

Wollongong Local Planning Panel Assessment Report | 13 March 2019

WLPP No.	Item No. 4
DA No.	DA-2018/466
Proposal	Demolition of existing structures and tree removal, construction of an 11 room boarding house, manager's room and associated infrastructure and facilities
Property	8 Gwynne Street, Gwynneville
Applicant	Design Workshop Australia
Responsible Team	Development Assessment and Certification - City Wide Team (NM)

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel - Advice

The proposal has been referred to the Wollongong Local Planning Panel (WLPP) for **advice** pursuant to Part 1 of the draft Wollongong City Council Submissions Policy, as the application received five unique submissions, is a Class 3 building under the BCA and has a construction cost of more than \$1 million.

Proposal

The development application seeks consent for the demolition of existing structures, and construction of an 11 room boarding house and Manager's residence.

Permissibility

The site is zoned R2 Low Density Residential pursuant to Wollongong Local Environmental Plan (WLEP) 2009. The proposal is categorised as a Boarding House and is permissible in the zone with development consent.

Consultation

The proposal was notified in accordance with Council's Notification Policy on 2 separate occasions, and received 5 submissions which are discussed in Section 1.5.

The proposal was referred to Council's Stormwater, Landscaping, Traffic, BCA, Environmental, Health, and Safer Community Officers, with conditionally satisfactory referral advice provided in each instance.

The application was also referred to Council's Design Review Panel for comment. The amended proposal submitted by the applicant was largely consistent with the recommendations.

Main Issues

The main issues are flood risk and mitigation of potential amenity impacts on the surrounding area.

Advice Sought

It is recommended development application DA-2018/466 be determined by way of approval subject to the conditions identified at **Attachment 6**.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

State Environmental Planning Policies

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

Local Environmental Plan

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plan

- Wollongong Development Control Plan 2009

Other Policies

- Wollongong City Wide Development Contributions Plan 2018

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the following:

Demolition

- Demolition of existing single storey dwelling
- Removal of 1 existing street tree on Gwynne Street frontage, with 1 street tree to be retained
- Removal of all existing structures on site

Construction

- Construction of 2 storey 11 room boarding house including 2 adaptable rooms consisting of 2 built forms linked by walkway with central courtyard.
- Additional Manager's residence with kitchenette and private courtyard.
- 3 partially covered parking spaces accessed from Gwynne Street frontage
- 12 secure bike parking spaces
- Landscaping on both frontages, sides, and central courtyard

Use

- Boarding house to consist of:
 - 11 boarding rooms for 1 person each, with individual bathrooms to all rooms
 - Separate Managers room with individual bathroom, kitchenette and separate POS
 - On site Manager at all times
 - Shared kitchen, dining and living areas
 - Shared laundry facilities
 - Communal external courtyard on Murphy Avenue frontage
 - Central courtyard
 - Vehicle access from Gwynne Street
 - Pedestrian access from both Gwynne Street and Murphys Avenue

1.3 BACKGROUND

The site currently contains a dwelling house with ancillary residential structures. Council's historical data suggests the current dwelling and garage on site was approved in 1961 by BA-1961/606, with another garage approved in 1962 by BA-1962/241. In 1998 (DA-1998/65) approval was granted for filling at the rear of the property in relation to stormwater management and flooding. No other development appears to have taken place on the property.

Surrounding Development

In 2005 (DA-2005/1073), approval was granted by Council for the demolition of existing structures and construction of 2 storey/split level dwelling and swimming pool on the site located directly to the west of the subject site. This development has since been constructed.

In 2013 (DA-2013/607), approval was granted by the Land and Environment Court for the development of a 25 person boarding house on the site located directly to the east of the subject site. This development has since been constructed.

Prelodgement Meetings

2 prelodgement meetings have been held for student accommodation on the site, in October 2016 and April 2017. At the most recent prelodgement meeting, it was noted that a boarding house on the site was capable of being supported, however concerns were raised with regard to vehicle access, flood risk and impacts on neighbours.

Additional Information

On 19 July 2018, following advice from Council's Stormwater Officer and the Design Review Panel, correspondence was sent to the applicant requesting amended plans. The meeting minutes from the Design Review Panel were provided to the applicant outlining a range of recommendations including redesigning the building into 2 built forms, changes to the orientation of boarding rooms and incorporate the parking onto the Murphys Avenue frontage.

The applicant was also made aware of potential stormwater/flooding issues associated with vehicle access from Murphys Avenue. Following detailed flood studies and consultation with Council's Stormwater Officer and Manager, it was determined that vehicle access could not be effectively achieved from Murphys Avenue whilst also mitigating stormwater/flooding related issues. Vehicle access from Gwynne Street would instead be required.

Additional information and amended plans were lodged by the applicant on 8 October 2018 and 7 November 2018. The amended plans were generally consistent with the recommendations of the Design Review Panel, while incorporating vehicle access from Gwynne Street.

1.4 SITE DESCRIPTION

The site is located at 8 Gwynne Street, Gwynneville and the title reference is Lot C DP 155207. The site is rectangular in shape, with frontages to Gwynne Street to the south, and Murphys Avenue to the north. The site is rectangular in shape and has a fall of approximately 2.5m from the Gwynne Street frontage to Murphys Avenue.

The Gwynne Street frontage is a quiet suburban street, primarily characterised by 1 and 2 storey bedroom houses. Most sites on the northern end of Gwynne Street have dual frontages to Murphys Avenue. Murphys Avenue is a busier road, which runs adjacent to the southern boundary of the Wollongong Botanical Gardens.

The site to the immediate east contains a recently constructed 25 room boarding house; to the immediate west is a recently constructed 2 storey dwelling house.

The site is located in the vicinity to the University of Wollongong and Wollongong Botanical Gardens.

Property constraints

- Council records identify part of the site as being located within a low and medium flood risk precinct. Council's Stormwater Officer has reviewed the application in this regard and provided a satisfactory referral subject to conditions.

There are no restrictions on the title.



Figure 1: Aerial image of site and surrounding area



Figure 2: Broader surrounding context



Figure 3: Site viewed from Gwynne Street

1.5 SUBMISSIONS

Period	Submissions
Notification/Advertising Period 1: 4 May 2018 to 23 May 2018	5 submissions objecting to proposal including 1 from Neighbourhood Forum 5.
Notification/Advertising Period 2: 19 October 2018 to 7 November 2018	1 Submission objecting from previous objector 2 previous objectors confirmed via email previous objections still apply 2 remaining previous objections not considered to be fully resolved by submission of amended plans.
Total Submissions: 5	

The application was originally notified between 4 May 2018 and 23 May 2018 in accordance with WDCP 2009 Appendix 1: Public Notification and Advertising. This included a notice in The Advertiser. 5 submissions objecting to the proposal were received during this time including one from Neighbourhood Forum 5.

The table below includes the submissions raised during the first notification and advertising period. 5 submissions are tabulated and discussed below.

Table 1: Submissions

Concern	Comment
1. Proposal is immediately adjacent to another boarding house. <ul style="list-style-type: none"> Not consistent with the requirements of Chapter C3 requiring 150m separation between boarding houses Will result in dangerous precedent 	<p>The proposed boarding house is located immediately adjacent to another boarding house. The site is located within close proximity to the University of Wollongong, public transport and Wollongong City. As such, it is considered that the proposed location is appropriate for the development. The vicinity of the site to the University makes the proposed site a suitable location for a boarding house.</p> <p>The intention behind the control relates to increased amenity impact on surrounding sites. The amended plan</p>

Concern	Comment
	<p>submitted proposes a range of mitigating factors such as not have any windows facing side boundaries, acoustic fencing, an onsite manger, and reduced scale of the development.</p> <p>The proposal is not expected to have a significant impact on the amenity of the surrounding area. It is considered that a variation to the control can be supported in this instance. See further discussion of variation in Section 2.3.1 of this report.</p>
<p>2. Proposal fails to address flooding impact at rear of the site.</p> <ul style="list-style-type: none"> Proposal has a lesser setback than neighbouring boarding house resulting in significant impacts on flood storage flows in the event of 100-year flood 	<p>Detailed flooding analysis has been conducted by the applicant, and flood related issues have been discussed at meetings between the applicant and Council prior to lodgement and during the application process.</p> <p>Amended plans submitted by the applicant effectively mitigate the stormwater/flooding risk, and no concern has been raised by Council's Stormwater Officer subject to recommended conditions.</p>
<p>3. Insufficient side setbacks</p> <ul style="list-style-type: none"> impedes on private open spaces of neighbouring properties Proposal should be considered as a residential apartment building, not a domestic dwelling Overlook premises to the east 	<p>The application proposes side setbacks of 1.125m. The WDCP 2009 states controls are to be used for the building type that most resembles the boarding house. The proposed boarding house consists of 2 separate built forms similar in size to 2 storey dwelling houses. As such, it is considered the boarding house has a built form similar to a dual occupancy, and the proposed side setbacks are consistent with the relevant side setback controls for dwelling houses.</p> <p>Notwithstanding the above, the amended plans result in limited windows overlooking side boundaries. Windows to all bedrooms face either the street or the internal courtyard, reducing any potential for overlooking into neighbouring sites. The courtyards located on the northern frontage are appropriately screened from the side.</p> <p>The submitted shadow diagrams confirm the proposal will allow at least 3 hours of sunlight to all neighbouring sites on 21 June.</p>
<p>4. The Gwynne Street elevation is unacceptable</p>	<p>The Gwynne Street elevation has been redesigned following a request for amended plans by Council, and the recommendations of the Design Review Panel.</p> <p>The Gwynne Street frontage contains 3 car parking spaces which are located partially below the upper floor, landscaping and a built form that resembles a 2 story residential dwelling. The Gwynne Street elevation is considered to be similar to neighbouring sites to the east and west, and not inconsistent with the character of the street. It is not considered that the proposal will result in a significant visual impact on the surrounding area.</p>

Concern	Comment
5. Site width is not appropriate for a residential flat building	<p>The proposal is for a boarding house. There are no site width requirements for boarding houses in the DCP.</p> <p>Notwithstanding, the proposed boarding house is considered to be of an appropriate size and scale for the site, and is unlikely to result in excessive bulk, overshadowing or privacy impacts on neighbouring dwellings.</p>
6. Boarding house will have unreasonable impact on parking <ul style="list-style-type: none"> • Parking is already an issue on the street due to number of students residing and proximity to University • Will impact residents parking • Impacts public access to Botanical Gardens • DCP requirements for parking are insufficient for the realistic need. 	<p>The proposed boarding house contains 3 on site car parking spaces and 12 bike parking spaces.</p> <p>The proposed parking is consistent with the requirements in Council's DCP, requiring 0.2 car parking spaces per resident, and 1 bike parking space per resident.</p> <p>The site is located within close proximity to public transport, Wollongong University, and Wollongong City. As such, it is not expected for the boarding house to have a significant impact on street parking in the locality.</p>
7. Proposal is not consistent with the requirements of the SEPP (ARH) 2009 that only allows boarding houses in an R2 zone when within 400m of B2 or B4 zoned land.	The application is permissible under the Wollongong Local Environment Plan 2009, and is assessed as such. Boarding houses are a permissible use in the R2 Low Density Residential Zone, and the application does not rely on the SEPP (ARH) 2009 for permissibility.
8. Proposal is inconsistent with the requirements of the R2 zone, as the boarding house is not Low Density	A boarding house is permissible in the R2 Low Density Residential zone.
9. Boarding house may have impact on safety and welfare of existing residents in the area, as there is no restriction on who may reside within the boarding house.	Due to the proximity of the boarding house to Wollongong University, it is expected that residents will predominantly be University students/staff. Notwithstanding, there are a number of mitigation measures in place to ensure the boarding house does not have a significant impact on the surrounding area, including a Plan of Management and onsite manager, limit on windows facing side boundaries, and appropriate landscaping. A number of conditions are also recommended to mitigate any potential impacts of the boarding house on the surrounding area.

Amendments to the design were requested following the notification period in accordance with recommendations from Council's referral bodies and the Design Review Panel.

The proposal was substantially redesigned. As such, the redesigned proposal was renotified/advertised between 19 October 2018 and 7 November 2018, including to the previous objectors. The development description was updated to state the proposal was being renotified due

to the submission of amended plans. 1 submission was received during the second notification period from a previous objector in relation to the amended plans.

The submission made by neighbourhood Forum 5 during the first notification period was not considered to be resolved as it related to the proximity of the boarding house to the neighbouring boarding house. In addition, emails were sent to 3 previous submitters who did not provide comments following the second notification period. 2 previous objectors responded by email stating they still objected to the proposal despite the changes, while the third did not provide a response. While no response was received from the third objector, it is considered that all points raised in their initial submission were not resolved, as the submission related to issues such as location and parking.

The concerns raised following the second notification period are addressed below.

Table 2: Submissions from second notification period

Concern	Comment
1. Amendments are irrelevant as the proposal is still in violation to controls relating to separation distances between boarding houses	<p>The intention behind the control relates to increased amenity impact on surrounding sites. The application proposes a range of mitigating factors such as not having any windows facing side boundaries, acoustic fencing, an onsite manger, and reduced scale of the development.</p> <p>The proposal is not expected to have a significant impact on the amenity of the surrounding area.</p> <p>The site is located within close proximity to the University of Wollongong, public transport and Wollongong City. As such, it is considered that the proposed location is appropriate for the development.</p>
2. Murphys Avenue setback reduced compared to adjoining development at No. 6, which will have a significant impact to flood storage and flows	<p>Further amendments to the submitted stormwater plans were requested following the notification period. Amended stormwater plans were submitted by the applicant in accordance with the recommendations of Council's Stormwater Officer.</p> <p>Council's Stormwater Officer reviewed the submitted stormwater plans and raised no concerns. Appropriate conditions were recommended which are considered sufficient to mitigate any flooding or stormwater management concerns.</p>
3. Insufficient side setbacks will impede on private and open spaces on neighbouring properties	<p>The side elevations have been designed to reduce any potential for overlooking into neighbouring properties. All boarding room windows have been reorientated to face Murphys Avenue, Gwynne Street or the central courtyard. Appropriate landscaping has been incorporated on the side setbacks and the central courtyard to mitigate any amenity impact on the surrounding sites, and a condition will be included on the consent requiring acoustic fencing on the side boundary, adjacent to the central courtyard.</p> <p>The submitted shadow diagrams show all neighbouring properties will receive at least 3 hours continuous sunlight between 9am and 3pm on 21 June.</p> <p>It is not considered that the proposal will have a</p>

Concern	Comment
	significant impact on the neighbouring sites.
4. Proposal will set a dangerous precedent that will detrimentally affect the quality and amenity of the residential community	<p>It is considered this proposal has been effectively redesigned to reduce potential impact on the surrounding area. Conditions are recommended to further mitigate any potential amenity impacts including acoustic fencing, management plans and on site manager.</p> <p>Any future application in the surrounding area will be subject to the development assessment process, and will be assessed on the individual merits of the proposal.</p>
5. Reduction in 1 room does not constitute 'low density development'	Boarding Houses are a permissible use within the R2 low density residential zone. The proposed site is considered to be well located in terms walking access to educational facilities, recreational facilities and public transport, providing direct access to Wollongong City Centre, and is considered a suitable location for the proposed type of residential development. The dual frontages of the site also contribute to the site being an appropriate location for the development.
6. The changes do not alleviate concerns relating to lack of street parking	<p>The proposed boarding house contains 3 on site car parking spaces and 12 bike parking spaces.</p> <p>The proposed parking is consistent with the requirements for vehicle and bike parking in Council's DCP.</p> <p>The site is located within close proximity to public transport, Wollongong University, and Wollongong City. As such, it is not expected for the boarding house to have a significant impact on street parking in the locality.</p>

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

The proposal was referred to Council's Stormwater, Landscaping, Traffic, BCA, Environmental, Health, and Safer Community Officers, with conditionally satisfactory referral advice provided in each instance.

1.6.2 EXTERNAL CONSULTATION

Design Review Panel

The application was referred to the Design Review Panel (DRP) for comments and advice regarding the Design Quality Principles under SEPP 65 particularly Context and Neighbourhood Character. Notes are provided at **Attachment 4**. Concerns were initially raised by the panel in relation to the design of the boarding house, the amenity of future residents in the boarding house, and potential impacts on the surrounding area. Changes to the design of the boarding house were recommended to ensure the site contained increased and more useable open space areas, increased landscaping, reduced impact on the neighbouring sites and to ensure the built form is more consistent with the surrounding built form. The Design Review Panel also recommended the parking be moved to the Murphys Avenue frontage rather than Gwynne Street.

Amended plans were submitted following the Design Review Panel recommendations. Further stormwater and flooding studies were conducted on the flood prone parts of the site near the

Murphys Avenue frontage, and it was confirmed that the parking would be unable to be moved to the Murphys Avenue frontage, without having a significant impact on the flooding activity in the area.

Apart from moving the vehicle access from Gwynne Street to Murphys Avenue, the amended plans are relatively consistent with the recommendations of the DRP including moving all residential windows to either face the street, or the central courtyard, with no room windows facing side boundaries. The redesign also resulted in increased landscaping on site including in a new central courtyard between the 2 built forms.

It is considered that the redesigned proposal results in a more favourable built form, which is unlikely to have a significant impact on the character of the area, and likely to result in a reduced impact on neighbouring sites and the surrounding area.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

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

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

7 Contamination and remediation to be considered in determining development application

(1) A consent authority must not consent to the carrying out of any development on land unless:

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

A desktop audit of previous land uses does not indicate any historic use that would contribute to the contamination of the site. The land has been used for residential purposes. The application was referred to Council's Environment Officer who provided conditionally satisfactory referral advice. No concerns are raised in regard to contamination as relates to the intended use of the land and the requirements of clause 7.

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

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

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

2.1.3 STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

Division 3 Boarding Houses

In accordance with Clause 27 Development to which Division Applies, SEPP ARH does not apply to the proposal as it is located on land zoned R2 Low Density Residential, and is not located within 400m walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use or within a land use zone that is equivalent to any of those zones.

Permissibility for the proposal is instead gained through Wollongong Local Environmental Plan 2009 as outlined below.

2.1.4 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Part 1 Preliminary

Clause 1.4 Definitions

The proposal is considered a **boarding house** as defined below:

boarding house means a building that:

- (a) is wholly or partly let in lodgings, and
- (b) provides lodgers with a principal place of residence for 3 months or more, and
- (c) may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and
- (d) has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

Note. Boarding houses are a type of **residential accommodation**

residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

- (a) attached dwellings,
- (b) boarding houses,
- (c) dual occupancies,
- (d) dwelling houses,
- (e) group homes,
- (f) hostels,
- (g) multi dwelling housing,
- (h) residential flat buildings,
- (i) rural workers' dwellings,
- (j) secondary dwellings,
- (k) semi-detached dwellings,
- (l) seniors housing,
- (m) shop top housing,

but does not include tourist and visitor accommodation or caravan parks.

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as R2 Low Density Residential.

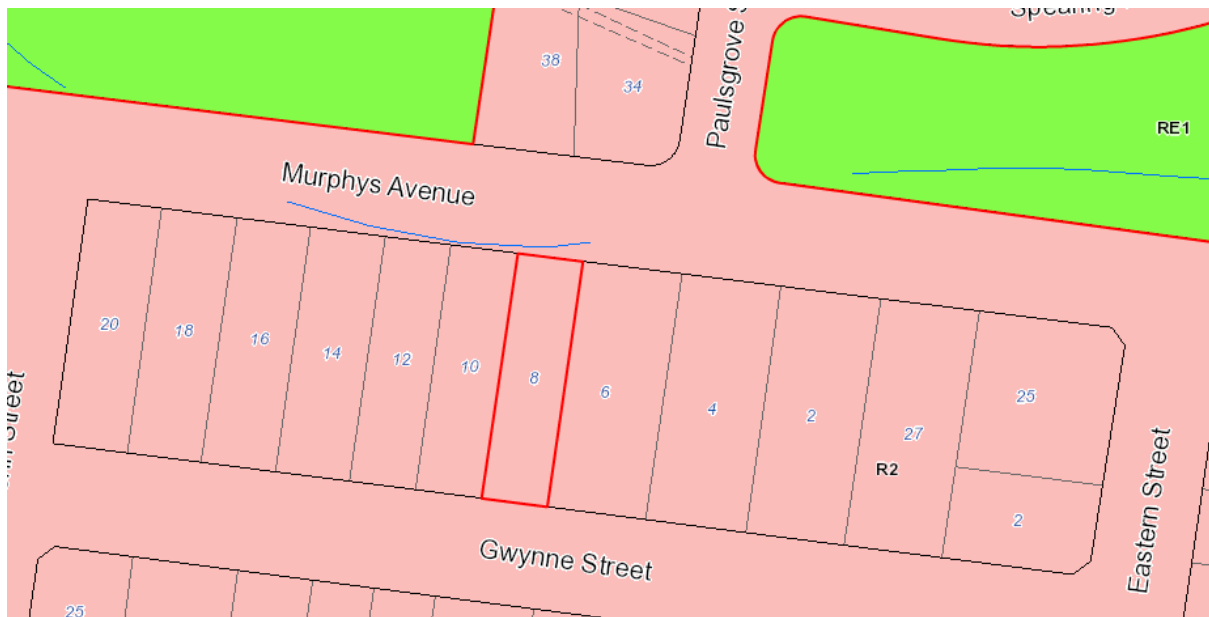


Figure 4: WLEP 2009 zoning map

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

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

The proposal is satisfactory with regard to the above objectives.

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

2 Permitted without consent

Home occupations

3 Permitted with consent

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

4 Prohibited

Any development not specified in item 2 or 3

The proposed **Boarding House** is permissible in the zone with development consent.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The proposed building height of 8.825m does not exceed the maximum of 9m permitted for the site.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone:	0.5:1
Site area:	670.3m ²
GFA:	326.3m ²
FSR:	326.3/670.3m ² = 0.49:1

Figures confirmed using Council's Trapeze software.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

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

Clause 7.3 Flood planning area

The northern part of the site, adjacent to Murphys Avenue is identified as flood prone. The proposed stormwater/drainage plans have been assessed by Council's Stormwater Officer and the application is appropriate with regard to the flooding constraints. Appropriate conditions relating to flood mitigation measures and stormwater management are recommended.

Clause 7.6 Earthworks

The proposal comprises earthworks associated with the demolition of existing structures and the construction of the boarding house. The proposed works are minor in nature, and the boarding house has been generally designed to follow the natural slope of the land, minimising the need for excessive earthworks. The earthworks are not expected to have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items.

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

None required.

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. A full compliance table is provided at **Attachment 2** of this report. Requests for variation to the controls are discussed in Chapter A1 below.

CHAPTER A1 – INTRODUCTION

8 Variations to development controls in the DCP

Variations to development controls can only be granted in instances when the objectives of the control are met.

Chapter C3: Boarding Houses – Part 3.1 Locations of Boarding Houses

The application proposes a variation to the control requiring a separation distance of 150m between boarding houses. A statement justifying the variation has been submitted by the applicant, available at **Attachment 3** of this report. The applicant's submission states the boarding house has been designed in order to not result in an increased amenity impact on the surrounding area. A Plan of Management and on site resident manager is also proposed to further alleviate any concerns. The applicant has indicated the proposal is consistent with the objectives of the control and the proposal will not have additional adverse impacts as a result of the variation.

The proposed development is considered to be satisfactory with regard to the objectives as follows:

a *Encourage the provisions of high quality boarding houses within the city*

The proposed boarding house is considered to be appropriately designed and consistent with the character of the surrounding area. The application was referred to the Design Review Panel, who made a number of recommendations with regards to the design of the structure. Amended drawings were submitted which are largely consistent with the recommendations of the DRP.

b *Encourage the location of boarding houses within accessible walking distance to public transport*

The site is located within walking distance to a number of different bus stops, with direct access to Wollongong University, Wollongong City Centre and the beaches.

c *Encourage the location of boarding houses within areas where there is access to services and facilities for employment, entertainment, tertiary education and recreation*

The site is located within close proximity to Wollongong University and Wollongong Botanical Gardens. Furthermore, there are direct bus links to employment areas such as Wollongong City Centre within walking distance.

d *Minimise any potential adverse privacy or amenity impacts associated with boarding houses on adjoining properties and surrounding locality*

Following advice from Council and the Design Review Panel, the design of the proposal was altered considerably to reduce the impact on the surrounding area. The boarding house has been designed to remove all windows from living areas and bedrooms from side boundaries. There is not considered to be significant privacy impacts from the boarding house to adjoining properties and the surrounding locality.

