WLPP No.	Item No. 3
DA No.	DA-2019/87
Proposal	Construction of a two (2) storey commercial building including fitness centre, swim school, children's recreation facility, neighbourhood shop and approval for two (2) 'pad' sites for fast food restaurant, signage, and associated parking and landscape works in two (2) stages
Property	Lot 1 Windang Road Primbee Lot 1 DP 1093756
Applicant	Revelop Building & Development Pty Ltd
Responsible Team	Development Assessment & Certification - City Centre Team (AS)

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel - Advice

The proposal has been referred to Local Planning Panel for advice under clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. The application is of significant community interest as identified by Council's General Manager and Director Planning + Environment in accordance with clause 4 of Council's draft submissions policy.

Proposal

The proposal is for development of three detached buildings. A mixed use two storey building containing fitness centre (gymnasium), children's recreation facility, swim school and neighbourhood shop is proposed, as well as two single storey detached fast food restaurants. The applicant has indicated the two storey building will be completed in stage 1 and the fast food restaurants in stage 2. Landscaping, civil works and signage are also proposed.

Permissibility

The site is zoned SP3 Tourist pursuant to Wollongong Local Environmental Plan 2009. The proposal is categorised as 'food and drink premises', 'neighbourhood shop', 'recreational facility (indoor)' and 'signage' and is permissible in the zone with development consent.

Consultation

The proposal as initially lodged was publicly exhibited, and three submissions (objections) were received. The submissions expressed concern about new traffic lights, amenity impacts of fast food premises and flooding impacts.

Revised plans were submitted 19 September 2019 which amend the proposed uses in the two storey building. The original scheme involved a child care centre on the upper level, and this has now been removed and replaced with a fitness centre. A swim school has been introduced on the ground floor, replacing a fitness centre as originally lodged. The amended plans were not required to be publicly exhibited.

Main Issues

- Noise, security, and amenity impacts of 24-hour operation of 2 x fast food restaurants and one fitness centre and operation prior to 7am
- Installation of traffic lights at intersection Primbee Bypass and Golf Place
- Tree removal and compensatory planting and Visual impacts of 1.8m high fence atop the retaining wall near western boundary
- Suitability of proposed signage
- Interference with reactive barrier easement during construction.

RECOMMENDATION

It is recommended that the application is approved subject to conditions contained in Attachment 5.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

State Environmental Planning Policies:

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 64 – Advertising and Signage

State Environmental Planning Policy – (Infrastructure) 2007

State Environmental Planning Policy (Coastal Management) 2018

Local Environmental Planning Policies:

Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

Wollongong Development Control Plan (WDCP) 2009

Other policies

Wollongong City Wide Development Contributions Plan 2018

1.2 DETAILED DESCRIPTION OF PROPOSAL

The application seeks consent for a mixed use development in three detached buildings. The concept was amended on 19 September 2019 to remove a child care centre (as originally proposed) from the upper floor of Building C and replace it with a fitness centre relocated from the ground floor. A new swim school is proposed on the ground floor. The amended plans were not required to be publicly exhibited.

The development involves:

Component	Detail
Land uses	Food and drink premises x 2 Neighbourhood shop Children's indoor recreational facility Fitness centre / gymnasium Swim school
Gross floor area	Food and drink premises 420m^2 (220m^2 and 200m^2 food outlet) Neighbourhood shop 100m^2 Children's recreational facility 675m^2 Swim school 400m^2 Fitness centre 676m^2 Total: 2271m^2
Floor space ratio	0.26:1
Building height	Building A: 6.10m Building B: 4.95m Building C: 9m
Operating hours	Food and drink premises x 2 inc. drive through: 24 hours, 7 days Neighbourhood shop: 6am-10pm, 7 days Children's recreational facility: 6am-10pm, 7 days Swim school: 6am-10pm, 7 days Fitness centre: 24 hours, 7 days

Car parking	Vehicle access from Golf Place Building A (fast food A): 25 cars including drive though and waiting bay, loading bay, bicycle rack Building B (fast food B): 25 cars including drive though and waiting bay, loading bay, bicycle rack Building C (2 storey building): 76 spaces, 2 motorcycle, bicycle rack and loading bay Total: 126 cars
Tree removal and landscaping	Removal of 9 trees Compensatory landscaping on all boundaries and within car parking areas
Stage 1	• Construction of 2 storey building (Building C) containing: o Fitness centre 676m^2 on upper floor o Children's recreational facility (e.g. indoor play centre) 675m^2 on ground floor o Swim school 400m^2 on ground floor o Neighbourhood shop 100m^2 on ground floor (tenancy 1) • Signage o Pylon sign 9m x 3m (27m^2) north east corner, fronting Primbee Bypass o Pylon sign 9m x 2.5m (22.5m^2) south west corner, adjacent to Golf Place driveway. Oriented north to Primbee Bypass o Building A: ▪ Wall sign above main entry 4.8m x 0.6m, eastern elevation ▪ Wall sign 2.5m x 1.2m (3m^2), southern elevation o Building B: ▪ Wall sign above main entry 4.8m x 0.6m, western elevation ▪ Wall sign 4.8m x 0.6m, northern elevation o Building C: ▪ Digital advertising billboard 12.5m x 3.3m (41.25m^2), attached to northern wall, facing Primbee Bypass ▪ 3 x wall sign 4.2m x 0.6m above entry door neighbourhood shop, swim school and main lift lobby (ground floor) – western elevation ▪ 3 x wall signs 4.8 x 0.6m (upper floor) – 2 on western elevation, 1 on northern elevation o Illumination – all signs are to be internally illuminated. • Civil works, including construction of fences and retaining walls • Tree removal and landscaping • All car parking, driveways, manoeuvring and queuing areas, and bicycle parking
Stage 2	• Construction of Buildings A and B, both containing 24 hour fast food restaurants.

The application is not integrated or designated development.

Matters of concern that will be discussed in this report include:

1.3 BACKGROUND

The landscaping and drainage/flooding information has been revised several times during assessment of the application.

A revised Statement of Environmental Effects (SEE) was also submitted on 19 September 2019. The SEE describes the development as occurring in two stages, although the proposal is not a concept application or staged development under the Act.

An updated comment from the applicant's acoustic consultant was received 29 October 2019 which addressed the revised land uses proposed in Building C. The acoustic consultant confirmed the recommendations of their original report were applicable to the new swim school use and enlarged fitness centre. The revised comment stated that the 1.8m high 'Acoustilax' modular fence shown on the publicly exhibited plans was proposed because of impacts associated with 24 hour fast food operations. The acoustic consultant advised that if operation of the fast food premises ceased at 10pm, the acoustic fence would not be required. Deletion of the fence is supported as an improved streetscape presentation would result.

PL-2018/103

Pre-lodgement meeting PL-2018/103 was held on 1 August 2018, for a similar development with the addition of a bottle shop. Council advised that a mixed use development concept was generally acceptable, however some aspects of the development were not supported. These matters of concern included:

- the bottle shop was prohibited under Wollongong Local Environmental Plan 2009 (WLEP 2009)
- billboard exceeded the height limit under WLEP 2009 and third-party advertising signs were prohibited under Wollongong Development Control Plan 2009 (WDCP 2009)
- relationship between the proposed land uses within the development
- accessibility to the upper floor child care centre as no lift was proposed

Additionally, the applicant was advised to consider tree removal, landscaping, flooding and evacuation requirements of WDCP 2009, investigate whether upgrades to Primbee By-Pass were required, and demonstrate compliance with State Environmental Planning Policy No. 55 (Remediation of Land).

DA-2005/161

On 9 November 2005 Council issued DA-2005/161 for 'Two Lot Subdivision' of land owned by the Port Kembla Golf Club. The subdivision created the subject site and an allotment partly containing the existing golf club car park and Clubhouse. Port Kembla Golf Club sold the site in 2007. In 2018, the land was purchased by the current owners.

Condition 19 of the consent required installation of a permeable reactive barrier (PRB) on the subject site, designed to intercept and immobilise historic copper slag contaminants. Three piezometers were required to be sunk on the subject site to enable ongoing maintenance and testing of the PRB and remain on the land in perpetuity.

Customer service actions

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

1.4 SITE DESCRIPTION

The 8615m^2 site is located at Port Kembla Golf Club, Windang Road Primbee and the title reference is Lot 1 DP 1093756. The land fronts the Primbee Bypass, which is a classified road. Vehicle access is proposed via Golf Place. The land is vacant.

The land was historically used by Port Kembla Copper as a repository for industrial waste, including blast furnace slag. The land was later owned by Port Kembla Golf Club, which subdivided its holding in 2006 and created the allotment.

The land is flood prone and contains a buried permeable reactive barrier on the western and southern boundary designed to monitor and treat steel furnace slag imported to the site. A restriction on title prohibits construction of any building within the affected area.

The site contains several trees, which are proposed to be removed. Green and Golden bell frogs have previously been identified on-site.

Adjoining development is as follows:

- North: Residential properties and child care centre north of Windang Road/Primbee Bypass
- East: Port Kembla Golf Club golf course
- South: Port Kembla Golf club car park and club building.
- West: Residential properties at 18, 20 and 22 Golf Place. Tourist accommodation 'Comfort Inn Fairways Golf Place.

Footpath works associated with construction of the new traffic lights are proposed on Council's community land (Lot 106 DP 579950), which is the corner triangular shaped lot at the north-west of Golf Place.

Property constraints

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

- Contamination:

  There is a history of importation of copper slag material to a depth of approximate 6m. A below ground reactive barrier is in place including 5 x piezometers for groundwater monitoring (2m wide 88b restriction).

- Acid sulfate soils:

  Class 2 and 3

- Flooding:

  The site is identified as being located within a low and medium flood risk precinct. Council's Stormwater Officer has reviewed the revised application, which deletes the originally proposed child care component, and has no objection. Conditions of consent are recommended.

- Easement:

  Benefited by easement to drain sewage

- 88b restriction:

  2m wide restriction prohibiting building on reactive barrier or interference with barrier or associated piezometers.

- Heritage:

  Aboriginal heritage due diligence assessment provided and satisfactory

- Coastal Hazard(s):

  The land is identified as within the Coastal Environment area in State Environmental Planning Policy (Coastal Management) 2018

1.5 SUBMISSIONS

The application as originally lodged (i.e. containing a child care centre in Building C) was notified in accordance with WDCP 2009 Appendix 1: Public Notification and Advertising 22 February 2019 - 14 March 2019. This included a notice in The Advertiser. Three submissions were received and the issues identified are discussed below.

Table 1: Submissions

Concern	Comment
Fast food outlets Noise impacts of proposed 24 hour service drive through e.g. drive through operator speaker, cars with music and noise from late night gatherings in car park. Consider noise barriers or move proposed position of order/pay point to face Primbee Bypass.	The revised comment from the acoustic consultant dated 29 October 2019 advises that the potential noise impacts from fast food premises are acceptable and do not require technical amelioration measures to meet EPA requirements, if trading up to 10pm. It is recommended that 24-hour trading is not supported in this application, and that a 10pm close is appropriate. In addition, the revised landscape plans increase buffer planting on the Golf Place boundary.
Land description Incorrect to describe land or proposal as associated with Port Kembla Golf Club. The land was sold by Port Kembla Golf Club in 2005.	Noted. Council's property records noted the site had a parent title of Port Kembla Golf Club, as that was the advice from the Club in the subdivision process. This has now been changed and the property description makes no reference to Port Kembla Golf Club. The applicant referred to the development as being redevelopment of land associated with Port Kembla Golf Club in their Statement of Environmental Effects. This was not on the advice of Council.
Fill Fill has been added to the site, and therefore the redevelopment needs to consider flooding impacts upon the existing adjoining Port Kembla Golf Club and the proposed development.	Council's stormwater engineers have reviewed the technical reports submitted with the application and advised they have no objection, subject to conditions of consent.
Loss of flood storage Council's guidelines prohibit filling of depressions outside of existing building areas unless there is no loss of flood storage.	Council's stormwater engineers have considered the drainage concept plan and supplementary flooding reports and advised they have no objection, subject to conditions.
Flood refuge No discussion has occurred with Port Kembla Golf Club on any issues relating to a covenant for suitable flood refuge when site is inundated by PMF. Council advised Port Kembla Golf Club that opportunities for redevelopment were limited and required support from Road and Maritime Services (RMS).	Development on the subject site and the adjoining Port Kembla Golf Club land is subject to WDCP 2009 Chapter E13 Flood Plain Management. Council's stormwater engineers have considered the applicant's flooding reports and evacuation strategy and advised they have no objection, subject to conditions. The opportunities for redevelopment on the Port Kembla Golf Club site that were limited as residential

Concern	Comment
	development was proposed.
Mixed Use The concept of mixed uses is not objected to in principle.	The proposed uses are permissible with consent in the SP3 Tourist zone.
Traffic Lights Proposed traffic lights Golf Place and Primbee Bypass will impact traffic flow and increase traffic noise. Will noise reduction facilities be placed along Werrang and Government Roads? Police breath-testing operations often occur on Primbee Bypass, and the associated merging of lanes together with new lights will cause more traffic jams. Drivers may then go through Primbee suburb instead of using the Bypass, and cause gridlock around the school in peak hour.	RMS has issued concurrence for the proposed development. RMS assessment includes consideration of impacts of both the proposed new uses and proposed traffic lights, upon Primbee Bypass. Revised details of the proposed traffic lights were provided to Council in the RMS concurrence letter dated 8 August 2019. No noise reduction barrier along Werrang and Government Roads is proposed.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Council's Stormwater and Traffic Engineers, Landscape architect, Heritage and Environment Officers, Health Inspector have reviewed the application, and provided satisfactory referral comments. Conditions of consent were recommended.

1.6.2 EXTERNAL CONSULTATION

Roads and Maritime Services

The application was referred to RMS under clause 104 of SEPP (Infrastructure) 2007 and clause 18 of SEPP No. 64 – Advertising and Signage.

RMS advised on 8 August 2019 that updated plans and supporting documents were satisfactory subject to certain conditions of consent. These conditions have been included in Attachment 4. RMS concurrence was granted relating to SEPP 64 matters.

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

The land has a history of contamination due to past industrial use by Port Kembla Copper Works. The site has 5 piezometers for groundwater monitoring and a below ground reactive barrier to intercept the heavy metals from groundwater. The site is considered remediated.

Conditions of consent in the subdivision creating the allotment require water quality monitoring in perpetuity and restrictions on title regarding retention of the reactive barrier.

The applicant has provided correspondence from Douglas Partners which updates earlier technical advice regarding contamination and remediation. The Douglas Partners correspondence confirms

the current site conditions 'are virtually unchanged' since 2011. Douglas Partners confirms the importation of a 500mm capping layer and completion of water monitoring required by the subdivision.

Matters for consideration under clause 7 are satisfactory.

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING AND SIGNAGE

The application involves erection of pylon and building signs (refer plan D016). Signage has been revised since lodgement. Plan D16 contains references to the deleted child care centre.

The proposed signage now includes:

- Pylon sign 9m x 3m (27m^2) north east corner, fronting Primbee Bypass
- Pylon sign 9m x 2.5m (22.5m^2) south west corner, adjacent to Golf Place driveway. Oriented north to Primbee Bypass
- Building A:
    - Above transom sign main entry 4.8m x 0.6m, eastern elevation
    - Wall sign 2.5m x 1.2m (3m^2), southern elevation
- Building B:
    - Above transom sign main entry 4.8m x 0.6m, western elevation
    - Wall sign 4.8m x 0.6m, northern elevation
- Building C:
    - Digital advertising billboard 12.5m x 3.3m (41.25m^2), attached to northern wall, facing Primbee Bypass
    - 3 x above transom signs 4.2m x 0.6m at entry door neighbourhood shop, swim school and main lift lobby (ground floor) – western elevation
    - 3 x wall signs 4.8 x 0.6m (upper floor) – 2 on western elevation, 1 on northern elevation
- Illumination – all signs are to be internally illuminated.

The Building C billboard is not supported – all other proposed signs are considered satisfactory.

The following requirements of SEPP 64 are addressed:

Part 1

The proposed signs are defined for the purpose of the SEPP:

- Pylon signs – 'freestanding advertisement'
- Above doorway signs – 'business identification sign' as per the Standard Instrument
- Wall signs – 'business identification sign' as per the Standard Instrument
- Billboard – 'wall advertisement'

freestanding advertisement *means an advertisement that is displayed on an advertising structure that is mounted on the ground on one or more supports.*

signage *means all signs, notices, devices, representations and advertisements that advertise or promote any goods services or events and any structure or vessel that is principally designed for, or that is used for, the display of signage and includes:*

(a) building identification signs, and
(b) business identification signs, and
(c) advertisements to which Part 3 applies,
but does not include traffic signs or traffic control facilities.
wall advertisement *means an advertisement that is painted on or fixed flat to the wall of a building, but does not include a special promotional advertisement or building wrap advertisement.*

Part 2

Clause 13
Matters for consideration under clause 13 are considered satisfactory. The application has been assessed in accordance with Schedule 1 criteria and the *Transport Corridor Outdoor Advertising and Signage Guidelines* (the Guidelines), as they relate to clause 18 of the SEPP.

Part 3

Part 3 does not apply to 'business identification signs'.

Clause 17
This clause applies to signs greater than 25m^2 or higher than 8m above the ground.
The two pylon signs are higher than 8m above the ground.
The requirements of clause 17 are satisfied.

Clause 18
This clause applies to signs greater than 20 square metres and within 250 metres of, and visible from, a classified road. Concurrence from RMS is required.
The main pylon sign located in the north-east corner has an area of 27m^2 and has frontage to a classified road. The billboard attached to the upper level of Building C has an area of 41.25m^2 and has frontage to a classified road.
RMS has granted concurrence as required by the clause.

Clause 22
A maximum of one wall advertisement is permitted per building elevation.

22 Wall advertisements

(1) Only one wall advertisement may be displayed per building elevation.

Satisfactory – the billboard is the only wall advertisement on the northern elevation of Building C

(2) The consent authority may grant consent to a wall advertisement only if:

(a)the consent authority is satisfied that the advertisement is integrated with the design of the building on which it is to be displayed, and

Satisfactory

(b)for a building having:

(i) an above ground elevation of 200 square metres or more—the advertisement does not exceed 10% of the above ground elevation, and

Does not comply - The northern elevation of Building C has an area of approximately 215m^2. The billboard is 41.25m^2, which is 19%.

(ii) an above ground elevation of more than 100 square metres but less than 200 square metres—the advertisement does not exceed 20 square metres, and

(iii) an above ground elevation of 100 square metres or less—the advertisement does not exceed 20% of the above ground elevation, and

(c) the advertisement does not protrude more than 300 millimetres from the wall, unless occupational health and safety standards require a greater protrusion, and

No details provided

(d) the advertisement does not protrude above the parapet or eaves, and

Satisfactory

(e) the advertisement does not extend over a window or other opening, and

Satisfactory

(f) the advertisement does not obscure significant architectural elements of the building, and

Satisfactory

(g) a building identification sign or business identification sign is not displayed on the building elevation.

Does not comply – the northern elevation contains a business identification sign at the upper level (refer plan D16) in addition to the billboard.

(2A) In the case of the display of a wall advertisement on transport corridor land, subclause (2) does not apply and the consent authority may grant consent only if satisfied that the advertisement is consistent with the Guidelines.

*(3) In this clause, **building elevation** means an elevation of a building as commonly shown on building plans.*

Schedule 1

Schedule 1 Assessment criteria

(a) 1 Character of the area

Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?

With the exception of the Building C billboard, the proposed signage is compatible with the commercial /tourist zoning of the land.

Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?

Commercial sites fronting Primbee Bypass currently contain advertising. There is no consistent or particular theme of advertising.

(b) 2 Special areas

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

With the exception of the billboard, the proposal does not detract from any environmentally sensitive areas, conservation or heritage areas or any open space or residential areas.

(c) 3 Views and vistas

Does the proposal obscure or compromise important views?

No

Does the proposal dominate the skyline and reduce the quality of vistas?

No.

Does the proposal respect the viewing rights of other advertisers?

Yes

4 Streetscape, setting or landscape

Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?

No, the billboard on building C is of excessive scale.

Does the proposal contribute to the visual interest of the streetscape, setting or landscape?

No, the billboard is intrusive.

Does the proposal reduce clutter by rationalising and simplifying existing advertising?

The signage would be in addition to Port Kembla Golf Club signage visible from Primbee Bypass.

Does the proposal screen unsightliness?

Not applicable

Does the proposal protrude above buildings, structures or tree canopies in the area or locality?

The proposed buildings require tree removal on the site, however new landscaping in the Primbee Bypass and Golf Place frontages is proposed.

Does the proposal require ongoing vegetation management?

No

(d) 5 Site and building

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

No, the billboard on building C is excessive in scale and dominates the northern elevation. The other proposed signs are acceptable.

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

No, the billboard is dominant. The other proposed signs are acceptable.

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

Standard placement of signage on the building and pylon signs is proposed.

6 Associated devices and logos with advertisements and advertising structures

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

Not applicable

(e) 7 Illumination

Would illumination result in unacceptable glare?

Signs are 'backlit' illuminated, and in accordance with luminance criteria in the Guidelines.

Would illumination affect safety for pedestrians, vehicles or aircraft?

No

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

No

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

Yes

Is the illumination subject to a curfew?

Not proposed, but recommended.

(f) 8 Safety

Would the proposal reduce the safety for any public road?

No. RMS have granted concurrence and advised they have no objection in terms of impacts on road network.

Would the proposal reduce the safety for pedestrians or bicyclists?

No – signage is not located in main pedestrian or bicycle travel points.

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

No.

2.1.3 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Windang Road is a classified road. Clause 101 requires the consent authority to grant consent where vehicle access is by a road which is not a classified road (where possible). The submitted plans show vehicle access from Golf Place, and a proposal to signalise the intersection of Golf Place and Windang Road.

The consent authority also must be satisfied that the proposed development will not adversely affect the safety, efficiency and ongoing operation of the classified road. Council's traffic engineers have advised they have no objection, subject to recommended conditions of consent.

Clause 101 also requires the consent authority to be satisfied that the development *'is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road'.* The revised development deleting the child care centre is no longer considered to be sensitive to traffic noise or emissions.

The site is located on a classified road, and constitutes 'traffic generating development' under clause 104 of the Regulation. The application was referred to RMS under clause 104 for comment. RMS advised on 8 August 2019 they had no objection, subject to conditions of consent. These conditions are contained in Attachment 4.

