	INTERFACE SECTIONS 01	ADM Architects	31.07.2023
A-206.2	B	INTERFACE SECTIONS 02	ADM Architects	31.07.2023
A-206.3	B	INTERFACE SECTIONS 03	ADM Architects	31.07.2023
A-301	E	PRE AND POST ADAPTATION PLAN	ADM Architects	31.07.2023
A-302	C	LIVABLE HOUSING SILVER LEVEL	ADM Architects	31.07.2023

In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.

Note: an inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

General Conditions

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 a Registered Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Clauses 139-148 of the *Environmental* Planning *and Assessment Amendment Regulation 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. Tree Removal

This consent permits the removal of trees numbered 1-49 and 52-53 as indicated on the Landscape Plan, DSB Landscape Architects, issue A dated 28.10.22 and the Arboricultural Development Assessment Report dated March 2022 prepared by Moore Trees. No other trees shall be removed without prior written approval of Council.

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

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

6. Maintenance of Access to Adjoining Properties

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

7. Occupation Certificate

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

8. Adaptable Units

The nominated adaptable units within the development must be designed and constructed so as to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299:1995), which includes “pre-adaptation” design details to ensure visitability is achieved. Level access is required to be provided between the internal living space and balcony of the adaptable units and sufficient circulation space is required throughout.

9. Mailboxes and Street Numbering

The developer must install mailboxes in accordance with Australia Post Guidelines and Clause 4.5.2 of Chapter D13 of Wollongong Development Control Plan 2009. The mailboxes must be provided in one accessible location adjacent to the main entrance to the development, integrated into a wall if possible and constructed of materials consistent with the appearance of the building. Letterboxes shall be secure and large enough to accommodate articles such as newspapers, parcels and the like. Prominent house numbers are to be displayed, with a minimum number size of 150 mm in height for each number and letter in the alphabet.

Prominent house numbers are to be displayed, with a minimum number size of 150 mm in height for each number and letter in the alphabet. The developer must install minimum two (2) reflective paint house number on face of kerb along street frontage of the property to assist emergency services/deliveries/visitors.

10. General Geotechnical Conditions

a. A dilapidation report is required for all structures located within the zone of influence of the proposed earthworks as determined by a geotechnical consultant.

b. All excavations need to be supported during and after construction particularly to protect adjoining property with nearby existing development.

c. Retaining wall design is not to include anchors extending on to adjoining property without the written consent of the adjoining property owner.

d. No disturbance of ground is to occur beyond site boundaries. A minimum buffer between site boundaries and the construction of retaining structures is to be recommended by a geotechnical consultant to ensure adjoining property is not adversely impacted upon by this development.

e. An earthworks plan is to be developed by a geotechnical consultant prior to start of earthworks.

f. The earthworks plan may require modification considering any subsequent geotechnical reports commissioned to address unforeseen geotechnical conditions encountered during the site preparation works.

g. Due to the sensitivity of the site to changing geotechnical conditions, all work must be undertaken with geotechnical supervision.

h. At the completion of site preparation earthworks, the geotechnical consultant is to prepare a works-as-executed report detailing encountered geotechnical conditions and how the remedial works addressed these conditions so that the residual geotechnical constraints can be accommodated within the structural designs for the development.

i. The structural designs are to be confirmed or amended by the structural engineer based on the works-as-executed geotechnical report.

j. All excavations for foundations are to be inspected by the geotechnical consultant and certified that the ground has been suitably prepared for the placement of footings.

Before the Issue of a Construction Certificate

11. Construction Environmental Management Plan (CEMP)

Prior to the release of a Construction Certificate or the commencement of any works at the site, a detailed CEMP prepared by a suitably qualified person shall be submitted to and approved by Council. The CEMP shall address, as a minimum, the vehicle traffic, odour and vapour, dust, plant and machinery noise, water and sediment management, surface water, subsurface seepage and accumulated excavation water, sediment from equipment and cleaning operations, site security, working hours, contact information, incident response and contingency management.

A copy of the CEMP shall be provided to Council.

12. Excavated Soil Material Disposal Plan

An excavated soil material disposal plan must be submitted to the Principal Certifier prior to the release of a Construction Certificate, with the batching, sampling and analysis procedures as per the NSW EPA (2014) *Waste Classification Guidelines*. The plan shall be prepared by a suitably qualified and experienced consultant. A copy of the plan shall be forwarded to Council.

13. Unexpected Finds Protocol

Unexpected contamination and “hotspots” Sometimes site contamination is not expected and is detected after work commences. Excavations may uncover buried asbestos, other materials. Unexpected contamination or hotspots on a site should be taken into account for any site health and safety plan. Precautions should be included in the plan, including:

a. workers trained to recognise potential contamination and danger signs eg odours or soil discolouration.

b. precautions if signs of unexpected contamination or hot spots are found, such as:

   i. stop work.
   ii. report signs to the site supervisor immediately.
   iii. isolate the area with a physical barrier.
   iv. assume the area is contaminated until an assessment proves otherwise.
   v. assess the area to identify contaminants in the soil or spoil.