Appropriate mitigation measures including an onsite manager, and various rules relating to appropriate use of the boarding house will also reduce the impact of the boarding house on the surrounding area.

e *Provide appropriate levels of amenity (internal and external) for residents within boarding houses*

The boarding house is considered to be appropriately designed, providing a suitable level of amenity to future residents. Bedrooms are of an adequate size for individual residents, and include private bathrooms. There is also adequate communal living areas internally and externally including shared living/dining/kitchen areas, and courtyard located on the northern side of the boarding house and in the central area.

The manager's room also contains a private kitchenette, and north facing courtyard.

Comment

The Variation Request is considered to be capable of support.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2018

The estimated cost of works is \$1,200,000 and a levy of 1% is applicable under this plan as the threshold value is \$100,000.

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

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

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

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

Conditions are recommended with regard to demolition.

93 Fire safety and other considerations

Not applicable.

94 Consent authority may require buildings to be upgraded

Not applicable.

2.6 SECTION 4.15(A)(V)

REPEALED

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

Context and Setting:

The proposed boarding house is permissible within the zone, and appropriately located with regard to proximity to Wollongong University and public transport.

The proposal is considered appropriately located on the site, and unlikely to have a significant impact on the surrounding sites.

Access, Transport and Traffic:

The proposal contains adequate parking as required by the Wollongong DCP, and includes bicycle parking for all residents. It is not expected that the proposal will have a significant impact on traffic in the surrounding area.

Public Domain:

The proposed boarding house is not considered to be out of character with the surrounding area.

Utilities:

The proposal is not envisaged to place an unreasonable demand on utilities supply. Existing utilities are adequate to service the proposal.

Heritage:

No heritage items will be impacted by the proposal.

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:

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

The proposal is not envisaged to have unreasonable water consumption.

Soils:

No significant excavation is proposed as part of this application. The application was assessed by Council's Environmental Officer who raised no concern subject to appropriate conditions.

Air and Microclimate:

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

Flora and Fauna:

1 street tree is proposed to be removed. Additional landscaping is proposed within both street setbacks to mitigate potential visual impacts. Additional landscaping has been proposed within the central courtyard area, and to screen the parking area. Appropriate conditions relating to landscaping are recommended by Council's Landscape Officer.

Waste:

A condition is recommended requiring an appropriate receptacle be in place for any waste generated during the construction.

Energy:

The proposal is not envisaged to have unreasonable energy consumption.

Noise and vibration:

A condition is recommended to restrict the time in which any construction, demolition, or works may occur.

Natural hazards:

There are no natural hazards affecting the site that would prevent the proposal.

Council records list part of the site as flood affected. Amended Stormwater plans were submitted which have been assessed by Council's Stormwater Officer.

Appropriate conditions are recommended to ensure the proposal does not have a significant impact on the surrounding area.

Technological hazards:

There are no technological hazards affecting the site that would prevent the proposal.

Safety, Security and Crime Prevention:

This application does not result in any opportunities for criminal or antisocial behaviour. Appropriate mitigation measures have been included. The boarding house has been designed to avoid any windows from living areas or bedrooms facing side boundaries. Provisions for an onsite manager have been included in the application and an appropriate management plan and house rules have been provided. A condition requiring compliance with the submitted Plan of Management is recommended.

Social Impact:

It is not considered that the proposal will have a significant social impact on the surrounding area.

Economic Impact:

The proposal is not expected to create negative economic impacts.

Site Design and Internal Design:

The application is generally consistent with Council's requirements for boarding house developments. The one variation, being 150m separation between boarding houses control, is considered capable of support in this instance, as outlined in the WDCP 2009 compliance table at Section 2.3 of this report.

Construction:

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

A condition will be attached to any consent granted that all works are to be in compliance with the Building Code of Australia.

Cumulative Impacts:

The proposal is not expected to have any negative cumulative impacts.

2.8 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 negative impacts on the amenity of the locality or adjoining developments.

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

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

See Section 1.5 of this report.

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

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

3 CONCLUSION

This application has been assessed having regard to the Heads of Consideration under Section S4.15(1) of the Environmental Planning and Assessment Act 1979.

The proposal is considered to be generally consistent with the relevant Environmental Planning Instruments and Development Control Plans as they relate to the proposal.

Documentation was submitted by the applicant requesting a variation to the requirements of Chapter C3 of the WDCP as it relates to proximity of the boarding house to another in the locality which Council considers is capable of support.

Internal referrals from Council's Stormwater, Traffic, Landscaping, Environmental, Community Safety, BCA and Health Officers have returned satisfactory advice subject to recommended conditions. The amended proposal is generally consistent with the recommendations of the Design Review Panel.

The concerns raised during the notification and advertising procedures are considered to have been adequately resolved through the submission of amended plans or through the recommended conditions.

It is considered that the proposed development has been designed appropriately given the constraints and characteristics of the site, and is unlikely to result in significant impacts on the amenity of the surrounding area.

4 ADVICE SOUGHT

It is recommended the development application DA-2018/466 be determined by way of approval subject to the recommended conditions contained at **Attachment 6**.

5 ATTACHMENTS

- 1 Architectural Plans
- 2 Wollongong Development Control Plan 2009 Assessment
- 3 WDCP Variation Request Statements
- 4 Design Review Panel notes from 12 June 2018
- 5 Boarding House Plan of Management and House Rules
- 6 Conditions

PN1308 - BOARDING HOUSE

Attachment 1 - Plans

8 GWYNNE STREET, GWYNNEVILLE

DS

ADDRESS 8 GWYNNE STREET, GWYNNEVILLE	
SITE AREA 670.3 sqm	
CLASSIFICATION R2 LOW DENSITY RESIDENTIAL	
SUMMARY ALLOWED FSR335.15sqm (50%)	
GFA CHECK	
LOWER GROUND -	73.4m2
GROUND FLOOR -	161.7m2
FIRST FLOOR -	91.2m2
TOTAL	326.3m2
TOTAL SITE AREA	670.3m2
FSR ALLOWED	0.5:1
CURRENT FSR	0.49:1

DRAWING LIST		
SHEET NO.	SHEET NAME	REV.
00	COVERSHEET	W
01	DCP ANALYSIS	W
02	REGIONAL CONTEXT	W
03	LOCAL CONTEXT	W
04	SITE SURVEY	W
05	DEMOLITION PLAN	W
10	SITE/ROOF PLAN	W
11	LWR GRND & GRND FLOOR PLAN	W
12	FIRST FLOOR PLAN	W
13	FSR PLAN	W
20	ELEVATIONS	W
21	ELEVATIONS	W
22	SECTIONS	W
23	SECTIONS	W
30	SUNSTUDY - JUNE 21st	W
31	SUNSTUDY - JUNE 21st	W
32	SUNSTUDY - SEPTEMBER 21st	W
33	SUNSTUDY - DECEMBER 21st	W
40	3D PRESPECTIVES	W

DISCIPLINE	CONSULTANTS	CONTACT	PH.	EMAIL.
ARCHITECT	DESIGN WORKSHOP AUSTRALIA	ROBERT GIZZI	02 4227 1661	robert@designworkshop.com.au
DRAFTSPERSON	DESIGN WORKSHOP AUSTRALIA	NATHAN TYERMAN	02 4227 1661	nathan@designworkshop.com.au
SURVEYOR	C. ROBSON & ASSOCIATES	CRAIG ROBSON	02 4243 1645	crobsonsur@optusnet.com.au
PLANNING	MMJ PLANNING	LUKE ROLLINSON	02 4229 5555	Luke.Rollinson@mmj.com.au
LANDSCAPE CONSULTANT	BILL MUIR LANDSCAPE	BILL MUIR	0411 774 051	bill.la@optusnet.com.au
DRAINAGE CONSULTANT	ATB CONSULTING ENGINEERS	GORAN URGINOVSKI	02 4226 6646	atb@atbconsulting.com.au
TRAFFIC CONSULTANT	ATB CONSULTING ENGINEERS	GORAN URGINOVSKI	02 4226 6646	atb@atbconsulting.com.au
FLOOD CONSULTANT	ATB CONSULTING ENGINEERS	GORAN URGINOVSKI	02 4226 6646	atb@atbconsulting.com.au
BASIX AND NATHERS	E PLANNING	BARRY COTTEN	0437 804 079	admin@eplanning.net.au
ACCESS CONSULTANT	ACCESSIBLE BUILDING SOLUTIONS	HOWARD MOUTRIE	9528 0276	howard@absaccess.com.au
ARBORIST	ALLIED TREE CONSULTING	WARWICK VARLEY	1300 767 414	alliedtrees@gmail.com

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All parking and ramps to traffic engineers details.

ADDITIONAL INFORMATION

REF. W	DATE 29.01.2019	AMENDMENT ADDITIONAL INFORMATION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow Tel: (02) 4227 1661 P.O. Box 3091, Balgownie NSW 2519 Sydney Suite 704, 31 Market Street, Sydney Email: info@designworkshop.com.au Web: http://www.designworkshop.com.au Nominated Architect: Robert Gizzi (Reg. 8286)		CLIENT: DS ADDRESS: 8 GWYNNE STREET, GWYNNEVILLE LOT C DP155207 DRAWING NAME: COVERSHEET	DATE: FEB 2017 DRAWN: NT SCALE: 1 : 100 QA: RG	PROJECT No.1308 DWG No. 00 W
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EXISTING SITE



ZONING MAP

R2 LOW DENSITY RESIDENTIAL

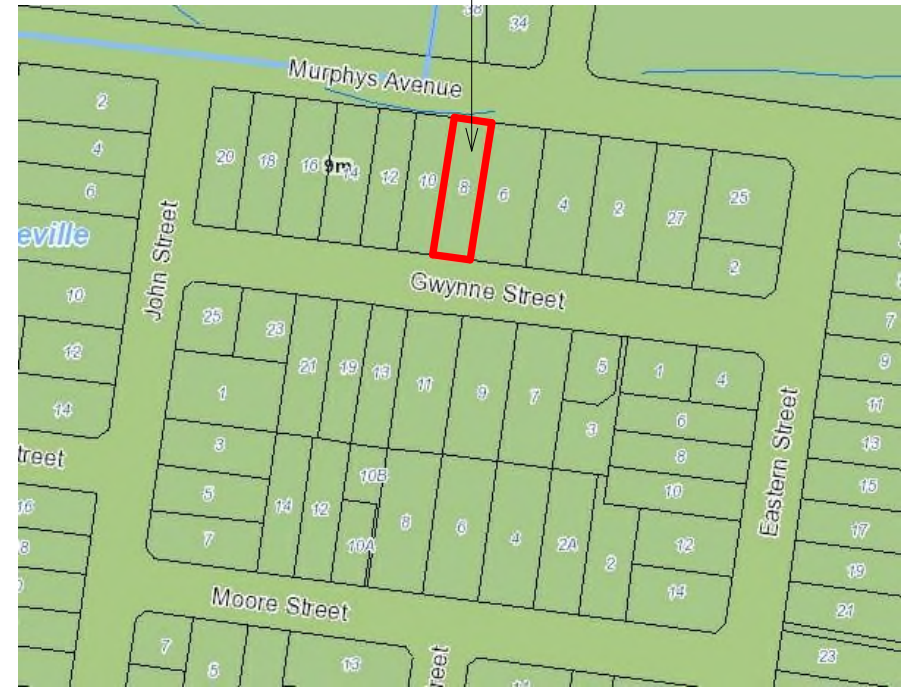
EXISTING SITE



FSR MAP

0.5 : 1 ALLOWED

EXISTING SITE



BUILDING HEIGHT MAP

9 METER LIMIT

EXISTING SITE



RIPARIAN LAND MAP



STREET VIEW

GWYNNE STREET, GWYNNEVILLE



STREET VIEW

MURPHYS AVENUE, GWYNNEVILLE

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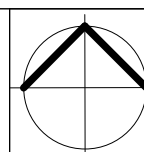
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RB02 RENDERED BRICKWORK	R ROOF	FW FIXED WINDOW	T TIMBER FLOORS
FB01 FACE BRICKWORK	DP DOWNPIPES	OB OBSCURE WINDOW	CT CERAMIC TILES
FB02 FACE BRICKWORK	TB TIMBER BATTENS	AW AWNING WINDOW	CPT CARPET
BL BLOCKWORK	D DOOR	SK SKYLIGHT	PC POLISHED CONCRETE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



Wollongong
81a Princes Highway, Fairy Meadow
Tel: (02) 4227 1661
P.O. Box 3091, Balgownie NSW 2519
Sydney
Suite 704, 31 Market Street, Sydney

Email: info@designworkshop.com.au
Web: http://www.designworkshop.com.au
Nominated Architect: Robert Gizzi (Reg. 8286)



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DRAWING NAME:	DCP ANALYSIS

ADDITIONAL INFORMATION

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SCALE:		
QA:	RG	



REGIONAL CONTEXT

NOT TO SCALE

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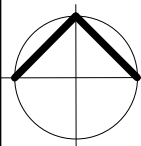
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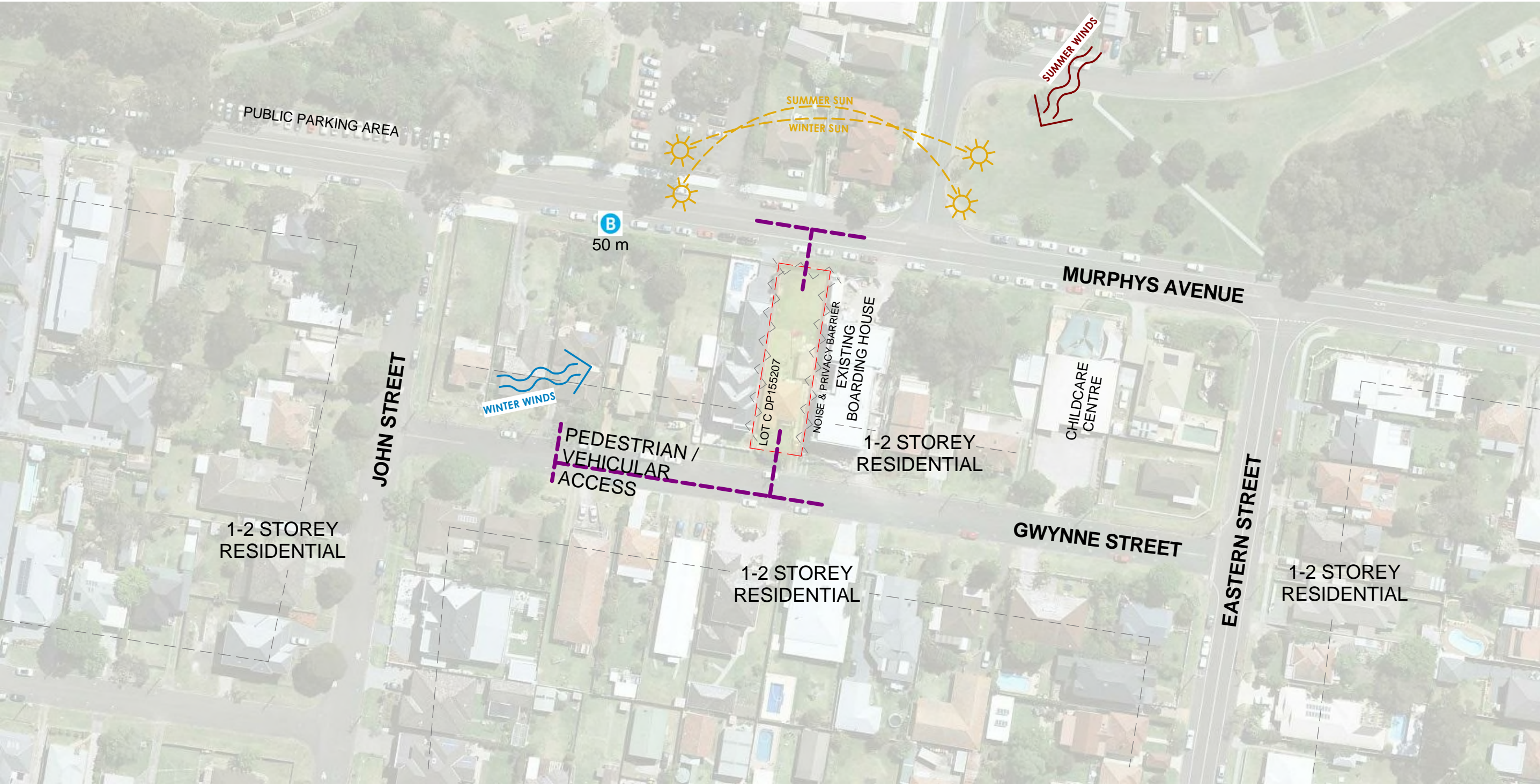
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Web: <http://www.designworkshop.com.au>
Nominated Architect: Robert Gizzi (Reg. 8286)



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DRAWING NAME: REGIONAL CONTEXT

DATE: FEB 2017
DRAWN: NT
SCALE: 1 : 100
QA: RG

PROJECT No.1308
DWG No. **02 W**



LOCAL CONTEXT

NOT TO SCALE

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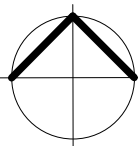
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81a Princes Highway, Fairy Meadow
Tel: (02) 4227 1661
P.O. Box 3091, Balgownie NSW 2519
Sydney
Suite 704, 31 Market Street, Sydney

Email: info@designworkshop.com.au
Web: <http://www.designworkshop.com.au>
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SCALE:
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DWG No. 03 W

MURPHYS AVENUE

GWYNNE STREET

1
DP 795125

B
DP 155207

C
670.3m²
DP 155207

DEMOLISHED EXIST.
RETAINING WALL

DEMOLISHED EXIST.
PART OF EXIST.
DWELLING

DEMOLISHED EXIST.
FIBRO GARAGE

DEMOLISHED EXIST.
DRIVEWAY

DEMOLISHED EXIST.
VERANDAH

DEMOLISHED EXIST.
HOUSE

DEMOLISHED
EXISTING TREES

DEMOLITION PLAN

1 : 200

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Legend:

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RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPipes	OB	OBSCURE WINDOW	CT	CERAMIC TILES
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BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
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RW	RETAINING WALL	BFD	BI-FOLD DOOR	RWT	RAINWATER TANK		



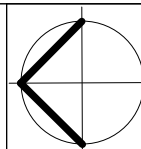
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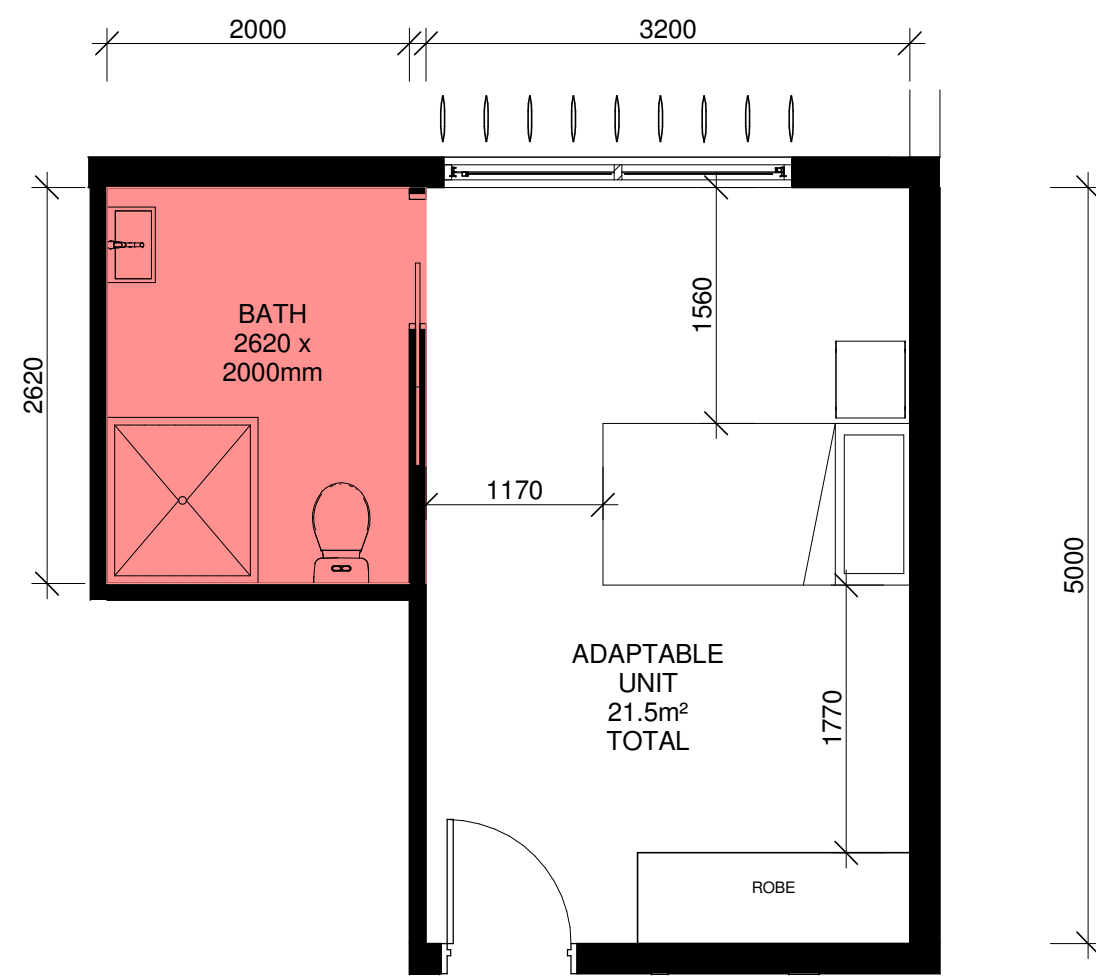


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ADDITIONAL INFORMATION

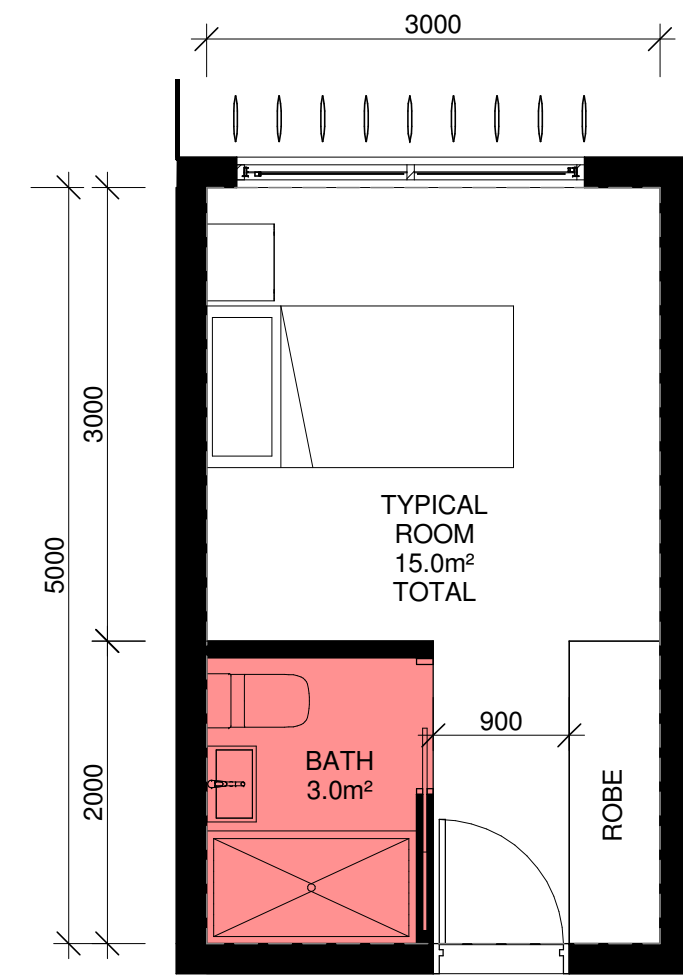
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SCALE:	1 : 200
QA:	RG