2.1.4 STATE ENVIRONMENTAL PLANNING POLICY (COASTAL MANAGEMENT) 2018

The land is identified as being within a coastal environment area, according to the SEPP.

Division 3 Coastal environment area

<u>13 Development on land within the coastal environment area</u>

Council has considered matters listed in clause 1. Matters for consideration under clause 2 are satisfactory.

Division 5 General

<u>15 Development in coastal zone generally—development not to increase risk of coastal hazards</u>

The proposal is not considered likely to increase the risk of coastal hazards on the site or other land.

<u>16 Development in coastal zone generally—coastal management programs to be considered</u>

Council's coastal zone management plan has been endorsed and gazetted. The plan recommends the flooding provisions of WDCP Chapter E13 be implemented. Council's stormwater engineer has reviewed the application in accordance with eth requirements of Chapter 13 and has no objection, subject to conditions of consent.

2.1.5 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Part 2 Permitted or prohibited development

<u>Clause 2.2 – zoning of land to which Plan applies</u>

The zoning map identifies the land as being zoned **SP3 Tourist.**

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

Zone SP3 Tourist

1 Objectives of zone

- To provide for a variety of tourist-oriented development and related uses.

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

Building identification signs; Business identification signs

3 Permitted with consent

Advertising structures; Amusement centres; Aquaculture; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Entertainment facilities; **Food and drink premises;** Function centres; Information and education facilities; Kiosks; Marinas; Markets; Moorings pens; Moorings; **Neighbourhood shops;** Recreation areas; **Recreation facilities (indoor);** Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads; Tourist and visitor accommodation; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

The proposal is categorised as 'neighbourhood shop', 'recreation facility (indoor)', 'food and drink premises', and 'signage' all of which are permissible in the zone with development consent.

Clause 1.4 Definitions

food and drink premises *means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following:*

(a) a restaurant or cafe,
(b) take away food and drink premises,
(c) a pub,
(d) a small bar.

Note. *Food and drink premises are a type of* ***retail premises****—see the definition of that term in this Dictionary.*

neighbourhood shop *means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include neighbourhood supermarkets or restricted premises.*
Note. *See clause 5.4 for controls relating to the retail floor area of neighbourhood shops.*
Neighbourhood shops are a type of ***shop****—see the definition of that term in this Dictionary.*

recreation facility (indoor) *means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.*

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

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

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

Whilst there are no development control plan size requirements for the proposed swim school, it is noted that the dimensions of the tenancy appear restrictive and ongoing commercial viability is questionable. Notwithstanding, other permissible uses consistent with the objectives of the zone could be operated within this tenancy, subject to separate consent.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The maximum permitted building height is 9m.

The proposed building height is:

- Building A: 6.10m
- Building B: 4.95m
- Building C: 9m

Clause 4.4 Floor space ratio

The maximum permitted floor space ratio is 1.5:1.

The proposed gross floor area is:

- Food and drink premises 420m^2 (220m^2 and 200m^2)
- Neighbourhood shop 100m^2
- Children's recreational facility 675m^2
- Swim school 400m^2
- Fitness centre 676m^2
- Total: 2271m^2

The proposed floor space ratio is 0.26:1.

Part 5 Miscellaneous provisions

Clause 5.4 Miscellaneous neighbourhood shop

The maximum permitted retail floor area is 100m2.

The proposed Building C shop size is 100m^{2,} which complies.

Clause 5.10 Heritage conservation

Council's heritage officer has considered potential impacts upon local heritage item 6313 ('Vegetated Hill and Swamp') and a known Aboriginal site.

The applicant provided an Aboriginal Archaeology Due Diligence assessment which noted prior disturbance of the Aboriginal site. Council's heritage officer notes that the site is in the vicinity of a vegetated hill and swamp of local heritage significance, as well as in proximity to a known Aboriginal site. Notification to the local Aboriginal community was undertaken as required under clause 5.10 (8). No submissions have been received.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

Standard utility connection conditions of consent are recommended. The site is located in an urban neighbourhood which is currently serviced.

Clause 7.3 Flood planning area

The site is identified as being flood affected. Council's stormwater engineers have reviewed requirements of WDCP 2009 Chapters E13 and E14. Several revisions of proposed stormwater and flooding and evacuation information has been submitted since lodgement. Council's stormwater engineers have advised the final plans are satisfactory, subject to conditions of consent.

Clause 7.5 Acid Sulfate Soils

The land is identified as containing Class 3 and 5 acid sulfate soils. A satisfactory sediment and erosion control plan has been provided.

Clause 7.6 Earthworks

The proposal involves excavation to facilitate construction of the three proposed buildings. The earthworks are not expected to have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features surrounding land.

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

Not applicable.

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

CHAPTER A1 – INTRODUCTION

8 Variations to development controls in the DCP

Variations to advertising controls in Chapter C1 are proposed, but are not supported (refer Chapter C1 below).

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

CHAPTER C1 – ADVERTISING AND SIGNAGE

The proposed signage scheme does not comply with several provisions of Chapter C1. The most significant concern is the proposed billboard on building C, which is intrusive and of excessive scale.

7 Prohibited Signs

Unsatisfactory - Third party i.e. billboard signs are prohibited.

8 General requirements for advertising signs and structures

8.1 Advertising Signage must relate directly to lawful use of the land

Unsatisfactory – third party advertising (billboard) is prohibited.

8.2 Design and Location

Unsatisfactory - The proposed billboard on building C is considered excessive in scale and intrusive and is not supported. The design of the other proposed signage is considered to be compatible with the built form and the locality.

8.3 Proportion

Unsatisfactory – the proposed billboard is considered excessive in scale and is not supported. The other proposed signage is satisfactory.

8.4 Colour

No details provided – signage frames only.

8.5 Illumination

Unsatisfactory - All signs are proposed to be internally illuminated, rather than lit by low level floodlighting. Having regard to the proximity of residential properties, it is considered reasonable to require illumination to be turned off outside of the permitted business hours. The digital billboard has potential to be visually intrusive.

8.6 Rationalisation of Advertising Signage

Existing advertising relates to the Port Kembla Golf Club.

8.7 Advertising Signs and Structures maintained in good repair and in a clean and tidy condition

Satisfactory.

8.8 Advertising Signs must be displayed in English Language

No details of content provided.

8.9 Advertising Signs or Structures – Public Safety

The signage is not expected to pose any public safety risk.

9 Specific controls for advertising signs and structures

9.2 Flush Wall Signs

The billboard and upper level signs of Building C,

Unsatisfactory – maximum one wall sign per elevation is permitted. Building C northern elevation contains a billboard and tenancy signage at the upper level. Building C western elevation contains two wall signs at the upper level.

The billboard represents approximately 19% of the elevation, where 10% is permitted.

9.5 Pole or Pylon Signs

Two pylon signs are proposed.

Unsatisfactory – two signs are proposed where one per site is permitted. Both signs do not comply with minimum 12.6m underside clearance

9.6 Top Hamper Signs

Signs above the entry door on Buildings A, B and C are top hamper signs.

Unsatisfactory – signs are length 4.2m and 4.8m where maximum 4m is permitted. Maximum area exceeds $2.4m^{2.}$

10 Location of certain names and logos

Not applicable.

11 Multi-occupancy buildings

Unsatisfactory - Building C is a multi-occupancy building, however multiple signs, rather than one combined sign, are proposed.

CHAPTER D1 – CHARACTER STATEMENTS

Primbee

The desired future character refers primarily to new development in existing residential neighbourhoods, and is non-specific about land zoned SP 1.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

An access report has been provided. Building C has a lift servicing the upper floor. Disabled person's parking spaces are provided in the car park. Standard conditions regarding Building Code of Australia and Disability Discrimination Act compliance are proposed.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

CPTED matters are addressed in the SEE, however the particular considerations of 24 hour operation of the fitness centre and fast food restaurants have not been discussed in detail. Generally, the building and site layout and landscaping and building entry location are all acceptable. Specific details about security monitoring and safe operation of the 24 hour premises have not been provided.

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

Traffic signals are proposed at the intersection of Golf Place and Primbee Bypass. Council's traffic

Control/objective	*Comment*	*Compliance*
3.1 Lighting	No details of lighting proposed.	N/a

engineer has reviewed the proposal and concludes that the proposed number of car parking spaces (126) is suitable. A traffic impact assessment report was submitted with the application.

10 Pedestrian access

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

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

3.2 Natural surveillance and sightlines	No adverse impact expected.	Yes
3.3 Signage	Does not present safety concern	Yes
3.4 Building design	Logical location of entrances Building C. Good sightlines to car parking areas. Internal layout plan of Buildings A and B not provided.	Yes
3.5 Landscaping	Boundary perimeter planting required.	Yes

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

CHAPTER E6: LANDSCAPING

The revised Taylor Brammer Landscape Architects plans are satisfactory, subject to conditions. Boundary planting is provided along the perimeter of the site, and within car parking areas.

CHAPTER E7: WASTE MANAGEMENT

A satisfactory Site Waste Minimisation and Management Plan has been provided.

CHAPTER E10 ABORIGINAL HERITAGE

The land is in the vicinity of a known Aboriginal site. The applicant has provided a satisfactory due diligence report.

CHAPTER E11 HERITAGE CONSERVATION

The site is located in the vicinity of a local heritage item (Vegetated Hill and Swamp) and consideration has been given to potential impacts on the item resulting from loss of vegetation on the site. On balance, the impacts are considered not significant and are acceptable.

CHAPTER E13 FLOODPLAIN MANAGEMENT

The site is flood affected (low and medium flood risk category). Council's stormwater engineers have considered several revised drainage, building and site layout plans, together with flooding information and an evacuation strategy. The final mix of land uses, specifically deletion of the child care centre from Building C, and the revised evacuation strategy are considered acceptable. Recommended conditions of consent are included in Attachment 5.

CHAPTER E14 STORMWATER MANAGEMENT

The final stormwater drainage concept is considered acceptable, subject to conditions. These conditions are contained in Attachment 5.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

Removal of nine trees is proposed. Council's landscape architect has considered the impacts and merits of the tree removal, and on balance finds it acceptable. Compensatory planting is provided on the perimeter and throughout the site.

CHAPTER E18 THREATENED SPECIES

The site has previously been identified as potential habitat for Green and Golden Bell Frogs. A Flora and Fauna report has been submitted and is satisfactory.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

Excavation is proposed to facilitate construction of the development. Impacts on flooding and surface levels are satisfactory. It is recommended that a condition of consent is applied requiring all works to be undertaken outside the easement for the reactive barrier.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

The land was formerly filled with copper slag fill material and identified as contaminated, however the site was satisfactorily remediated as part of a previous subdivision.

An easement for a reactive barrier is located on the western boundary. The purpose of the barrier is to intercept heavy metals from groundwater.

Four underground water monitoring wells (piezometers) are located on the site. Only one piezometer is located within the active barrier easement. An associated 88b restriction requires regular monitoring of the ground water via the piezometers and replacement of the reactive barrier when necessary. For this reason, full unobstructed access to the reactive barrier easement is required. Currently, a retaining wall is proposed in close proximity to the reactive barrier easement, and it is therefore recommended that a condition of consent is applied requiring all retaining wall works to be undertaken outside of the reactive barrier. Planting within the reactive barrier is not supported.

Matters for consideration under clause 7 of SEPP 55 – Remediation of Land are satisfactory.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

A sediment and erosion control plan has been provided and is satisfactory. Conditions of consent are recommended in regard to appropriate sediment and erosion control measures to be in place during works.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2018

Contributions are payable for works exceeding $100,000. The estimated cost of works is $6,025,859 and therefore a contribution is required to be levied. A condition of consent is contained in Attachment 5.

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)

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

Conditions of consent are recommended with regard to demolition.

<u>93 Fire safety and other considerations</u>

Not applicable

94 Consent authority may require buildings to be upgraded

Not applicable

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

The development proposes extensive signage and three separate buildings containing a mix of commercial uses;

- Neighbourhood shop
- 2 x 24 hr fast food restaurants
- 24 hr fitness centre
- Swim school
- Children's indoor recreation facility

The land is zoned SP 1 Tourist, and all proposed uses are permissible.

Matters of concern have been discussed earlier in this report and include:

- Noise, security, and amenity impacts of 24 hour operation of 2 x fast food restaurants and one fitness centre
- Noise impacts of operation prior to 7am
- Intrusive and over-sized billboard sign on Building C
- Viability of the swim school due to constrained size of premises
- Interference with reactive barrier easement during construction.
- Visual impacts of 1.8m high fence atop the retaining wall near western boundary

Some of these concerns can be resolved through conditions of consent (limiting hours of operation to 7am-10pm, deleting the billboard, no construction works in reactive barrier easement, and deleting the 1.8m fence). Viability of the swim school is an operational matter for the prospective tenant. It is noted other uses are permissible and therefore a different use could be the subject of a separate application.

The development also includes construction of traffic lights at the intersection of Golf Place and Primbee Bypass. This has been raised in submissions as a matter of concern, due to potential slowing of traffic on the Bypass. It is noted that approval from RMS under s.138 of the Roads Act is required and that RMS have no objection to the signalisation subject to recommended conditions of consent.

Consultation

The application was advertised to neighbouring properties and local Aboriginal community as required by Council's policies. Three submissions have been received and are addressed in this report.

Context and Setting:

The site is currently undeveloped and adjoins the Port Kembla Golf Club. Visually, it is a fixture of the Primbee Bypass when travelling north or south between Windang and Warrawong. Existing established trees are proposed to be removed, however compensatory planting is proposed.

Surrounding development is primarily residential on the other side of Primbee Bypass, with commercial development including Port Kembla Golf Club on the same side as the site.

Access, Transport and Traffic:

One driveway is proposed, and is located on Golf Place. This location is consistent with requirements of SEPP (Infrastructure) 2007. New traffic lights are proposed at the intersection of Golf Place and Primbee Bypass, and preliminary design plans have been endorsed by RMS. Separate s.138 Roads Act approval is required to be obtained from RMS. Car parking has been provided on site at the rate required by WDCP 2009.

Public Domain:

Landscaping is proposed in the public domain.

Utilities:

A substation is proposed in the north-east corner of the site. Standard utility connection conditions of consent are recommended.

Heritage:

Impacts on Aboriginal and non-Aboriginal heritage have been considered and are satisfactory.

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:

Conditions of consent requiring connection to Sydney Water infrastructure are recommended.

Soils:

The land contains acid sulfate soils.

Air and Microclimate:

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

Flora and Fauna:

Tree removal is proposed and is satisfactory. Compensatory landscaping is required. Impacts on potential Green and Golden Bell Frog habitat have been assessed and are satisfactory

Waste:

A waste management plan has been provided. A condition of consent is recommended requiring an appropriate receptacle to 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 of consent is recommended requiring nuisance be minimised during construction and civil works.

Noise impacts of on-going operation of the businesses are addressed in the Noise Impact Assessment by Acoustic Logic. Recommendations on page 18 of the report that are relevant to the revised proposal include no operation prior to 7am without separate noise assessment for that tenancy, waste collection times, and mechanical equipment reviews. A condition of consent is recommended incorporating these recommendations.

Natural hazards:

Council records list the site as flood affected. A flood report and evacuation strategy has been provided. Council's stormwater engineers have reviewed the revised proposal and have no objection, subject to conditions.

Technological hazards:

Council records list the site as contaminated land affected, and containing acid sulfate soils. These matters have been assessed and are satisfactory, subject to conditions.

Safety, Security and Crime Prevention:

The proposed 24-hour operation of the two fast food restaurants and fitness centre is not considered suitable having regard to acoustic barriers necessary to preserve residential amenity in Golf Place and potential for antisocial behaviour, littering and security impacts. A closing time of 10pm is recommended.

Social Impact:

Relevant general principles and assessment criteria for social impact assessment include:

- Recognition and preservation of diversity – The proposal is not expected to result in a loss of social diversity or a diminishment of social cohesion.
- Internalisation of cost – The proposal is not expected to result in external costs to current or future generations or the environment.
- Polluter pays principle – There are not expected to be any social costs that should be addressed at this stage.
- The prevention principle – With recommended conditions of consent regarding operating hours, noise control, there are not expected to be any social impacts that would arise that would require rectification
- The protection and promotion of health and safety – With recommended conditions of consent, there are not considered to be any risks from the development that require preventative measures or design changes to be made
- The principle of subsidiarity – the development was notified to the local community and relevant stakeholders. There are not considered to be any specific affected people that would have required more targeted consultation.

Economic Impact:

The proposal is not expected to create any adverse economic impact. The proposed land uses are permissible in the zone with development consent.

Site Design and Internal Design:

The application does not result in any departures from development standards as outlined above.

It is recommended that a condition of consent is applied requiring all works to be in compliance with the Building Code of Australia.

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, and use of any crane, hoist, plant or scaffolding.

Cumulative Impacts:

With recommended conditions, the proposal is not expected to result in adverse cumulative impacts.

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

Does the proposal fit in the locality?

The proposal is considered appropriate with regard to the zoning of the site. With recommended conditions, the development is not expected to result in adverse impacts on the amenity of the locality or adjoining developments.

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

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

Three submissions have been received and discussed in section 1.3.

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

With recommended conditions, the development is not expected to result in unreasonable impacts on the environment or the amenity of the locality. The proposed land uses are permissible in the SP1 Tourist zone. Environmental, operational and design matters have been adequately resolved by revised plans and conditions of consent. The development is consistent with the objectives of the zone approval is therefore considered to be in the public interest.

3 CONCLUSION

This application has been assessed as satisfactory having regard to Section S4.15(1) of the Environmental Planning and Assessment Act 1979, the provisions of Wollongong Local Environmental Plan 2009 and all relevant Council DCPs, Codes and Policies.

The proposed development aligns with the permitted land uses and objectives of the zone and the design of the development is appropriate regarding the controls outlined in these instruments. The proposal involves variations to WDCP2009 some of which are supported. Conditions of consent are recommended addressing matters of concern (no 24-hour operation, removal of billboard sign, no works in the reactive barrier easement and removal of 1.8m fence in Golf Place).

The public advertising process resulted in numerous submissions being received raising concern with the development. RMS concurrence has been granted subject to conditions of consent, which are contained in Attachment 4.

The issues raised in the submissions have been considered in the assessment of the application as outlined in Section 1.5 of this report. It is considered that the proposed development has otherwise been designed appropriately given the nature and characteristics of the site and is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area

4 RECOMMENDATION

It is recommended that the development application be approved subject to conditions of consent contained in Attachment 5.

5 ATTACHMENTS

Attachment 1 Plans

Attachment 2 Aerial Photograph

Attachment 3 Zoning Map

Attachment 4 RMS concurrence

Attachment 5 Draft Conditions of consent

NOTES

1. COUNCIL DA ISSUE ONLY - NOT FOR TENDER OR CONSTRUCTION.
2. LINEMARKING SHOWN INDICATIVE ONLY - SUBJECT TO CHANGE AT DETAIL DESIGN BY TRAFFIC ENGINEER.
3. CARPARKING & ROAD AISLES TO BE IN ACCORDANCE WITH AS2890.1 & AS2890.6.
4. STANDARD PARKING BAYS PROVIDED AT 5.4m x 2.6m
5. DISABLED PARKING BAYS PROVIDED AT 5.4m x 2.4m WITH 5.4m x 2.4m SHARED ZONE ADJACENT.
6. EXTERNAL ROADWORKS TO BE DESIGNED BY OTHERS.