14. Section 73 Compliance Certificate

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

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

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

15. Present Plans to Sydney Water

Approved plans must be submitted online using Sydney Water Tap, available through 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 Principal Certifier must ensure that Sydney Water has issued an approval receipt prior to the issue of a Construction Certificate.

Visit www.sydneywater.com.au or telephone 13 20 92 for further information.

16. Utilities and Services

Before the issue of the relevant Construction Certificate, the applicant must submit the following written evidence of service provider requirements to the certifier:

a. a letter of consent from Endeavour Energy demonstrating that satisfactory arrangements can be made for the installation and supply of electricity

b. a response from Sydney Water as to whether the plans proposed to accompany the application for a Construction Certificate would affect any Sydney Water infrastructure, and whether further requirements need to be met.

c. other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, what changes are required to make the development satisfactory to them.

17. Utility Services

Should a proposed Vehicular Crossing be located where it is likely to disturb or impact upon a utility installation (ie power pole, Telstra pit etc) written confirmation from the affected supplier that they have agreed to the proposed impacts shall be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

18. The arrangements and costs associated with any adjustment to a public utility service shall be borne by the applicant/developer. Any adjustment, deletion and/or creation of public utility easements associated with the approved works are the responsibility of the applicant/developer. The submission of documentary evidence to the Principal Certifier which confirms that satisfactory arrangements have been put in place regarding any adjustment to such services is required prior to the release of the Construction Certificate.

19. 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 *General Property Addressing Request* through Online Services on Council's Website *(https://www.wollongong.nsw.gov.au/book-and-apply/online-services)*, for the site addressing prior to the issue of the Construction Certificate. Please allow up to 5 business days for a reply. Enquiries regarding property addressing may be made by calling (02) 4227 8660.

20. Dilapidation Report Prior to Construction

A Dilapidation Report detailing the current structural condition of adjoining buildings, infrastructure and roads shall be prepared and endorsed by a qualified structural engineer. The report shall be submitted to the satisfaction of the certifying authority prior to issue of the Construction Certificate. The report shall also identify the condition of all Council assets in the vicinity of the proposed works.

A copy of the report is to be forwarded to Council and the owners of adjoining properties prior to the issue of a Construction Certificate.

21. Development Contributions

In accordance with Section 4.17(1)(h) of the Environmental Planning and Assessment Act 1979 and the Wollongong City Wide Development Contributions Plan (2022), a monetary contribution of $63,600.00 (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 proposed cost of development and the applicable percentage levy rate.

The contribution amount will be indexed quarterly until the date of payment using Consumer Price Index; All Groups, Sydney (CPI) based on the formula show in the Contributions Plan.

To request an invoice to pay the contribution amount go www.wollongong.nsw.gov/contributions and submit a contributions enquiry. The following will be required:

- Application number and property address.
- Name and address of who the invoice and receipt should be issue to.
- Email address where the invoice should be sent.

A copy of the Contributions Plan and accompanying information is available on Council's website www.wollongong.gov.au.

22. Consultation with Acoustic Consultant

Prior to the issue of a Construction Certificate, the Principal Certifier must be provided with a report from a suitably qualified acoustic consultant verifying that the residential units will comply with the following maximum LAeq levels:-

a. in any bedroom in the building 35dB(A) at any time between 10pm and 7am; and

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

23. Site Validation Report

A Validation Report (Stage IV) shall be submitted to Council prior to the issue of the Construction Certificate. The Validation Report shall verify that:

a. the site is not affected by soil and/or groundwater contamination above the NSW EPA threshold limit criteria; and

b. the site is suitable for the proposed development.

The Validation Report must be prepared by a contaminated land consultant who is a member of certified under one of the following certification schemes:

i. the Environment Institute of Australia and New Zealand's (EIANZ) Certified Environmental Practitioner (Site Contamination) scheme (CEnvP (SC)); or

ii. the Soil Science Australia (SSA) Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) certification.

The Validation Report is to be issued by the certified contaminated land consultant directly to Council. No third party submissions will be accepted.

24. Final Landscape Plan Requirements

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

a. planting of indigenous plant species native to the Illawarra Region such as: Syzygium smithii (syn Acmena smithii) Lilly pilly, Archontophoenix cunninghamiana Bangalow palm, Backhousia myrtifolia Grey myrtle, Elaeocarpus reticulatus Blueberry ash, Glochidion ferdinandii Cheese tree, Livistona australis Cabbage palm tree, Syzygium paniculatum Brush cherry. A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping;

b. 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;

c. planting on communal open space must be installed in raised planters. All podium planting areas are to have a waterproofing membrane with an adequate drainage system connected to the stormwater drainage system. The planter box is to be backfilled with free draining planter box soil mix.