PROJECT No.	1308
DWG No.	05 W



ADAPTABLE ROOM CALLOUT

1 : 50

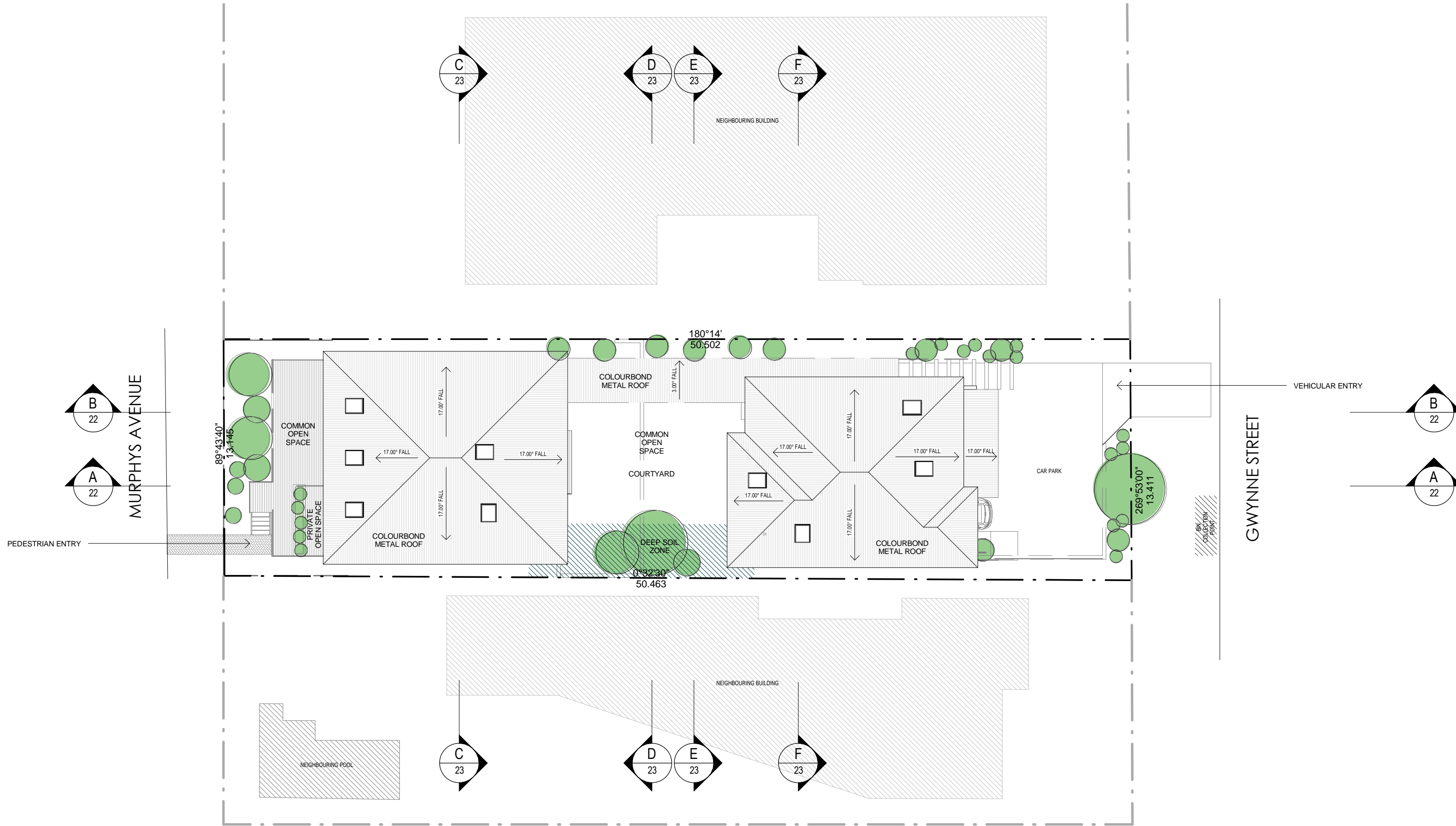


TYPICAL ROOM CALLOUT

1 : 50

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REF. J	DATE 18.04.2018	AMENDMENT DEVELOPMENT APPLICATION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONEWORK R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR SLD SLIDING DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow Tel: (02) 4227 1661 P.O. Box 3091, Balgownie NSW 2519 Sydney Suite 704, 31 Market Street, Sydney Email: info@designworkshop.com.au Web: http://www.designworkshop.com.au Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: DS ADDRESS: 8 GWYNNE STREET, GWYNNEVILLE LOT C DP155207 DRAWING NAME: UNIT LAYOUTS	DATE: FEB 2017 DRAWN: NT SCALE: 1 : 50 QA: RG	PROJECT No.1308 DWG No. 08 J
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SITE PLAN

1 : 200

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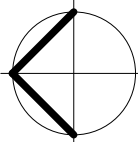
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W	29.01.2019	ADDITIONAL INFORMATION
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LV	LOUVRES	LV	LOUVRES
RWT	RAINWATER TANK		



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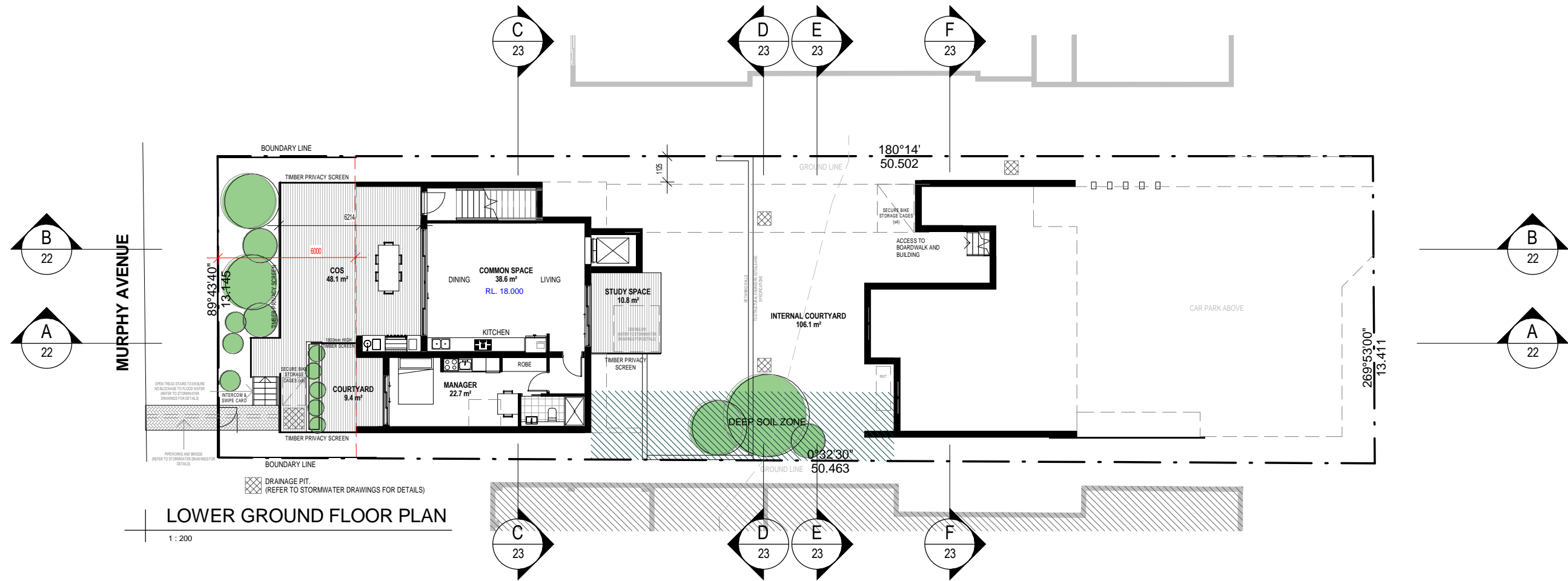
Email: info@designworkshop.com.au
Web: <http://www.designworkshop.com.au>
Nominated Architect: Robert Gizzi (Reg. 8286)



CLIENT: DS
ADDRESS: 8 GWYNNE STREET, GWYNNEVILLE
LOT C DP155207
DRAWING NAME: SITE/ROOF PLAN

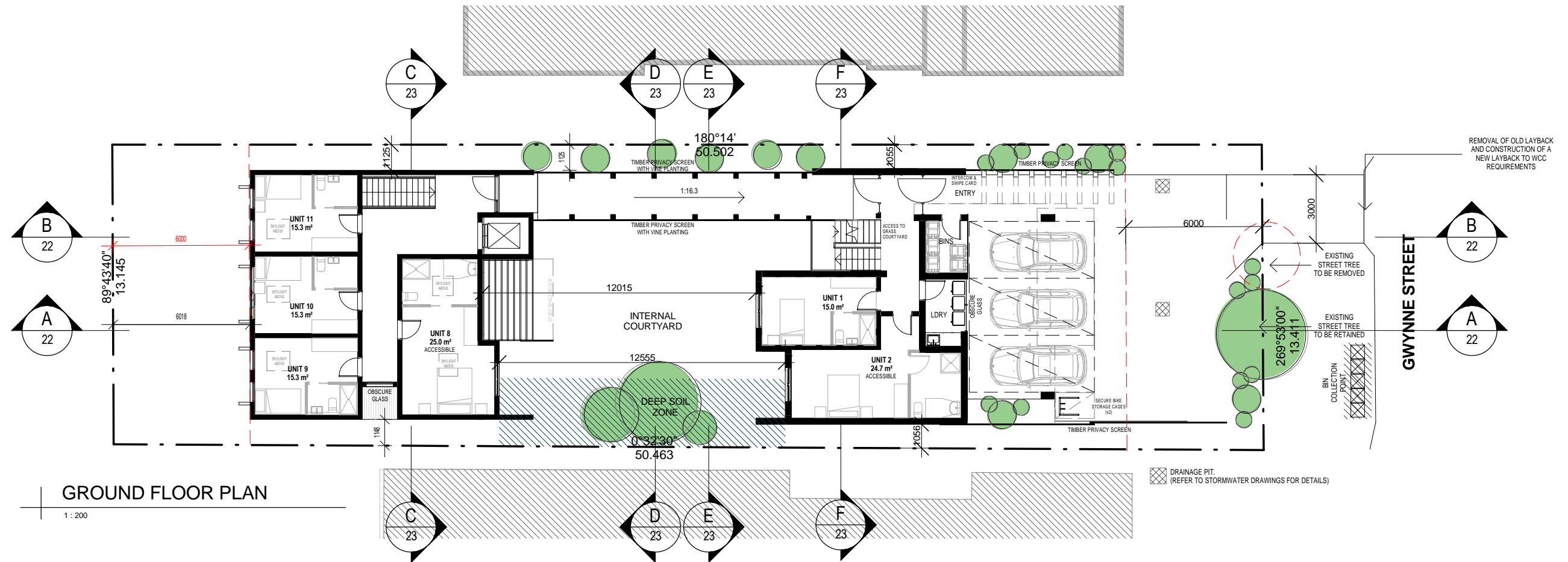
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DRAWN: NT
SCALE: 1 : 200
QA: RG

PROJECT No.1308
DWG No. 10 W



LOWER GROUND FLOOR PLAN

1 : 200



GROUND FLOOR PLAN

1 : 200

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REF. DATE AMENDMENT
W 29.01.2019 ADDITIONAL INFORMATION

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RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
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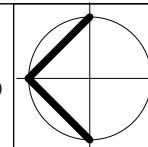
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P.O. Box 3091, Balgownie NSW 2519

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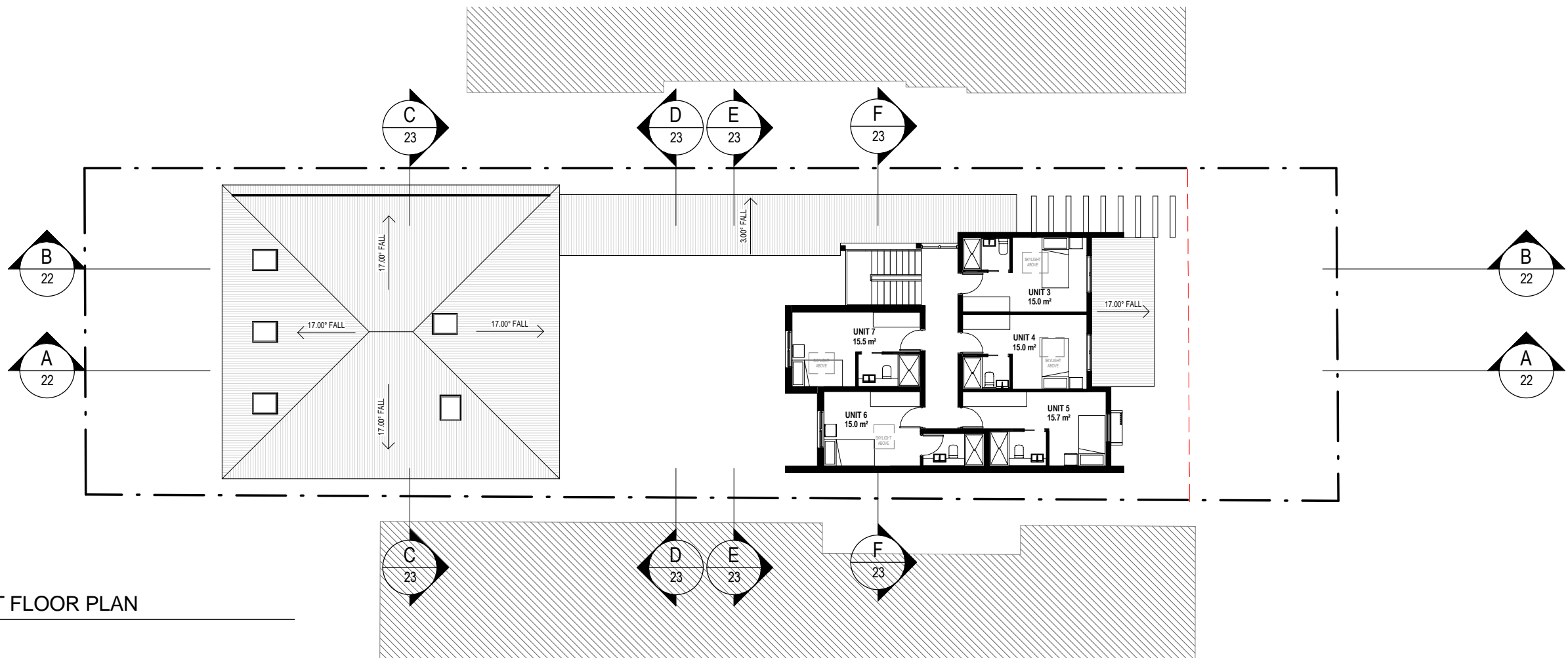


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DRAWING NAME: LWR GRND & GRND FLOOR PLAN

DATE: FEB 2017
DRAWN: NT
SCALE: 1 : 200
QA: RG

PROJECT No.1308
DWG No. 11 W

ADDITIONAL INFORMATION



FIRST FLOOR PLAN

1 : 200

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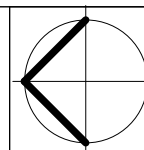
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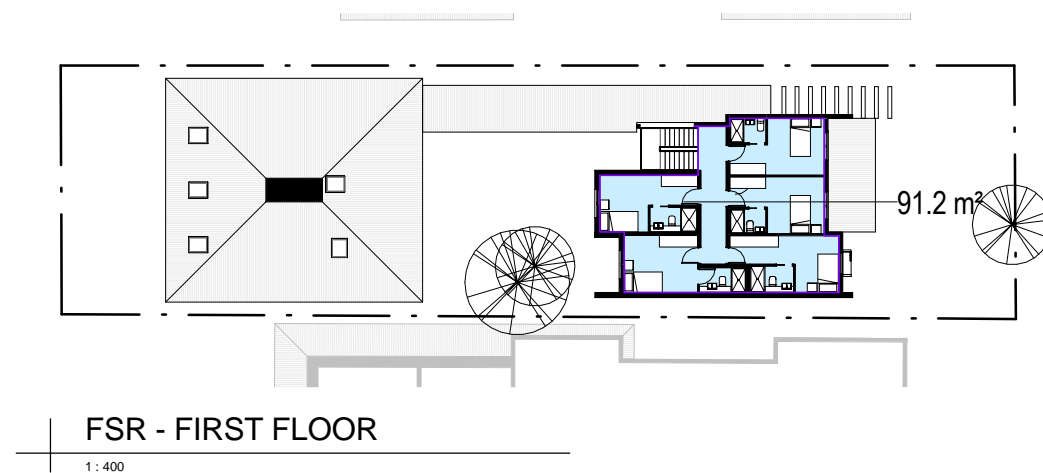
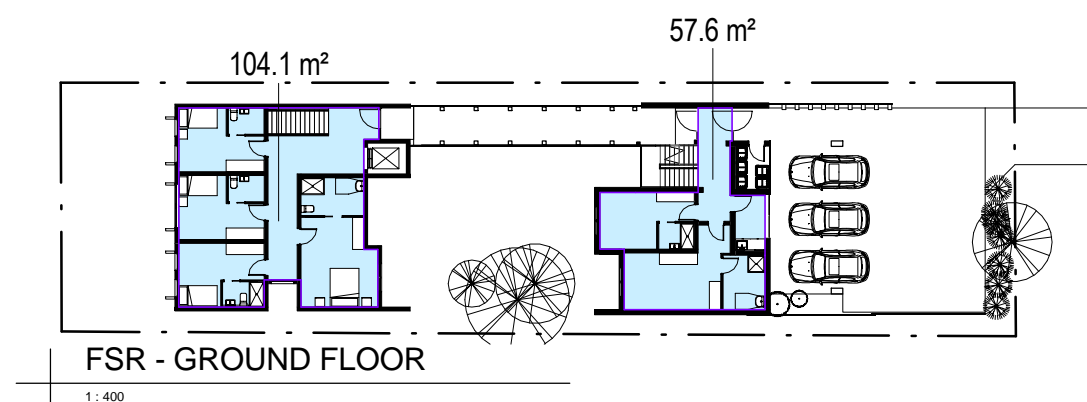
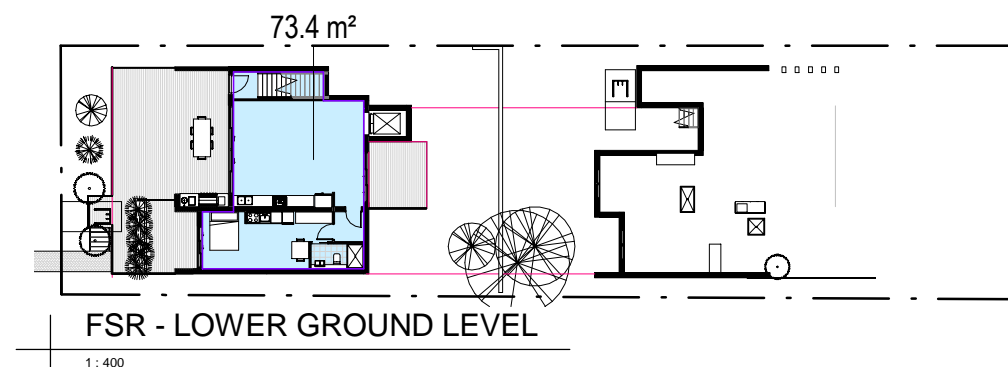
Sydney

Suite 704, 31 Market Street, Sydney



CLIENT:	DS	DATE:	FEB 2017	PROJECT No.	1308
ADDRESS:	8 GWYNNE STREET, GWYNNEVILLE LOT C DP155207	DRAWN:	NT	DWG No.	12 W
DRAWING NAME:	FIRST FLOOR PLAN	SCALE:	1 : 200	QA:	RG

ADDITIONAL INFORMATION



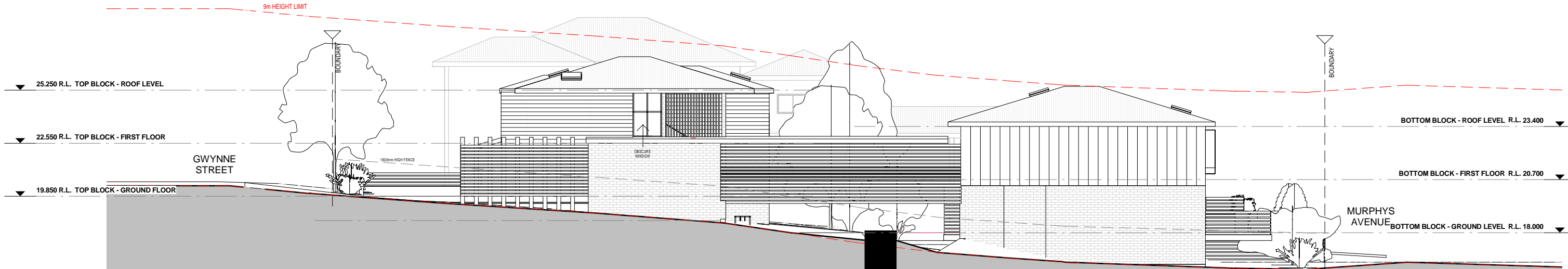
FSR SCHEDULE		
Name	AREA	FSR
BOTTOM BLOCK - GROUND FLOOR	73.4 m ²	0.11
BOTTOM BLOCK - FIRST FLOOR	104.1 m ²	0.16
TOP BLOCK - GROUND FLOOR	57.6 m ²	0.09
TOP BLOCK - FIRST FLOOR	91.2 m ²	0.14
	326.3 m ²	0.49

SITE AREA - 670.3m²

ALLOWED SITE AREA - 335.15m²

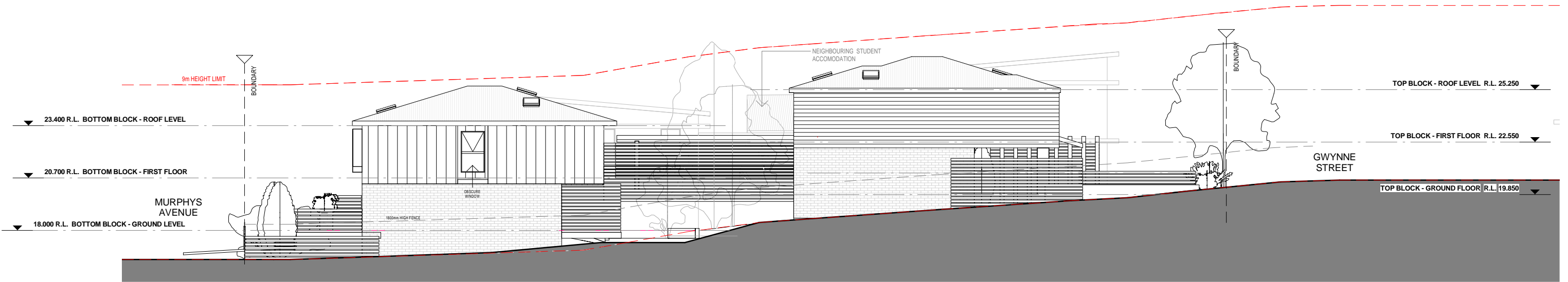
DISCLAIMER
 Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
 All parking and ramps to traffic engineers details.