RPD:

LOT:	1
PLAN:	DP1093756
LGA:	WOLLONGONG CITY COUNCIL
STREET:	Cnr PRIMBEE BYPASS & GOLF PLACE
SUBURB:	PRIMBEE, NSW
POSTCODE:	2502

N

LEGEND

- SITE BOUNDARY
- EASEMENTS
- EASEMENT FOR REACTIVE BARRIER 88b RESTRICTED ZONE
- STAGE / PAD SITE BOUNDARY
- MW — EXISTING GROUND WATER MONITORING WELL. UPGRADE SURFACE/LID TRAFFICABLE
- SHARED PEDESTRIAN ACCESS ROUTE GRADE - 1 IN 20 MAX.
- x3.200 — PROPOSED LEVEL (RL) IN M (AHD)
- (47.34m) — DIMENSION OF BOUNDARY IN METRES

AREA CALCULATION

(BOUNDARIES AREA SHOWN INDICATIVELY. AREAS SUBJECT TO SURVEY)

BUILDING FOOTPRINT	1800m²
HARD PAVING	5281m²
LANDSCAPING (1.5m WIDE FROM BOUNDARY - 10% MIN. LANDSCAPING OF SITE AREA IS 861m²)	1533m²
TOTAL:	8614m²

PARKING SCHEDULE

(AS PER COLSTON BUDD ROGERS & KAFES TRAFFIC REPORT)

USE	REQ.
FOOD & DRINK OUTLETS	63
FITNESS CENTRE	20
SWIM SCHOOL	16
KIDS RECREATION & NEIGHBOURHOOD SHOP (TENANCY 1)	27
TOTAL REQUIRED:	126
PROVIDED:	126 (CAR SPACES)
BIKES REQUIRED:	24
PROVIDED:	24 (BIKE SPACES)

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REV	DATE	BY	DESCRIPTION	CHK
D	22.11.18	BL	AMENDED AREA CAL TABLES, BIKE RACKS POSTION & ADDED ACOUSTIC WALL	
E	23.11.18	BL	SHARED PEDESTRIAN PATHS & LEVELS ADDED	
F	29.11.18	BL	ADDED DIMENSIONS, NOTES & CONTOURS	
G	23.01.19	BL	DA ISSUE	
H	28.06.19	BL	RE-ISSUED FOR DA	
J	09.09.19	DGC	BOUNDARY SETBACKS & TENANCIES REVISED	
K	10.09.19	DGC	LANDSCAPING ISLAND ADDED	
L	11.09.19	DGC	DRIVEWAY KERBING SETBACK REVISED	
M	18.09.19	DGC	PARKING SCHEDULE	
N	14.10.19	EEK	MINOR REVISIONS	

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE
PROPOSED SITE LAYOUT

STATUS
DA ISSUE

DRAWN	APPROVED	
BL		
DATE CREATED	A1 SCALE	A3 SCALE
17.09.18		1 : 500

DRAWING NO	REV
18056 D04	N

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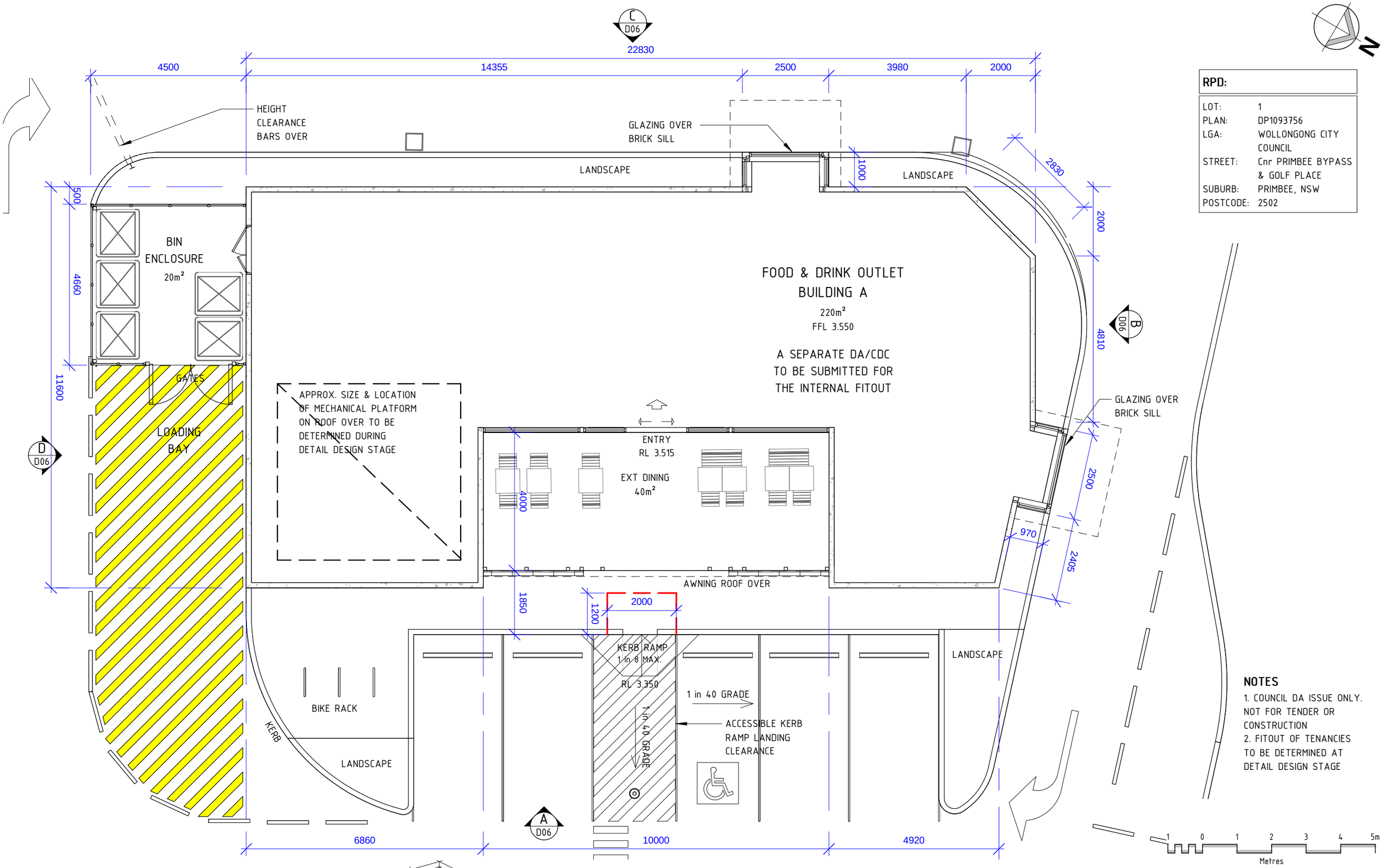

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REV	DATE	BY	DESCRIPTION	CHK
A	17.09.18	BL	PRELIMINARY FOR DISCUSSION	
B	28.09.18	BL	PRELIMINARY ISSUE FOR DISCUSSION	
C	26.10.18	BL	DA ISSUE	
D	22.11.18	BL	ADDED NOTES & LEVELS	
E	23.01.19	BL	DA ISSUE	
F	28.06.19	BL	RE-ISSUED FOR DA	

PROJECT DETAILS

MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE

PROPOSED BUILDING A FLOOR PLAN

STATUS

DA ISSUE

DRAWN	APPROVED	
BL		
DATE CREATED	A1 SCALE	A3 SCALE
17.09.18		1 : 100

DRAWING NO		REV
18056	D05	F

28/06/2019 4:23:43 PM

PARAPET WALL WITH ALUMINIUM COMPOSITE PANEL CLADDING

BUILDING 'A' BUSINESS I.D. SIGNAGE

ENTRY

WALL WITH ALUMINIUM COMPOSITE PANEL CLADDING WITH EXPRESSED JOINTS

POWDERCOAT ALUMINIUM TIMBER LOOK BATTENS

BUILDING A - FFL
RL 3.55

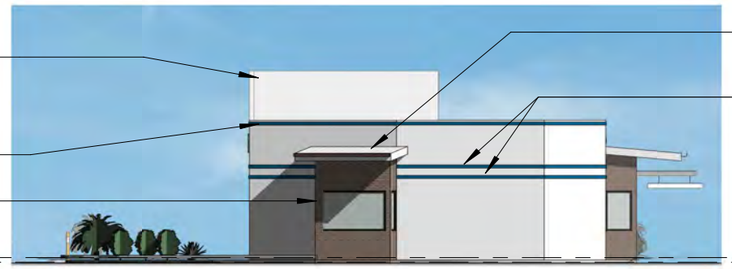
POWDERCOAT ALUMINIUM TIMBER LOOK AWNING FASCIA & COLUMNS TO ALFRESCO DINING AREA

CANTILEVERED ROOF OVER SERVICE WINDOWS

PRECAST CONCRETE WITH PAINT FINISH

FACE BRICK WALL

A D05 EAST ELEVATION
1 : 200



WALL WITH ALUMINIUM COMPOSITE PANEL CLADDING WITH EXPRESSED JOINTS

COLORBOND ROOF

FACE BRICK WALL

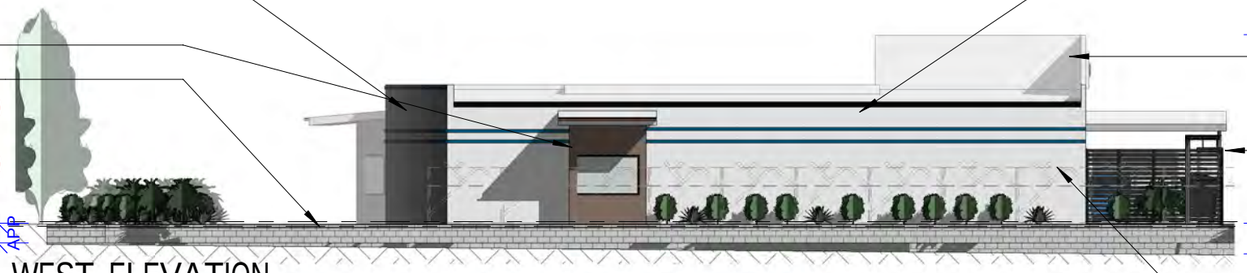
BUILDING A - FFL
RL 3.55

CANTILEVERED ROOF OVER DRIVE THRU SERVICE WINDOW

ALUMINIUM COMPOSITE FEATURE STRIPS

BUILDING A - FFL
RL 3.55

B D05 NORTH ELEVATION
1 : 200



SMOOTH CONCRETE PANELS WITH PAINT FINISH

FACE BRICK WALL

REFER DRG. D21 FOR CONC. BLOCK RETAINING WALL HEIGHTS WITH SELECTED TEXTURE AND COLOUR FINISH.

BUILDING A - FFL
RL 3.55

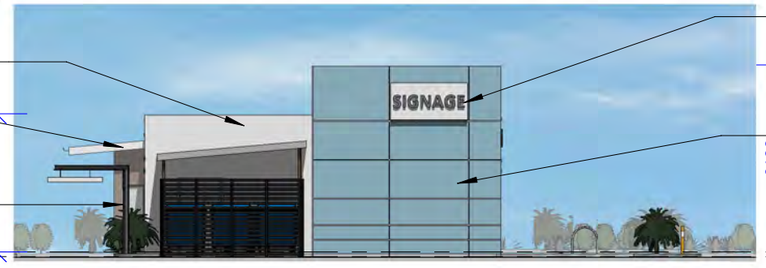
SMOOTH CONCRETE PANELS WITH PAINT FINISH

ROOF PLANT (TO FUTURE DETAILS)

SCREENED & ROOFED BIN ENCLOSURE

OUTLINE OF 1.8m ACOUSTIC FENCE ON RETAINING WALL SHOWN IN FOREGROUND TRANSPARENT FOR CLARITY OF BUILDING ELEVATION

C WEST ELEVATION
1 : 200



SMOOTH CONCRETE PANEL WALL WITH PAINT FINISH

CANTILEVERED ROOF OVER DRIVE THRU SERVICE WINDOW

HEIGHT CLEARANCE BAR

BUILDING A - FFL
RL 3.55

BUILDING 'A' BUSINESS I.D. SIGNAGE- OVERALL SIZE OF SIGNAGE TO BE APPROVED

WALL WITH ALUMINIUM COMPOSITE PANEL CLADDING WITH EXPRESSED JOINTS

D D05 SOUTH ELEVATION
1 : 200

RPD:

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BUILDING FINISHES, COLOURS & SIGNAGE AS SHOWN

NOTES

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2. BUILDING FINISHES & COLOURS ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE AT DETAIL DESIGN STAGE.
3. SIGNAGE GRAPHICS SHOWN INDICATIVELY ONLY AND DOES NOT FORM PART OF THIS APPROVAL. SIGNAGE SIZE TO BE APPROVED. SEPARATE SIGNAGE APPROVAL WILL BE SOUGHT.

2 0 5 10m
Metres

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REV	DATE	BY	DESCRIPTION	CHK
A	17.09.18	BL	PRELIMINARY FOR DISCUSSION	
B	28.09.18	BL	PRELIMINARY ISSUE FOR DISCUSSION	
C	22.11.18	BL	ADDED NOTES & LEVELS	
D	23.01.19	BL	DA ISSUE	
E	28.06.19	BL	RE-ISSUED FOR DA	
F	19.09.19	DGC	RETAINING WALL DETAILS	GD
G	14.10.19	EEK	MINOR REVISIONS	

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE
PROPOSED BUILDING A ELEVATIONS

STATUS
DA ISSUE

DRAWN	APPROVED
BL	GD

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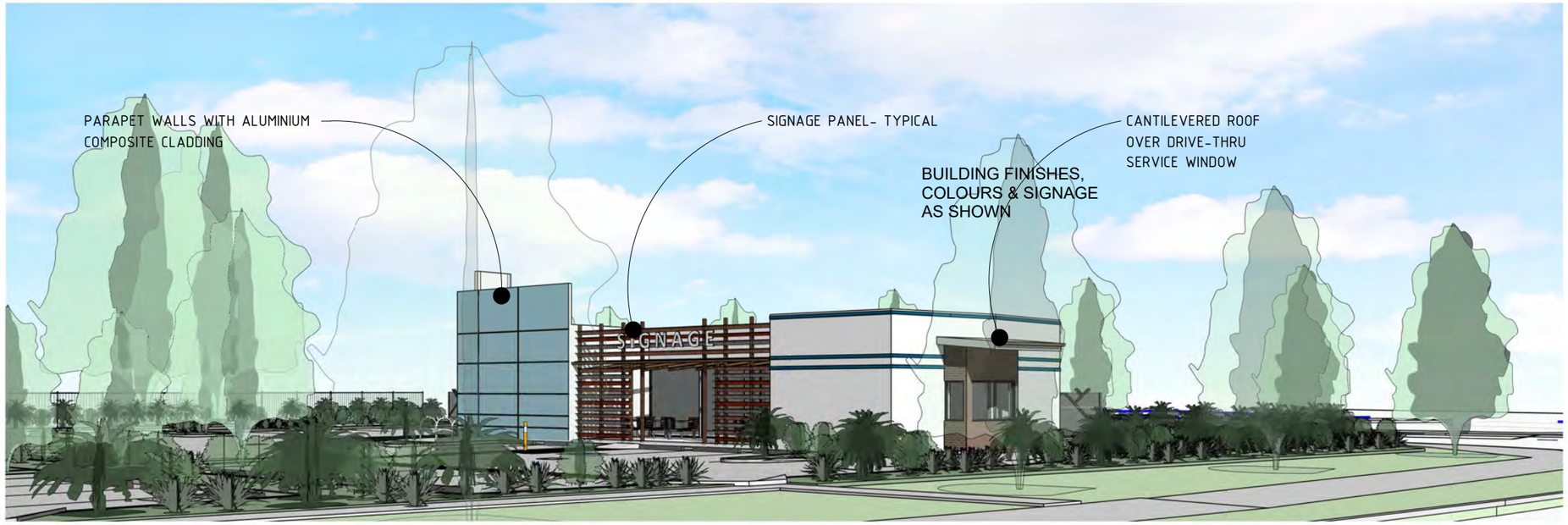
17.09.18		1 : 200

DRAWING NO	REV
18056 D06	G



1 PERSPECTIVE

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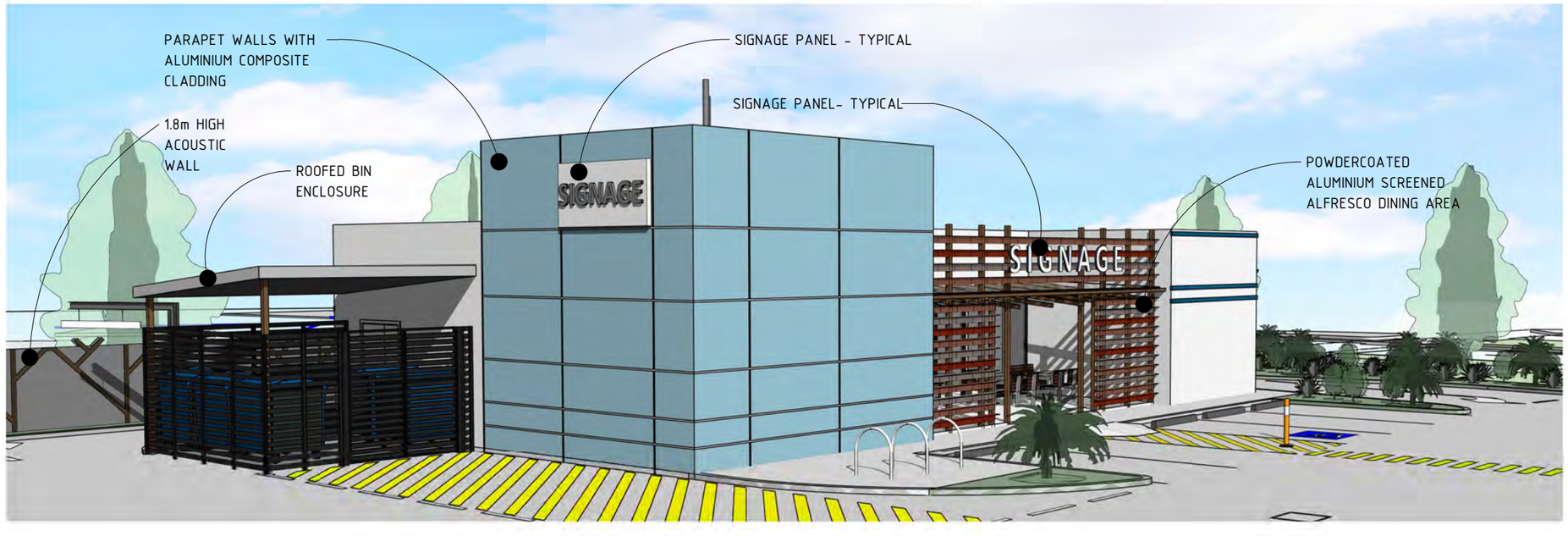
PLAN:	DP1093756
LGA:	WOLLONGONG CITY COUNCIL
STREET:	Cnr PRIMBEE BYPASS & GOLF PLACE
SUBURB:	PRIMBEE, NSW
POSTCODE:	2502



2 PERSPECTIVE

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D	23.01.19	BL	DA ISSUE	
E	28.06.19	BL	RE-ISSUED FOR DA	CD

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE
PROPOSED BUILDING A PERSPECTIVES

STATUS
DA ISSUE

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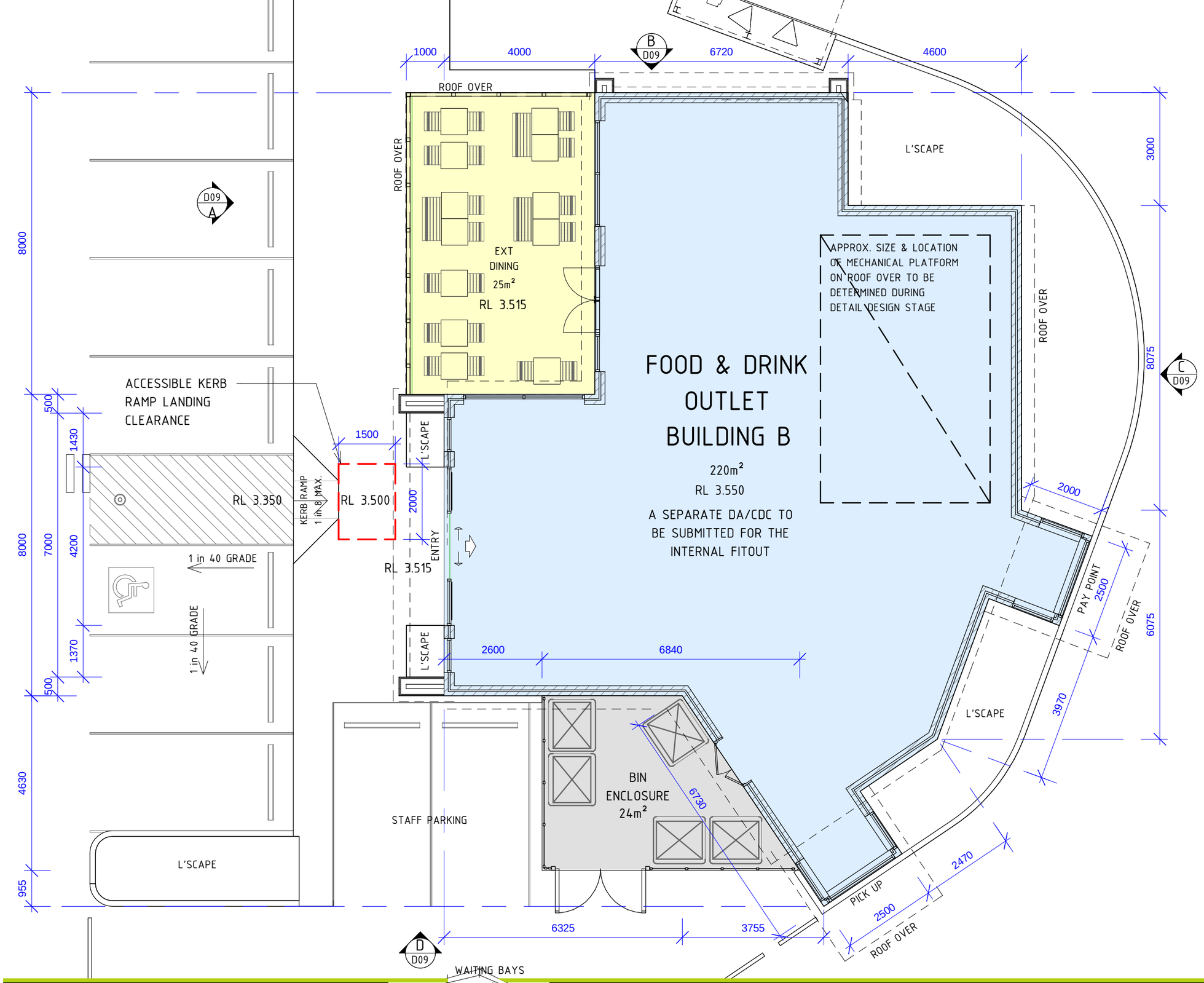

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LOT:	1
PLAN:	DP1093756
LGA:	WOLLONGONG CITY COUNCIL
STREET:	Cnr PRIMBEE BYPASS & GOLF PLACE
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2 0 5 10m
Metres

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C	26.10.18	BL	DA ISSUE	
D	22.11.18	BL	ADDED NOTES & LEVELS	
E	23.01.19	BL	DA ISSUE	
F	28.06.19	BL	RE-ISSUED FOR DA	

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE
PROPOSED BUILDING B FLOOR PLAN

STATUS
DA ISSUE

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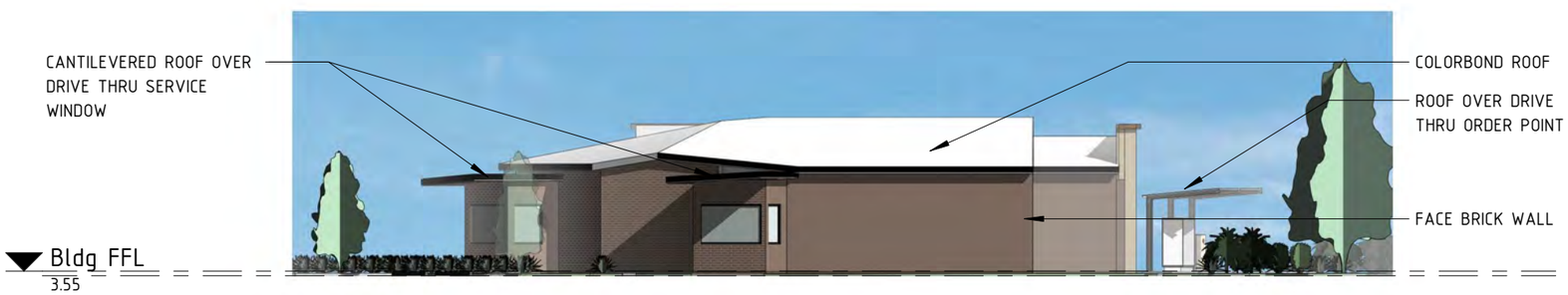
BL		
DATE CREATED	A1 SCALE	A3 SCALE
17.09.18		1 : 100