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

25. Compensatory Planting

The developer must make compensatory provision for the trees required to be removed as a result of the development. In this regard ten (10) 200 litre container mature plant stock shall be placed within the property boundary of the site. The suggested species are *Elaecarpus eumundii*, *Waterhousia floribunda*.

26. Landscaping

The submission of a final Landscape Plan will be required in accordance with the requirements of Wollongong City Council DCP 2009 Chapter E6 and the approved Landscape Plan (ie as part of this consent) for the approval by the Principal Certifier, prior to the release of the Construction Certificate.

27. Certification for Landscape and Drainage

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

28. Landscape Maintenance Plan

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

29. Tree Protection and Management

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

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

30. Street Trees

The developer must address the street frontage by installing street tree planting. The number and species for this development is one (1) *Tristaniopsis laurina* 200 litre container size, in accordance with AS 2303:2018: 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 minimum 3 x 2400 x 50 x 50mm hardwood stakes driven minimum 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.

31. Water/Wastewater Entering Road Reserve

Provision shall be made for a minimum 200mm wide grated box drain along the boundary of the property at the vehicular crossing/s to prevent surface water entering the road reserve. This requirement shall be reflected on the Construction Certificate plans.

32. Depth and Location of Services

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.

33. Stormwater Connection to Kerb

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

34. Sizing of Drainage

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

35. Stormwater Drainage Design

A detailed drainage design for the development must be submitted to and approved by the Principal Certifier prior to the release of the Construction Certificate. The detailed drainage design must satisfy the following requirements:

a. Be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent, and generally in accordance with the concept plan/s lodged for development approval, prepared by JN Responsive Engineering, Reference No. Q0210052 C300 issue C, and Q0210052 C301 issue D dated 26/10/22.

b. Include details of the method of stormwater disposal. Stormwater from the development must be piped to Council's existing stormwater drainage system.

c. Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties. The plan must indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.

d. Overflow paths shall be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1 in 100 year ARI events shall be incorporated in the design. Overflow paths shall also be provided in low points and depressions. Each overflow path shall be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto any adjoining property. Details of each overflow path shall be shown on the detailed drainage design.

36. Flood Level Requirements

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

a. The minimum habitable floor levels must be constructed in accordance with the levels shown on the Ground Floor Layout Plan prepared by adm Architects Ref 2021-31 Dwg No A-103 Rev C dated 28/10/2022.

b. Any portion of the building or structure below the 1 % AEP flood level plus 0.5 metres freeboard 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.

c. The proposed building shall be designed to withstand the forces of floodwater, debris and buoyancy up to the Probable Maximum Flood (PMF) level plus 0.5 metres freeboard being RL 15.36.

37. On-Site Stormwater Detention (OSD) Design

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

a. Must be prepared by a suitable qualified engineer in accordance with Chapter E14 of the Wollongong DCP 2009.

b. Must include details of the Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) values for the site in accordance with Section 10.2.4 of Chapter E14 of the Wollongong DCP 2009.

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

d. The OSD facility shall incorporate a minimum 600/900mm x 600/900mm square lockable grate for access and maintenance purposes, provision for safety, debris control screen, and a suitably graded invert to the outlet to prevent ponding.

e. Must include discharge control calculations (i.e. orifice/weir calculations) generally in accordance with Section 10.2.6 and 10.4.4 of Chapter E14 of the Wollongong DCP 2009.

f. Details of the orifice plate including diameter of orifice and method of fixing shall be provided.

g. Must include details of a corrosion resistant identification plaque for location on or close to the OSD facility. The plaque shall include the following information and shall be installed prior to the issue of the Occupation/Subdivision Certificate:

    i. The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.

    ii. Identification number DA-2022/571.

    iii. Any specialist maintenance requirements.

h. Must include a maintenance schedule for the OSD system, generally in accordance with Chapter E14 of the Wollongong DCP 2009.

38. Council Footpath Reserve Works – Driveways and Crossings

All redundant vehicular crossings and laybacks rendered unnecessary by this development must be reconstructed to normal kerb and gutter or existing edge of carriageway treatment to match the existing. The verge from the back of kerb to the boundary must be restored and the area

appropriately graded, topsoiled and turfed in a manner that conforms with adjoining road reserve. The area forward of the front boundary must be kept smooth, even and free from any trip hazards. All alterations of public infrastructure where necessary are at the developer's expense.

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

39. No Adverse Runoff Impacts on Adjoining Properties
The design of the development shall ensure there are no adverse effects to adjoining properties or upon the land as a result of flood or stormwater runoff.

40. 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

41. Crest Level of the Driveway
Crest Level on the western side of the driveway must be a minimum of 0.2 metres above the adjacent 1 % AEP flood level being RL 14.82.

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

43. Car Parking and Access
The development shall make provision for a total of 21 car parking spaces (including 4 visitor car parking spaces and 2 spaces capable of adaption for people with disabilities), 2 motorcycle parking spaces, a minimum of 6 secure (Security Class B) residential bicycle spaces and a minimum of 2 visitor bicycle spaces (Security Class C). This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 4.55 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.