REF. W	DATE 29.01.2019	AMENDMENT ADDITIONAL INFORMATION	Legend: RB01 RENDERED BRICKWORK RB02 RENDERED BRICKWORK FB01 FACE BRICKWORK FB02 FACE BRICKWORK BL BLOCKWORK CL01 CLADDING CL02 CLADDING RW RETAINING WALL S STONework R ROOF DP DOWNPIPES TB TIMBER BATTENS D DOOR GD GARAGE DOOR BFD BI-FOLD DOOR SLW SLIDING WINDOW FW FIXED WINDOW OB OBSCURE WINDOW AW AWNING WINDOW SK SKYLIGHT WH WINDOW HOOD LV LOUVRES RWT RAINWATER TANK P POST T TIMBER FLOORS CT CERAMIC TILES CPT CARPET PC POLISHED CONCRETE SP FEATURE SCREENING	DWA DESIGN WORKSHOP AUSTRALIA	Wollongong 81a Princes Highway, Fairy Meadow Tel: (02) 4227 1661 P.O. Box 3091, Balgownie NSW 2519 Sydney Suite 704, 31 Market Street, Sydney	Email: info@designworkshop.com.au Web: http://www.designworkshop.com.au Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: DS ADDRESS: 8 GWYNNE STREET, GWYNNEVILLE LOT C DP155207 DRAWING NAME: FSR PLAN	DATE: FEB 2017 DRAWN: NT SCALE: 1 : 400 QA: RG	PROJECT No.1308 DWG No. 13 W
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EAST ELEVATION

1 : 200



WEST ELEVATION

1 : 200

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REF. DATE AMENDMENT
W 29.01.2019 ADDITIONAL INFORMATION

Legend:

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



Wollongong

81a Princes Highway, Fairy Meadow
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Nominated Architect: Robert Gizzi (Reg. 8286)

Sydney

Suite 704, 31 Market Street, Sydney

ADDITIONAL INFORMATION

CLIENT: DS

ADDRESS: 8 GWYNNE STREET, GWYNNEVILLE
LOT C DP155207

DRAWING NAME: ELEVATIONS

DATE: FEB 2017

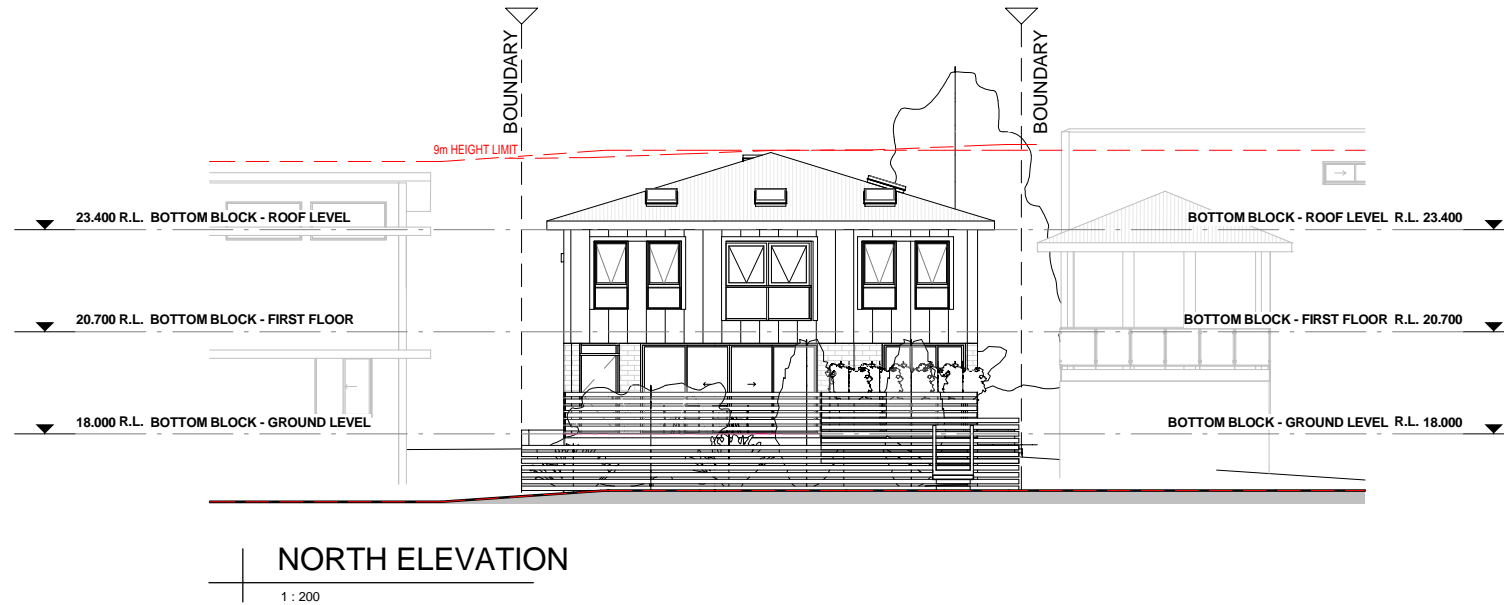
DRAWN: NT

SCALE: 1 : 200

QA: RG

PROJECT No.1308

DWG No. 20 W



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Legend:

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RB02	RENDERED BRICKWORK	R	ROOF	FW	FIXED WINDOW	T	TIMBER FLOORS
FB01	FACE BRICKWORK	DP	DOWNPIPES	OB	OBSCURE WINDOW	CT	CERAMIC TILES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DOOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GARAGE DOOR	WH	WINDOW HOOD	SP	FEATURE SCREENING
CL02	CLADDING	SLD	SLIDING DOOR	LV	LOUVRES		
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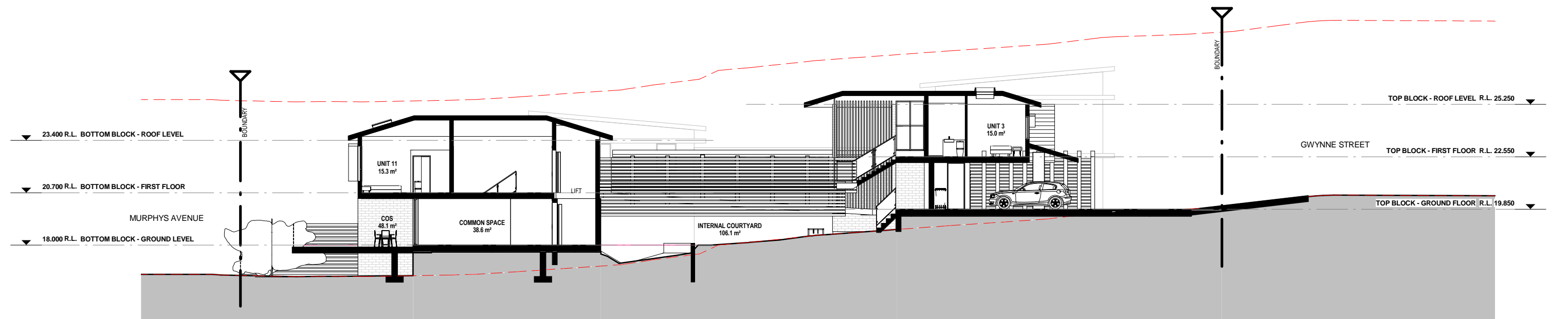
ADDITIONAL INFORMATION

CLIENT:	DS	DATE:	FEB 2017	PROJECT No.	1308
ADDRESS:	8 GWYNNE STREET, GWYNNEVILLE LOT C DP155207	DRAWN:	NT	DWG No.	21 W
DRAWING NAME:	ELEVATIONS	SCALE:	1 : 200		
		QA:	RG		



SECTION A-A

1 : 200



SECTION B-B

1 : 200

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FB02	FACE BRICKWORK	TB	TIMBER BATTENS	AW	AWNING WINDOW	CPT	CARPET
BL	BLOCKWORK	D	DoOR	SK	SKYLIGHT	PC	POLISHED CONCRETE
CL01	CLADDING	GD	GAReGE DoOR	WH	WINDoW HoOD	SP	FEATuRe SCReeNing
CL02	CLADDING	SLD	SLIDING DoOR	LV	LoUVRES		
RW	RETAINING WALL	BFD	BI-FOLD DoOR	RWT	RAInWAteR TAंक		



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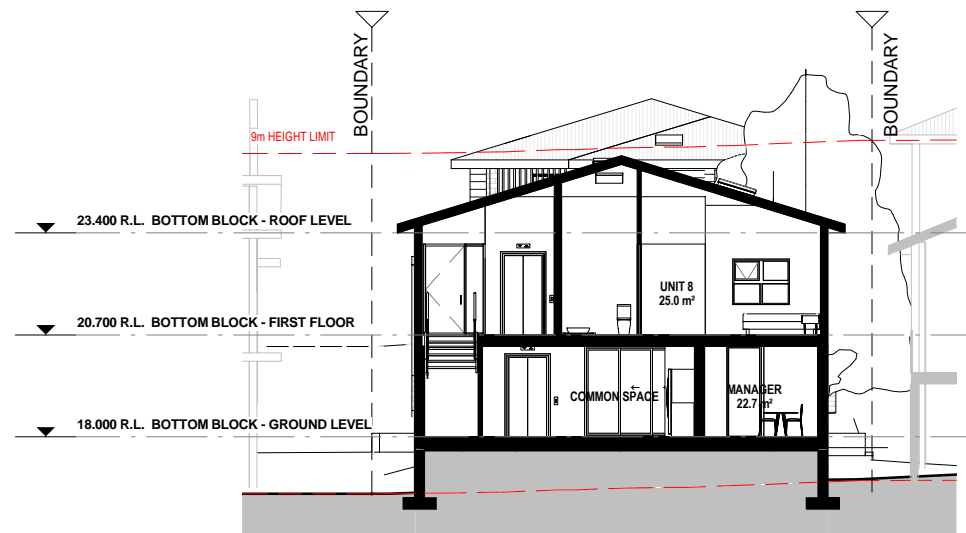
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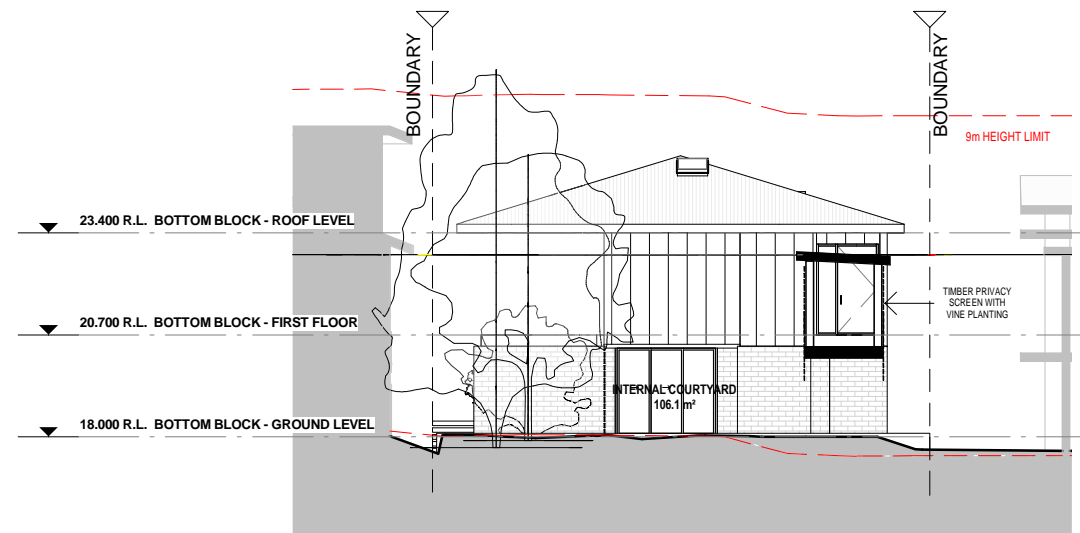
ADDITIONAL INFORMATION

CLIENT:	DS	DATE:	FEB 2017	PROJECT No.	1308
ADDRESS:	8 GWYNNE STREET, GWYNNEVILLE LOT C DP155207	DRAWN:	NT	DWG No.	22 W
DRAWING NAME:	SECTIONS	SCALE:	1 : 200	QA:	RG



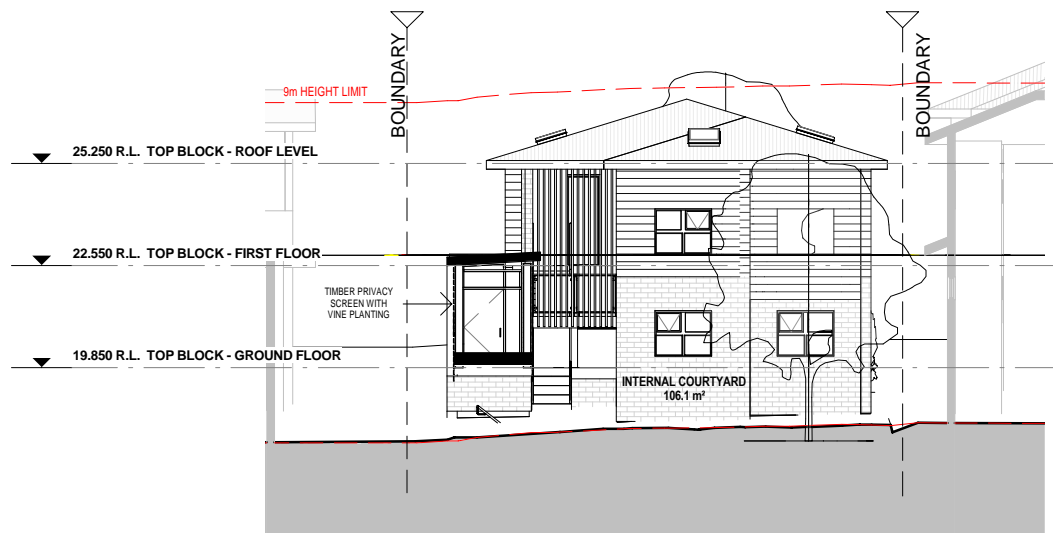
SECTION C-C

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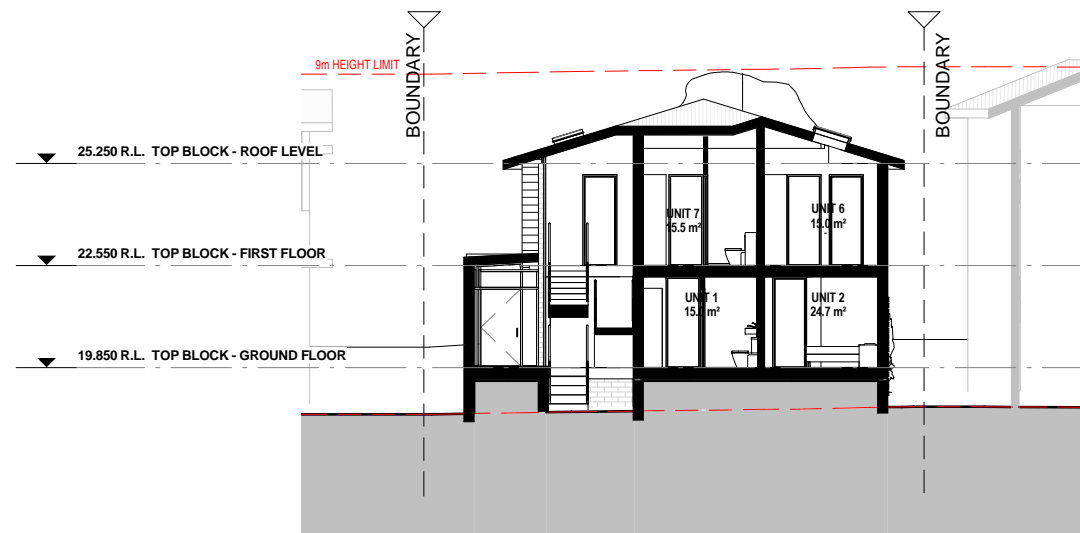
SECTION D-D

1 : 200



SECTION E-E

1 : 200



SECTION F-F

1 : 200

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Legend:

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



Wollongong

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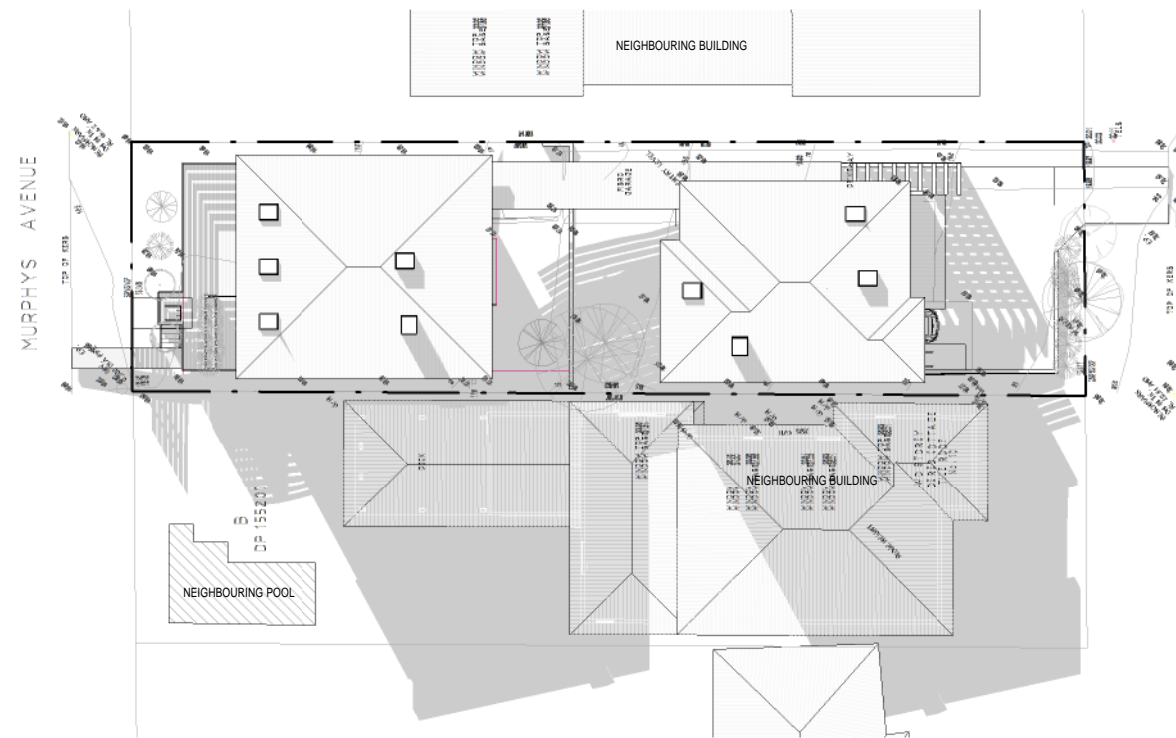
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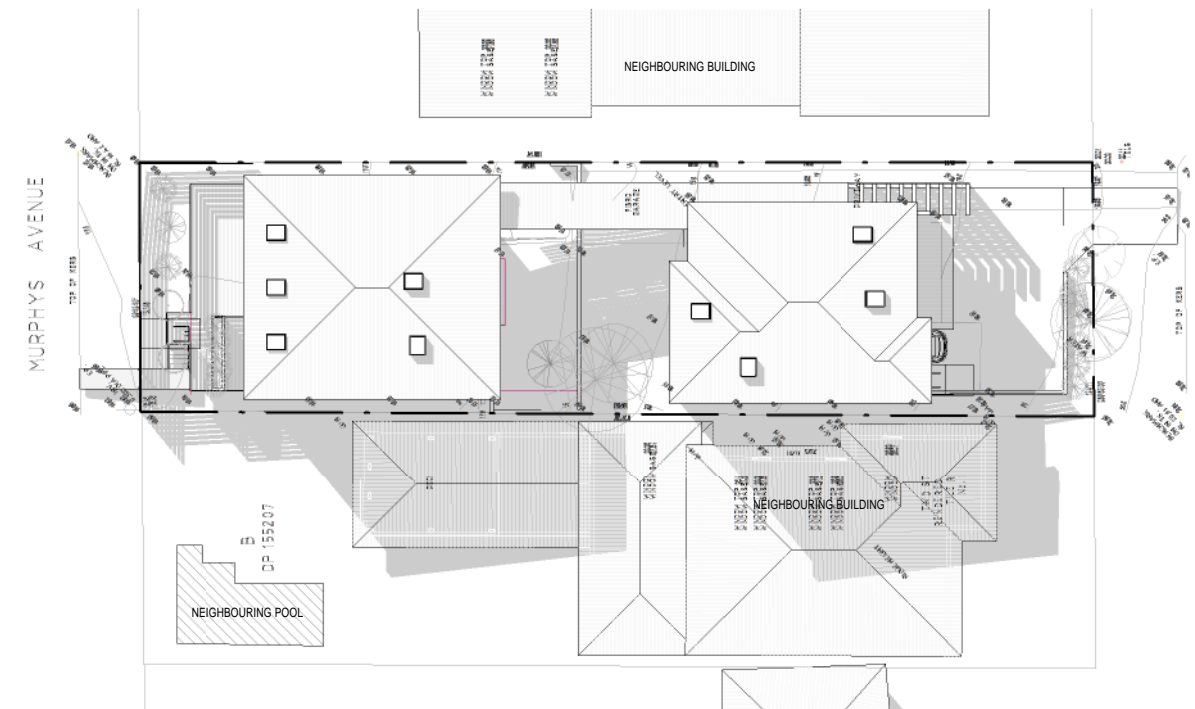
ADDITIONAL INFORMATION

CLIENT:	DS	DATE:	FEB 2017	PROJECT No.	1308
ADDRESS:	8 GWYNNE STREET, GWYNNEVILLE LOT C DP155207	DRAWN:	Author	DWG No.	23 W
DRAWING NAME:	SECTIONS	SCALE:	1 : 200	QA:	Checker



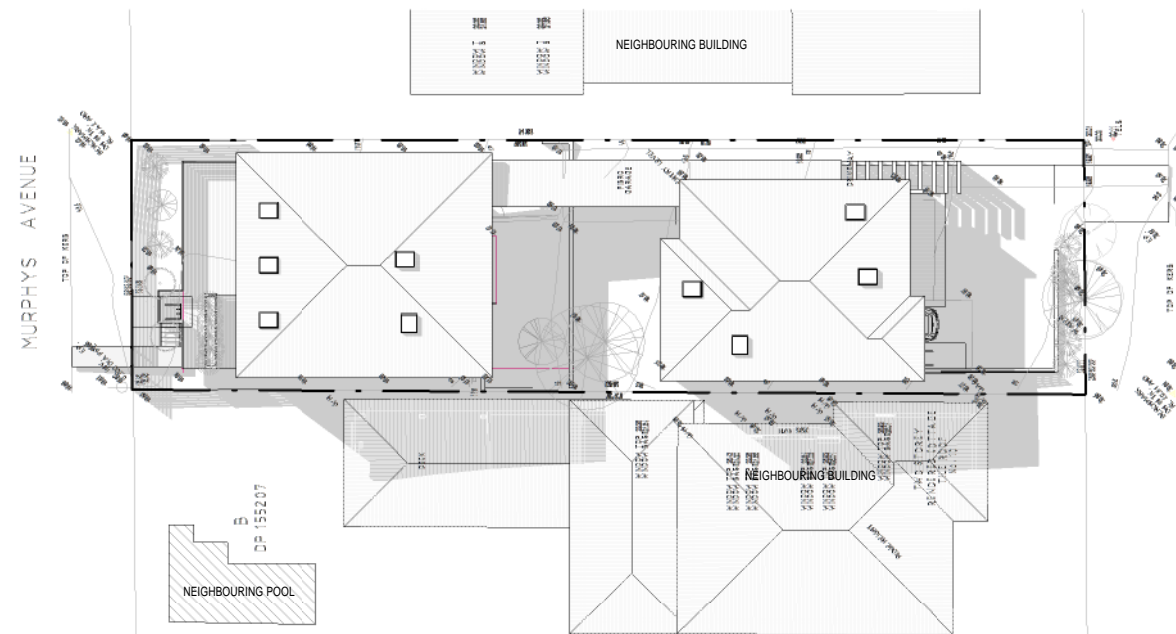
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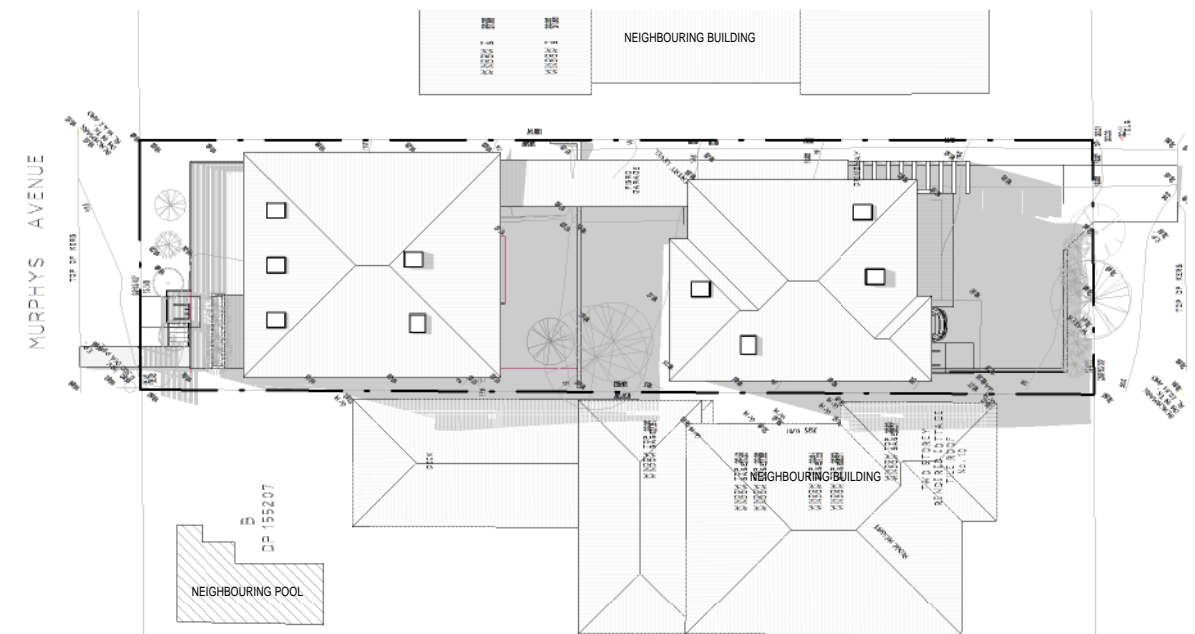
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SUNSTUDY - JUNE 21 - 11am