DRAWING NO		REV
18056	D08	F

28/06/2019 4:24:08 PM

A D08 WEST ELEVATION
1 : 200

B D08 NORTH ELEVATION
1 : 200



C D08 EAST ELEVATION
1 : 200

D D08 D09-ELEVATION SOUTH
1 : 200

RPD:

LOT:	1
PLAN:	DP1093756
LGA:	WOLLONGONG CITY COUNCIL
STREET:	Cnr PRIMBEE BYPASS & GOLF PLACE
SUBURB:	PRIMBEE, NSW
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BUILDING FINISHES, COLOURS & SIGNAGE AS SHOWN

NOTES

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2 0 5 10m
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REV	DATE	BY	DESCRIPTION	CHK
				CD

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE
PROPOSED BUILDING B ELEVATIONS

STATUS
DA ISSUE

DRAWN: BL		APPROVED: CD
DATE CREATED: 17.09.18	A1 SCALE	A3 SCALE: 1 : 200
DRAWING NO: 18056 D09		REV: D

1 PERSPECTIVE

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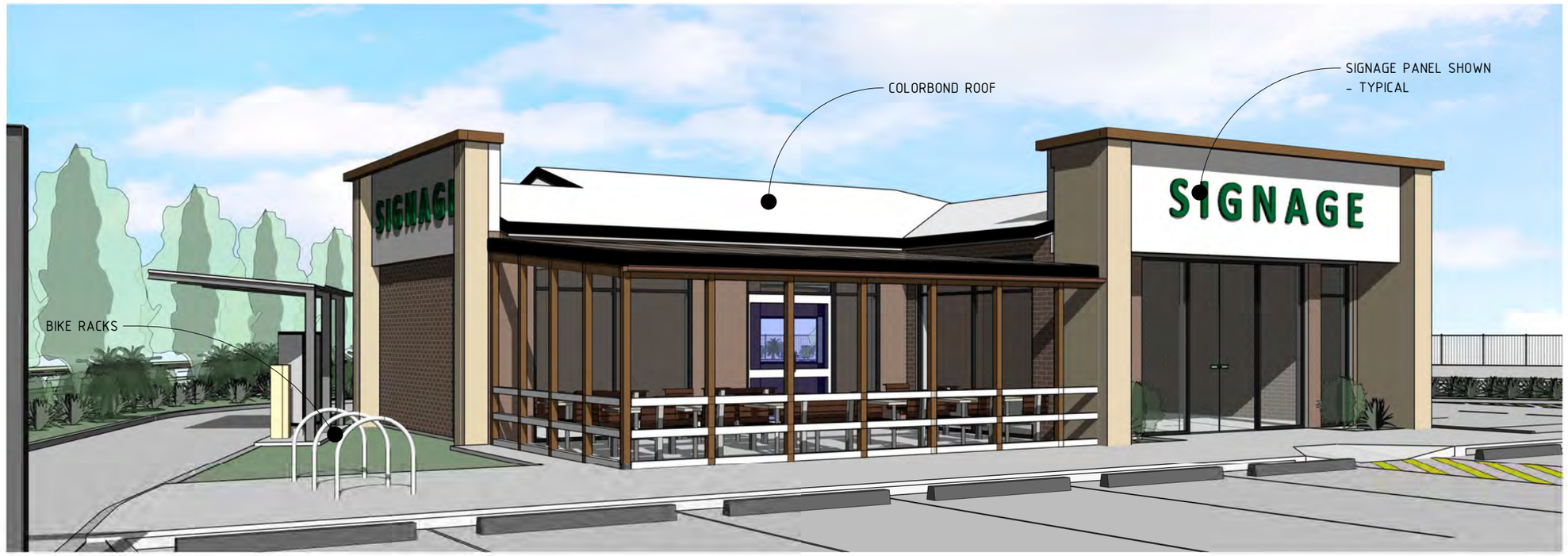
PLAN:	DP1093756
LGA:	WOLLONGONG CITY COUNCIL
STREET:	Cnr PRIMBEE BYPASS & GOLF PLACE
SUBURB:	PRIMBEE, NSW
POSTCODE:	2502

BUILDING FINISHES,
COLOURS & SIGNAGE
AS SHOWN



2 PERSPECTIVE

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D	23.01.19	BL	DA ISSUE	
E	28.06.19	BL	RE-ISSUED FOR DA	GD

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE
PROPOSED BUILDING B PERSPECTIVES

STATUS
DA ISSUE

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BL	GD	
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DRAWING NO		REV
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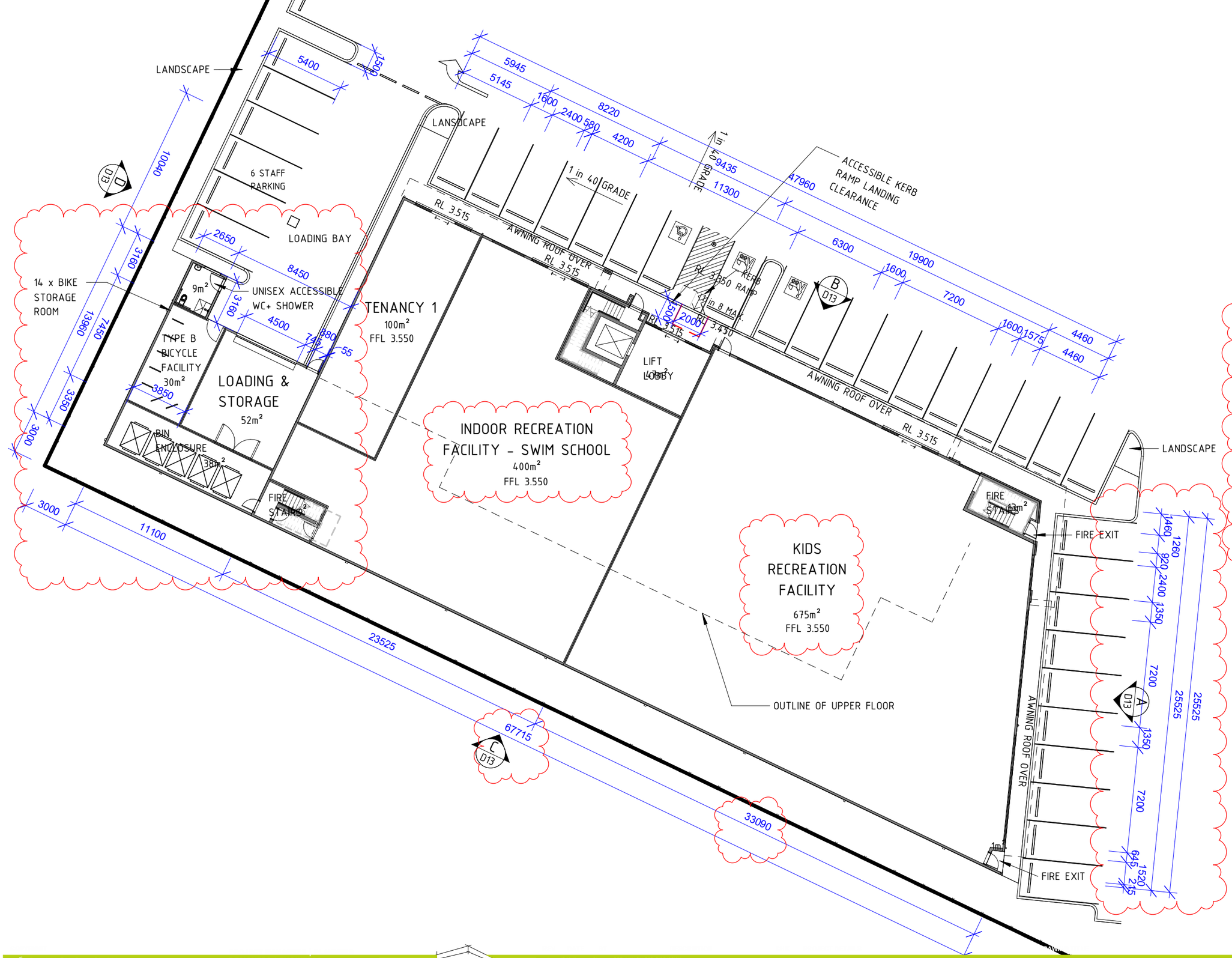

RPD:

LOT:	1
PLAN:	DP1093756
LGA:	WOLLONGONG CITY COUNCIL
STREET:	Cnr PRIMBEE BYPASS & GOLF PLACE
SUBURB:	PRIMBEE, NSW
POSTCODE:	2502

GROUND FLOOR AREA SCHEDULE

KIDS RECREATION FACILITY	675m²
INDOOR RECREATIONAL FACILITY - SWIM SCHOOL	400m²
TENANCY 1	100m²
FIRE STAIRS (2 OFF) & EGRESS	29m²
STORAGE	52m²
BIKE STORAGE	30m²
BIN ENCLOSURE	38m²
UNISEX ACCESSIBLE WC+SHOWER	9m²
LIFT, STAIRS & LOBBY	47m

NOTES

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3. LEVELS TO BE CONFIRMED AT DETAILED DESIGN STAGE.

2.5 5 10 12.5m
Metres

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C	22.11.18	BL	ADDED NOTES & LEVELS
D	23.01.19	BL	DA ISSUE
E	28.06.19	BL	RE-ISSUED FOR DA
F	01.10.19	DGC	BUILDING DIMENSIONS

DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

GROUND FLOOR PLAN

DRAWN: BL	APPROVED	
DATE CREATED: 17.09.18	A1 SCALE	A3 SCALE: 1 : 250

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RPD:

LOT:	1
PLAN:	DP1093756
LGA:	WOLLONGONG CITY COUNCIL
STREET:	Cnr PRIMBEE BYPASS & GOLF PLACE
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POSTCODE:	2502

UPPER FLOOR AREA SCHEDULE

INTERNAL BUILDING GFA (Excludes roof plant, lift & stairs void)	676m²
OUTDOOR AREA (includes external stores, verandah and washing area)	556m²
FIRE STAIRS (2 OFF)	34m²

NOTES

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2.5 0 5 10 12.5m
Metres

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E	23.01.19	BL	DA ISSUE	
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G	09.09.19	DGC	BOUNDARY SETBACKS & TENANCIES REVISED	CD

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE
PROPOSED BUILDING C UPPER FLOOR PLAN

STATUS
DA ISSUE

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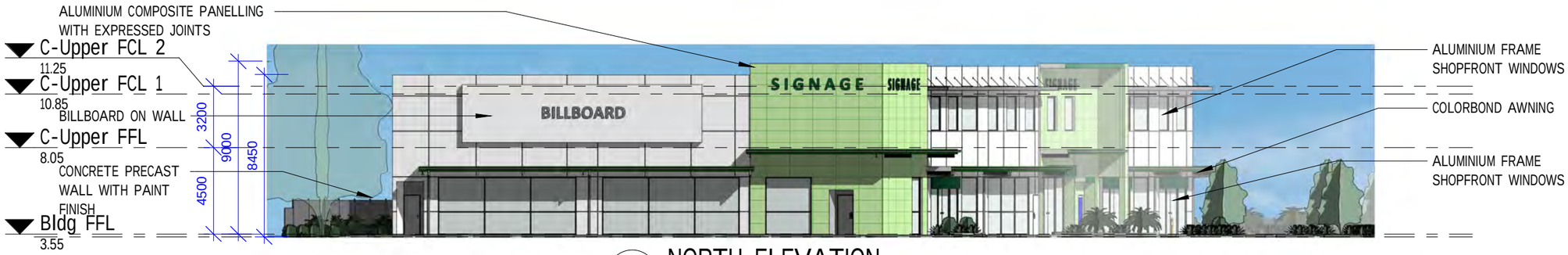

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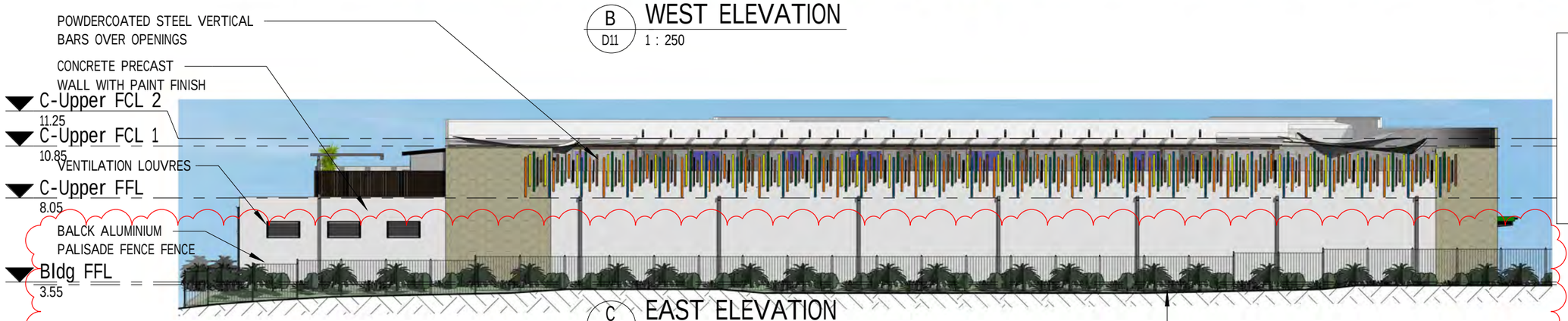
B D11 WEST ELEVATION
1 : 250



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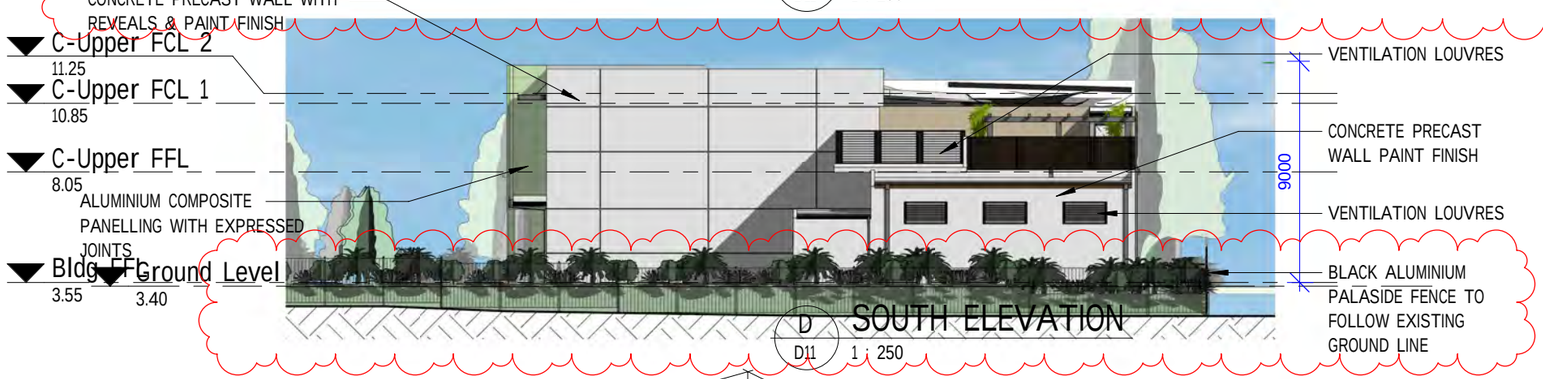

D D11 SOUTH ELEVATION
1 : 250

RPD:

LOT:	1
PLAN:	DP1093756
LGA:	WOLLONGONG CITY COUNCIL
STREET:	Cnr PRIMBEE BYPASS & GOLF PLACE
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BUILDING FINISHES, COLOURS & SIGNAGE AS SHOWN

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E	16.09.19	DGC	BUILDING SETBACKS REVISED	
F	14.10.19	EEK	MINOR REVISIONS	

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE
PROPOSED BUILDING C ELEVATIONS

STATUS
DA ISSUE

DRAWN	APPROVED
BL	

DATE CREATED	A1 SCALE	A3 SCALE
17.09.18		1 : 250

DRAWING NO	REV
18056 D13	F

1 PERSPECTIVE

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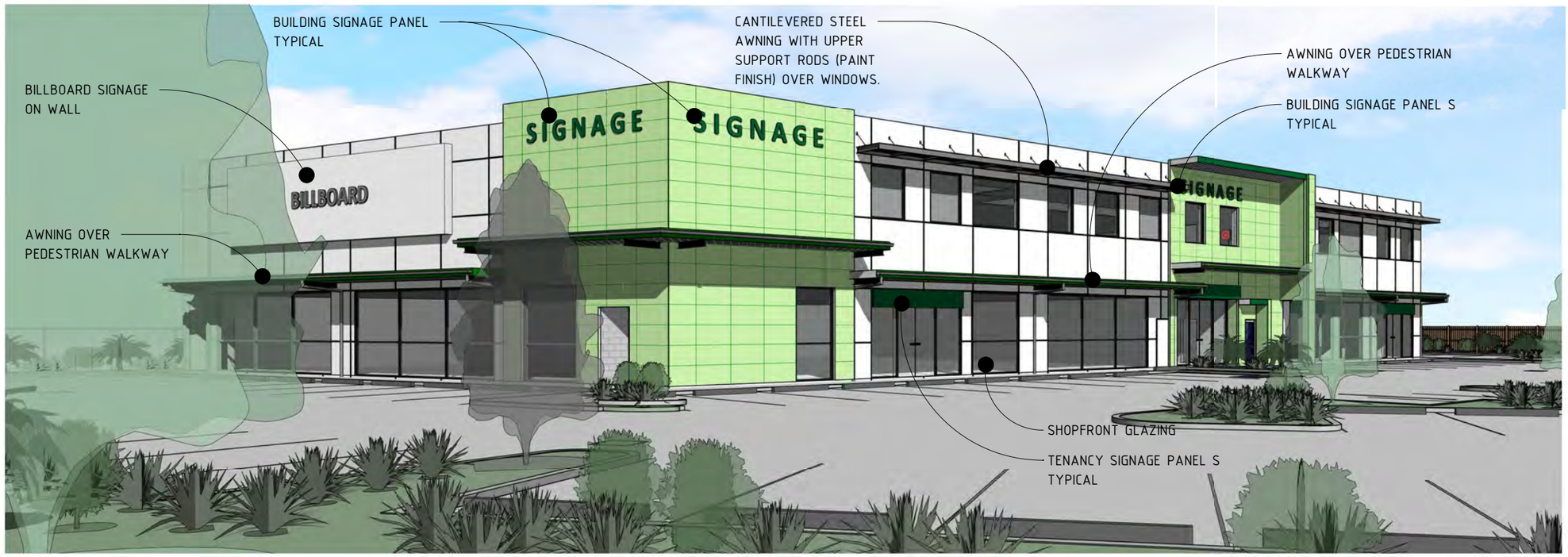
SUBURB:	PRIMBEE, NSW
POSTCODE:	2502

BUILDING FINISHES, COLOURS & SIGNAGE GRAPHICS SHOWN



SIGNAGE GRAPHICS SHOWN INDICATIVE ONLY

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C	22.11.18	BL	AMENDED BIKE RACK POSITION	
D	23.01.19	BL	DA ISSUE	
E	28.06.19	BL	RE-ISSUED FOR DA	
F	16.09.19	DGC	BUILDING SETBACKS REVISED	

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE
PROPOSED BUILDING C PERSPECTIVES

STATUS
DA ISSUE

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BL		
DATE CREATED	A1 SCALE	A3 SCALE
17.09.18		1 : 200

DRAWING NO		REV
18056	D14	F

16/09/2019 7:54:35 AM

1 D12 BUILDING C - SECTION A
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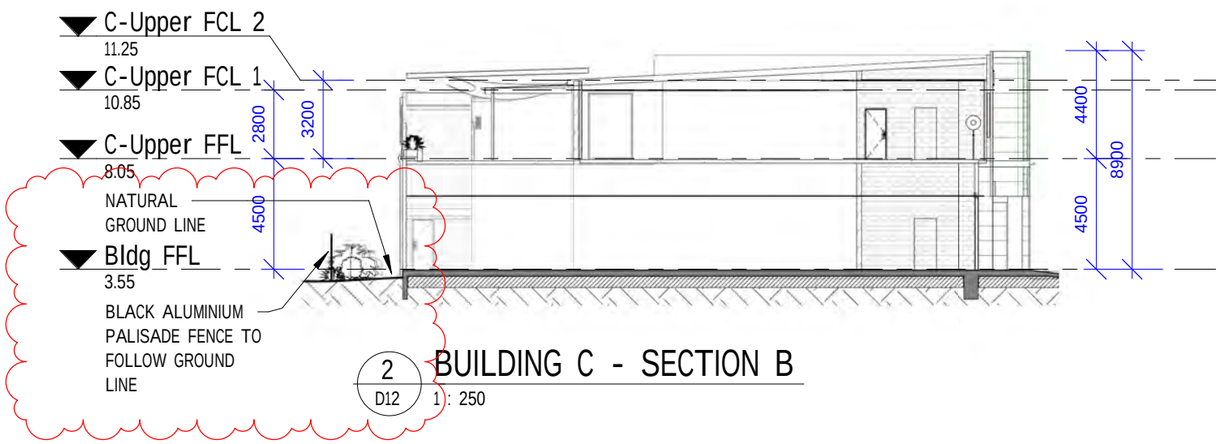

2 D12 BUILDING C - SECTION B
1 : 250

3 PRIMBEE BYPASS STREETSCAPE
1 : 500

NOTES

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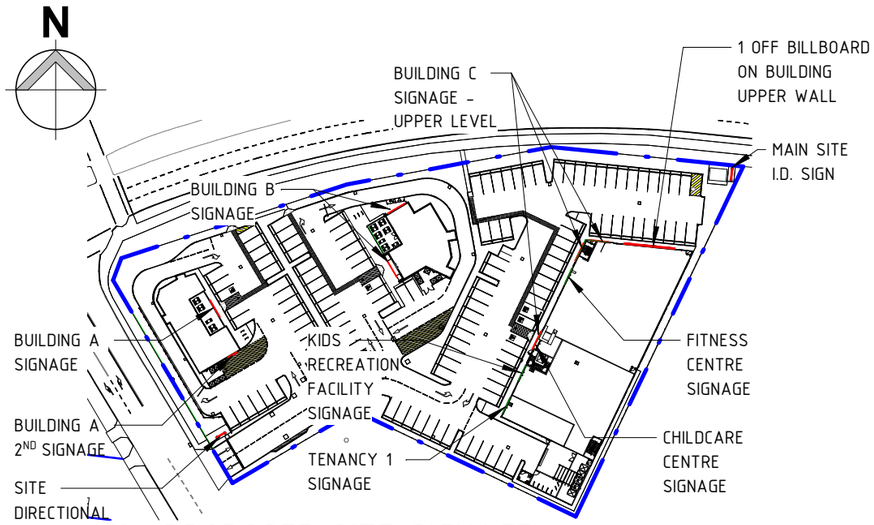
E	14.10.19	EEK	MINOR REVISIONS	