44. Parking Dimensions
The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS 2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.

45. 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. This requirement shall be reflected on the Construction Certificate plans.

46. Vehicular Flow Signage
The provision of suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas. These details shall be reflected on the Construction Certificate plans.

47. Security Roller Shutter
The installation of any security roller shutter for the basement car parking area shall not restrict access to any designated visitor car parking space. In the event that the approved visitor car parking spaces are located behind any proposed security roller shutter, an intercom system is required to be installed to enable visitor access into the basement car parking area. This requirement is to be reflected on the Construction Certificate plans and any supporting

documentation for the endorsement of the Principal Certifier prior to the release of the Construction Certificate.

48. Change in Driveway Paving
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.

49. Structures Adjacent to Driveway
Any proposed structures adjacent to the driveway shall comply with the requirements of the current relevant Australian Standard AS 2890.1 (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.

50. External Finishes - Building
The building shall be constructed and finished in accordance with the approved schedule of finishing materials and colours except where amended by conditions of this consent. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

51. Entry Awning Soffit
The entry awning soffit shall be finished with timber-look aluminium. This requirement shall be reflected on the Construction Certificate plans.

52. Material Selection for Pedestrian Areas
Pedestrian access ways, entry paths, arcades and lobbies must be constructed with durable materials commensurate with the standard of the adjoining public domain with appropriate slip resistant materials, tactile surfaces and contrasting colours.

53. Glass Reflectivity Index
The reflectivity index of the glass used in the external façade of the building shall not exceed 20 per cent. The details and samples of the glass to be used are to be submitted with the Construction Certificate together with written evidence that the reflectivity of the glass is 20 per cent or less.

54. Finish of Vehicular Entries
Vehicular entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No ducts or pipes are to be visible from the street.

55. Placement of Air Conditioning Units
Air conditioning systems are not to be located where they are visible from the public streets abutting the site. Plans submitted to the Principal Certifier prior to issue of the Construction Certificate are to identify any external components of air conditioning systems to ensure they meet the requirements of this condition.

56. Integration of Rooftop Structures in Approved Building Envelope
All rooftop or exposed structures including lift rooms, plant rooms together with air conditioning units, ventilation and exhaust systems are to be integrated within the approved rooftop envelope. This requirement shall be reflected on the Construction Certificate plans.

57. Mechanical Ventilation of the Car Park
The car park shall be mechanically ventilated, to be ducted to the roof. Details demonstrating compliance shall be provided with the Construction Certificate.

58. Permeable Garage Shutter
Any shutters provided within the basement car parks shall be permeable so as to improve basement ventilation, as per the requirements of 3J-4 of the Apartment Design Guide.

59. External Lighting
Any lighting of external areas within the development such as the communal open space areas, driveways and car parking entries, shall be designed and located in a manner to prevent light spill

and/or glare impacts on neighbouring properties. Light placement and design shall be indicated on the Construction Certificate drawings.

60. Hydrant Booster
The fire hydrant booster shall be partially screened and incorporated into landscaping to minimise its visual obtrusiveness. Details shall be provided to Council for written approval prior to the release of the Construction Certificate.

61. Security Roller Shutters for Basement Car Parking Areas
The installation of any security roller shutter for the basement car parking area shall not restrict access to any designated visitor car parking space. In the event that the approved visitor car parking spaces are located behind any proposed security roller shutter, an intercom system is required to be installed to enable visitor access into the basement car parking area. This requirement is to be reflected on the Construction Certificate plans and any supporting documentation for the endorsement of the Principal Certifier prior to the release of the Construction Certificate.

62. Electric Vehicle (EV) Charger/s
At least one (1) electric vehicle charging station is to be provided within the basement car park. Details demonstrating compliance shall be provided with the Construction Certificate.

63. Gate to be Provided to South-Eastern Basement Stairs
A gate shall be provided to the entry to the stairs to the basement located adjacent to the primary entry lobby, to prevent unauthorised access to the basement. Details demonstrating compliance shall be provided with the Construction Certificate.

64. Site Management, Pedestrian and Traffic Management Plan (Where Works are Proposed in a Public Road Reserve)
The submission of a Site Management, Pedestrian and Traffic Management Plan to the Principal Certifier and Council (in the event that Council is not the Principal Certifier) for approval of both the Principal Certifier and Council is required, prior to the issue of the Construction Certificate. This plan shall address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS 1742 - Traffic Control Devices for Works on Roads and the TfNSW Traffic Control at Worksites Manual.