1 : 400



SUNSTUDY - JUNE 21 - 12pm

1 : 400

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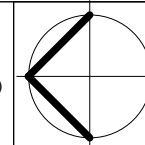
DISCLAIMER
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Legend:			
RB01	RENDERED BRICKWORK	S	STONework
RB02	RENDERED BRICKWORK	R	ROOF
FB01	FACE BRICKWORK	DP	DOWNPIPES
FB02	FACE BRICKWORK	TB	TIMBER BATTENS
BL	BLOCKWORK	D	DOOR
CL01	CLADDING	GD	GARAGE DOOR
CL02	CLADDING	SLD	SLIDING DOOR
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SLW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

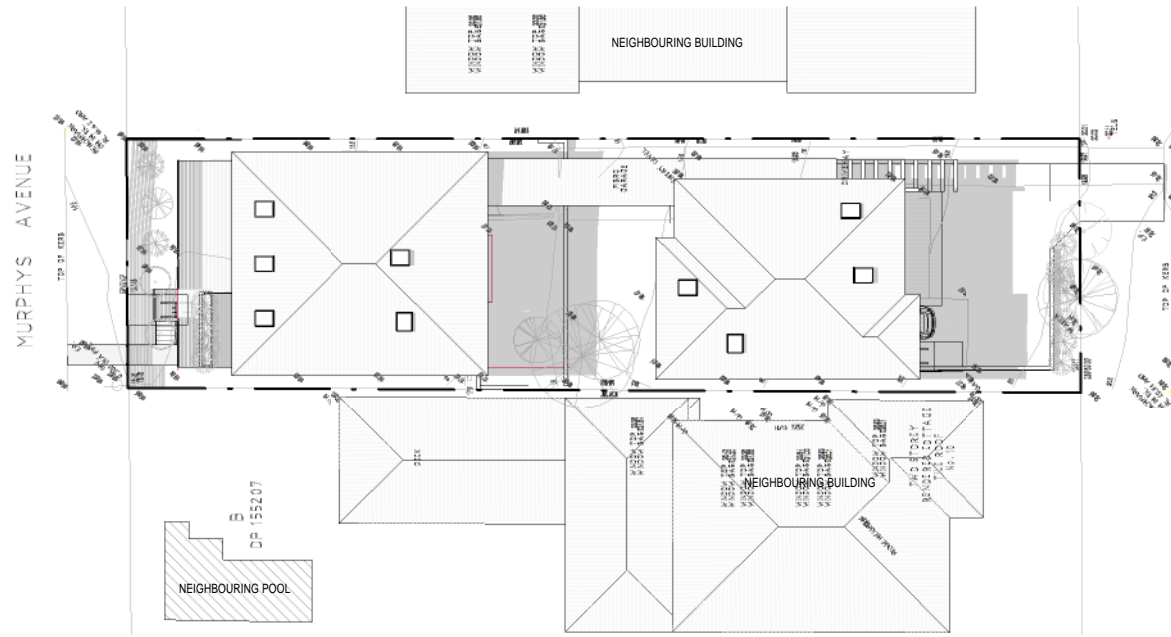


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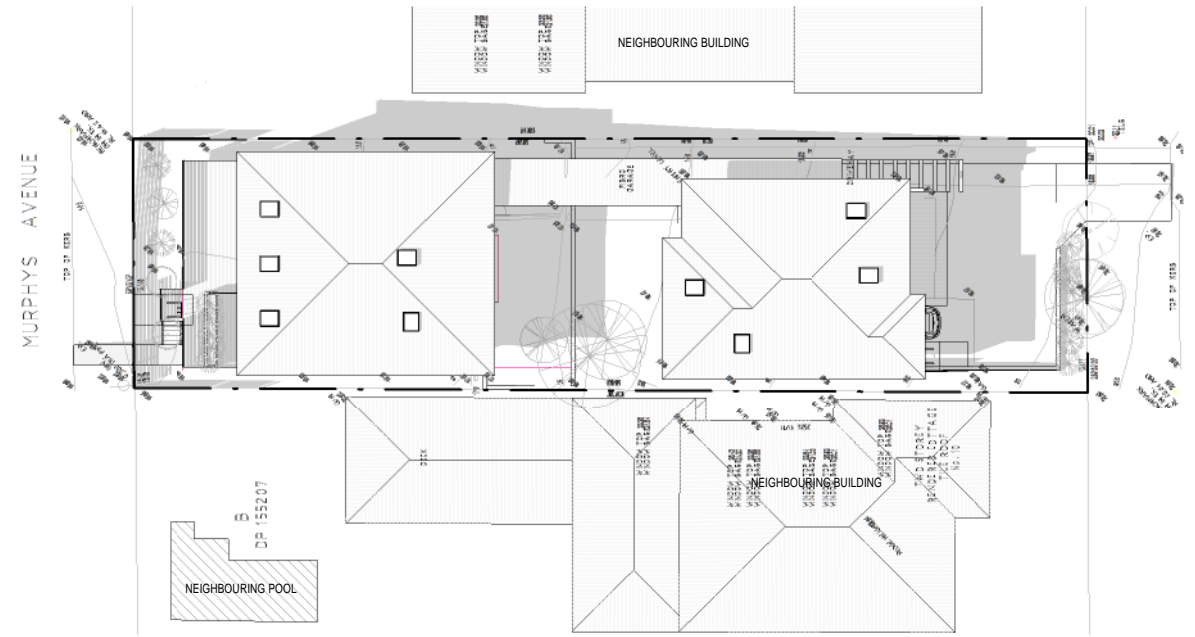


CLIENT:	DS	DATE:	FEB 2017	PROJECT No.	1308
ADDRESS:	8 GWYNNE STREET, GWYNNEVILLE LOT C DP155207	DRAWN:	NT	DWG No.	30 W
DRAWING NAME:	SUNSTUDY - JUNE 21st	SCALE:	1 : 400		
		QA:	RG		



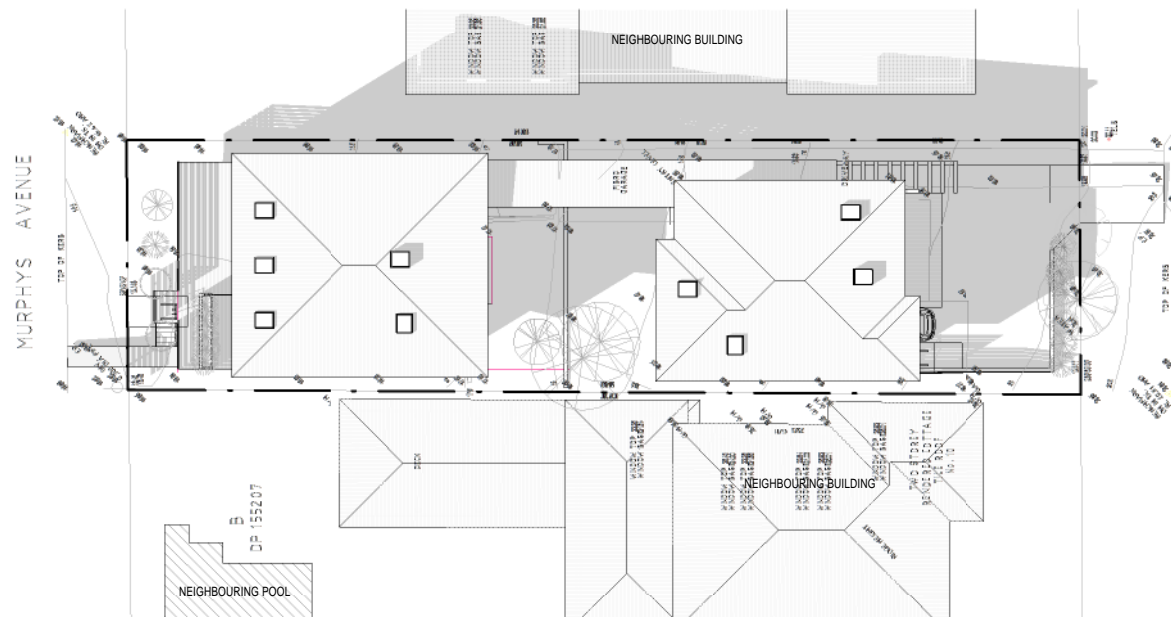
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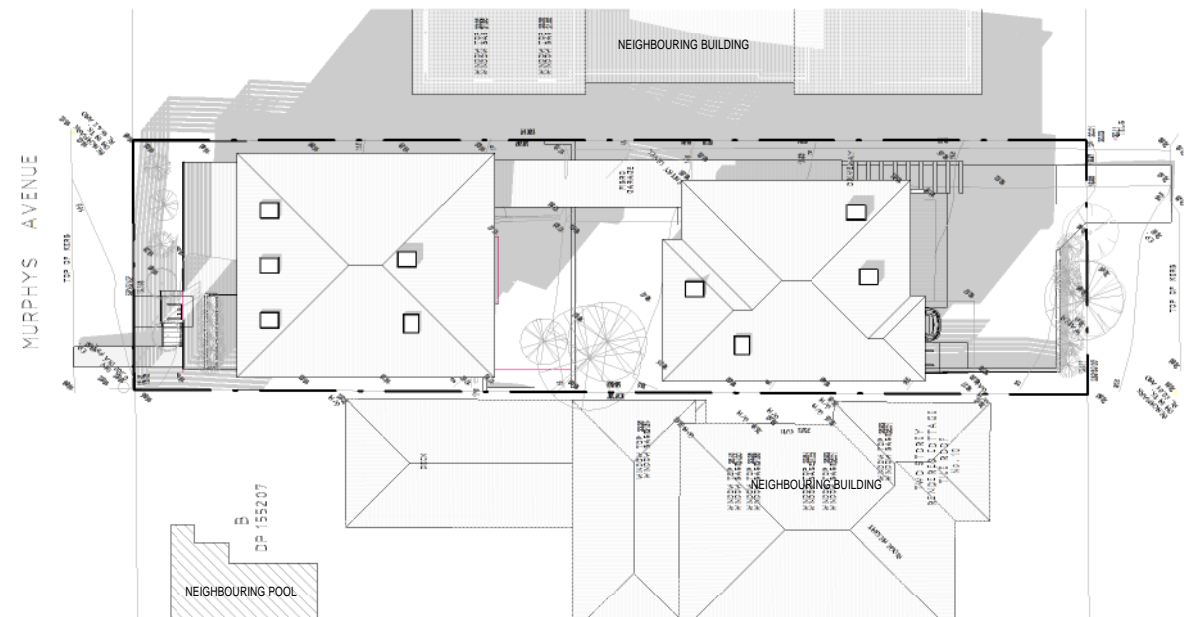
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1 : 400



SUNSTUDY - JUNE 21 - 3pm

1 : 400



SUNSTUDY - JUNE 21 - 4pm

1 : 400

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REF.	DATE	AMENDMENT
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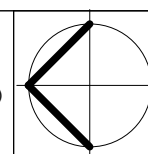
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Legend:			
RB01	RENDERED BRICKWORK	S	STONework
RB02	RENDERED BRICKWORK	R	ROOF
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FB02	FACE BRICKWORK	TB	TIMBER BATTENS
BL	BLOCKWORK	D	DOOR
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CL02	CLADDING	SLD	SLIDING DOOR
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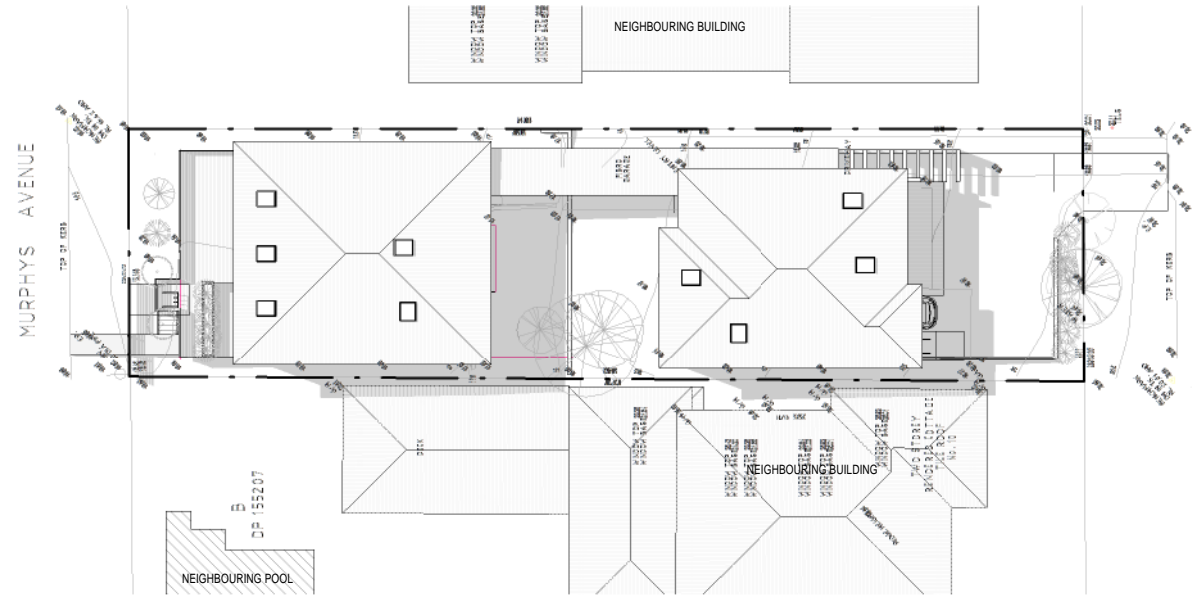


CLIENT:	DS	DATE:	FEB 2017	PROJECT No.	1308
ADDRESS:	8 GWYNNE STREET, GWYNNEVILLE LOT C DP155207	DRAWN:	NT	DWG No.	31 W
DRAWING NAME:	SUNSTUDY - JUNE 21st	SCALE:	1 : 400		
		QA:	RG		



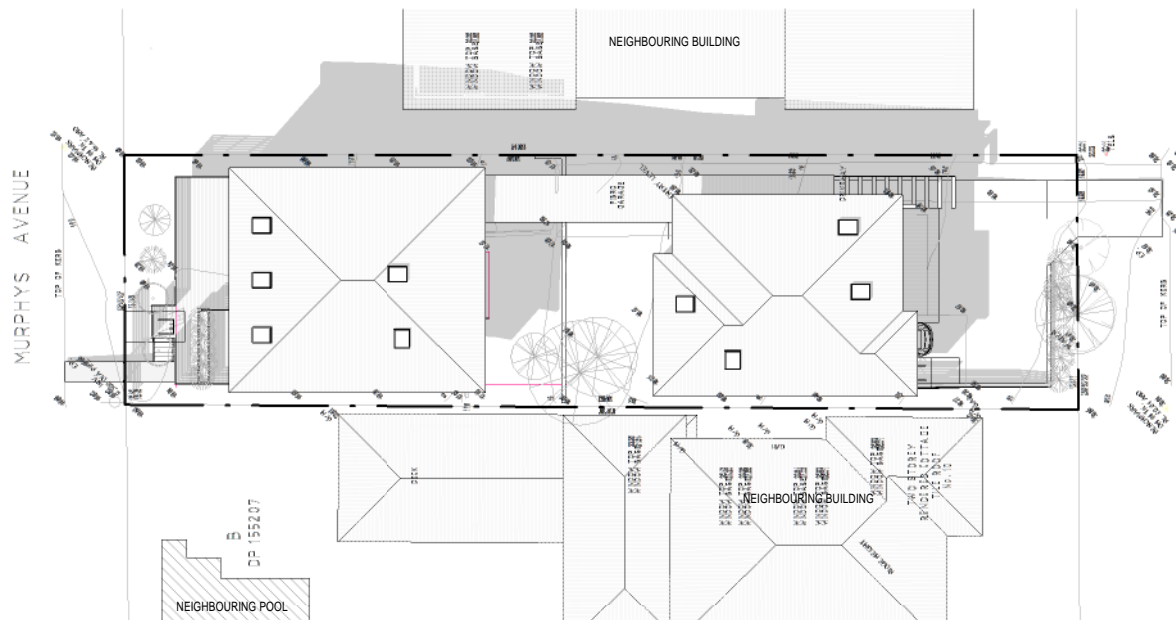
SUNSTUDY - SEPTEMBER 21 - 9am

1 : 400



SUNSTUDY - SEPTEMBER 21 - 12pm

1 : 400



SUNSTUDY - SEPTEMBER 21 - 3pm

1 : 400

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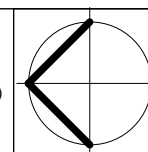
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CT	CERAMIC TILES		
CPT	CARPET		
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SP	FEATURE SCREENING		

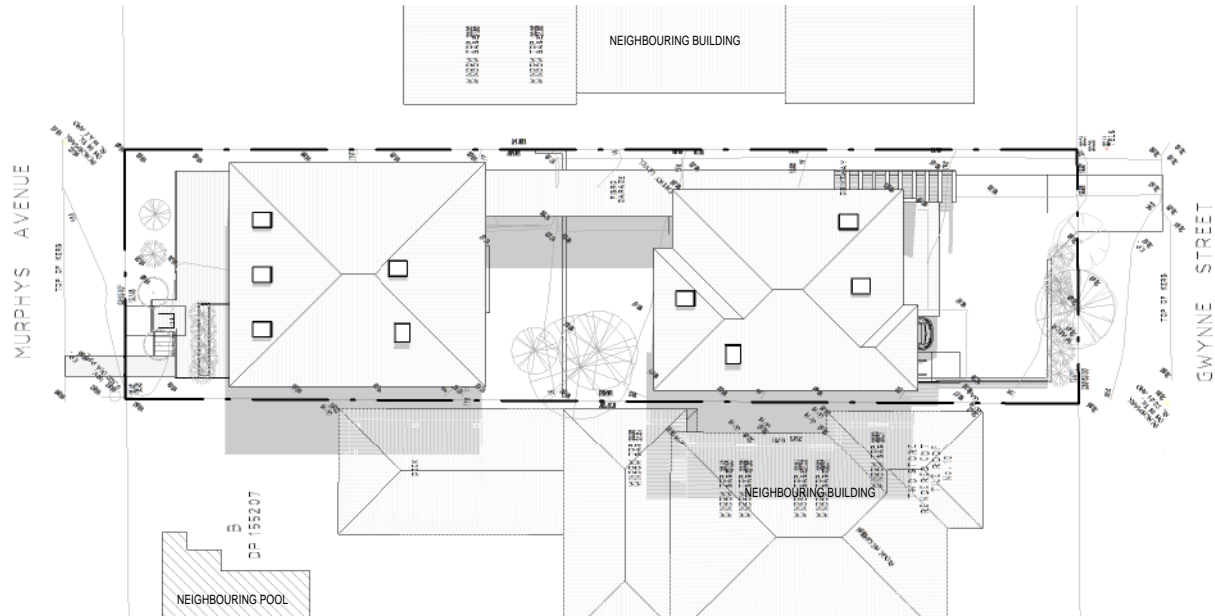


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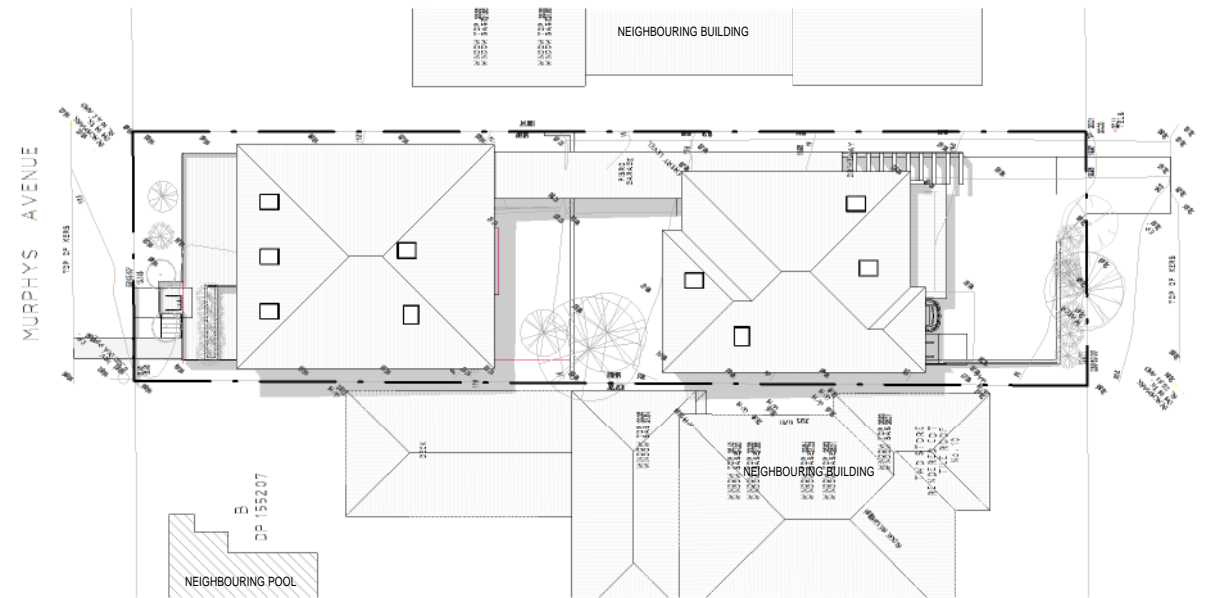


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ADDRESS:	8 GWYNNE STREET, GWYNNEVILLE LOT C DP155207	DRAWN:	NT	DWG No.	32 W
DRAWING NAME:	SUNSTUDY - SEPTEMBER 21st	SCALE:	1 : 400		
		QA:	RG		



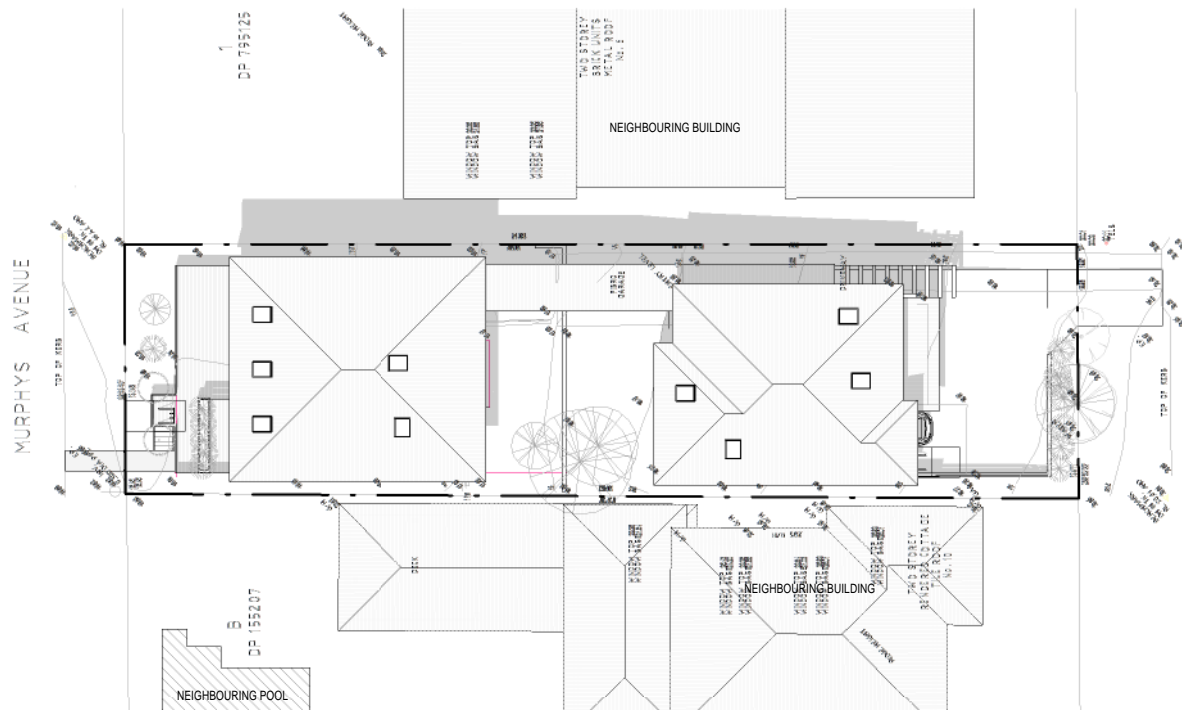
SUNSTUDY - DECEMBER 21 - 9am

1 : 400



SUNSTUDY - DECEMBER 21 - 12pm

1 : 400



SUNSTUDY - DECEMBER 21 - 3pm

1 : 400

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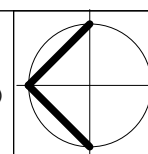
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ADDRESS:	8 GWYNNE STREET, GWYNNEVILLE LOT C DP155207	DRAWN:	NT	DWG No.	33 W
DRAWING NAME:	SUNSTUDY - DECEMBER 21st	SCALE:	1 : 400		
		QA:	RG		