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE
BUILDING C SECTIONAL ELEVATIONS & PRIMBEE BYPASS STREETSCAPE

STATUS
DA ISSUE

DRAWN: BL
APPROVED: CD
DATE CREATED: 26/09/18
A1 SCALE:
A3 SCALE: As indicated
DRAWING NO: 18056 D15
REV: E



1 PROPOSED SITE SIGNAGE
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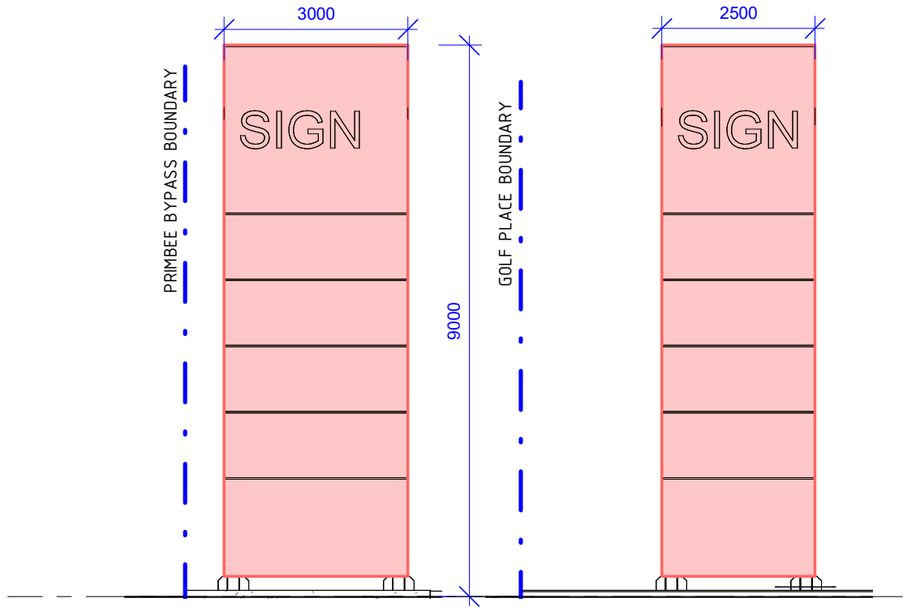
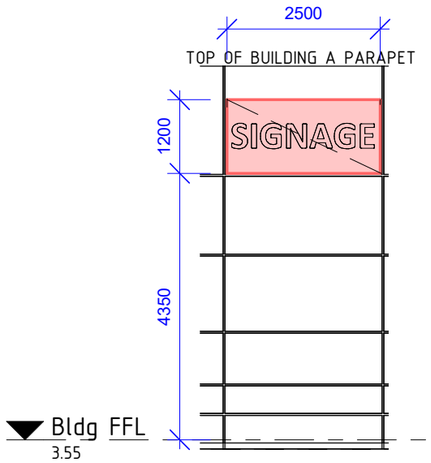
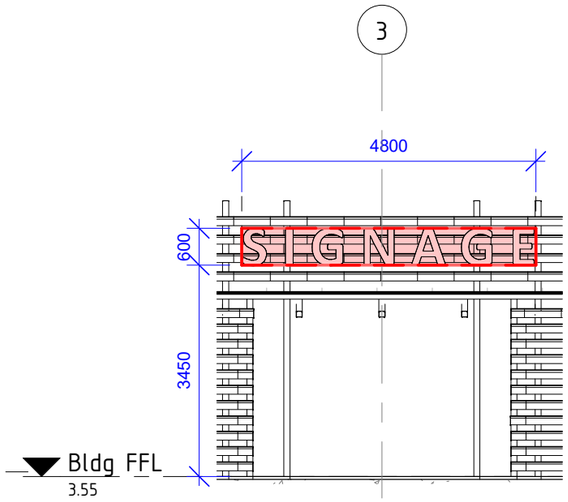


4 MAIN SITE I.D. SIGN
1 : 100

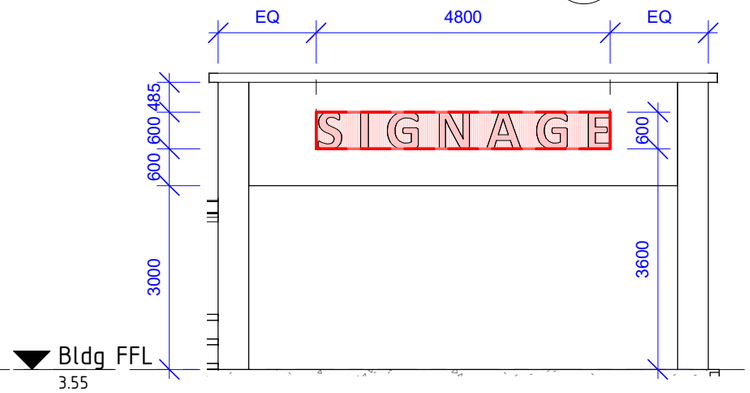
5 SITE DIRECTIONAL SIGN
1 : 100



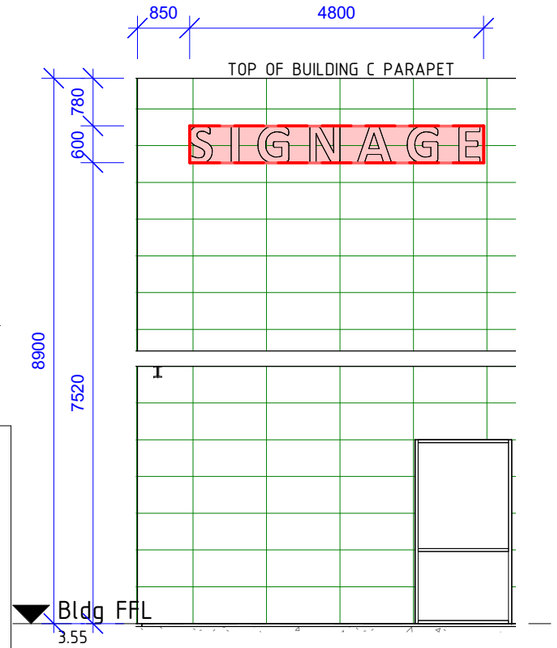
7 BUILDING A 2ND SIGN
1 : 100



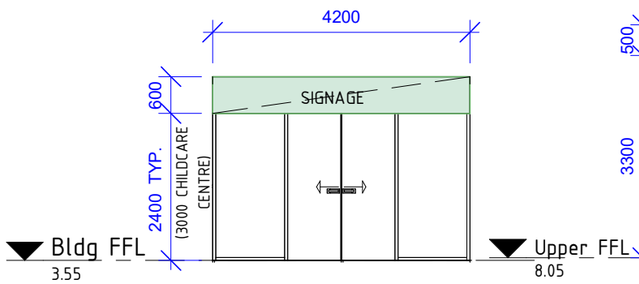
6 BUILDING A SIGN
1 : 100



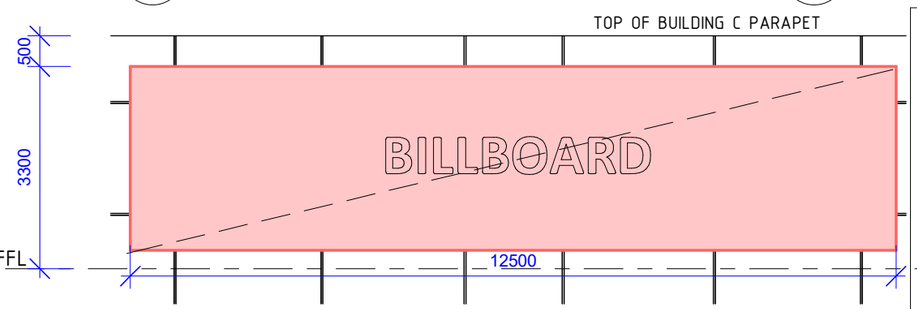
8 BUILDING B SIGN
1 : 100 (2 OFF)



10 TYPICAL BUILDING C SIGN
1 : 100



9 TYPICAL BUILDING C TENANCY SIGN
1 : 100



11 TYPICAL BUILDING C BILLBOARD
1 : 100

ALL SIGNAGE IS TO BE INTERNALLY ILLUMINATED.
BILLBOARD IS A DIGITAL ADVERTISING BILLBOARD.

10 0 10 20 30 40 50m
Metres

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REV	DATE	BY	DESCRIPTION	CHK
A	17.09.18	BL	PRELIMINARY FOR DISCUSSION	
B	28.09.18	BL	PRELIMINARY ISSUE FOR DISCUSSION	
C	23.01.19	BL	DA ISSUE	
D	28.06.19	BL	RE-ISSUED FOR DA	CD

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE
SITE SIGNAGE DETAILS

STATUS
DA ISSUE

DRAWN	APPROVED	
BL	CD	
DATE CREATED	A1 SCALE	A3 SCALE
17.09.18		As indicated

DRAWING NO		REV
18056	D16	D

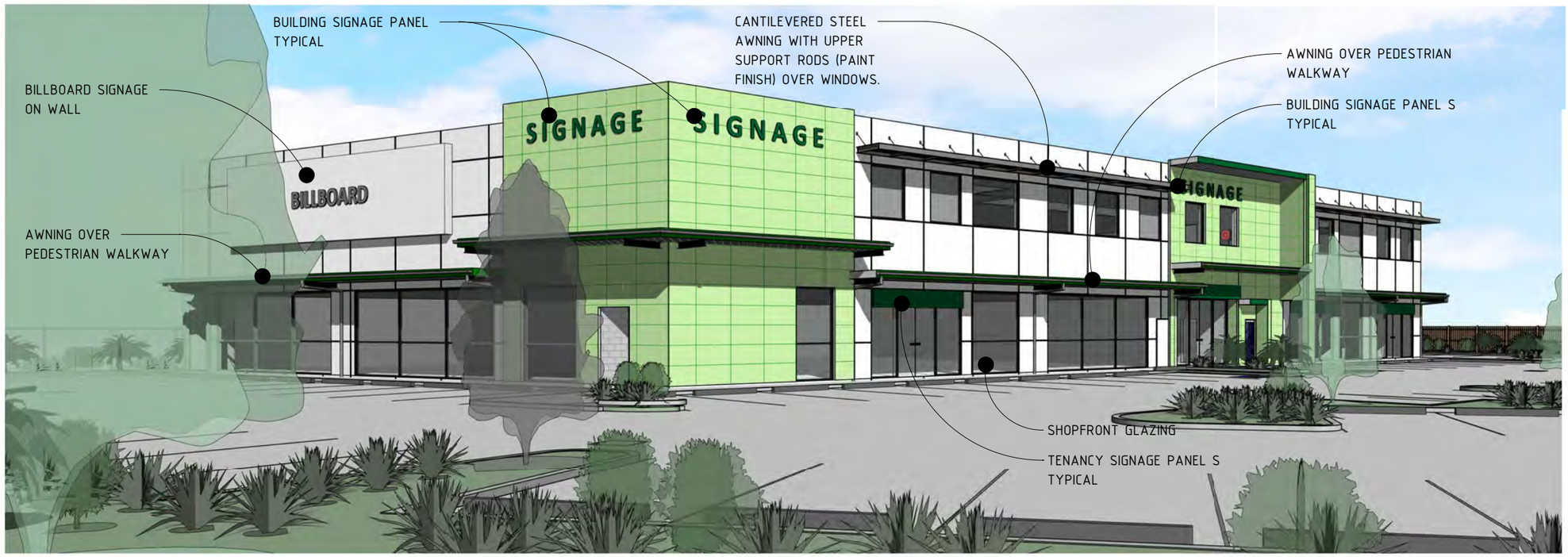
3/07/2019 5:01:42 PM

1 PERSPECTIVE

RPD:

LOT:	1
PLAN:	DP1093756
LGA:	WOLLONGONG CITY COUNCIL
STREET:	Cnr PRIMBEE BYPASS & GOLF PLACE
SUBURB:	PRIMBEE, NSW
POSTCODE:	2502

BUILDING FINISHES, COLOURS & SIGNAGE GRAPHICS SHOWN



SIGNAGE GRAPHICS SHOWN INDICATIVE ONLY

2 PERSPECTIVE

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Melbourne
Ph: 61 3 9640 0206
Email:
enquiry@tfa.com.au

REV	DATE	BY	DESCRIPTION	CHK
C	22.11.18	BL	AMENDED BIKE RACK POSITION	
D	23.01.19	BL	DA ISSUE	
E	28.06.19	BL	RE-ISSUED FOR DA	
F	16.09.19	DGC	BUILDING SETBACKS REVISED	

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE
PROPOSED BUILDING C PERSPECTIVES

STATUS
DA ISSUE

DRAWN	APPROVED	
BL		
DATE CREATED	A1 SCALE	A3 SCALE
17.09.18		1 : 200

DRAWING NO		REV
18056	D14	F

16/09/2019 7:54:35 AM

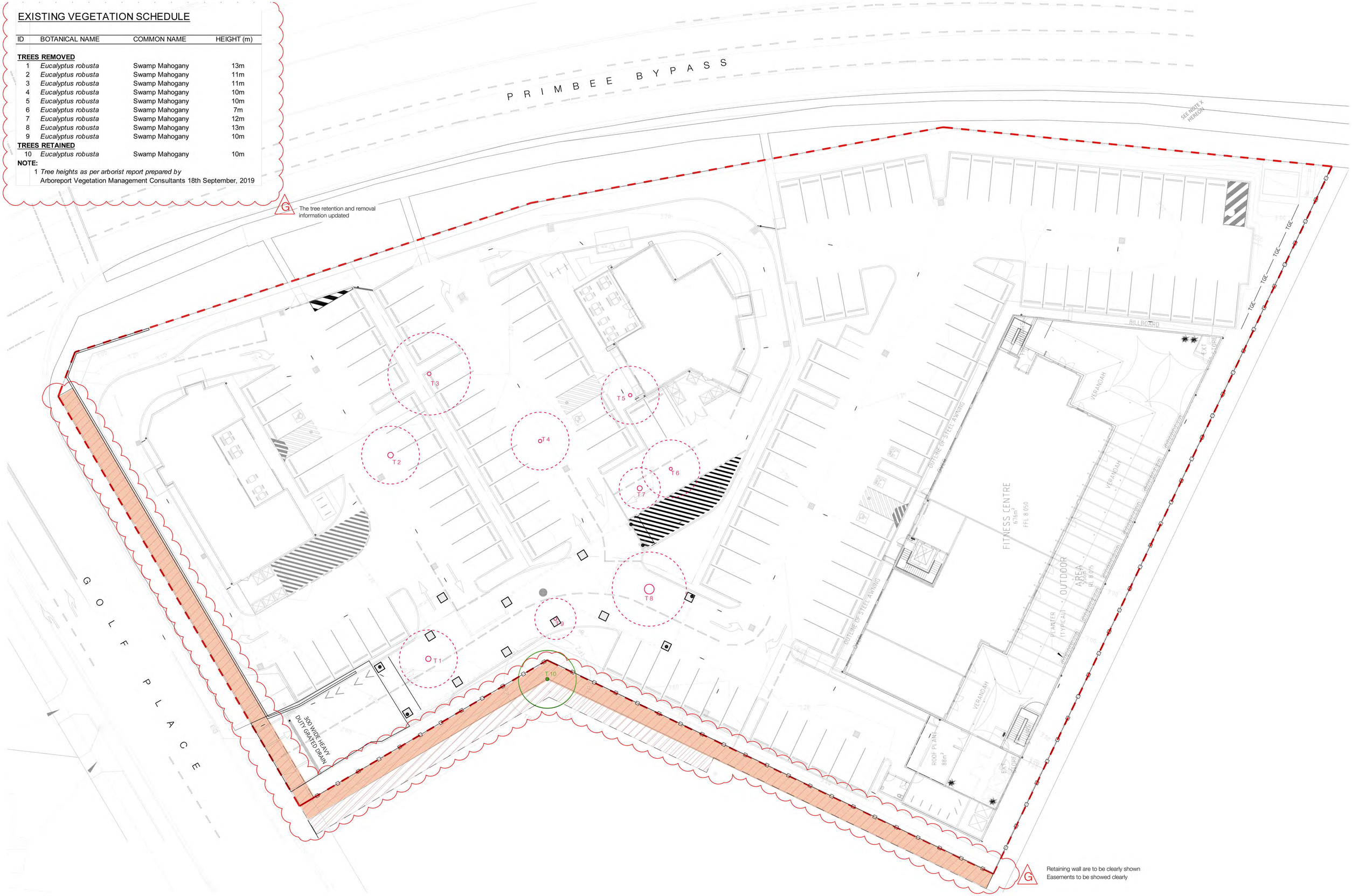
EXISTING VEGETATION SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)
TREES REMOVED			
1	*Eucalyptus robusta*	Swamp Mahogany	13m
2	*Eucalyptus robusta*	Swamp Mahogany	11m
3	*Eucalyptus robusta*	Swamp Mahogany	11m
4	*Eucalyptus robusta*	Swamp Mahogany	10m
5	*Eucalyptus robusta*	Swamp Mahogany	10m
6	*Eucalyptus robusta*	Swamp Mahogany	7m
7	*Eucalyptus robusta*	Swamp Mahogany	12m
8	*Eucalyptus robusta*	Swamp Mahogany	13m
9	*Eucalyptus robusta*	Swamp Mahogany	10m
TREES RETAINED			
10	*Eucalyptus robusta*	Swamp Mahogany	10m

NOTE:

1 *Tree heights as per arborist report prepared by* Arboreport Vegetation Management Consultants 18th September, 2019

G The tree retention and removal information updated



G Retaining wall are to be clearly shown
Easements to be showed clearly

SCALE 1:200 @ A1

0 2 4 8 12m

LEGEND

SITE BOUNDARY
EXISTING TREE RETAINED
EASEMENTS
EASEMENTS FOR REACTIVE BARRIER 88b RESTRICTED ZONE
EXISTING TREE REMOVED

TREE REMOVAL AND RETENTION PLAN

project: 1 Golf Pl, Primbee
client: Revelop
date 14.10.2019
revision: G
drawn: HY
checked: AL

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LA01

DESIGN NOTES

01 STREET TREE IN PUBLIC AREA

02 ENTRY FEATURE TREES

03 LOW GROUNDCOVERS ALONG BOUNDARY

04 HEDGE PLANTING ALONG FENCE

05 NEW SUBSTATION

06 RETAINING WALL AND ACOUSTIC FENCE DETAILS BY OTHERS

07 BLACK ALUMINIUM PALISADE TO ARCHITECT DETAILS

SCALE 1:200 @ A1

0 2 4 8 12m

LEGEND

- SITE BOUNDARY
- PROPOSED TREE
- EXISTING TREES RETAINED
- EXISTING TREES TO BE REMOVED
- GARDEN BED
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVERS
- CONCRETE DRIVEWAY
- PROPOSED LOCATION FOR BIN ENCLOSURES TO CLOSER TO THE ENTRY
- BLACK ALUMINIUM PALISADE TO ARCHITECT DETAILS
- TURF
- EASEMENTS
- EASEMENTS FOR REACTIVE BARRIER 88b RESTRICTED ZONE
- RETAINING WALL DETAILS BY OTHERS

LANDSCAPE PLAN

project: 1 Golf Pl, Primbee
client: Revelop
date 14.10.2019
revision: G
drawn: HY
checked: AL

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PLANTING SCHEDULE

ID	Species	Common Name	Height	Pot Size	QTY.
	Ground Floor				
	Trees				
Eu-ro	*Eucalyptus robusta*	Swamp mahogany	20m	75L	17
Bu-ce	*Buckinghamia celsissima*	Ivory Curl Tree	8m	45L	22
Co-au	*Cordyline australis*	Cabbage Tree	8m	45L	11
Fr-gr	*Fraxinus griffithii*	Griffith's Ash	8m	45L	3
Co-gu	*Corymbia gummifera*	Red bloodwood	25m	100L	5
Fl-au	*Flindersia australis*	Crowns Ash	12m	45L	24
	Shrub				
Ag-at	*Agave attenuata*	Century Plant	1m	200mm	155
Co-fi	*Coprosma 'Fireburst'*	Coprosma Fireburst	500mm	200mm	60
Es-re	*Escallonia 'Red Knight'*	Red Knight Escallonia	400mm	200mm	123
Me-fj	*Metrosideros 'Fji Fire'*	Fiji Fire	300mm	200mm	170
Mu-mi	*Murraya 'Min-a-min'*	Dwarf Murraya	300mm	200mm	257
Sy-pa	*Syzygium paniculatum 'Superior'*	Lilly Pilly	3m	45L	229

	Ground Cover				
Br-br	*Bracteantha bracteata*	Straw Daisy	300mm	200mm	144
Br-mu	*Brachyscome multifida*	Cut-leaf Daisy	300mm	200mm	95
Ca-gl	*Carpobrotus glaucescens*	Pigface	200mm	200mm	76
Cr-pe	*Crinum pedunculatum*	Swamp Lily	1.2m	200mm	70
Hi-sc	*Hibbertia scandens*	Guinea Flower	300mm	200mm	70
My-pa	*Myoporum parvifolium*	Creeping boobialla	300mm	200mm	138
Sc-ca	*Scaevola calendulacea*	Fan Flower	400mm	200mm	232
Li-mu	Liriope Muscari 'Evergreen Giant'	Turf Lily	600mm	200mm	115
Pa-te	Pachysandra terminalis	Japanese spurge	100mm	200mm	115
Po-cr	Pollia crispata	Pollia	1m	200mm	140
Rh-sp	Rhoeo spathacea	Rhoeo	300mm	200mm	145

Retaining wall are to be clearly shown
Easements to be showed clearly

SCALE 1:200 @ A1

0 2 4 8 12m

LEGEND

- TURF
- PROPOSED TREE
- EXISTING TREES RETAINED
- PROPOSED SHRUBS
- PROPOSED GROUNDCOVERS
- EASEMENTS
- EASEMENTS FOR REACTIVE BARRIER 88b RESTRICTED ZONE
- BLACK ALUMINIUM PALISADE TO ARCHITECT DETAILS
- RETAINING WALL DETAILS BY OTHERS