This plan is required to maintain public safety, minimise disruption to pedestrian and vehicular traffic within this locality and to protect services, during demolition, excavation and construction phases of the development. This plan shall include the following aspects:

a. Proposed ingress and egress points for vehicles to/from the construction site;

b. proposed protection of pedestrians, adjacent to the construction site;

c. proposed pedestrian management whilst vehicles are entering/exiting the construction site;

d. proposed measures to be implemented for the protection of all roads and footpath areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;

e. proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;

f. proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;

g. proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed where works are in progress in any road reserve and shall be in accordance the latest versions of the TfNSW Specification - “Traffic Control at Work Sites Manual” and the Australian Standard AS 1742: “Manual of Uniform Traffic Control Devices” and accompanying field handbooks (SAA HB81);

h. proposed method of support of any excavation, adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by a Registered Certifier in Civil Engineering; and

i. proposed measures to be implemented, in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the roadway.

The traffic control plan endorsed by Council shall be implemented, prior to the commencement of any works upon the construction site.

Note: Any proposed works or placement of plant and equipment and/or materials within any road reserve will require the separate approval of Council, prior to the commencement of such works, pursuant to the provisions of the Roads Act 1993.

65. Engineering Plans and Specifications - Retaining Wall Structures Greater than One (1) Metre

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

a. A plan of the wall showing location and proximity to property boundaries;

b. An elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall;

c. Details of fencing or handrails to be erected on top of the wall;

d. Sections of the wall showing wall and footing design, property boundaries, subsoil drainage and backfill material. Sections shall be provided at sufficient intervals to determine the impact of the wall on existing ground levels. The developer shall note that the retaining wall, subsoil drainage and footing structure must be contained wholly within the subject property;

e. The proposed method of subsurface and surface drainage, including water disposal. This is to include subsoil drainage connections to an inter-allotment drainage line or junction pit that discharges to the appropriate receiving system;

f. The assumed loading used by the engineer for the wall design.

g. Flows from adjoining properties shall be accepted and catered for within the site. Finished ground and top of retaining wall levels on the boundary shall be no higher than the existing upslope adjacent ground levels.

66. Footpath Paving City Centre

The developer is responsible for the construction of footpath paving for the entire frontage of the development for the full width of the verge. The type of paving for this development shall be in accordance with the Wollongong City Council Public Domain Technical Manual.

A nominal two percent (2%) minimum one percent (1%), maximum two and a half percent (2.5%) cross fall to be provided from property line to back of kerb. Any changes of level, ramps or stairs and associated tactile markers and handrails are to be contained with the property boundary.

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

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

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

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

67. Asbestos Hazard Management Strategy

An appropriate hazard management strategy shall be prepared by a suitably qualified and experienced licensed asbestos assessor pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material. This strategy shall ensure any such proposed demolition works involving asbestos are carried out in accordance with SafeWork NSW's requirements (https://www.safework.nsw.gov.au). The strategy shall be submitted to the Principal Certifier prior to the commencement of any works.

The approved strategy shall be implemented and a clearance report for the site shall be prepared by a licensed asbestos assessor and submitted to the Principal Certifier prior to the issue of a Construction Certificate. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated based on visual inspection plus sampling if required and/or air monitoring results and that the site is rendered suitable for work to commence.

68. Dilapidation Report

Before the issue of a Construction Certificate, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of adjoining buildings, structures or works, and public land, to the satisfaction of the certifier. If the engineer is denied access to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the certifier's satisfaction that all reasonable steps were taken to obtain access to the adjoining properties.

Before the Commencement of Building Work

69. Appointment of Principal Certifier

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

a. appoint a Principal Certifier and notify Council in writing of the appointment irrespective of whether Council or a Registered Certifier is appointed; and

b. notify Council in writing of their intention to commence work (at least two [2] days notice is required).

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

70. Signs On Site

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

a. showing the name, address and telephone number of the Principal Certifier for the work, and

b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

c. stating that unauthorised entry to the worksite is prohibited.

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

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

71. 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.

72. Works in Road Reserve - Minor Works

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

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

a. All restorations are at the cost of the Applicant and must be undertaken in accordance with Council's standard document, "Specification for work within Council's road reserve".

b. Any existing damage within the immediate work area or caused as a result of the work/occupation, must also be restored with the final works.

73. 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.

74. 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 Certifier, prior to the commencement of any works on the site.

75. Enclosure of the Site

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

76. Hoardings (within any Public Road Reserve)

The site must be enclosed with a suitable hoarding (type A or B) or security fence of a type in accordance with the Works and Services Division Design Standard, and must satisfy the requirements of the Occupational Health and Safety Act, the Occupational Health and Safety Regulations and Australian Standard AS 2601. This application must be submitted to Council's Works and Services Division, and a permit obtained, before the erection of any such hoarding or fence.

77. Consultation with SafeWork NSW

Prior to any work commencing on the site it is the responsibility of the owner to contact SafeWork NSW in writing in respect to any demolition or use of any crane, hoist, plant or scaffolding.