PRESPECTIVE FROM GWYNNE STREET



PRESPECTIVE FROM MURPHYS AVENUE

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RW	RETAINING WALL	BFD	BI-FOLD DOOR
SLW	SLIDING WINDOW	FW	FIXED WINDOW
OB	OBSCURE WINDOW	AW	AWNING WINDOW
SK	SKYLIGHT	WH	WINDOW HOOD
LV	LOUVRES	LV	LOUVRES
RWT	RAINWATER TANK		
P	POST		
T	TIMBER FLOORS		
CT	CERAMIC TILES		
CPT	CARPET		
PC	POLISHED CONCRETE		
SP	FEATURE SCREENING		



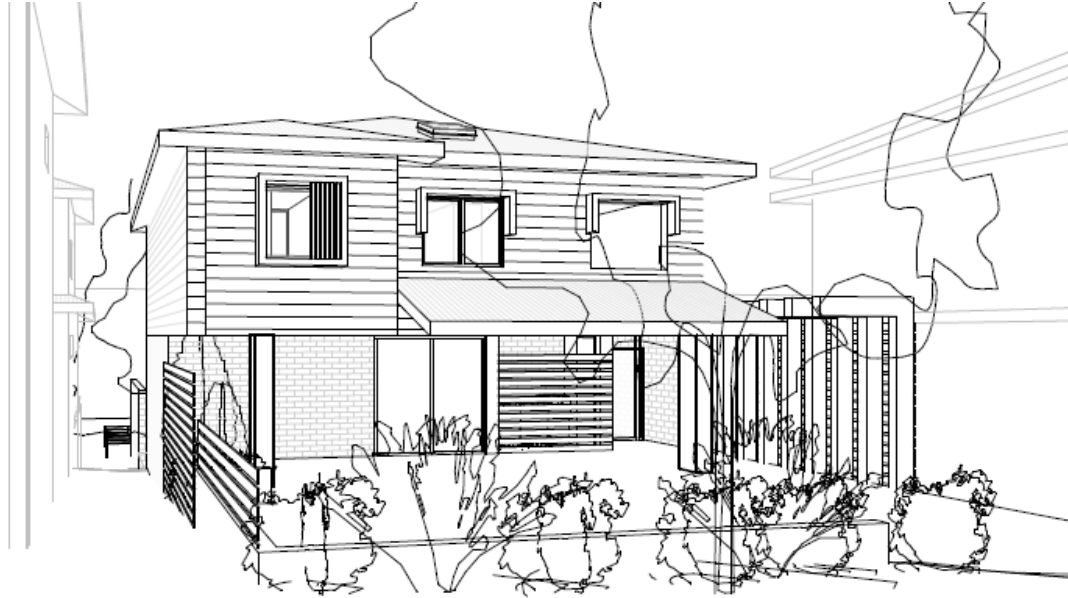
Wollongong
81a Princes Highway, Fairy Meadow
Tel: (02) 4227 1661
P.O. Box 3091, Balgownie NSW 2519
Sydney
Suite 704, 31 Market Street, Sydney

Email: info@designworkshop.com.au
Web: <http://www.designworkshop.com.au>
Nominated Architect: Robert Gizzi (Reg. 8286)

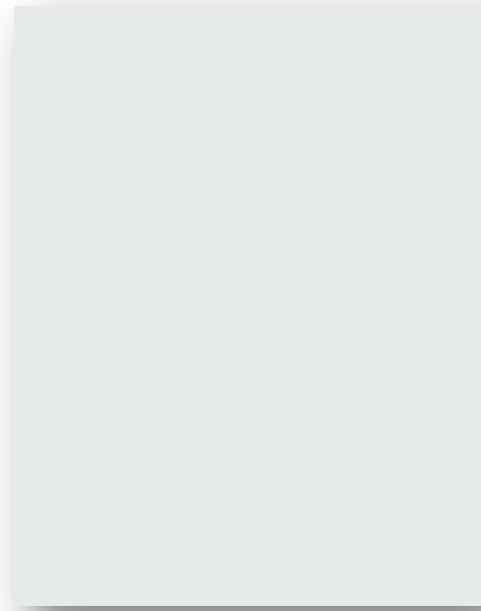
ADDITIONAL INFORMATION

CLIENT:	DS	DATE:	FEB 2017	PROJECT No.	1308
ADDRESS:	8 GWYNNE STREET, GWYNNEVILLE LOT C DP155207	DRAWN:	NT	DWG No.	40 W
DRAWING NAME:	3D PRESPECTIVES	SCALE:		QA:	RG

PN1308 – COLOUR BOARD – 8 GWYNNE STREET, GWYNNEVILLE



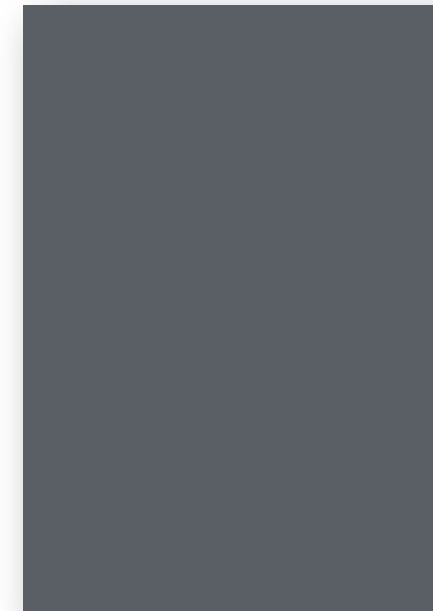
FB01 AUSTRAL GRANDE



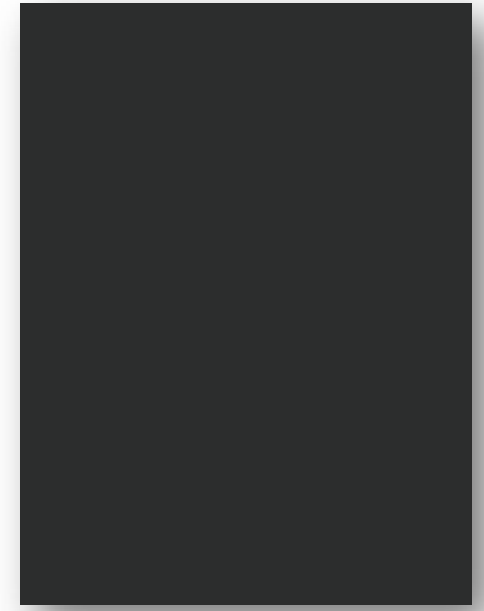
CL01 – CL03 DULUX 'LEXICON'



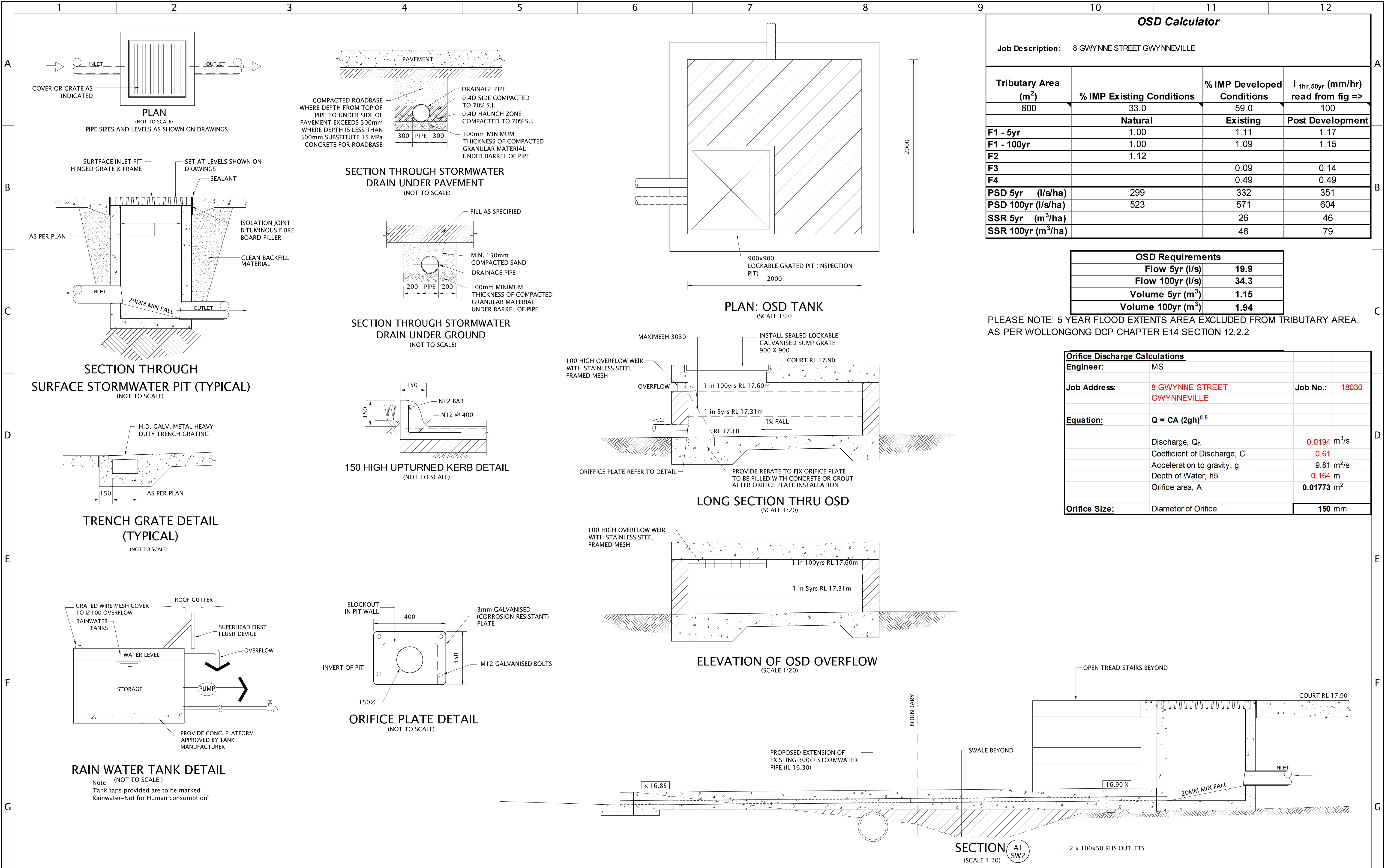
TC01 TIMBER BATTENS / FENCING



CL02 'DULUX 'DRIVETIME'



WF WINDOW FRAMES



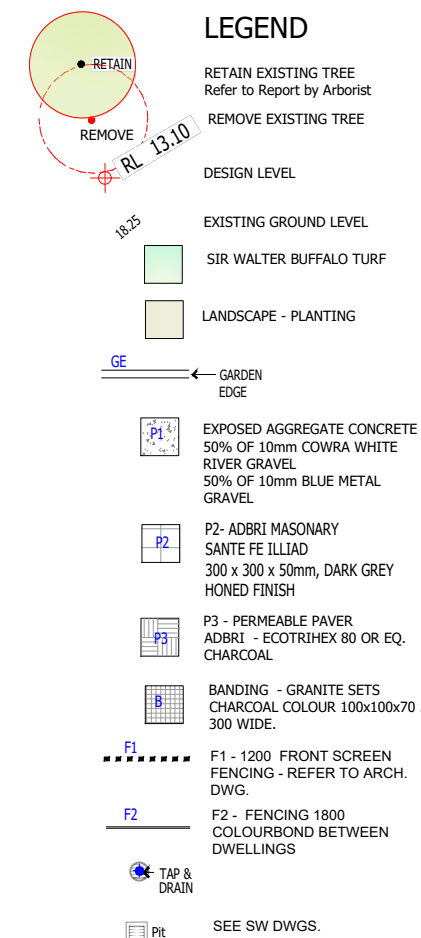
OSD Calculator			
Job Description: 8 GWYNNE STREET GWYNNEVILLE			
Tributary Area (m ²)	% IMP Existing Conditions	% IMP Developed Conditions	I _{1hr,50yr} (mm/hr) read from fig =>
600	33.0	59.0	100
	Natural	Existing	Post Development
F1 - 5yr	1.00	1.11	1.17
F1 - 100yr	1.00	1.09	1.15
F2	1.12		
F3		0.09	0.14
F4		0.49	0.49
PSD 5yr (l/s/ha)	299	332	351
PSD 100yr (l/s/ha)	523	571	604
SSR 5yr (m ³ /ha)		26	46
SSR 100yr (m ³ /ha)		46	79

OSD Requirements	
Flow 5yr (l/s)	19.9
Flow 100yr (l/s)	34.3
Volume 5yr (m ³)	1.15
Volume 100yr (m ³)	1.94

PLEASE NOTE: 5 YEAR FLOOD EXTENTS AREA EXCLUDED FROM TRIBUTARY AREA. AS PER WOLLONGONG DCP CHAPTER E14 SECTION 12.2.2

Orifice Discharge Calculations		
Engineer:	MS	
Job Address:	8 GWYNNE STREET GWYNNEVILLE	Job No.: 18030
Equation:	Q = CA (2gh) ^{0.5}	
	Discharge, Q ₅	0.0194 m ³ /s
	Coefficient of Discharge, C	0.61
	Acceleration to gravity, g	9.81 m ² /s
	Depth of Water, h ₅	0.164 m
	Orifice area, A	0.01773 m ²
Orifice Size:	Diameter of Orifice	150 mm

ISSUE	AMENDMENT	DATE	SCALE 1:100 @ A1	ATB CONSULTING ENGINEERS CIVIL & STRUCTURAL	11 VICTORIA STREET WOLLONGONG NSW 2500 TELEPHONE: 02 42 266 646 Email: info@atbconsulting.com.au	ACEA The Association of Consulting Engineers Australia	Title STORMWATER DETAILS	Project PROPOSED BOARDING HOUSE	At 8 GWYNNE STREET GWYNNEVILLE NSW	Client STARSIC	SCALES 1:100-A1, 1:200-A3	DATE PLOTTED 25/01/19
A	ISSUE FOR DA APPROVAL	05/04/18										
B	AMENDED TO MATCH UPDATED ARCHI	18/04/18										
C	ISSUE FOR APPROVAL	07/09/18										
D	ADDITION OF SECTION A1	07/09/18										
E	AMENDMENT TO OSD DETAILS	13/11/18										
F	AMENDMENT AS PER DISCUSSIONS WITH COUNCIL	25/01/19										
DO NOT SCALE IF IN DOUBT ASK THIS DRAWING SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS												
COPYRIGHT: Concepts and information contained in these engineering drawings and related documents are the copyright of ATB Consulting Engineers Pty. Ltd. Unauthorised copying of part or whole of the document/s is a breach of copyright.												
								Project No 18030	DWG SW3	SHEET - OF	REVISION F	



Attachment 2: Wollongong Development Control Plan 2009 Assessment

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

Generally speaking, the proposal is considered to be consistent with the principles of Ecologically Sustainable Development.

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

The provisions contained in Chapter B1 – Residential Development do not relate to the development of boarding houses unless otherwise advised by Chapter C3 – Boarding Houses. See compliance table under Chapter C3 below.

CHAPTER C3 – BOARDING HOUSES

This chapter of the WDCP 2009 aims to encourage the provision of quality boarding houses.

Control	Comment	Compliance
<u>3. Development Controls for Boarding Houses</u>		
3.1 Location of Boarding Houses <ul style="list-style-type: none">Located:<ul style="list-style-type: none">Within 400m of regular public transportAccess to employment and servicesAccess to parks or open spaceAccess to educationClustering of boarding houses should be avoided, maintaining a separation of 150m	<p>The proposed boarding house is within 400m of a number of bus stops providing regular services to areas of employment, education and recreation.</p> <p>The boarding house is located within walking distance to Wollongong University and Wollongong Botanical Gardens.</p> <p>The proposed boarding house is located neighbouring an existing boarding house at 6 Gwynne Street. The applicant has submitted a statement requesting variation to the control. The location of the boarding house is capable of support in this instance. See further discussion in Chapter A1.</p>	No – Variation Request capable of support
3.2 Setbacks <ul style="list-style-type: none">Setbacks are to be consistent with the DCP controls relating to residential development the proposal is most similar to.The proposal is considered to have the built form of a dual occupancy. Setback provisions for dwelling houses will therefore apply as per Chapter B1 of the DCP:<ul style="list-style-type: none">Front Setbacks – 6mSide and rear – 900mmBalconies/windows designed to minimise overlooking	<p>The proposed boarding house consists of 2 separate built forms, connected by an undercover walkway. Each separate building within the boarding house consists of 177.5m² and 148.8m² GFA, similar to a dual occupancy. As such, the application will be assessed in accordance with the setback requirements for dwelling houses.</p> <p>The structure is setback 6m from both the Gwynne Street and Murphys Avenue frontage.</p> <p>Setback 1.125m from side boundary.</p> <p>No windows to habitable rooms are located on side elevations, minimising direct overlooking potential.</p> <p>Privacy screens are proposed on the side</p>	Yes

	<p>elevations of the courtyards located on the northern side of the boarding house.</p> <p>Landscaping is proposed around the central courtyard, reducing the potential of amenity impacts on the surrounding area from the proposed development.</p>	
4 Minimum Facilities for Boarding Houses		
Proposal to include provisions for bedrooms, laundry facilities etc in accordance with BCA requirements for Class 3 Boarding Houses	<p>The proposal includes all the necessary provisions for Class 3 boarding houses.</p> <p>The application has been referred to Council's BCA Specialist who has not raised any concerns regarding the proposal subject to compliance with the BCA.</p>	Yes
4.1.3 General Boarding House Controls		
<i>Boarding houses to provide appropriate balance between shared and private areas</i>	Adequate spaces for private use and shared use are provided in the boarding house, including boarding rooms of adequate size, shared POS, shared kitchen, living areas and courtyard.	Yes
<i>Rooms to be 12m² for 1 person</i>	All rooms are for 1 person and are larger than 12m ² .	Yes
<i>Maximum number of lodgers = 2 per room</i>	All rooms on site are for a maximum of 1 resident as stipulated in the submitted Plan of Management. A condition will be included for the development to remain consistent with the Plan of Management at all times.	Yes
<i>Attached bathrooms to be minimum 3m² in addition to room size</i>	All boarding rooms are provided with individual bathrooms. All bathrooms are greater than 3m ² .	Yes
<i>Communal kitchens to be minimum 15m² for 12 people</i>	Shared common space for kitchen, living and dining is 38m ² , which is considered to be of adequate size for 12 residents.	Yes
<i>1 washing machine/dryer required per 10 rooms</i>	Adequate shared laundry facilities have been provided.	Yes
<i>At least 1 communal living room of sufficient size</i>	Communal living area combined within dining and kitchen considered to be of sufficient size for number of residents.	Yes
<i>Communal living room to receive minimum 3 hours sunlight between 9am and 3pm on June 21</i>	The proposed living area is on the north side of the boarding house, and is expected to receive in excess of 3 hours direct sunlight between 9am and 3pm on June 21.	Yes
<i>Private Open Space to be located in rear setback</i>	39m ² courtyard is located on north side of boarding house, adjacent to Murphys Avenue (considered the secondary frontage). In addition, there is 106m ²	Yes

	additional space located in the central courtyard.	
<i>20m² private open space to be provided</i>	The application proposes adequate space for POS on the north facing courtyard and the central courtyard.	Yes
<i>Area of 8m² to be provided for manager as POS</i>	Separate private courtyard, larger than 8m ² has been provided for the building manager.	Yes
<i>Landscaping to soften built form</i>	Appropriate landscaping has been proposed. Conditions have been recommended by Council's Landscape Officer. See further discussion in Chapter E6	Yes
<i>Appropriate parking to be provided</i>	Appropriate parking has been proposed. See further discussion in Chapter E3	Yes
<i>Provide suitable disabled access arrangements</i>	All shared areas of the boarding house, adaptable rooms, and parking areas are capable of being suitably accessible. An access report has been submitted by the applicant, and a condition requiring sign off from an access consultant is recommended.	Yes
<i>Subdivision of community title subdivision prohibited</i>	Subdivision is not proposed.	Yes
<i>Application should include statement justifying the boarding house.</i>	A suitable statement has been submitted by the applicant justifying the proposal.	Yes
<u>5 Management Plan</u>		
Management plan in accordance with the requirements of this section is to be submitted to Council and is to ensure the amenity of the surrounding area is maintained.	An appropriate management plan has been submitted. The management plan includes details regarding staffing arrangements, amenity impacts, safety and security, house rules, emergency evacuation, parking management, and details of the on site manager. A Condition is recommended ensuring the management plan is complied with at all times and kept up to date.	Yes
<u>6 Fire Safety</u>		
<ul style="list-style-type: none"> A copy of the annual fire safety statement /schedule must be prominently displayed. A floor layout of the building to be affixed to the door of each bedroom indicated emergency evacuation and safe assembly 	Fire safety procedures have been outlined in the submitted Management Plan. The application was referred to Council's BCA Officer. Compliance with the BCA in full is required. An appropriate condition is recommended.	Yes

procedures.		
<ul style="list-style-type: none"> Annual certification of essential fire safety measures 		

CHAPTER D1 – CHARACTER STATEMENTS

Gwynneville

Gwynneville is currently a low to medium density residential suburb consisting of a mixture of detached dwelling houses, villas, townhouses and residential flat buildings.

It is desired that in the future Gwynneville remain a low to medium density residential suburb, where new residential development are sympathetic with the surrounding residential development.

The proposed boarding house is located in an area of predominantly low density. Boarding houses are considered an appropriate low density housing type for the area, and are permissible in the zone. The design of the boarding house is relatively consistent with the neighbouring sites and consistent with the broader streetscape in terms of design, colours and finishes. The built form of the building is similar to that of a dual occupancy, which is considered to appropriate for the site and surrounding context.

The boarding house is located within proximity to University of Wollongong, and it is therefore considered there is an established need for the proposed type of low cost residential accommodation. It is expected that residents of the boarding house will likely consist of attendees of the University of Wollongong.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

It is considered that the proposal is capable of ensuring access for people with a disability to all shared parts of the boarding house. Conditions are recommended requiring the proposal to be compliant with the relevant standards and BCA provisions.

The applicant has submitted a report titled *Statement of Compliance – Access for People with a Disability*, prepared by Accessible Building Solutions. The submitted report outlines a range of recommendations to ensure compliance with the provisions of the BCA/NCC and the relevant Australian Standards. A condition is recommended requiring access consultant sign off prior to issue of the Occupation Certificate.

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

Land use	Requirements	Provided	Compliance
Boarding House	0.5 car parking space per staff	3 parking spaces have been provided on the Gwynne Street frontage	Yes
	1 parking space per 5 beds <i>1 staff, 11 beds = 0.5 + 2.2 = 2.7</i> 1 bicycle space per bed	12 secure bike parking spaces have been provided.	Yes

The application was referred to Council's Traffic Officer who provided a conditionally satisfactory referral. Appropriate conditions are recommended to ensure car and bike parking will be consistent with the relevant Australian Standards.