PLANTING PLAN

project: 1 Golf Pl, Primbee
client: Revelop
date 14.10.2019
revision: G
drawn: HY
checked: AL

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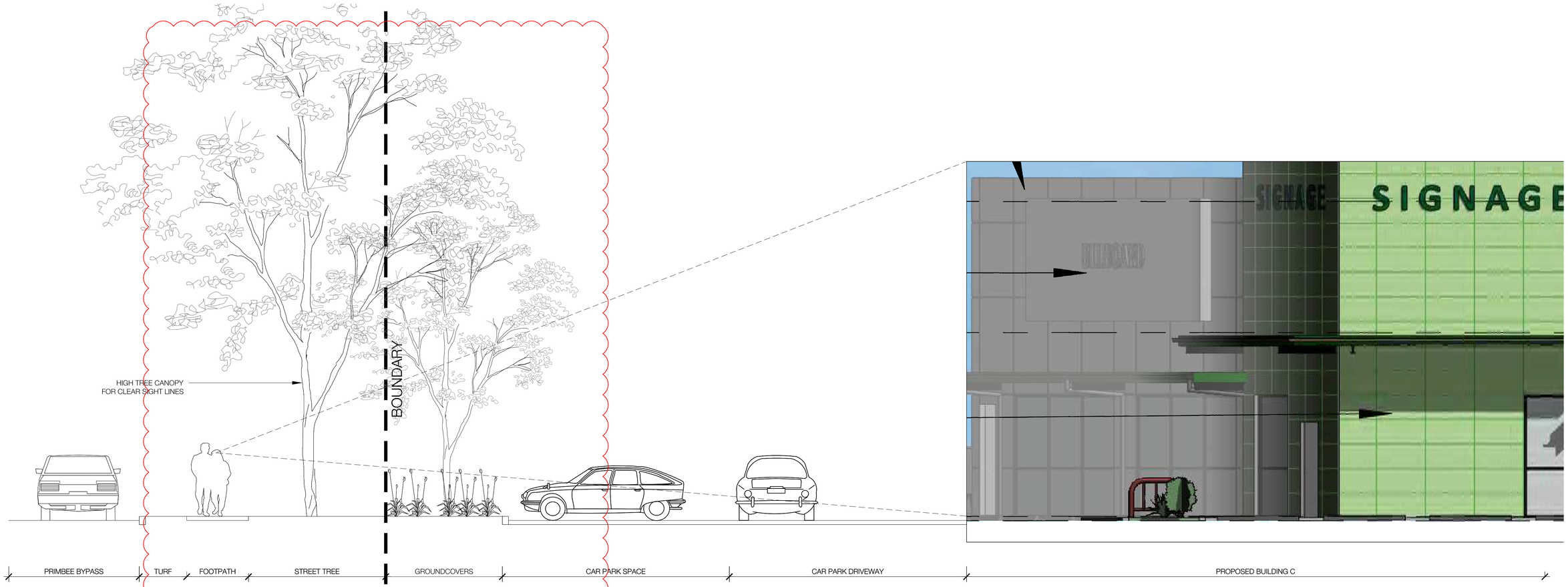
LA03



SECTION AA
SCALE 1:50

E DUE TO OVERUSE AND POOR SUCCESS RATE OF TRISTANIOPSIS LAURINA, BE REPLACED BY FLINDERSIA AUSTRALIS AS PER CONDITION 5.D

TREE SCHEDULE

STREET TREE

Swamp mahogany
(*Eucalyptus robusta*)

TREES ALONG BOUNDARY

Griffith's Ash
(*Fraxinus griffithii*)

FEATURE TREES

Jacaranda
(*Jacaranda mimosifolia*)

TREES IN CAR PARK

Ivory Curl Tree
(*Buckinghamia celsissima*)

TREES IN CAR PARK

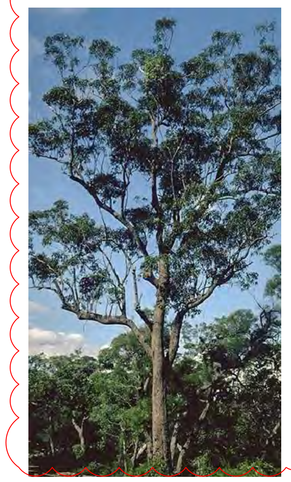
Crows Ash
(*Flindersia australis*)

TREES IN CAR PARK

Cabbage Tree
(*Cordyline australis*)

TREES IN CAR PARK

Corymbia gummifera
(*Red bloodwood*)



ELEVATION AND PLANTING SCHEDULE PLAN

project: 1 Golf Pl, Primbee
client: Revelop
date 03.07.2019
revision: E
drawn: HY
checked: AL

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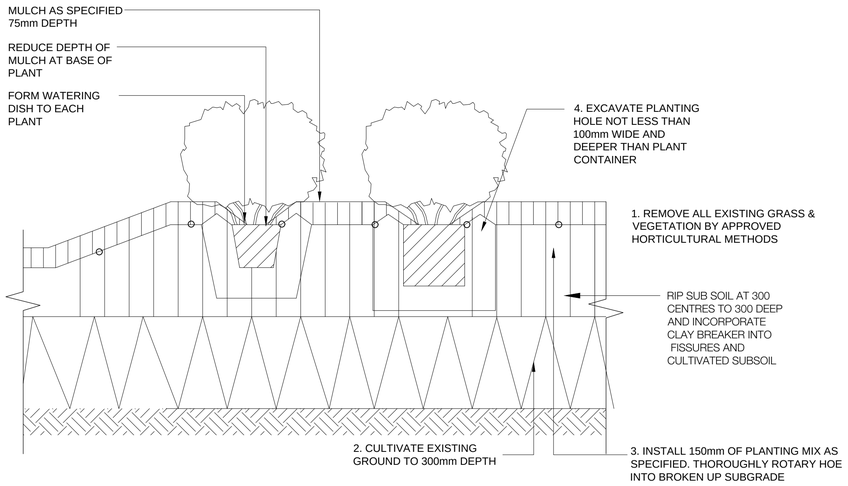
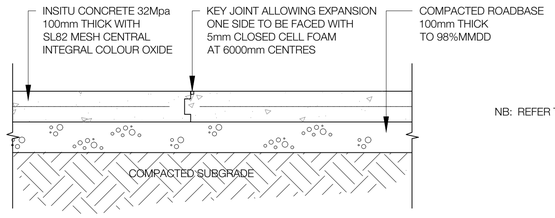
LA04



1 PLANTING BED ON GRADE
TYPICAL SECTION 1:10

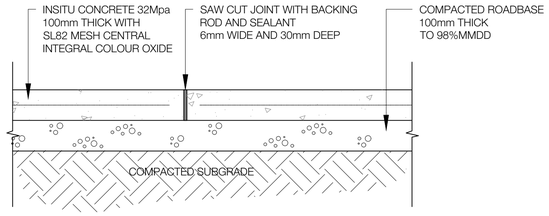


NB: REFER TO CIVIL ENGINEER DETAILS

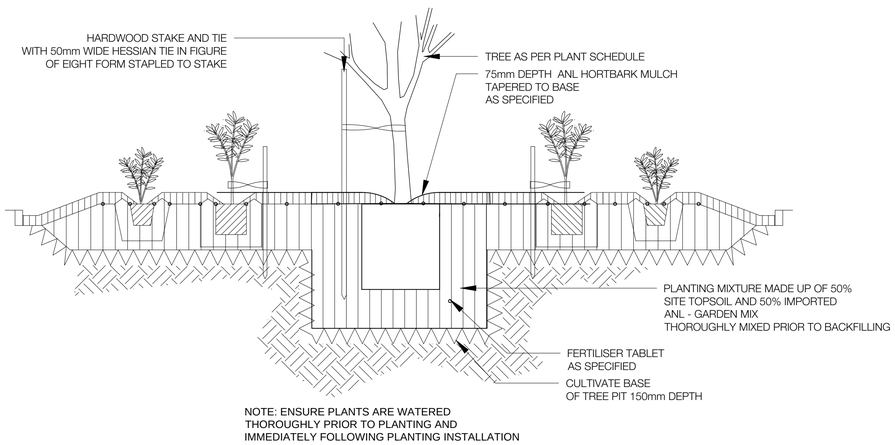
3a PAVING TYPE - INSITU CONC. EXP. JOINT
SECTION 1:10

NOTE:
ALL EXTERNAL PAVEMENT TO BE MIN
R11 SLIP RESISTANCE.
CONTRACTOR TO PROVIDE SLIP
RESISTANCE TESTING AND
CERTIFICATION FOR CLIENT RECORDS

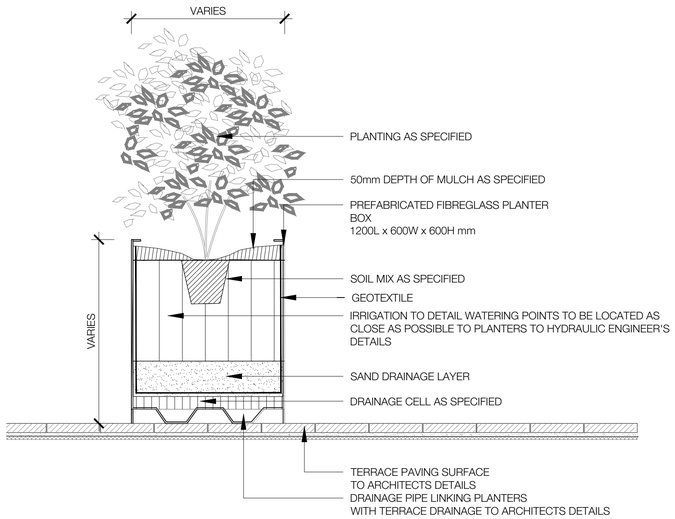
NB: REFER TO CIVIL ENGINEER DETAILS



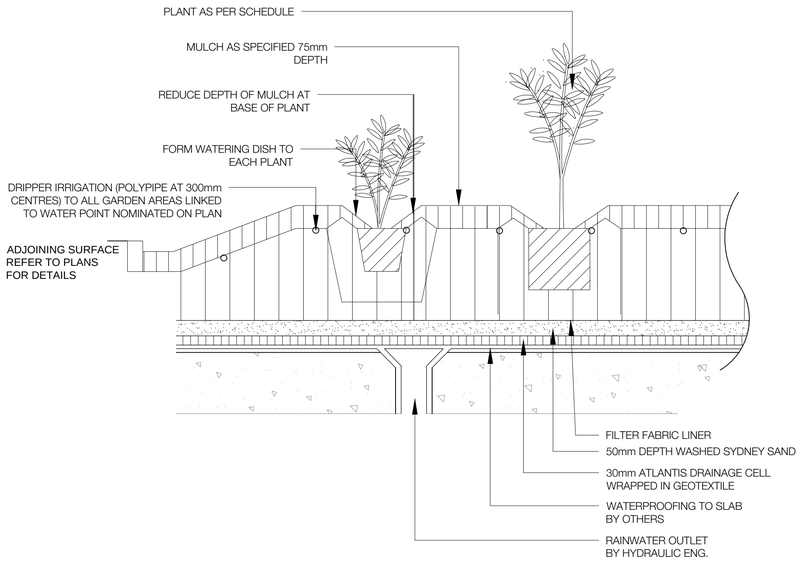
3b PAVING TYPE - INSITU CONCRETE CONSTR. JOINT
SECTION 1:10



2 TREE PLANTING
TYPICAL SECTION 1:20



4 PREFABRICATED PLANTER BOX
TYPICAL SECTION 1:10



5 MASS PLANTING BED ON SLAB (DRIPPER IRRIGATION DETAIL)
TYPICAL SECTION 1:10

STANDARD DETAILS

project: 1 Golf Pl, Primbee
client: Revelop
date 20.12.2018
revision: D
drawn: HY
checked: AL

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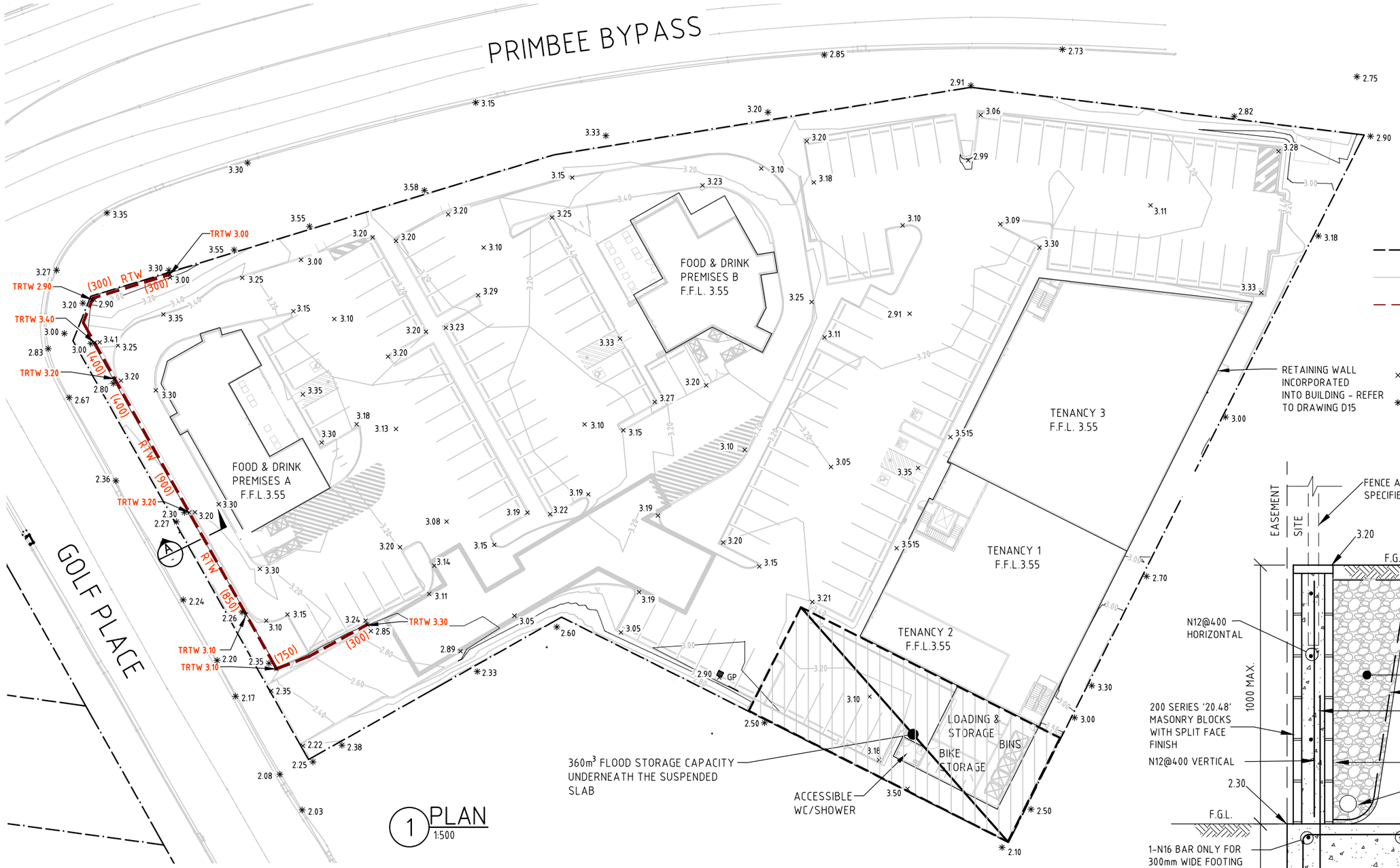
LA05



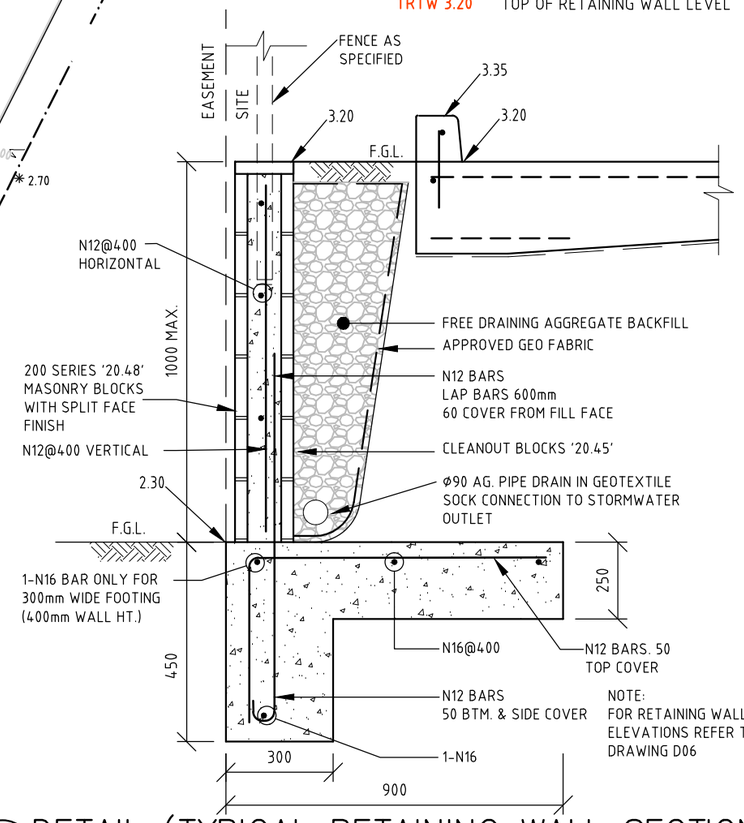
1 PLAN
1:500

N

RPD
LOT 1 on DP1093756
AREA: 8614m²
LGA: WOLLONGONG CITY COUNCIL

LEGEND:

— · — · —	PROPERTY BOUNDARY
	PROPOSED FINAL GROUND CONTOUR
— RTW —	PROPOSED RETAINING WALL
(600)	APPROXIMATE RETAINING WALL HEIGHT IN MILLIMETRES
× 9.99	PROPOSED SPOT HEIGHT
✳ 9.99	EXISTING SPOT HEIGHT
FFL 9.99	FINISHED FLOOR LEVEL
TRTW 3.20	TOP OF RETAINING WALL LEVEL



NOTE:
FOR RETAINING WALL ELEVATIONS REFER TO DRAWING D06

A DETAIL (TYPICAL RETAINING WALL SECTION)
1:20

NOTES:

1. FINAL LEVELSS TO BE DETERMINED AT DETAILED DESIGN STAGE
2. INTENT FOR MAXIMUM FRIVEWAY GRADES AT 1 IN 20 FOR GENERAL AREAS, 1 IN 40 FOR ACCESSIBLE PARKING AND ACCESS AREAS. I IN 8 MAX. FOR KERB RAMPS.
3. INTERNAL STORMWATER PIT & PIPE DRAINAGE DESIGN BY OTHERS - REFER TO ING CONSULTING ENGINEERS DRAWING 18105-05/12/G.
4. ALL RETAINING WALLS WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS3700 (MASONRY STRUCTURES)
5. MORTAR TO BE 1:1:6 PROPORTIONS BY VOLUME OF CEMENT, LIME AND SAND.
6. MINIMUM BLOCK COMPRESSIVE STRESS f'uc = 15MPa
7. GROUT f'c = 20MPa WITH A POURABLE CONSISTENCY AND MAX. 10mm ROUNDED AGGREGATE.
8. FIRST COURSE, OF ALL WALLS TO BE CLEANOUT BLOCKS TO ALLOW REMOVAL OF ALL MORTAR FINS AND OTHER DEBRIS, AND TO ALLOW TYING OF VERTICAL REINFORCEMENT TO STARTER BARS.
9. FILL ALL WALL CORES COMPLETELY WITH GROUT.
10. INSTALL DRAINAGE TO ALL WALLS AS SHOWN.