78. Support for Neighbouring Buildings/ Structures

This consent requires the preservation and protection of neighbouring land and buildings/structures from any damage and if necessary, requires the underpinning and support of any neighbouring building/structure. The applicant or the contractor carrying out the work must, at least seven (7) working days in advance of any excavation works below the level of the base of the footings of a building/structure on an adjoining allotment, including a public road or place, give written notice of intention to carry out such works to the property owner of the affected adjoining building and furnish specific written details and supporting plans or other documentation of the proposed work.

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

79. Hazardous Material Survey

At least one (1) week prior to demolition, the applicant must prepare a hazardous materials survey of the site and submit to Council a report of the results of the survey. Hazardous materials include, but are not limited to, asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must include at least the following information:

a. the location of hazardous materials throughout the site;

b. a description of the hazardous material;

c. the form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;

d. an estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;

e. a brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;

f. identification of the disposal sites to which the hazardous materials will be taken.

80. Asbestos Hazard Management Strategy

An appropriate hazard management strategy shall be prepared by a suitably qualified and experienced licensed asbestos assessor pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material. This strategy shall ensure any such proposed demolition works involving asbestos are carried out in accordance with SafeWork NSW requirements (https://www.safework.nsw.gov.au). The strategy shall be submitted to the Principal Certifier and Council (in the event that Council is not the Principal Certifier prior to the commencement of any works.

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

81. 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.

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

83. Tree Protection and Management
The trees to be retained on 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 1.8m cyclone chainmesh fence, with posts and portable concrete footings;

b. installation of Tree Protection Fencing - a one (1) metre high exclusion fence must be installed around the extremity of the dripline of the tree/trees to be retained prior to any site works commencing. The minimum acceptable standard is a 3 strand wire fence with star pickets at 1.8m centres. This fence must be maintained throughout the period of construction to prevent any access within the tree protection area;

c. mulch Tree Protection Zone: areas within a Tree Protection Zone are to be mulched with minimum 75mm thick 100% recycled hardwood chip/leaf litter mulch;

d. irrigate: areas within the Tree Protection Zone are to be regularly watered in accordance with the Arborist's recommendations.

The tree protection fencing shall be installed prior to the commencement of any demolition, excavation or construction works and shall be maintained throughout the entire construction phases of the development.

84. Supervising Arborist - Tree Inspection and Installation of Tree Protection Measures
Prior to the commencement of any demolition, excavation or construction works, the supervising Arborist must certify in writing that tree protection measures have been inspected and installed in accordance with the Arborist's recommendations and relevant conditions of this consent.

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

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

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

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

owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

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

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

90. Sediment Control Measures
The developer must ensure that sediment-laden runoff from the site is controlled at all times subsequent to commencement of construction works. Sediment control measures must be maintained at all times and checked for adequacy at the conclusion of each day's work.

91. Notification to Council of any Damage to Council's Infrastructure
Council must be notified in the event of any existing damage to any of Council's infrastructure including, but not limited to the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development prior to the commencement of work. Adequate protection must be provided to Council infrastructure prior to work commencing and during the construction period. Any damage to Council's assets shall be restored in a satisfactory manner prior to the issue of the Occupation Certificate.

92. Geotechnical Requirements during Construction
All works must be carried out in accordance with reports submitted in support of the development application and Construction Certificate application.

While Building Work is Being Carried Out

93. Hours of Work
The Principal Certifier must ensure that building work, demolition or vegetation removal is only carried out between:

- 7:00am to 5:00pm on Monday to Saturday.

The Principal Certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Any variation to the hours of work requires Council's approval.

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

a. The variation in hours required (length of duration);

b. the reason for that variation (scope of works;

c. the type of work and machinery to be used;

d. method of neighbour notification;

e. supervisor contact number; and

f. any proposed measures required to mitigate the impacts of the works

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

94. Minimise Nuisance
The developer must carry out work at all times in a manner which will not cause a nuisance, by the generation of unreasonable noise, dust or other activity, to the owners and/or occupiers of adjoining and adjacent land.

95. The lighting of the premises must be directed so as not to cause nuisance to the owners or occupiers of adjoining premises or to motorists on adjoining or nearby roads.

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

97. The building site must be kept free of rubbish at all times. All refuse capable of being wind blown must be kept in a suitable waste container.

98. Building operations such as brick cutting, the washing of tools or paint brushes, or other equipment and the mixing of mortar must not be carried out on the roadway or public footpath or any other locations which could lead to the discharge of materials into the stormwater drainage system or natural watercourse.

99. Protection of Public Places
If the work involved in the erection or demolition of a building involves the enclosure of a public place or is likely to cause pedestrian/vehicular traffic in a public place to be obstructed or rendered inconvenient, or have the potential for conflict between pedestrians and vehicles:

a. A hoarding or fence must be erected between the work site and the public place;

b. an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place;

c. the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place;

d. safe pedestrian access must be maintained at all times;

e. any such hoarding, fence or awning is to be removed when the work has been completed.