CHAPTER E6: LANDSCAPING

The application was referred to Council Landscape Officer. A conditionally satisfactory referral was provided. Conditions are recommended relating to street trees, plant species and landscaping maintenance.

CHAPTER E7: WASTE MANAGEMENT

Site Waste Minimisation and Management Plan provided. Appropriate conditions relating to waste minimisation and management are recommended.

CHAPTER E13 FLOODPLAIN MANAGEMENT

The application was referred to Council's Stormwater Officer. Initially concerns were raised with regard to the proposed OSD, and the impact the proposal may have on flood activity in the vicinity of the site. Appropriate amendments were made to the plans to reflect the recommendations of Council's Stormwater Officer and the requirements of the WDCP. The amended proposal is capable of support subject to the recommended conditions.

CHAPTER E14 STORMWATER MANAGEMENT

Conditions relating to stormwater management have been recommended by Council's Stormwater Officer. The proposal is considered to comply with the requirements of Chapter E14.

CHAPTER E19: EARTHWORKS (LAND RESHAPING WORKS)

The proposal comprises earthworks associated with the demolition of existing structures and the construction of the boarding house. The proposed works are minor in nature, and the boarding house has been generally designed to follow the natural slope of the land, minimising the need for excessive earthworks. The earthworks are not expected to have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items.

A condition relating site fill in the flood plain is recommended by Council's Stormwater Officer.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

The application proposes demolition of existing structures on site. Appropriate conditions relating to demolition, asbestos management and amenity impact are recommended.

Attachment 3: Applicant WDCP 2009 Variation Statement

Location of Boarding Houses:

- "...Clustering of boarding houses should be avoided so as to reduce the amenity impacts on residential areas..." – There is an inherent assumption from this statement which suggests that the clustering of boarding houses is likely to reduce the amenity impacts on residential areas. This to some extent, and from a cumulative point of view could be considered reasonable to suggest. However, in this particular instance it is believed that the siting of a boarding house on the subject site as proposed (that being with the strict design response measures implemented, and a future POM to be adhered to and enforced by an on-site manager), will not lead to a diminishment of residential amenity within the immediate area.

In this regard, from a urban design perspective, the following measures have been put in place in order to respect the residential amenity of its immediate neighbours:-

- Vehicle access is to be maintained in the same position that is currently is on-site.
- The proposed development provides for the required car parking needed to accord with Council's requirements.
- The front building line setback is some 13.54 metres away from the front boundary at Gwynne Street and, thus, any impact of the streetscape will be limited.
- The built form will present a single storey building façade to the Gwynne Street frontage.
- A 7 metre building line setback is provided at the rear of the property fronting Murphys Avenue.
- This Murphys Avenue elevation will represent a double storey façade, consistent with the adjoining built forms.
- All common internal and external living areas are proposed at the northern end of the site, at the furthest modes point away from the adjoining buildings either side. In addition, these common areas are only located at ground level.
- The internal common living/dining/kitchen area has no window openings facing the side boundaries.
- The subject site will be fenced at the rear and at the front building line in order to restrict any unwonted access through the site.
- The western boundary façade has been treated as a non-habitable interface, with limited obscure glass panel windows provided at the upper level, and a small high level window provided at the ground-level.
- The eastern boundary façade has been set back a little further in order to provide an appropriate separation between the windows associated with the boarding rooms. In addition, these particular windows have been fixed with privacy screen louvres, so as to ensure overlooking impacts are limited.

Further to this, from an occupational perspective, the following will be implemented in the day-to-day running of the boarding house (as per the POM):-

- The proposed boarding house only provides for 12 boarding rooms, of which all will be single person occupancy only.
- The Boarding House will be registered with Council and any other Agencies required.
- The boarding house is to be managed by an on-site boarding house manager (the Manager) who will be contactable 24 x hours a day – 7 x days a week.

- The Manager will be responsible for the operation, administration, cleanliness and fire safety of the premises, including compliance with the conditions of both the PoM and the Development Consent for the boarding house.
- The Manager will ensure that noise from the boarding house does not unreasonably impact upon surrounding residents and neighbours. This includes ensuring occupants adhere to the House Rules in relation to noise emanating from the boarding house (including common living areas and outdoor communal areas).
- A 24 hour contact number will be displayed on the outside of the building to ensure any complaints are promptly addressed.
- All tenants will be screened through the National Tenancy Database, criminal record, employment and reference checks.
- Access to the boardinghouse will be restricted through the use of a security card to access the common entry areas at all hours.
- The outdoor communal areas will be available for use of the occupants, at all times, between 7:30am and 10:00pm, 7 days a week.
- The outdoor communal areas will be available for use of the occupants, at all times, between 7:30am and 10:00pm, 7 days a week.
- The communal kitchen will be available for use of the occupants, at all times, between the hours of 5:00am and 12 midnight, 7 days per week.
- Any visitors will be accompanied at all times by an occupant of the boarding house. Visitors are only permitted on-site between 7:30am and 10:00pm, 7 days a week.
- Alcohol and drugs are strictly prohibited from being consumed in the boarding house at all times.

Based on the above, the site itself is considered suitable for the proposed development based on the simple fact that the design and layout of the boarding houses easily accommodates the majority of development control required. Whilst the use of the site will be strictly controlled in operation to ensure residential amenity is maintained.

A key area of natural open space is located immediately adjacent to the site, being the Wollongong botanic Gardens. These gardens can be readily accessed from the Murphys Avenue street frontage, and provide additional links through to other recreation areas (such as Koolobong Oval) and other facilities associated with UOW. Access to such recreation and Tertiary education facilities has been a massive driver for siting the proposed development at this particular location. In addition, a responsive and sensitive design approach to the development of the boarding house plans has been observed by the project architects DWA in this instance. The plans have been the subject of serious consideration and review (both by the project team consultants, as well as Council officers), and demonstrate that the existing rental needs of the local community have been considered, together with broader desired future community objectives concerning the growth of residential accommodation and the tertiary education sector. It cannot be denied that a key benefit of the proposed development will be its contribution to retaining local housing availability and affordability, and in particular supporting the development of an education hub in the immediate locality.

Overall, the site is ideally located in close proximity to very frequent operating bus services, as well as its proximity to UOW Wollongong city centre. In this regard, the proposed residential development will be in keeping with current community expectations for the appropriate use of available residential land. It is therefore concluded that the proposed development will not provide any unsatisfactory land use

Attachment 4: Design Review Panel notes from 12 June 2018

Wollongong Design Review Panel Meeting minutes and recommendations DA-2018/466

Date	12 June 2018
Meeting location	Wollongong City Council Administration Offices
Panel members	(Member) Sue Hobley (Member) Karla Castellanos (Member) Tony Quinn
Apologies	
Council staff	John Wood - City Wide Development Manager Nadir Mian - Assistant Development Project Officer
Guests/ representatives of the applicant	Robert Gizzi - Design Workshop Australia Luke Rollinson - Martin Morris & Jones - Wollongong
Declarations of Interest	NIL
Item number	3
DA number	DA-2018/466
Determination pathway	Design Advice for Council
Property address	8 Gwynne Street Gwynneville
Proposal	Demolition of existing structures and tree removal, construction of a 12 room Boarding House, managers residence and associated infrastructure and facilities
Applicant or applicant's representative address to the design review panel	
Background	The site was Inspected by the Panel on 12 June 2018
Design quality principles SEPP65	
Context and Neighbourhood Character	<p>The site of the proposed development, like all but two of the properties along the northern side of Gwynne Street, has dual frontages to Gwynne Street and Murphys Avenue. The land falls fairly steeply from Gwynne Street to Murphys Avenue and a stormwater flow path runs through the rear lower portions of several of the Gwynne Street properties (including No. 8) where they meet Murphys Avenue.</p> <p>Gwynne Street is a short, quiet street containing predominantly one and two-storey single residential dwellings in garden settings. Murphys Avenue is a busier road, part of which runs the full length of the southern boundary of Wollongong Botanic Gardens. Access is possible from Murphys Avenue to the University of Wollongong through the Gardens during opening hours. Due to the landform, fine views of the escarpment to the north-west and an outlook over the Botanic Gardens to the north are available from the northern elevations of the Gwynne Street properties with dual access to Murphys Avenue.</p> <p>All the above-mentioned properties with dual frontages utilise Gwynne Street as their primary address (front entrance) and most support vehicular access and parking in this frontage, within a garden context. However, the sites immediately adjacent to No. 8 have been recently redeveloped and utilise Murphys Avenue for their vehicular access, allowing only for pedestrian access from Gwynne Street. Both these properties contain substantial expanses of hardstand to support this usage and, presumably, address the stormwater drainage constraint. Relatively high masonry walls are constructed along the boundaries of both properties, screening the hardstand to some extent.</p> <p>The development to the east of the site (No. 6 Gwynne Street) is a</p>

	<p>boarding house that maintains the low-density, residential character of Gwynne Street because:</p> <ul style="list-style-type: none"> - the building is set back generally in line with the other dwellings along the street; - the building height presents as two-storeys (despite the building consisting of 3 or 4 storeys); - its front landscape has the appearance of a residential front garden comprising lawn and screening shrubs (of several different native species) set behind a low front fence along the boundary with the nature strip; and - pedestrian entrance is provided via a gate in the fence and a pathway along the western side of the building. <p>The adjacent development to the west (No. 10 Gwynne Street) presents as being of a similar bulk and scale to that on No. 6 but is a two-storey residential dwelling with a similarly sympathetic front landscaping treatment in terms of Gwynne Street.</p> <p>The proposed development for No. 8 Gwynne Street is poor in terms of this context. In addition to its significant slope, the site is very long and relatively narrow. The response to these design constraints is to cut and fill part of the site and utilise piers and beams to construct a long, linear building of two storeys sitting partly within the ground, partly at grade and partly above ground. While it proposes to utilise Gwynne Street as its primary entrance for both pedestrians and vehicles, the building will be substantially setback from the established building line to support extensive hardstand and car-parking within the front setback. Existing screen plantings of small trees along the boundary with the nature strip are required to be removed. The driveway will be widened to support a width for two cars. A narrow garden bed is proposed along the remainder of the front boundary with a mono-cultural screen planting of medium-sized exotic shrubs. The building itself will present as a single storey at this frontage.</p> <p>The Panel raised the following concerns about this approach in terms of local character and context:</p> <ul style="list-style-type: none"> - The response to the topography is unacceptable because it: (i) results in a poor southern elevation in terms of the height of the building and its street setback; (ii) limits the accessibility and utility of direct access to the site from Murphys Avenue; and (iii) fails to respond strongly to the valuable views and outlook available to the occupants of any future development on the site; - The amount of hardstand and parking proposed at the Gwynne Street frontage is out of character with the streetscape and will not be sufficiently screened by proposed plantings; and - The proposal supports on-going traffic and parking in Gwynne Street rather than taking the opportunity to divert it to Murphys Avenue to mitigate impacts on local residents. <p>At the meeting, in response to the panel's questions, the applicants advised that the proposed approach was determined by the site's stormwater constraints and that Council's Engineer had previously advised that the first scheme presented, that proposed vehicular access from Murphys Avenue would not be supported. During the meeting, Council's Senior Planner provided further input, explaining that a different scheme that acceptably addressed the stormwater constraint would not be opposed, particularly given that the two adjoining developments with very similar stormwater management</p>
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	constraints had achieved vehicular access and parking on this frontage.
Built Form and Scale	<p>The panel raised concerns in relation to the built form and scale of the proposed development. As noted above, the building is a long, linear form that presents as a single storey at its main entrance. The panel raised numerous concerns with regard to the built form and scale, some of which are dealt with below (under Sustainability, Landscape, Amenity and Aesthetics).</p> <p>1. Privacy</p> <p>The current proposal orients the habitable windows of 6 units on the ground floor and of 5 units on the lower ground floor to the common eastern boundary. These windows are within approximately 4.324m from the common boundary and rely heavily on screening and louvres to prevent privacy issues. This is not considered to be an optimum arrangement, particularly when the adjoining properties have a limited number of habitable windows looking over the boundary. The real issue is that the need for screening reduces solar and daylight access and directs outlook over the common fence.</p> <p>The panel's recommendation to reconfigure the built form into two different pavilion buildings will assist in reorienting the outlook away from the side boundaries toward the public domain and to a centralized open space. This will eliminate privacy issues with the neighbours. The applicant needs to ensure that the central open space is of sufficient depth to meet the ADG separation guidelines.</p> <p>2. Setbacks</p> <p>As discussed above, the proposal is seen as not adhering to appropriate separation distances due to the decision to reorient outlooks to the common boundary where greater separation distances would be required to meet the objectives of the ADG as this proposal is not reliant on the Affordable SEPP.</p> <p>The panel's recommendation to break the built form into two separate pavilion buildings would allow for a relaxation of the side boundary setbacks according to the ADG's Figure 2h.2 and 2H.3. Figure 2h.2 states that "on infill sites follow the existing open space patterns, limit side setbacks and locate habitable rooms to face the street and rear boundary to optimize amenity and privacy for all". The recommendation for the potential reduction of the side setbacks is under the proviso that the resultant footprint be sited according to the existing built form pattern in the rest of the street.</p> <p>3. Elevations</p> <p>The single-storey presentation of the building at the Gwynne Street frontage is a poor response to the adjacent buildings to the east and west. The panel recommended that the southern elevation of the building be of a similar height to those on the two adjoining sites and present as two storeys.</p> <p>4. Access and circulation</p> <p>Proposed pedestrian access via the Murphys Avenue frontage is poor and does not support universal access. The proposal to store bicycles on the outdoor terrace that is designated communal open space (COS) is unacceptable, both in terms of cyclists having to carry their bikes up a flight of stairs and undesirable impacts on the utility and amenity of the COS.</p>

	<p>The Panel suggested a better outcome would be to break up the bulk of the building by rotating units 90 degrees and having two facing Gwynne St then a corridor running east-west, then two facing into an internal courtyard. Similarly, at the rear with two facing Murphys Ave and two facing into the courtyard. This would break the building into two smaller forms reducing the bulk and improving the residents and adjoining neighbours' amenity. It also removes the long gunbarrel corridor. This could all occur within the same footprint. The opportunity to present two storeys to Gwynne Street is encouraged in amended designs.</p>
Density	<p>The panel considers that, provided the numerous concerns raised in this report are dealt with effectively, the density of the development is not of concern, particularly given the demand for this form of accommodation in the vicinity of Wollongong University. While the WDCP 2009 does not support clustering of boarding houses, the mitigating measures available to this development through taking advantage of the site's dual access, having an on-site manager and implementing an appropriate plan of management all combine to further justify this use of the site.</p> <p>By improving the Murphys Avenue's access, local residents' concerns about traffic and parking/congestion, safety and the Gwynne Street elevation will be addressed wholly or in part. The siting of the common areas to the northern end of the development is strongly supported by the panel as a means to avoiding noise impacts on Gwynne Street.</p>
Sustainability	<p>The current proposal is considered poor in terms of sustainability because it:</p> <ul style="list-style-type: none"> - involves unnecessary earthworks and will generate the need for a substantial retaining wall in the southern portion of the site with particular drainage measures; - fails to take advantage of the site's clear northerly aspect in terms of solar access; - deals poorly with cross-ventilation; - requires fittings and fixtures to deal with privacy; - will require difficult maintenance measures for landscape plantings in enclosed side setbacks and for subterranean and 'dead' spaces; - does not address Council's aims to support local biodiversity and to reduce weed problems. <p>Other aspects of sustainability in terms of energy use, water management, recycling of materials and use of resources for construction require further detail for review purposes.</p>
Landscape	<p>The landscape is driven by the proposed built form and setbacks. The panel considers that the building design should address the site's topography in a way that enables easy interaction between the internal and external spaces and that allows for several reasonably sized outdoor communal open spaces.</p> <p>The panel discussed the opportunity for a design that allowed the ground floor rooms at the Gwynne Street frontage to have direct access to a small front garden (and the street), the creation of an internal courtyard garden, maintaining a rear terrace opening off the common room that is provided with suitable furniture and fittings to support socialising by the residents, and an easily accessible private garden for the manager. The panel does not support the use of COS for bicycle storage. The panel also</p>

	<p>suggested a narrower driveway onto Gwynne St and extending the landscape screening across this frontage.</p> <p>The design and plantings should be specified on the basis of supporting:</p> <ul style="list-style-type: none"> - local biodiversity (relying predominantly on local native species while avoiding 'weedy' exotics); - community vegetable gardening; - privacy; - screening of the built form; - the character of both the streetscapes; and - residential amenity.
Amenity	<p>The proposed location of the common room and COS are considered good in terms of solar aspect and outlook but poor in terms of their relationship with the Murphys Avenue's interface. The COS is dominated by bicycle storage and does not contain any furniture or fittings that enhance its role (e.g. a barbecue).</p> <p>The panel considers that the proposed design is very poor in terms of the following amenity issues:</p> <ul style="list-style-type: none"> - the arrival experience from Gwynne Street is dominated by hardstand, car-parking and garbage storage; - the arrival experience from Gwynne Street is ungenerous, being spatially confined and limited in terms of access; - the approach to earthworks results in rooms of extremely poor amenity due to being set partly within the ground; - the orientation of the rooms will limit solar access and cross-ventilation and does not exploit the outlook to the north (most rooms will have only a minimal, confined outlook into screen plantings); - numerous privacy screens proposed to deal with over-looking between adjoining properties will reduce the internal amenity of affected rooms; - the manager's private open space is accessed via stairs and the already confined area will be over-shadowed and exploited by the dense screen plantings along the boundary; - unusable undercroft spaces will be created.
Safety	<p>As noted above, the provision for an on-site manager charged with implementing a plan of management will help support safety both for the residents of the development and the local community. Promoting vehicle use of the Murphys Avenue entrance will help improve safety on Gwynne Street. The design of the building should support neighbourhood surveillance at both street frontages and the use of the vegetated setback to the street as part of the private open space of individual units whenever possible.</p>
Housing Diversity and Social Interaction	<p>The panel supports the proposal for a boarding house in this locality. Its design should include the measures outlined above that will support social interaction among the residents whilst mitigating any acoustic impacts to the adjoining sites.</p>
Aesthetics	<p>The building is simplistic in terms of its form. The panel strongly recommends that the applicant improve the quality and expression of the architecture to make a positive contribution to the character of the street.</p>

<p>Key issues, further Comments & Recommendations</p>	<p>It is extremely important that a range of affordable housing options are provided throughout our community and the panel supports the intent of this proposal, particularly on account of its vicinity to Wollongong University. The proposal as it currently stands does not, however, respond acceptably to its topography or streetscape context, nor does it achieve an acceptable level of amenity to serve its targeted residents. To address these concerns, consideration must be given to the following issues:</p> <ul style="list-style-type: none"> - Explore options to achieve vehicular access, parking and garbage storage/collection via the Murphys Avenue frontage; - Develop a design that deals sympathetically with the topography, minimising any earthworks to achieve acceptable grades (e.g. by breaking the building into modules that step down the site) and predominantly enabling at grade access to outdoor spaces; - Revisit the building setbacks to the east and west and privacy measures to better account for privacy issues and amenity and usability of landscape spaces; - Re-orient the rooms to avoid EW alignment and to maximise opportunities for solar access, cross-ventilation, enjoyment of views and outlook; - Maintain existing building alignment and landscape character at the Gwynne Street frontage (and preferably retain existing small trees); - Southern elevation to relate to the adjoining buildings (present as 2-storey at street level and be of a similar height); - Explore options for: (i) an internal courtyard that provides additional COS and an outlook to some rooms; (ii) front gardens directly accessible by the ground floor rooms facing Gwynne Street; (iii) improving the functionality and amenity of the manager's private open space; and (iv) mitigating the outlook onto any hardstand and car-parking; - Relocate bike storage out of COS; - Incorporate sustainability initiatives such as solar harvesting for hot water and power, rainwater harvesting for landscape irrigation and, possibly, toilet flushing; - Develop a detailed design for the common outdoor space to support/promote outdoor socialising among the residents whilst protecting both their privacy and the visual and acoustic privacy of adjoining sites.



PLAN OF MANAGEMENT

BOARDING HOUSE

8 GWYNNE STREET

GWYNNEVILLE

October 2018

(Revision A)



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BOARDING HOUSE

8 GWYNNE STREET

GWYNNEVILLE

Prepared by:
MMJ Wollongong
Town Planning Division
6 – 8 Regent Street
PO Box 1167
WOLLONGONG NSW 2500
Tel: (02) 4229 5555
Fax: (02) 4226 2040
Email: luke.rollinson@mmj.com.au



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1. INTRODUCTION

MMJ Wollongong (Town Planning Division) has been requested to prepare a Plan of Management to accompany a Development Application (DA) to be submitted to Wollongong City Strathfield Council (**Council**) for the establishment of a boarding house development at 8 Gwynne Street, Gwynneville.

2. THE SITE

The site of the proposed boarding house is:

Lot C, DP 155207
No.8 Gwynne Street
GWYNNEVILLE

The site location is shown on the map at **Figure 1**.

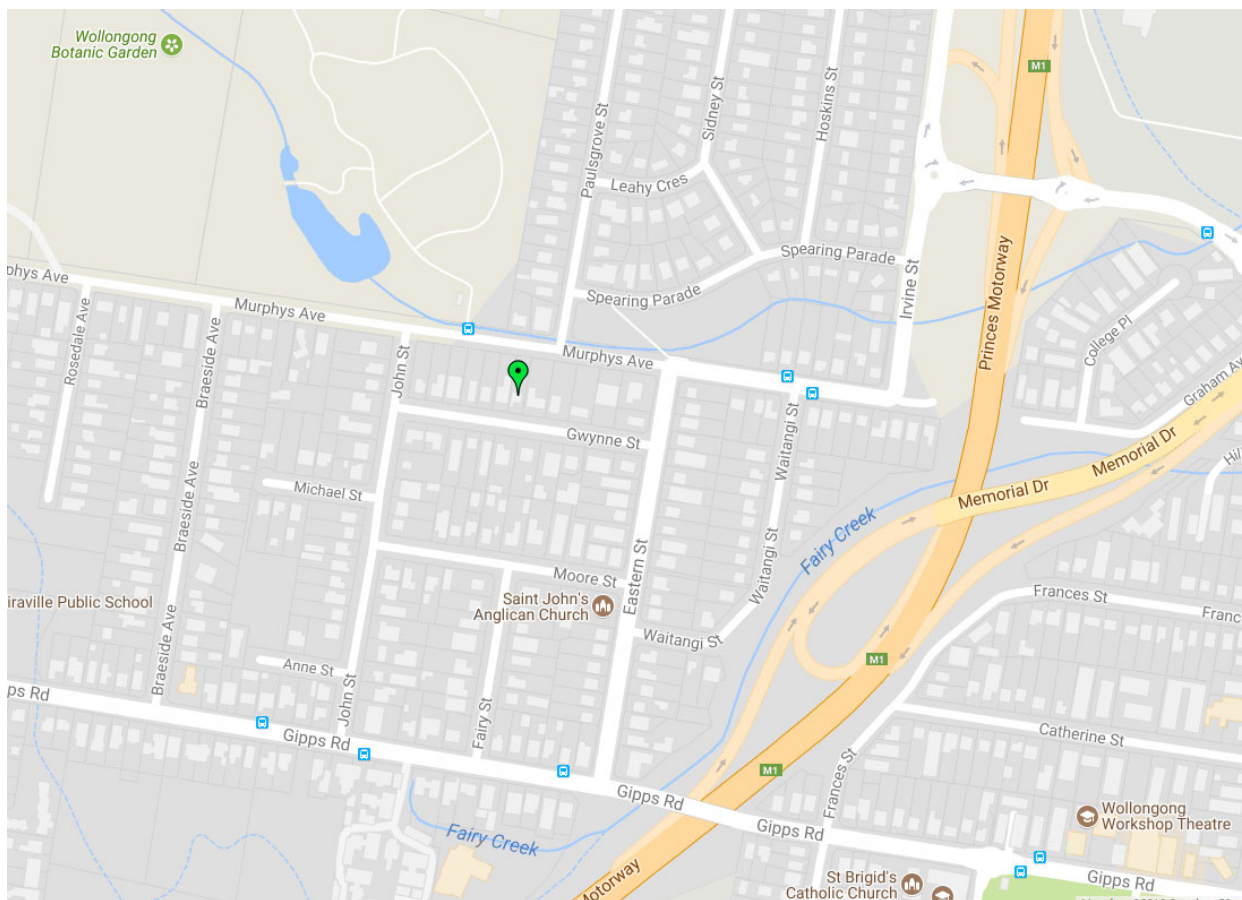


Figure 1: Location Plan

3. THE BOARDING HOUSE DEVELOPMENT

The boarding house comprises the following:

- 11 x boarding rooms
- 1 x manager's room (including outdoor private courtyard)
- 3 x car parking spaces
- 7 x bicycle parking spaces
- laundry areas
- internal lift access
- indoor communal areas (dining, living and kitchen)
- outdoor communal areas

Table 1 below provides a summary of the boarding rooms.