200 0 500 1000mm
Millimetres 1:20

5 0 5 10 15 20 25m
Metres 1:500

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DESIGNERS | ENGINEERS

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Melbourne
Ph: 61 3 9640 0206
Email:
enquiry@tfa.com.au

REV	DATE	BY	DESCRIPTION	CHK
H	11.09.19	LS	AMENDED SITE LAYOUT	
J	19.09.19	LS	DRW TITLE REVISED. STROMWATER SYSTEM REMOVED	
K	14.10.19	EEK	RETAINING WALL LOCATION AND DETAIL	
D	23.11.18	LS	LEVELS AT CROSSOVER AMENDED. EXTRA POINTS ADDED	
E	23.01.19	BL	DA ISSUE	
F	28.06.19	BL/LS	AMENDED SITE LAYOUT TO MATCH D04-G	
G	09.09.19	LS	AMENDED SITE LAYOUT	

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT
for REVELOP PROJECTS
CNR PRIMBEE BYPASS & GOLF PLACE
PRIMBEE, NSW, 2502

DRAWING TITLE
PROPOSED SURFACE FINISHED LEVELS & RETAINING WALL PLAN

STATUS
DA ISSUE

DRAWN	APPROVED	
LS	CD	
DATE CREATED	A1 SCALE	A3 SCALE
16.10.18		AS

DRAWING NO	REV
18056-D21	K

NOTES

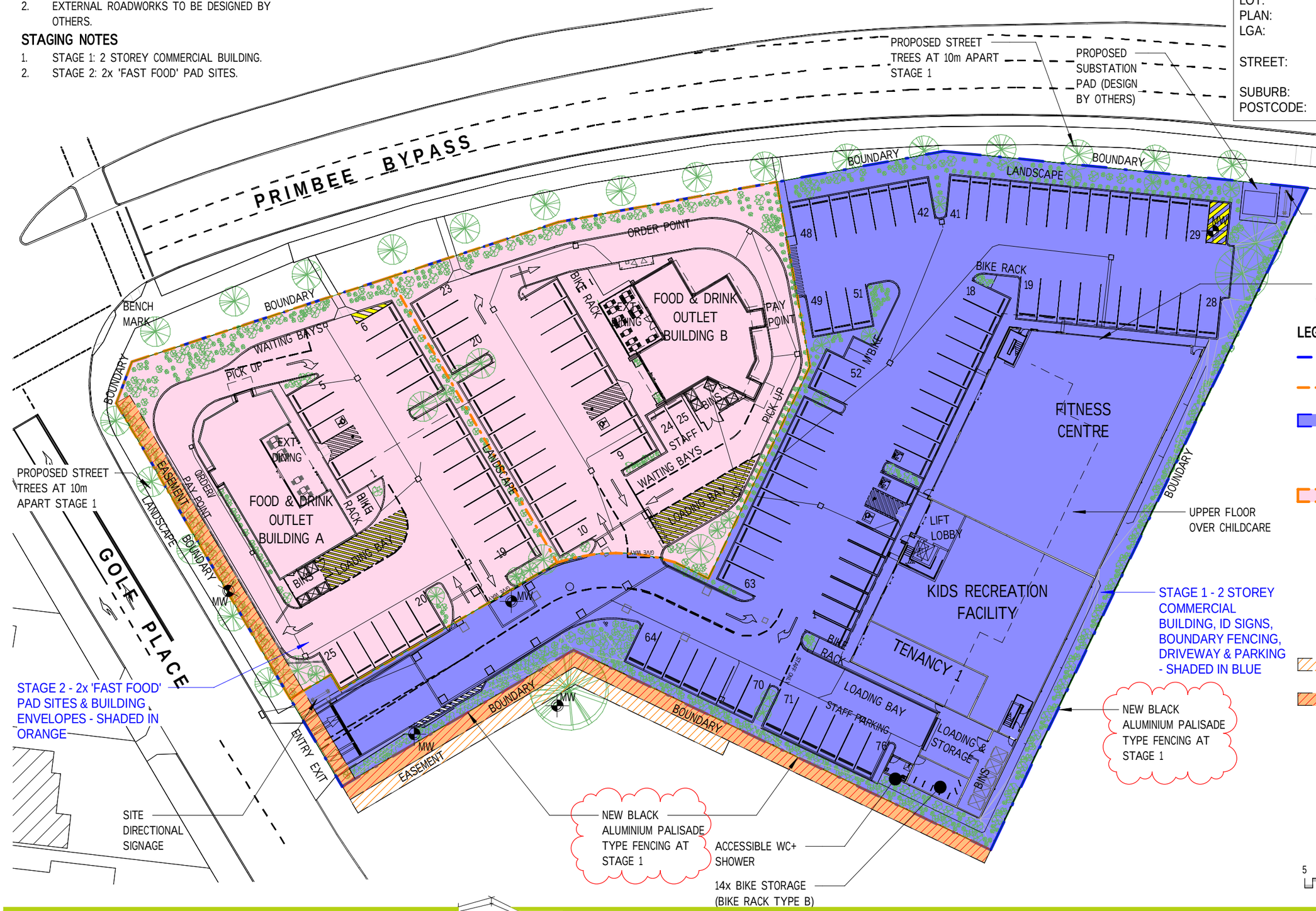
1. COUNCIL DA ISSUE ONLY - NOT FOR TENDER OR CONSTRUCTION.
2. EXTERNAL ROADWORKS TO BE DESIGNED BY OTHERS.

STAGING NOTES

1. STAGE 1: 2 STOREY COMMERCIAL BUILDING.
2. STAGE 2: 2x 'FAST FOOD' PAD SITES.

RPD:

LOT:	1
PLAN:	DP1093756
LGA:	WOLLONGONG CITY COUNCIL
STREET:	Cnr PRIMBEE BYPASS & GOLF PLACE
SUBURB:	PRIMBEE, NSW
POSTCODE:	2502



LEGEND

- SITE BOUNDARY
- STAGE / PAD SITE BOUNDARY
- STAGE 1 - 2 STOREY COMMERCIAL BUILDING, ID SIGNS, BOUNDARY FENCING, DRIVEWAY & PARKING
- STAGE 2 - 2x 'FAST FOOD' PAD SITES & BUILDING ENVELOPES, DETAIL BUILDING DESIGN & INTERNAL FITOUT SUBJECT TO FUTURE DA BY EACH TENANT
- MW EXISTING GROUND WATER MONITORING WELL. UPGRADE SURFACE/LID TRAFFICABLE
- EASEMENTS
- EASEMENT FOR REACTIVE BARRIER 88b RESTRICTED ZONE

5 0 5 10 15 20 25m
Metres

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Do not scale this drawing. Check and verify all dimensions on site prior to commencement of works.

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DESIGNERS | ENGINEERS

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REV	DATE	BY	DESCRIPTION	CHK
A	10.10.18	BL	PRELIMINARY ISSUE FOR DISCUSSION	
B	23.01.19	BL	DA ISSUE	
C	28.06.19	BL	RE-ISSUED FOR DA	CD
D	14.10.19	EEK	MINOR REVISIONS	

PROJECT DETAILS
MIXED USE COMMERCIAL DEVELOPMENT for REVELOP PROJECTS, Cnr PRIMBEE BYPASS & GOLF PLACE, PRIMBEE, NSW, 2502

DRAWING TITLE
SITE STAGING PLAN - STAGE 1 & STAGE 2

STATUS
DA ISSUE

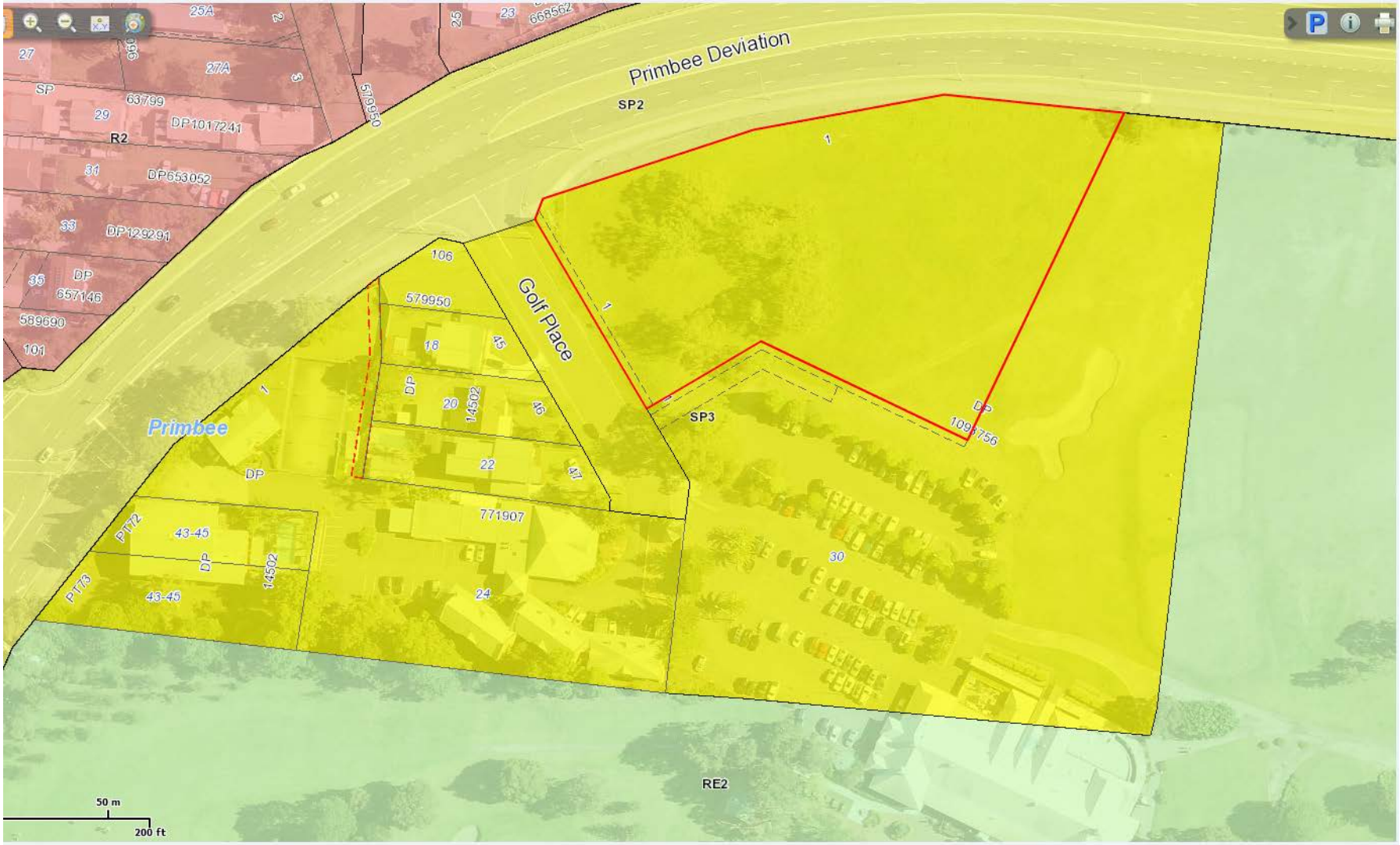
DRAWN	APPROVED	
BL	CD	
DATE CREATED	A1 SCALE	A3 SCALE
10.10.18		As indicated

DRAWING NO	REV
18056 D19	D

14/10/2019 3:12:55 PM

Attachment 2 Aerial Photograph

Attachment 3 Zoning Map



Transport Roads & Maritime Services

Our ref: STH15/00040/19
Contact: Melissa Steep 4221 2771
Your ref: DA-2019/87

8 August 2019

Anne Starr
Wollongong City Council
records@wollongong.nsw.gov.au

DEVELOPMENT APPLICATION DA-2019/87 – LOT 1 DP 1093756, PORT KEMBLA GOLF CLUB, WINDANG ROAD, PRIMBEE

Dear Anne,

Roads and Maritime Services (RMS) refers to your correspondence dated 18 July 2019 and further correspondence received from the applicant dated 2 August 2019 (included as Attachment 1), regarding the above development application (DA).

RMS has completed an assessment of the development, based on the information provided and focussing on the impact to the State Road Network. For this development, the key state road at this location is the Primbee Bypass (MR522).

The following is noted:

- The development would generate additional traffic. The impact of this traffic needs to be considered and adequately mitigated.
- The development proposes access to the Primbee Bypass (MR522) via Golf Place. RMS concurrence under Section 138 of the Roads Act, 1993 is required for modifications to the existing intersection of the Primbee Bypass (MR522) and Golf Place.
- RMS concurrence under State Environmental Planning Policy No. 64 – Advertising and Signage is required for the proposed development signage.
- The proposed access arrangements shown in Attachment 2.

RMS has reviewed the application with consideration to the traffic impacts, including the proposed traffic signals at Golf Place, and the proposed development signage. It is noted that the traffic report, intersection modelling and concept designs provided to date demonstrate that signalisation of the intersection of the Primbee Bypass (MR522) and Golf Place can be achieved. However, it should be noted that the width of the existing road reserve may present some challenges in providing the required infrastructure.

With reference to Council's comments regarding the Public Benefit Test detailed in Section 4 of the Transport Corridor Outdoor Advertising and Signage Guidelines (TCOAG), at the request of the applicant

RMS has reconsidered the requirements of the Public Benefit Test. RMS notes the Public Benefit Test would only apply if the Consent Authority were the Minister for Planning or if the proposal is for an advertisement on a bridge or along a tollway.

RMS has reviewed the information provided and assessed the signage against the road safety criteria outlined in Schedule 1 of SEPP 64 and the associated Transport Corridor Advertising and Signage Guidelines. RMS is satisfied that the proposed advertising signage is acceptable.

RMS hereby issues its concurrence under SEPP 64 for the subject development application.

Having regard for the above, RMS will not object to the DA subject to the conditions outlined in Attachment 3 being included in the conditions of development consent.

RMS highlights that in determining the DA under Part 4 of the *Environmental Planning and Assessment Act, 1979*, it is the consent authority's responsibility to consider the environmental impacts of any road works which are ancillary to the development. This includes any works which form part of the proposal and/or any works which are deemed necessary to include as requirements in the conditions of development consent (i.e. signalisation of the Golf Place intersection). Depending on the level of environmental assessment undertaken to date and nature of the works, the consent authority may require the developer to undertake further environmental assessment for any ancillary road works.

Upon determination of this matter, it would be appreciated if Council could send a copy of the Notice of Determination to development.southern@rms.nsw.gov.au.

Yours faithfully,

Chris Millet
Manager, Land Use
Southern Region

You forwarded this message on 5/08/2019 3:20 PM.

rom: Anthony El-Hazouri <anthony@revelop.com.au> Sent: Fri 2/08/2019 4:00

o: Melissa Steep

c: Emily Han; Charbel Hazzouri

ubject: DA-2019/87 - LOT 1 WINDANG ROAD PRIMBEE

Dear Melissa

Your Ref: STH15/00040/18

I refer to the above matter and RMS letter of concurrence in relation to Traffic Matters and SEPP 64 – Signage, dated 29 July 2019 and Thank You for the same

I note the concurrence and related conditioned are generally appropriate and acceptable to the applicant, except, as discussed, the last paragraph on page 1 regarding the Public Benefit Test pursuant to Section 4 TCOAG

RMS, in response to councils question on whether the Public Benefit Test applies to the subject Application, states that "RMS Considers that the Public Benefit Test is a relevant matter for the consent authority to consider in assessing the application". The advice refers to Section 4 TCOAG

The applicants seeks RMS review on this determination/advice in so far as:

- Section 4 refers the read back to Section 1.6.4 which must be read in conjunction with Section
- Section 1.6.4 differentiates the requirements for Advertising Signage depending on who the consent authority is – in this case it's the Local Council, not the Minister
- Relevantly, this section states the following:

Assessment of other advertising proposals in or adjacent to a transport corridor – When the local council is the consent authority.
The SEE must outline how the proposal meets the following:
- *any relevant provisions in SEPP 64*
- *any relevant DCP that has been prepared in accordance with SEPP 64*
- *road safety considerations in (Section 3)*
- *a public benefit test, if it is a proposal for an advertisement on a bridge or along a tollway.*

This qualification in yellow highlight means that since the consent authority is the Local Council and since the Advertising Billboard/structure is NOT on a bridge or along a tollway, the Public Benefit Test cannot and should not be applied

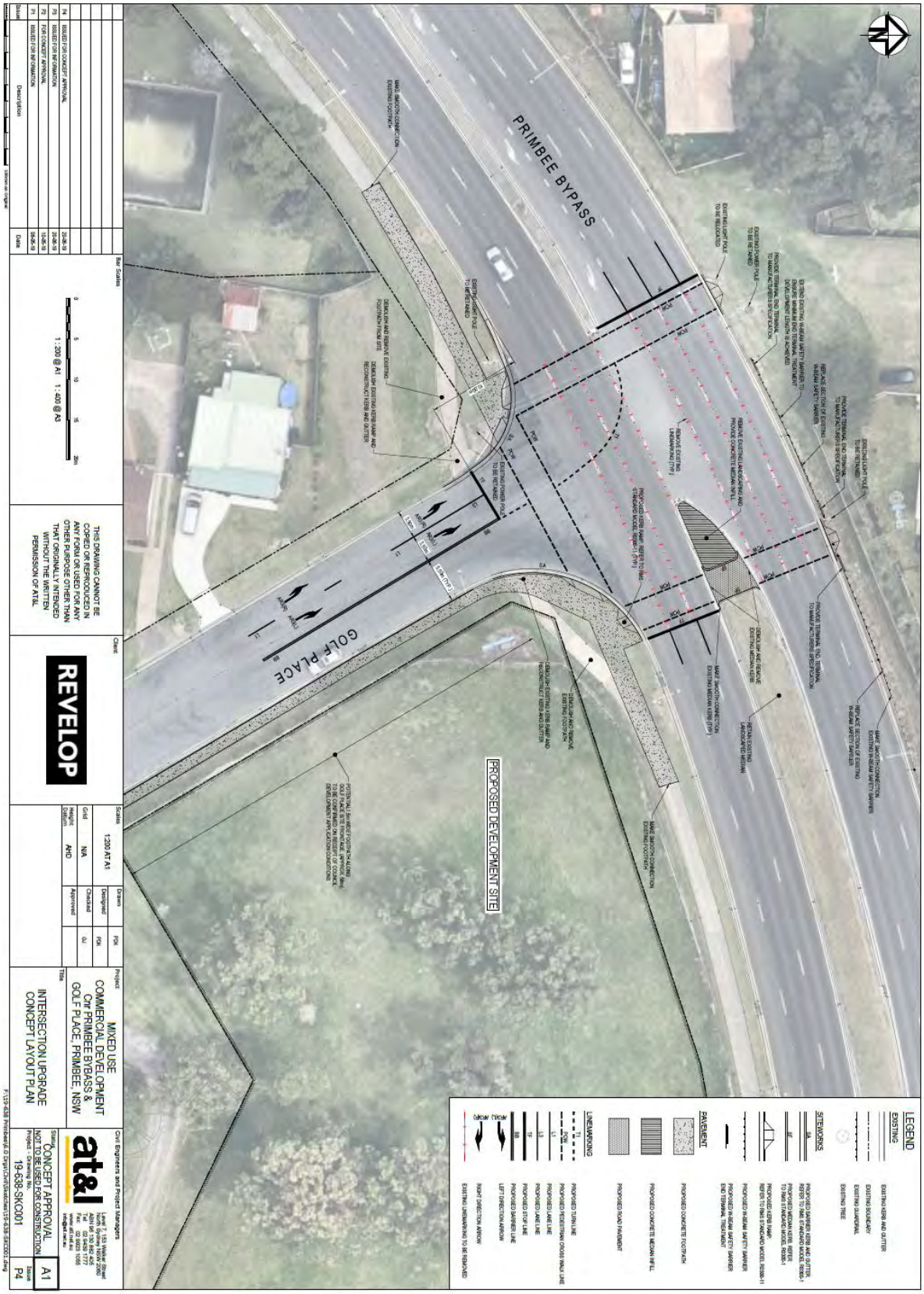
We request the concurrence advice be updated and re issues to confirm that the public benefit test, DOES NOT Apply to the subject application given the above circumstances

I am happy to discuss this matter further if need be

Anthony El-Hazouri – Director

Parramatta:

Correspondence:


PRIMBEE BYPASS
GOLF PLACE
PROPOSED DEVELOPMENT SITE
LEGEND
EXISTING
EXISTING KERB AND GUTTER
EXISTING BOUNDARY
EXISTING GUARDRAIL
EXISTING TREE
STEWORKS
PROPOSED BARRIER KERB AND GUTTER
PROPOSED MEDIAN KERB
PROPOSED KERB RAMP
PROPOSED WHEELCHAIR RAMP
PROPOSED IN-REMA SAFETY BARRIER
PROPOSED IN-REMA SAFETY BARRIER END TERMINAL TREATMENT
PAVEMENT
PROPOSED CONCRETE FOOTPATH
PROPOSED CONCRETE MEDIAN INFILL
PROPOSED ROAD PAVEMENT
LINEMARKING
PROPOSED TURN LINE
PROPOSED PEDESTRIAN CROSS WALK LINE
PROPOSED LANE LINE
PROPOSED STOP LINE
PROPOSED BARRIER LINE
LEFT DIRECTION ARROW
RIGHT DIRECTION ARROW
EXISTING LINEMARKING TO BE REMOVED
REVELOP
THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF ATEL
1:200 @ A1 1:400 @ A3
MIXED USE COMMERCIAL DEVELOPMENT Cnr PRIMBEE BYBASS & GOLF PLACE, PRIMBEE, NSW
INTERSECTION UPGRADE CONCEPT LAYOUT PLAN
CONCEPT APPROVAL
NOT TO BE USED FOR CONSTRUCTION
19-638-SKC001
A1
P4
P4 ISSUED FOR CONCEPT APPROVAL 24-06-19
P3 ISSUED FOR INFORMATION 24-06-19
P2 FOR CONCEPT APPROVAL 12-06-19
P1 ISSUED FOR INFORMATION 04-06-19

Prior to the issuing of the Construction Certificate, the developer must:

- Enter into a Works Authorisation Deed (WAD) with the RMS for all works on the Primbee Bypass (MR522).

  Notes:

  - A WAD is a legally binding contract between RMS and the developer, authorising the developer to undertake works on a State road and/or install traffic signals.
  - To progress the WAD, the developer needs to email a copy of the conditions of development consent to development.southern@rms.nsw.gov.au.
  - All roadworks and traffic control facilities must be undertaken by a pre-qualified contractor. A copy of pre-qualified contractors can be found on the RMS website at: http://www.rta.nsw.gov.au/doingbusinesswithus/tenderscontracts/prequalifiedcontractors.htm
  - Any new services or modifications to existing services associated with this development application that involve works on, over or under MR522 (as defined the area from kerb to kerb) must be incorporated into, and managed under, the Works Authorisation Deed for the project. Note: It is the developer's responsibility to identify these works to RMS project manager.
  - More information on WADs can be found at:

    www.rms.nsw.gov.au/documents/projects/factsheet-development-process.pdf

- Gain RMS approval to the proposed Traffic Signal Design
- Demonstrate to the satisfaction of Council the post development storm water discharge from the subject site, if going into the Primbee Bypass (MR522) drainage system, does not exceed the pre-development application discharge.

Prior to the commencing works within the road reserve, the developer must:

- Obtain Section 138 consent under the Roads Act, 1993 for the works associated with the WAD.

  Notes:

  - RMS will be exercising its powers under Section 64 of the Roads Act, 1993 to become the roads authority for works associated with the WAD and therefore responsible for issuing the Section 138 consent for those specific works.

- The developer would need to identify and implement an appropriate community information strategy to the satisfaction of RMS. This strategy would need to include, but not be limited to, the installation of variable message signs to advise motorists of the changes.
- Apply for, and obtain a Road Occupancy Licence (ROL) from the RMS Traffic Operations Unit (TOU) prior to commencing roadworks on a State Road or any other works that impact a travel lane of a State Road or impact the operation of traffic signals on any road.

  Notes:

  - For information on the ROL process and to lodge an ROL application, please visit https://myrta.com/oplinc2/pages/security/oplincLogin.jsf
  - The applicant will need to create an account (this may take a few days to register), prior to submitting the ROL application. The applicant must submit the ROL application 10 business days prior to commencing work. It should be noted that receiving an approval for the ROL within this 10 business day period is dependent upon RMS receiving an accurate and compliant TMP.
  - The application will require a Traffic Management Plan (TMP) to be prepared by a person who is certified to prepare Traffic Control Plans. Should the TMP require a reduction of the speed limit, a Speed Zone Authorisation will also be required from the TOU.
  - An approved ROL does not constitute an approval to commence works until an authorisation letter for the works has been issued by RMS Project Manager.