100. Building Operations Not to Discharge Pollutants
Building operations such as brick cutting, the washing of tools or paint brushes, or other equipment and the mixing of mortar must not be carried out on the roadway or public footpath or any other locations which could lead to the discharge of materials into the stormwater drainage system or natural watercourse.

101. 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.

102. 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.

103. Spillage of Material
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.

104. Asbestos Clearance Certificate

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

105. 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 this type of waste. A receipt must be retained and submitted to the Principal Certifier, and a copy submitted to Council (in the event that Council is not the Principal Certifier), prior to commencement of the construction works.

106. Cut and Fill Retained

All proposed cut and filling works must be adequately retained with all battered slopes being no steeper than 2H:1V.

107. Protection of Excavations

If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining allotment of land, the person causing the excavation to be made:

a. Must preserve and protect the adjoining building from damage; and

b. if necessary, must underpin and support the building in an approved manner; and

c. must, at least seven (7) days before excavation below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation.

108. All excavations and backfilling associated with the erection of a building must be executed safely and in accordance with appropriate professional standards.

109. All excavations and backfilling associated with the erection of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

110. Acid Sulfate Soils

The Wollongong Local Environmental Plan 2009 Acid Sulfate Soils Map has identified that this property may be affected by class 5 Acid Sulfate Soils. Acid Sulfate Soils contain iron sulfides which, when exposed to air due to drainage or disturbance, may produce sulfuric acid and release toxic quantities of iron, aluminium and heavy metals. The Acid Sulfate Soils Map is an indication only and you are advised that you may encounter Acid Sulfate Soils during the excavation for the proposed development.

Any spoil material extracted or excavated from the foundations must be neutralised with commercial lime (calcium bicarbonate) by the addition of 10 kilograms of lime per 1 cubic metre of spoil material before it is disposed of or re-used on-site. Lime is to be added by evenly distributing over all exposed surface areas, drilled piers and footing trenches on the site, prior to pouring concrete.

Council suggests the applicant refer to the Acid Sulfate Soils Assessment Guidelines contained in the Acid Sulfate Soils Manual, prepared by NSW Acid Sulfate Management Advisory Committee, August 1998 for further information.

111. 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.

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

113. Responsibility for Changes to Public Infrastructure
While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerbs and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).

114. 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. A BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 96 of the Environmental Planning & Assessment Act 1979, a BASIX Certificate that is applicable to the development when this development consent is modified); or

b. if a replacement BASIX Certificate accompanies any subsequent application for a Construction Certificate, the replacement BASIX Certificate; and

c. BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000.''

115. Implementation of Acoustic Report Recommendations
The recommendations of the acoustic report submitted in response to Condition 22 shall be implemented, to ensure that within each of the units, the following LAeq levels are not exceeded:-

a. in any bedroom in the building 35dB(A) at any time between 10pm and 7am.

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

116. Piping of Stormwater to Existing Stormwater Drainage System
Stormwater for the land must be piped to street kerb and gutter.

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

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

118. 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.

119. Survey Report for Floor Levels
A Survey Report must be submitted to the Principal Certifier 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.

120. External Plant and Equipment
External plant such as air conditioners, compressors and other machinery likely to emit noise shall be located so adjoining areas are not adversely affected.

121. Podium Planting

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

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

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

122. 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.

Before the Issue of an Occupation Certificate

123. Acoustic Compliance Report

Prior to issue of an Occupation Certificate, the developer shall submit a noise compliance report prepared by an acoustic consultant who is a member of the Australian Acoustic Society (AAS) or the Association of Australian Acoustic Consultants (AAAC) confirming the building's compliance with Condition 22 of this consent. A copy of the acoustic compliance report must be submitted to the Principal Certifier and Council.

124. Completion of Landscape Works on Council Owned or Controlled Land

The Developer must complete all landscape works required within Council's road reserve, or other Council owned or controlled land, in accordance with the conditions of this consent. The total cost of all such landscape works shall be fully borne by the Developer and any damage to Council's assets shall be the subject of restoration works sufficient to restore the asset to its previous state and configuration previous to the commencement of works. Evidence that this requirement has been met must be satisfied prior to the issue of the Occupation Certificate.

125.Post Dilapidation Report

The developer shall provide Wollongong City Council with a post construction dilapidation report, identifying the condition of Council assets and all land in the vicinity of the proposed works at the completion of works.

126. Treatment of Shared Area for Adaptable Car Parking Spaces

The shared area shown between car parking spaces Numbered R11 and R12 is to be signposted as 'no parking' and linemarked with appropriate hatching. A bollard shall be installed to prevent this space being utilised as a car parking space.

127. Arborist Verification – Street Tree Installation

Prior to the issue of Occupation Certificate, the developer must supply certification in the form of a report, including photographic evidence, from an AQF Level 5 Arborist to the Principal Certifier and Wollongong City Council to verify:

a. The tree stock complies with AS 2203:2018 Tree Stock for Landscape Use.

b. The tree pits have been constructed and the trees installed in accordance with the requirements of the Wollongong City Council City Centre Public Domain Technical Manual and arboricultural best practice.