Table 1: Summary of Boarding Rooms

	Total Rooms (single Occupancy)	Total Occupants
Manager	1	1
Ground floor	2	2
Level 1	9	9
TOTAL	12	12

4. PLAN OF MANAGEMENT

4.1 Purpose of the Plan of Management

The purpose of this Plan of Management (**PoM**) is to outline the operational management controls which will apply to the boarding house at the subject site to:

- Ensure an acceptable level of resident amenity, safety and privacy to meet the needs of residents.
- Minimise the adverse impacts to adjoining properties, neighbours and the locality.
- Maintain the internal and external appearance of the boarding house to acceptable standards.

- Identify a procedure for reporting, processing and resolving complaints (should any occur).
- Make provision for the PoM to be amended, as necessary over time, with the approval of Council in order to facilitate timely and responsive operational changes, so as to improve and maintain residential amenity both within and external to the subject site.

4.2 Registration of Boarding House

The Boarding House will be registered with Council and any other Agencies required.

4.3 Access to Plan of Management

A copy of the PoM will be provided to each boarding house occupant and will be made available to all persons involved in the operation and management of the boarding house.

The PoM will be available for viewing within the internal communal living area of the boarding house and will be made available on request to the Manager.

4.4 Management and Supervision

The boarding house is to be managed by an on-site boarding house manager (**the Manager**) who will be contactable 24 x hours a day – 7 x days a week.

The contact details for the Manager will be placed on the community notice boards required to be installed.

The name and contact details of the manager will be provided to Council. Any changes must be notified to Council immediately.

A clearly visible sign with the name and telephone number of the Manager will be displayed externally at the front entrance of the boarding house and internally in the common areas.

The Manager will be responsible for the operation, administration, cleanliness and fire safety of the premises, including compliance with the conditions of both the PoM and the Development Consent for the boarding house.

4.5 Manager's Responsibilities

The Manager will monitor and supervise the following aspects of the boarding house:

House Rules

A sample of the House Rules is contained in Attachment 1.

The House Rules will be prominently displayed in the common areas and entry point of the boarding house.

The House Rules will be attached to the Lease Agreement of each tenant and will require mandatory compliance.

The Manager will ensure that the occupants comply with the House Rules.

Occupancy Rate

The maximum guest number for each room will be documented in the Lease Agreement between the landlord and the tenant. There will be bi-monthly inspection of each room to ensure compliance with the Lease Agreement and House Rules.

Impact to adjoining premises

This will be managed through the House Rules as well as any complaints received from neighbouring residents.

A 24 hour contact number will be displayed on the outside of the building to ensure any complaints are promptly addressed.

The Manager will ensure that noise from the boarding house does not unreasonably impact upon surrounding residents and neighbours. This includes ensuring occupants adhere to the House Rules in relation to noise emanating from the boarding house (including common living areas and outdoor communal areas).

Complaint Register

A complaint register will be maintained by the Manager. All complaints logged will be recorded in this register and be available for Council inspection (refer Part 4.11).

Waste minimisation and recycling

The Manager will ensure that a cleaner attends the boarding house twice weekly to ensure that the common areas, private open space, car parking and general outside areas of the boarding house are kept clean, tidy and disinfected to a professional standard.

Each room will be provided with a waste disposal container.

The Manager will ensure that occupants place all non-recyclable waste in the garbage bins and that all recyclable waste is placed in the recycling bins provided.

Safety and Security

Internal signage will be prominently displayed to provide the Manager's contact details, as well as emergency contact numbers for essential services such as fire, ambulance, police, and utilities such as gas, electricity, plumbing, locksmith, security and cleaning services.

The Manager will provide occupants with a key to their room and the common areas once they have entered into a Lease Agreement.

The Manager will check equipment, fittings and furnishings and maintain them in safe working order. If equipment is identified as unusable, these items will be tagged appropriately and a replacement or repair organised within a reasonable period.

The Manager will ensure laundry facilities are maintained in safe working order within each room.

Tenant Selection

The Manager will ensure that all tenants submit a tenancy application, together with appropriate identification and verification checks prior to entering into a Lease Agreement.

All tenants will be screened through the National Tenancy Database, criminal record, employment and reference checks.

4.6 Access to Boarding House

The boarding house is to be accessible 24 x hours a day – 7 x days a week and, through the use of a security card to access the common entry areas of the boarding house. Alternatively, access is to be provided by appointment with the Manager.

The opening hours of the communal areas shall be as follows, unless separately agreed with the Manager.

Outdoor communal areas

The outdoor communal areas will be available for use of the occupants, at all times, between 7:30am and 10:00pm, 7 days a week.

Indoor communal areas

The indoor communal living and dining area will be available for use of occupants at all times between 6:00am and 10:00pm, 7 days a week.

Communal kitchen

The communal kitchen will be available for use of the occupants, at all times, between the hours of 5:00am and 12 midnight, 7 days per week.

4.7 Occupation of Boarding House

A maximum of 1 x occupants per boarding room will be permitted, which will be nominated on the Lease Agreement.

Occupants will be provided with the following:

- A copy of this Plan of Management
- A copy of their Lease Agreement
- 1 x key/swipe card per occupant to access their bedroom and designated communal areas as deemed necessary by the Manager.
- Access to all nominated communal areas deemed necessary by the Manager unless specified as part of the occupant's Lease Agreement.
- Working door locks to individual rooms.
- A waste disposal container.
- Shared laundry facilities within internal common areas
- A copy of the Fire Safety Plan.
- Fittings, equipment and furnishings which are maintained in safe working order.

4.8 Visitors

Any visitors will be accompanied at all times by an occupant of the boarding house. Visitors are only permitted on-site between 7:30am and 10:00pm, 7 days a week.

Visitors will conduct themselves in a responsible and courteous manner while on the premises so as not to negatively impact the amenity of other occupants and surrounding residents.

Occupants are responsible for ensuring all visitors comply with the House Rules outlined in *Attachment 1*. Failure to do so may result in visitors, and in certain cases occupants, being evicted from the boarding house.

4.9 Fire Safety

The boarding house will comply with essential fire safety measures outlined in the *National construction code of Australia 2016* and the *Environmental Planning and Assessment Regulation 2000*, including but not limited to the following:

- a. A copy of the annual fire safety statement and current fire safety schedule for the boarding house will be prominently displayed in the boarding house entry area.
- b. A floor plan will be permanently fixed to the inside of the door of each room to indicate the available emergency egress routes.
- c. The Manager will be trained in relation to the operation of the approved Emergency Management and Evacuation Plan.
- d. The boarding house will obtain annual certification for the essential fire safety measures to comply with both the *National construction code of Australia 2016* and the *Environmental Planning and Assessment Regulation 2000*.

4.10 Notice Board

Appropriate notice boards will be placed around the boarding house to provide information to occupants. The notice boards are to be placed at the following locations to ensure equitable access to all residents:

- a. Within ground floor communal area; and
- b. Adjacent to the entry foyer of the upper level.

4.11 Complaint Register

The Manager is to maintain a complaints register of both public (external) and occupant (internal) complaints.

The register will contain forms to be completed by the Manager, occupants and/or complainants. The form is to record the name, address, phone number and date of any person making a complaint and the details of the complaint. Only complaints where all the above information is given are to be recorded in the register.

The Manager (or, where appropriate, the owner) will respond to a complaint whether written or oral within 24 hours by telephone and provide the reference number of the complaint.

The Manager will respond within 7 days to a complaint in writing. Should more than 7 days be required to respond to the complaint, the Manager will advise the complainant of why additional time is required to address the issue and provide an approximate time frame to enable a response.

The complainant may request a meeting with the Manager to discuss the issue. The owner will be present at such a meeting. The Manager will keep minutes of any such meeting and attach these minutes to the Complaint Register.

Incident Reports can be lodged by any person relating to an incident, crime, or nuisance associated with the premises. An Incident Report form will be made available by the Manager upon request. Incident Reports will be lodged with the Manager and actioned in accordance with the procedure outlined above.

4.12 Pets

No pets are allowed within the boarding house whatsoever, unless specifically required for disability purposes.

4.13 Parking

The development will consist of a total of three (3) off-street car parking spaces, and seven (7) bicycle spaces. Access to carpark is to be from Gwynne Street.

The proposed off street car parking layout and circulation should accord with the requirements of AS2890.1 at all times.

The provision of car parking and bicycle spaces as proposed accords with Council's car parking requirements for boarding houses and, thus, it is not expected that any overflow parking demand should be created as a result of this boarding house. However, should intermittent periods of overflow car parking demand occur, then the manager should address all residents to encourage the use of public transport where possible (including visitors to the site).

4.14 Review of Plan of Management

The PoM will be reviewed on an annual basis and completed prior to 30 June.

The Manager is responsible for overseeing each annual review and amending the PoM as necessary.

The PoM (including House Rules) may be varied from time to time by the Council, on the application of the owner/Manager, without the need for formal modification of the Development Consent. Once modified, the Manager will provide an updated copy of the PoM to all occupants.

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Attachment 1

House Rules

Resident and guest behaviour

Residents and their guests must not interfere with the reasonable peace, comfort and privacy of other residents and neighbouring properties.

Maintenance of rooms

Residents must maintain their rooms:

- in a clean manner
- in a way that does not interfere with the reasonable comfort of other residents
- in a way that does not create a fire or health hazard.

Residents must not intentionally or recklessly damage or destroy any part of their rooms or a facility of the boarding house.

Guests

Residents must make sure their guests are aware of, and follow, the House Rules. No guests are allowed into the boarding house before 7:30am and after 10:00pm on any day.

Pets

Pets must not be kept on the premises without the permission of the Manager, Landlord or Agent.

Garbage

Garbage is to be enclosed in a plastic bag (tied at the top) and placed in the bins in the garbage area. No domestic rubbish, food scraps, food wrappers, goods or materials are to be left in the hallways, common areas or outside the boarding house.

Fire Safety

Occupants are to familiarise themselves with the fire safety and evacuation procedures located in the hallway and back of room doors, location of fire blankets and fire extinguishers.

Noise

Noise is to be kept to a minimum at all times. Please enter and leave the premises quietly.

Security

The front door(s) of the premises is to be locked at all times, with swipe card access required. Please do not let anyone in the premises who has no legitimate reason to be there.

Outdoor communal areas

The outdoor communal areas will be available for use of the occupants, at all times, between 7:30am and 10:00pm, 7 days a week.

Indoor communal areas

The indoor living and dining communal areas will be available for use of occupants at all times between 6:00am and 10:00pm, 7 days a week.

Communal kitchen

The communal kitchen will be available for use of the occupants, at all times, between the hours of 5:00am and 12 midnight, 7 days per week.

Alcohol / Drugs

Alcohol and drugs are strictly prohibited from being consumed in the boarding house.

Attachment 6: Conditions

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on Drawing No. 05-W, 10-W to 12-W and 20-W to 23-W dated 29 January 2019 prepared by Design Workshop Australia, Plan of Management (Revision A) dated October 2018 prepared by MMJ and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

General Matters

2 Construction Certificate

A Construction Certificate must be obtained from Council or an Accredited Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Clauses 139-148 of the Environmental Planning and Assessment Amendment Regulations, 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The submission to Council of two (2) copies of all stamped Construction Certificate plans and supporting documentation is required within **two (2)** days from the date of issue of the Construction Certificate, in the event that the Construction Certificate is not issued by Council.

3 Occupation Certificate

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

4 Restricted Vegetation Removal

This consent permits the removal of trees and other vegetation from the site within three (3) metres of the approved buildings. This consent also permits the pruning of trees within three (3) metres of approved buildings in accordance with AS 4373-2007 Pruning of Amenity Trees. No other trees or vegetation shall be removed or pruned, without the prior written approval of Council.

5 Subdivision Prohibited

Subdivision of the boarding house into strata or community title allotments is prohibited.

6 Disability Discrimination Act 1992

This consent does not imply or confer compliance with the requirements of the Disability Discrimination Act 1992.

It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS1428.1 (2009) – Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.

7 Street Tree to be Retained

Consent is only granted for the removal of 1 Street Tree on the Gwynne Street frontage of the site, being the eastern most tree. The second Street Tree on the western side of the Gwynne Street frontage is to be retained.

8 **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.

Prior to the Issue of the Construction Certificate

9 **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 Certifying Authority must ensure that Sydney Water has issued an approval receipt prior to the issue of a Construction Certificate.

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

10 **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 Certifying Authority, prior to the release of the Construction Certificate.

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

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

13 **Street Trees**

The developer must address the street frontages by installing street tree planting, small species to accommodate overhead power site constraint. The number and species for this development is:

Gwynne Street: one *Lagerstroemia indica*;

Murphys Avenue: two *Callistemon viminalis*;

Trees to be 200 litre container size in accordance with AS 2303:2015 Tree stock for landscape use. Street trees are to be installed in accordance with Wollongong Development Control Plan 2009 – Chapter E6: Landscaping. 'Dial Before You Dig' must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Tree pits must be adequately mulched, plants installed and staking installed to the satisfaction of WCC Manager of Works. Staking is to consist of min. 3 x 2400 x 50 x 50mm hardwood stakes driven min 600mm into firm ground. Hessian webbing is to be utilised to secure plant stock to industry standard. Nursery stakes and devices to attach the plants to the nursery stakes to be removed and disposed of.

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

14 **Car Parking and Access**

The development shall make provision for a total of 3 car parking spaces and 12 secure (Class B) residential bicycle spaces. This requirement shall be reflected on the Construction Certificate plans. Any change in the above parking numbers shown on the approved DA plans shall be dealt with via a section 96 modification to the development. The approved parking spaces shall be maintained to the satisfaction of Council, at all times.

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

16 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.

17 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.

18 **Roof Water 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.

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

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

20 **Roofwater 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.

21 **Stormwater Drainage Design**

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

- a Be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent, and generally in accordance with the concept

plan/s lodged for development approval, prepared by ATB Consulting Engineers, Reference No. 18030, issue H, dated 25/01/2019.

- 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.

22 **Flood Level Requirements**

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

- a Habitable floor levels must be constructed at a minimum of RL 18.00 metres AHD.
- b Garage floor levels must be constructed at a minimum of RL 19.850 metres AHD.
- c Any portion of the building or structure below RL 18.00 metres AHD should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009.
- d The proposed building shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the PMF plus freeboard being RL 18.05 metres AHD or greater.

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

The developer must provide on-site stormwater detention (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 Certifying Authority 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 12.2.4 of Chapter E14 of the Wollongong DCP2009.
- c The OSD facility must be designed to withstand the maximum loadings occurring from any combination of traffic (with consideration to residential and heavy

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

- d The OSD facility shall incorporate a minimum 900mm x 900mm square lockable grate for access and maintenance purposes, provision for safety, debris control screen, and a suitably graded invert to the outlet to prevent ponding.
- e Must include discharge control calculations (i.e. orifice/weir calculations) generally in accordance with Section 12.2.6 and 12.5.4 of Chapter E14 of the Wollongong DCP2009.
- f Details of the orifice plate including diameter of orifice and method of fixing shall be provided.
- g Must include details of a corrosion resistant identification plaque for location on or close to the OSD facility. The plaque shall include the following information and shall be installed prior to the issue of the occupation certificate:
 - The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.
 - Identification number DA-2018/466
 - Any specialist maintenance requirements.
- h Must include a maintenance schedule for the OSD system, generally in accordance with Chapter E14 of the Wollongong DCP2009.

24 **Site Filling**

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

25 **Council Footpath Reserve Works**

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

All new driveway laybacks and driveway crossings must be designed in accordance with Wollongong City Council Standards. Details and locations are to be shown on the Construction Certificate Plans.

26 **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.

27 **Structures Adjacent to Driveway**

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

28 **Fire Safety Schedule**

When issuing a Construction Certificate, a certifying authority must attach a Fire Safety Schedule specifying all of the fire safety measures required for the building to ensure the safety of persons in the building in the event of fire.

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

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

30 **Development Contributions**

Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979 and the Wollongong City-Wide Development Contributions Plan (2018), a monetary contribution of \$12,000.00 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

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

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

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

Where:

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

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

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

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

The following payment methods are available:

METHOD	HOW	PAYMENT TYPE
Online	http://www.wollongong.nsw.gov.au/applicationpayments Your Payment Reference: 978568	<ul style="list-style-type: none">• Credit Card
In Person	Wollongong City Council Administration Building - Customer Service Centre Ground Floor 41 Burelli Street, WOLLONGONG	<ul style="list-style-type: none">• Cash• Credit Card• Bank Cheque
PLEASE MAKE BANK CHEQUE PAYABLE TO: Wollongong City Council (Personal or company cheques are not accepted)		

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

Prior to the Commencement of Works

31 **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.

32 Sign – Supervisor Contact Details

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

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

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

33 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.

34 Enclosure of the Site

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

35 Demolition Works

The demolition works approved as part of this consent shall be carried out in accordance with Australian Standard AS2601 (2001): The Demolition of Structures or any other subsequent relevant Australian Standard and the requirements of the SafeWork NSW.

No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials

have their loads covered and do not track soil or waste materials onto the road. Any unforeseen hazardous and/or intractable wastes shall be disposed of to the satisfaction of the Principal Certifying Authority. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

36 **Demolition Notification to Surrounding Residents**

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

37 **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.

38 **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.

39 **Hazardous Material Survey**

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

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

40 **Asbestos Hazard Management Strategy**

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

41 **Dilapidation Report**

The developer shall submit a Dilapidation Report recording the condition of the existing adjacent properties prior to work commencing and include a detailed description of elements and photographic record.

42 **Works in Road Reserve - Minor Works**

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

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

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

43 **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.

During Demolition, Excavation or Construction

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

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

- 45 **Asbestos Waste Collection, Transportation and Disposal**
Asbestos waste must be prepared, contained, transported and disposed of in accordance with SafeWork NSW and NSW Environment Protection Authority requirements. Asbestos waste must only be disposed of at a landfill site that can lawfully receive this type of waste. A receipt must be retained and submitted to the Principal Certifying Authority, and a copy submitted to Council (in the event that Council is not the Principal Certifying Authority), prior to commencement of the construction works.
- 46 **Provision of Waste Receptacle**
The developer must provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.
- 47 **Copy of Consent to be in Possession of Person carrying out Tree Removal**
The applicant/developer must ensure that any person carrying out tree removal/vegetation clearance is in possession of this development consent and/or the approved landscape plan, in respect to the trees/vegetation which have/has been given approval to be removed in accordance with this consent.
- 48 **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.
- 49 **Acoustic Enclosures around mechanical plants**
All the mechanical plants such as exhaust fans, air conditioning units and motor/pumps located outdoor shall have acoustic enclosures.
- 50 **Acoustic treated fence at common boundary - courtyard areas**
The courtyard areas shall have suitable acoustic treated fence at common boundaries.
- 51 **Screen planting**
To mitigate impact to adjoining dwelling a continuous hedge is to be established along eastern and western boundaries for the length of property boundary.
Recommended species:
 - i. *Murraya paniculata*,
 - ii. *Photinia* Red Robin,
 - iii. *Viburnum tinus*,
 - iv. *Syzygium australe* "Aussie Southern",
 - v. *Syzygium australe* "Aussie Compact",
 - vi. *Syzygium luehmannii* x *S.wilsonii* "Cascade",Minimum spacing 900mm. Minimum pot size 5 lt.
A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping.
- 52 **Restricted Hours of Construction Work**
The developer must not carry out any work, other than emergency procedures, to control dust or sediment laden runoff outside the normal working hours, namely, 7.00 am to

5.00 pm, Monday to Saturday, without the prior written consent of the Principal Certifying Authority and Council. No work is permitted on public holidays or Sundays.

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

- a the variation in hours required (length of duration);
- b the reason for that variation (scope of works);
- c the type of work and machinery to be used;
- d method of neighbour notification;
- e supervisor contact number;
- f any proposed measures required to mitigate the impacts of the works.

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

53 **Survey Report for Floor Levels**

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

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

Stormwater for the land must be piped to street kerb and gutter.

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

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

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

56 **Fences**

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

Prior to the Issue of the Occupation Certificate

57 **Access Certification**

Prior to the occupation of the building, the Principal Certifying Authority must ensure that a certificate from an "accredited access consultant" has been issued certifying that the building complies with the requirements of AS 1428.1.

58 **Registration**

The boarding house is required to be registered with Council. An application must be made by submitting the appropriate form prior to business operations commencing. The appropriate form can be found on Councils' web page by visiting:

<http://www.wollongong.nsw.gov.au/factsheets/Notification%20of%20Pools-Spas,%20Cooling%20Towers,%20Mortuary,%20Sex%20Industry%20Premises,%20Places%20of%20Shared%20Accommodation.pdf>

Alternatively, contact Council's Regulation and Enforcement Division on (02) 4227 7737 to obtain a registration form.

59 **Completion of Landscape Works**

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

60 **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 DCP2009. This information must be submitted to the Principal Certifying Authority prior to the issue of the final Occupation Certificate.

61 **Restriction on use – On-site Detention System**

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

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

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

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

62 **Retaining Wall Certification**

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

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

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

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

64 **On-Site Detention – Structural Certification**

The submission of a certificate from a suitably qualified practising civil and/or structural engineer to the Principal Certifying Authority is required prior to the issue of the final 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.

65 **Structural Soundness Certification**

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifying Authority is required, prior to the issue of the final Occupation Certificate and commencement of use. This report is required to verify that the building can withstand the forces of floodwater, debris and buoyancy up to and including RL 18.00 metres AHD or greater. This report shall also verify that the supporting structure of the upper storey/flood refuge can withstand the forces of floodwater, debris and buoyancy up to and including the Probable Maximum Flood (PMF) plus freeboard being RL 18.05 metres AHD.

66 **Fire Safety Certificate**

A Fire Safety Certificate must be issued for the building prior to the issue of an Occupation Certificate. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:

- a) Must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and
- b) must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

Operational Phases of the Development/Use of the Site

67 **Standards for places of shared accommodation**

The boarding house must be operated in accordance with Local Government (General) Regulation 2005 Schedule 2, Part 1 –*Standards for places of shared accommodation*.

68 **Noise Restrictions on Development**

The noise ($L_{Aeq (15min)}$) emanating from development must not exceed 5 dB(A) above the background noise level ($L_{A90 (15min)}$) of the area at any boundary of the land.

69 **Boarding House Plan of Management**

The Boarding House is to operate in accordance with the Boarding House Plan of Management (Revision A) (including Attachment 1: House Rules) prepared by MMJ dated October 2018. A copy of the Plan of Management is to be provided to all residents of the boarding house, and to be available in the common area of the boarding house at all times. All security measures described in the Plan of Management are to be implemented and shall be operational at all times.

66 **Changes to Approved Boarding House Plan of Management**

Any changes or alterations to the use of the boarding house of the terms of the approved Boarding House Plan of Management will require modification of this development consent.

70 **Boarding House Manager**

- The Manager will be responsible for the operation, administration and cleanliness of the premises.
- The Manager will be responsible for enforcing the Plan of Management and the House Rules.
- Details of the identity and contact details for the Manager will be displayed near the entry to the premises.

71 **Maximum Number of Boarders and Lodgers**

Boarding rooms must be occupied by a maximum of one (1) person only.

72 **Registration under Boarding Houses Act 2012**

At all times when operating, the Boarding House must hold current registration with the Department of Fair Trading as a registerable boarding house under the Boarding Houses Act 2012.

73 **Complaints Contact Number**

A contact phone number for complaints is to be displayed near the front entrance and be clearly visible to the public.

74 **Loading/Unloading Operations/Activities**

All loading/unloading operations are to take place at all times wholly within the confines of the site or within the road reserve under an approved traffic control plan.

75 **Commercial Waste bin service hours**

Commercial waste bin service is to only occur after 7.00 am and before 7.00 pm.