Prior to the issuing of the Occupation Certificate (interim or final), the developer must:

- Upgrade the junction of Golf Place and the Primbee Bypass (MR 522) to signalised intersection to the satisfaction of RMS, generally in accordance with Attachment 1, Austroads Guide to Road Design and other relevant standards.

  Notes:

  - Where required, the developer must upgrade/provide lighting in accordance with Australian Standard AS/NZS1158.
  - All works need to be completed at no cost to RMS

- Undertake the necessary changes to communicate and remove the “left turn on red permitted after stopping” at the intersection of Windang Road and the Primbee Bypass (MR522).
- Undertake post-construction noise monitoring for sensitive receivers around the traffic signals to the satisfaction of RMS and, where necessary, mitigate increased road traffic noise associated with the traffic signals on nearby residents (and other sensitive receivers) in accordance with the Department of Environment, Climate Change and Water’s Environmental Criteria for Road Traffic Noise to the satisfaction of RMS.

Approved Plans and Specifications

1 The development shall be implemented substantially in accordance with the details and specifications set out on:

Proposed Site Layout Plan 18056 D04-N dated 14 October 2019 prepared by TFA Project Group

Proposed Building A Floor Plan 18056 D05-F dated 28 June 2019 prepared by TFA Project Group

Proposed Building A Elevations Plan 18056 D06-G dated 14 October 2019 prepared by TFA Project Group

Proposed Building A Perspectives Plan 18056 D07-E dated 28 June 2019 prepared by TFA Project Group

Proposed Building B Floor Plan 18056 D08-F dated 28 June 2019 prepared by TFA Project Group

Proposed Building B Elevations Plan 18056 D09-D dated 17 September 2018 prepared by TFA Project Group

Proposed Building B Perspectives Plan 18056 D10-E dated 28 June 2019 prepared by TFA Project Group

Proposed Building C Ground Floor Plan 18056 D11-F dated 1 October 2019 prepared by TFA Project Group

Proposed Building C Upper Floor Plan 18056 D12-G dated 9 September 2019 prepared by TFA Project Group

Proposed Building C Elevations Plan 18056 D13-F dated 14 October 2019 prepared by TFA Project Group

Proposed Building C Perspectives Plan 18056 D14-F dated 16 September 2019 prepared by TFA Project Group

Building C Sectional Elevations and Primbee Bypass Streetscape Plan 18056 D15-E dated 14 October 2019 prepared by TFA Project Group

Site Signage Details Plan 18056 D16-D dated 28 June 2019 prepared by TFA Project Group

Proposed Surface Finished Levels and Retaining Wall Plan 18056 D21-J dated 19 September 2019 prepared by TFA Project Group

Tree Removal and Retention Plan LA01-G dated 14 October 2019 prepared by Taylor Brammer Landscape Architects Pty Ltd

Landscape Plan LA02-G dated 14 October 2019 prepared by Taylor Brammer Landscape Architects Pty Ltd

Planting Plan LA03-G dated 14 October 2019 prepared by Taylor Brammer Landscape Architects Pty Ltd

Elevation and Planting Schedule Plan LA04-E dated 3 July 2019 prepared by Taylor Brammer Landscape Architects Pty Ltd

Standard Details LA05-D dated 20 December 2018 prepared by Taylor Brammer Landscape Architects Pty Ltd

and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

General Matters

2 **Building Work - Compliance with the Building Code of Australia**

All building work must be carried out in compliance with the provisions of the Building Code of Australia.

3 **Construction Certificate**

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

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

Note: The certifying authority must cause notice of its determination to be given to the consent authority, and to the council, by forwarding to it, within two (2) days after the date of the determination, the plans and documentation referred to in clause 142 (2) of the Environmental Planning and Assessment Regulation 2000.

4 **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.

5 **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.

6 **Tree Retention/Removal**

The developer shall retain the existing tree indicated on the Landscape Plan by Taylor Brammer dated 14 October 2019 consisting of tree numbered T10.

Any branch pruning, which has been given approval, must be carried out by a qualified arborist in accordance with Australian Standard AS4373-2007.

All tree protection measures are to be installed in accordance with Australian standard AS4970-2009 Protection of Trees on development Sites.

All recommendations in the Aboricultural Impact Assessment by Arboreport dated 31 October 2019 are to be implemented including and not restricted to: remedial tree pruning, dead wood removal, fencing and signage, sediment buffer, stem protection, establishing tree protection zones and watering and root hormone application if required.

This consent permits the removal of trees numbered T1, T2, T3, T4, T5, T6, T7, T8, and T9 as indicated on the Landscape Plan by Taylor Brammer dated 14 October 2019. No other trees shall be removed without prior written approval of Council.

7 **Recommendations Noise Impact Assessment**

The following noise amelioration measures are to occur:

- In the event that any tenancy seeks to operate outside 7am-10pm, an acoustic report shall be included in the development application seeking the extension of hours. The acoustic report shall address at a minimum the acoustic impact associated with late night vehicle movement as well as external plant if applicable.

- Separate noise assessment for mechanical plant servicing the development is required to accompany applications for occupation of any of the approved tenancies.
- Combined external noise emission of all tenancies shall not exceed the noise objectives in section 5.1 of the 'Noise Impact Assessment' reference 20181270.1 prepared by Acoustic Logic.
- Waste management plans shall accompany applications for use of tenancies and be implemented to ensure deliveries are kept to day time hours.
- Waste collection shall be kept to day time hours. No collection is permitted 10pm-7am.

8 **Duration of Consent for Signage**
In accordance with clause 14(1)(a) of State Environmental Planning Policy No. 64 -Advertising and Signage (SEPP 64), consent granted for signage under Part 3 of SEPP 64 ceases to be in force on the expiration of 15 years after the date on which the consent becomes effective and operates in accordance with section 4.2 of the Environmental Planning and Assessment Act, 1979.

Prior to the Issue of the Construction Certificate

9 Speed bumps are to be provided within the car parking area to force traffic speeds to 10kmph. Signage indicating the maximum speed of 10kmph is to be provided within the car parking areas in suitable locations. This requirement shall be reflected on the Construction Certificate plans.

10 **Floodplain Storage**
The detailed design of the development shall ensure no reduction in existing floodplain storage on the site in any storm event. This requirement shall be reflected on the Construction Certificate plans and certified by a suitably qualified civil engineer prior to the release of the Construction Certificate.

11 **Drainage Design – Certification**
The detailed design of the development including detailed drainage (incl. on-site stormwater detention system) and Construction certificate plans shall ensure the following design outcomes:

- Must ensure that the capacity of the downstream drainage system will not be exceeded as a result of the development; and
- Must ensure that there will be no increase in total volume of water surcharging from the existing drainage system within Golf Place and adjoining land (incl. within Lot 2 DP 1093756) during any storm event, as a result of the development.

Certification that the above requirements have been satisfied shall be prepared by a suitably qualified civil engineer and submitted to the Principal Certifying Authority prior to the release of a Construction Certificate.

12 **Roads and Maritime Services (RMS) – Prior to issue of the Construction Certificate**
Prior to the issuing of the Construction Certificate, the developer must:

a Enter into a Works Authorisation Deed (WAD) with the RMS for all works on the Primbee Bypass (MR522).

Notes:
- A WAD is a legally binding contract between RMS and the developer, authorising the developer to undertake works on a State road and/or install traffic signals.
- To progress the WAD, the developer needs to email a copy of the conditions of development consent to development.southern@rms.nsw.gov.au
- All roadworks and traffic control facilities must be undertaken by a pre-qualified contractor. A copy of pre-qualified contractors can be found on the RMS website at: http://www.rta.nsw.gov.au/doingbusinesswithus/tenderscontracts/prequalifiedcontractors.
- Any new services or modifications to existing services associated with this development application that involve works on, over or under MR522 (as defined the area from kerb to kerb) must be incorporated into, and managed under, the Works

Authorisation Deed for the project. Note: It is the developer's responsibility to identify these works to RMS project manager.

- More information on WADs can be found at: www.rms.nsw.gov.au/documents/projects/factsheet-development-process.pdf

b Gain RMS approval to the proposed Traffic Signal Design

c Demonstrate to the satisfaction of Council the post development storm water discharge from the subject site, if going into the Primbee Bypass (MR522) drainage system, does not exceed the pre-development application discharge.

13 **Acoustic Fence on Golf Place Boundary**
The acoustic fence shown on the approved landscape and site plan is not supported and is to be deleted from Construction Certificate plans.

14 **Roads and Maritime Services - Prior to issue of the Construction Certificate**
Prior to issue of the Construction Certificate, the developer must submit a final Intersection Upgrade Layout Plan to the satisfaction of RMS and Council as outlined in the RMS letter dated 8 August 2019.

15 **No Landscaping in Reactive Barrier Easement**
The landscaping in the reactive barrier easement as shown on the landscape and site plan is not supported and shall be deleted from Construction Certificate plans.

16 **Billboard - Building C**
The billboard is not supported and shall be removed from plans submitted with the Construction Certificate.

17 **Works on Council's Land Lot 106 DP 579950**
Prior to issue of the Construction Certificate the developer shall enter into a licence with Council to undertake the proposed works on Council's community land (Lot 106 DP 579950).

The works must comply with Council's Paved Footpath Construction Policy and appropriate Australian Standards for footpath construction and the developer is required to reinstate and re-turf the land at the completion of works to Council's satisfaction.

18 **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.

19 **Endeavour Energy Requirements**
The submission of documentary evidence from Endeavour Energy to the Principal Certifying Authority is required confirming that satisfactory arrangements have been made with Endeavour Energy for the provision of electricity supplies to the development, prior to the release of the Construction Certificate.

Note: Applications should be made to Customer Connections – South Coast, Endeavour Energy PO Box 811 Seven Hills NSW 1730.

20 **Telecommunications**
The submission of documentary evidence from an approved telecommunications carrier to the Principal Certifying Authority confirming that underground telecommunication services are available for this development is required prior to the issue of the Construction Certificate.

21 **Car Parking and Access**
The development shall make provision for a total of 126 car parking spaces (including 3 car parking spaces for people with disabilities), 5 motorcycle parking spaces and 24 secure (Class B)

bicycle spaces. This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 4.55 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.

22 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.

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

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

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

26 **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.

27 The edge of the driveway must be provided with a hob or dish drain to prevent surface water flows from entering the adjoining property and to direct surface water flows to the proposed on-site stormwater detention (OSD) facility. This requirement shall be reflected on the Construction Certificate plans, prior to the release of the Construction Certificate.

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

29 The depth and location of all services (i.e. gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.

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

31 **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 (i.e. as part of this consent) for the approval by the Principal Certifying Authority, prior to the release of the Construction Certificate.

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

a the following species selection is not supported, Ivory Curl Tree, and is to be substituted by the following suggested species: Melaleuca decora, Banksia integrifolia, Acmena smithii, Eucalyptus botryoides, and Callistemon salignus;
b a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;
c the location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees.
d All mass planted garden areas are to have masonry edges.
e All retaining walls to be masonry construction.

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

33 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.

34 The implementation of a landscape maintenance program in accordance with the approved Landscape Plan for a minimum period of 24 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.

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

a Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the Principal Certifying Authority prior to release of the Construction Certificate.
b Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75 mm thick 100% recycled hardwood chip/leaf litter mulch.
c Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the arborist's recommendations.

36 **Engineering Plans and Specifications - Retaining Wall Structures Greater than One (1) Metre**
The submission of engineering plans and supporting documentation of all proposed retaining walls greater than 1m to the Principal Certifying Authority for approval prior to the issue of the Construction Certificate. The retaining walls shall be designed by a suitably qualified and experienced civil and/or structural engineer. The required engineering plans and supporting documentation shall include the following:

a A plan of the wall showing location and proximity to property boundaries;
b An elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall;
c Details of fencing or handrails to be erected on top of the wall;
d Sections of the wall showing wall and footing design, property boundaries, subsoil drainage and backfill material. Sections shall be provided at sufficient intervals to determine the impact of the wall on existing ground levels. The developer shall note that

the retaining wall, subsoil drainage and footing structure must be contained wholly within the subject property;

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

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

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

37 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.

38 **Property Addressing Policy Compliance**

Prior to the issue of any construction certificate, the developer must ensure that any site addressing complies with Council's **Property Addressing Policy** (as amended). Where appropriate, the developer must also lodge a written request to Council's **Infrastructure Systems & Support – Property Addressing (propertyaddressing@wollongong.nsw.gov.au),** for the site addressing prior to the issue of the construction certificate. Please allow up to 3-5 business days for a reply. Enquiries regarding property addressing may be made by calling 4227 8660.

39 **Footpath Paving**

The developer is responsible for the construction of footpath paving for the entire frontage of Golf Place. The type of paving for this development is a 1500mm wide, 100mm thick, reinforced, broom finished concrete. A nominal two percent (2%) minimum one percent (1%), maximum two and a half percent (2.5%) cross fall to be provided from property line to back of kerb. Any changes of level, ramps or stairs and associated tactile markers and handrails are to be contained with the property boundary.

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

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

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

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

40 **Street Trees**

The developer must address the street frontage by installing street tree planting as follows.

<u>Primbee Bypass</u>

The number and species for Primbee Bypass is as follows:

- Five (5) Araucaria heterophylla (Norfolk Island Pine)
- Eight (8) Eucalyptus robusta (Swamp Mahogany)
- Planting arrangement is to be one Araucaria heterophylla to every two Eucalyptus robusta.

<u>Golf Place</u>

The number and species for Golf Place is as follows:

- Two (2) Araucaria heterophylla (Norfolk Island Pine)
- Two (2) Eucalyptus robusta (Swamp Mahogany)
- Planting arrangement is to be one Araucaria heterophylla to every two Eucalyptus robusta.

Trees to be 200 litre container size, in accordance with AS 2303:2018 Tree stock for landscape use. Street trees are to be installed in accordance with Wollongong Development Control Plan

2009 – Chapter E6: Landscaping. 'Dial Before You Dig' must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Tree pits must be adequately mulched, plants installed and staking installed to the satisfaction of WCC Manager of Works. Staking is to consist of min. 3 x 2400 x 50 x 50mm hardwood stakes driven min 600mm into firm ground. Hessian webbing is to be utilised to secure plant stock to industry standard.

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

41 **Planting to Child Care Centres, Schools or near Playgrounds**

The developer shall ensure that proposed planting is child friendly and must **not** include any of the types of plants listed below:

i plants known to produce toxins;
ii plant with high allergen properties;
iii plants with profuse scented flowers or known to attract high numbers of bees, spiders, and insects;
iv species which produce small nuts or fruits;
v plants with thorns or spiky foliage and branches; and
vi any weed or potential weed species.
vii Avoid planting plants such as Asthma weed (*Parietaria judaica*), Rhus (*Toxicodendron succedaneum*), Yellow oleander (*Thevetia peruviana*), Cactus, chillies, Dumb cane (*Diffenbachia*), Mushrooms, Angels Trumpet (*Brumansia*), Cycads, Grevilleas, Oleander (*Nerium oleander*), Poinsettia, Rhubarb, White cedar (*Melia azederach*), Yesterday Today Tomorrow (*Brunsfelsia*), Agapanthus, Amaryllis, Arum Liliy, Azaleas and Rhododendrons, Daffoldils, Foxgloves, Lily of the Valley and any other species that have the characteristics listed above which could place children at risk. The developer shall consult and undertake further research to ensure the most up to date information is available to determine plant suitability.

42 **Sizing of Drainage**

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

43 **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 Stormwater Concept Plan, prepared by ING Consulting Engineers Pty Ltd, Reference No. 180105/03/12/ revision G, dated 12 September 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.

44 **Flood Level Requirements**

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

a Habitable floor levels must be constructed at a minimum of RL 3.54 metres AHD.

b Any portion of the building or structure below RL 3.54 metres AHD should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009.

c The proposed building and structures shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including RL 3.54 metres AHD.

45 **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 OSD storage volume and discharge rates. The OSD storage volume and discharge rates shall be generally in accordance with the Stormwater Concept Plan, prepared by ING Consulting Engineers Pty Ltd, Reference No. 180105/03/12/ revision G, dated 12 September 2019, and designed to ensure the following outcomes:
   - Must ensure the capacity of the downstream drainage system will not be exceeded as a result of the development; and
   - Must ensure that there will be no increase in volume of water surcharging from the existing drainage system within Golf Place and adjoining land (incl. within Lot 2 DP 1093756) during any storm event, as a result of the development.

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 600mm x 600mm 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-2019/87.
   - Any specialist maintenance requirements.

h Must include a maintenance schedule for the OSD system, generally in accordance with Chapter E14 of the Wollongong DCP2009.

46 **Council Footpath Reserve Works – Driveways and Crossings**

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

47 **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 $60,260.00 (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:

Contribution at time of payment = $C x (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: 1077146	• Credit Card
In Person	Wollongong City Council Administration Building - Customer Service Centre Ground Floor 41 Burelli Street, WOLLONGONG	• 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

48 **Roads and Maritime Services – Prior to Works Commencing in Road Reserve**

Prior to works commencing in the road reserve, the developer must:

a Obtain Section 138 consent under the Roads Act, 1993 for the works associated with the WAD.

Notes:
- RMS will be exercising its powers under Section 64 of the Roads Act, 1993 to become the roads authority for works associated with the WAD and therefore responsible for issuing the Section 138 consent for those specific works.

b The developer would need to identify and implement an appropriate community information strategy to the satisfaction of RMS. This strategy would need to include, but not be limited to, the installation of variable message signs to advise motorists of the changes.

c Apply for, and obtain a Road Occupancy Licence (ROL) from the RMS Traffic Operations Unit (TOU) prior to commencing roadworks on a State Road or any other works that impact a travel lane of a State Road or impact the operation of traffic signals on any road.

Notes:
- For information on the ROL process and to lodge an ROL application, please visit https://myrta.com/oplinc2/pages/security/oplincLogin.jsf
- The applicant will need to create an account (this may take a few days to register), prior to submitting the ROL application. The applicant must submit the ROL application 10 business days prior to commencing work. It should be noted that receiving an approval for the ROL within this 10 business day period is dependent upon RMS receiving an accurate and compliant TMP.
- The application will require a Traffic Management Plan (TMP) to be prepared by a person who is certified to prepare Traffic Control Plans. Should the TMP require a reduction of the speed limit, a Speed Zone Authorisation will also be required from the TOU.
- An approved ROL does not constitute an approval to commence works until an authorisation letter for the works has been issued by RMS Project Manager.

49 **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.

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

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

52 **Certification from Arborist - Adequate Protection of Trees to be Retained**
A qualified arborist is required to be engaged for the supervision of all on-site excavation or land clearing works. The submission of appropriate certification from the appointed arborist to the

Principal Certifying Authority is required which confirms that all trees and other vegetation to be retained are protected by fencing and other measures, prior to the commencement of any such excavation or land clearing works.

53 **Works in Road Reserve – Major Works**

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

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

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

Restoration must be in accordance with the following requirements:

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

During Demolition, Excavation or Construction

54 **Reactive Barrier Easement**

No civil or construction works are to be undertaken in the reactive barrier easement

55 **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.

56 **Supervision of Engineering Works**

All engineering works associated with the development are to be carried out under the supervision of a practicing engineer.

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

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

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

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

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

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

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

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

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

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

62 **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

63 **Roads and Maritime Services – Prior to issue of the Occupation Certificate (Interim or Final)**
Prior to issue of the Occupation Certificate (interim or final), the developer must:

a Upgrade the junction of Golf Place and the Primbee Bypass (MR 522) to signalised intersection to the satisfaction of RMS, generally in accordance with Attachment 1, Austroads Guide to Road Design and other relevant standards.

Notes:
- Where required, the developer must upgrade/provide lighting in accordance with Australian Standard AS/NZS1158.
- All works need to be completed at no cost to RMS.

b Undertake the necessary changes to communicate and remove the "left turn on red permitted after stopping" at the intersection of Windang Road and the Primbee Bypass (MR522).

c Undertake post-construction noise monitoring for sensitive receivers around the traffic signals to the satisfaction of RMS and, where necessary, mitigate increased road traffic noise associated with the traffic signals on nearby residents (and other sensitive receivers) in accordance with the Department of Environment, Climate Change and Water's Environmental Criteria for Road Traffic Noise to the satisfaction of RMS.

64 **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.

65 **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.

66 An effective evacuation report and procedure shall be prepared by an appropriate consulting engineer. The report shall be submitted to the Principal Certifying Authority prior to the issue of the Occupation Certificate. A copy of the report shall be provided to Council for record keeping purposes. The report shall incorporate an effective evacuation process and procedure for egress from the site in the early stages of significant storm events up to and including a Probable Maximum Flood (PMF). The evacuation process and procedure shall ensure that evacuation will occur prior to the evacuation route becoming inundated (i.e. whilst the entire evacuation route is still dry) and shall ensure that evacuees will not need to travel on the opposite side of the road (i.e. evacuation must be in the legal direction of travel for the full extent of the evacuation route).

Notification of the presence of the evacuation report and procedure will be placed on the section 10.7 certificate for the property to ensure future property owners are made aware of the procedure in the case of flood.

67 **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.

68 **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.

69 **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.

70 **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.

71 **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 new building and structures can withstand the forces of floodwater, debris and buoyancy up to and including RL 3.54 metres AHD.

Operational Phases of the Development/Use of the Site

72 **Illuminated Signage Curfew**
Having regard to the proximity of residential properties, all illuminated signs must be kept turned off outside of the business operating hours approved in this consent.

73 All commercial servicing, deliveries and waste collection are to undertaken so that large vehicles reversing within car parking areas do not impact on the safety of the general public.

74 **Restricted Hours of Operation**
The hours of operation for the development shall be restricted to:

- Building A – 7am-10pm.
- Building B – 7am-10pm.
- Building C – 7am-10pm.

Any extension to the approved hours of operation will require separate development consent.

75 **Noise Restrictions**
The noise ($L_{Aeq\ (15min)}$) emanating from the site must not exceed 5 dB(A) above the background noise level ($L_{A90\ (15min)}$) of the area at any residential boundary of the land.

76 **Separate Development Consent All Tenancies**
This consent does not authorise occupation of tenancies. Separate consent is required prior to occupation and operation of tenancies, including the construction, fitout and use of a food business at this premises.

Food premises must be constructed and fit out in accordance with *AS4674/2004: Design, Construction and Fit-Out of Food Premises.*