128. Drainage

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

129. Restriction on Use - OSD System

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

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

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

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

130. Positive Covenant - OSD Maintenance Schedule

A positive covenant shall be created under the Conveyancing Act 1919, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved OSD System and Maintenance Schedule DA-2022/571.

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

131. OSD - Structural Certification

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

132. Structural Soundness Certification

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate and commencement of use. This report is required to verify that the development can withstand the forces of floodwater, debris and buoyancy up to and including the PMF plus freeboard being RL 15.36 metres AHD or greater.

133. Drainage WAE

The developer shall obtain written verification from a suitably qualified civil engineer, stating that all stormwater drainage and related works have been constructed in accordance with the approved Construction Certificate plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor shall be submitted. These plans shall include levels and location for all drainage structures and works, buildings (including floor levels), flood conveyance/storage areas (incl. internal dimensions, invert/soffit levels, cross-sections, longitudinal sections, flood storage volumes, details of floodwater entry/exit points and dimensions, and finished surface treatment), and finished ground and pavement surface levels. This information shall be submitted to the Principal Certifier prior to the issue of the Occupation Certificate

134. Heritage Documents Local Studies Library

A bound hard copy and digital copy of all heritage documents related to this development application should be provided to Councils Heritage Staff for inclusion in the local studies library. The documents should be included as one document with an index page. Document required include but are not limited to:

a. Heritage Impact Statement; and

b. Archival Recording.

135. Retaining Wall Certification

The submission of a certificate from a suitably qualified and experienced structural engineer or civil engineer to the Principal Certifier 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 Certifier.

136. BASIX

An Occupation Certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The Principal Certifier must not issue the Occupation Certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate.

NOTE: Clause 44 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 provides for independent verification of compliance in relation to certain BASIX commitments.

137. Completion of Landscape and Tree Works

Before the issue of an Occupation Certificate, the Principal Certifier must be satisfied that all landscape and tree works, including pruning in accordance with *AS 4373-2007 Pruning of amenity trees* and the removal of all noxious weed species, have been completed in accordance with the approved plans and any relevant conditions of this consent.

138. Repair of Infrastructure

Before the issue of an Occupation Certificate, the applicant must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.

Note: If the Council is not satisfied, the applicant is responsible for any payments required for rectification works.

139. Redundant Crossings

Any existing vehicular crossings rendered unnecessary by this development must be removed and the footpath and normal kerbing and guttering must be restored. This work shall be carried out by a Council recognised concrete contractor at the developer's expense.

Occupation and Ongoing Use

140. Clothes Drying on Balconies/Terrace Areas Prohibited

The use of the balconies/terrace areas for the external drying of clothes is strictly prohibited.

141. Street Tree Establishment Period - City Centre/Commercial Village Centre

The Developer must comply with the terms of an approved landscape maintenance program for a minimum period of 12 months to ensure that all landscape works within Council's road reserve or Council owned or controlled land becomes well established by regular maintenance. The Street Tree Establishment Period shall commence from the issue of the Occupation Certificate.

The program must include the following elements: watering, weeding, litter removal, mulching, fertilising, tree guard and grate maintenance, and pest and disease control.

Details of the proposed program must be submitted with the Landscape Plan to the Principal Certifier for approval prior to release of the Construction Certificate.

142. Landscape Maintenance

All components of the landscape works shall be regularly maintained for the life of the building inclusive of replacement of any failed plantings. Should a stratum and/ or strata plan be prepared for this development in the future, it should include mechanisms to ensure the ongoing maintenance for the life of the building.

143. Storage of Waste Bins and Waste

All waste and bins associated with the development shall be stored within the waste storage rooms at all times. No waste shall be allowed to accumulate or shall be stored on or adjacent to the street frontage of the site at any time.

144. Residential Storage

Each residential unit shall be allocated storage within the residential storage area provided within the building. The residential storage area shall be appropriately secured and fitted with CCTV surveillance. This requirement shall be reflected on the Construction Certificate plans.

145. Graffiti Removal

Any graffiti shall be removed immediately from the exterior of the building or any associated structures including any fences, site services and retaining/planter bed walls.

146. Strata Plan Requirements

Should a Strata Plan be prepared for this development in the future, the following matters must be addressed:

a. Garbage and recycling rooms must be contained within the common area;

b. Motorbike and bicycle storage areas and visitor car parking must be contained within the common area; and

c. Appropriate allocation of carparking and storage areas to the dwellings.

147. Residential Storage

Each residential unit shall be allocated storage within the residential storage area provided within the building. The residential storage area shall be appropriately secured and fitted with CCTV surveillance. This requirement shall be reflected on the Construction Certificate plans.

Reasons

The reasons for the imposition of the conditions are:

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