

Wollongong Local Planning Panel Assessment report | 2 May 2023

WLPP No.	Item No. 2
DA No.	DA-2022/211
Proposal	Demolition of existing structures and construction of a 24 storey mixed use building consisting of a hotel with 36 rooms, three (3) commercial tenancies, 59 residential units, associated parking and amenities.
Property	4 Auburn Street WOLLONGONG
Applicant	TFR Pty Ltd
Responsible Team	Development Assessment and Certification - City Centre Major Development Team (BH)
Prior WLPP meeting	N/A

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel

The proposal has been referred to Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Clauses 3 and 4(b) of Schedule 2 of the Local Planning Panels Direction of 30 June 2020, the proposal involves a variation to a development standard in excess of 10% and is development to which State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development applies.

Proposal

The proposal is for demolition of existing structures and construction of a 24 storey mixed use building consisting of a hotel with 36 rooms, three (3) commercial tenancies, 59 residential units, associated parking and amenities.

Permissibility

The site is zoned B3 – Commercial Core pursuant to Wollongong Local Environmental Plan 2009. The proposal is categorised as a Hotel or motel accommodation, commercial premises and Recreation facility (indoor) which are permissible uses in the zone with development consent.

Consultation

The proposal was notified in accordance with Council's Notification Policy and received 4 submissions (from 3 submitters) which are discussed at section 2.9 of the assessment report.

Main Issues

The main issues are:

- Building Separation
- Impact on Lowden Square (rail land)

RECOMMENDATION

It is recommended that the development application be approved subject to conditions.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

State Environmental Planning Policies:

- SEPP (Resilience and Hazards) 2021
- SEPP (Transport and infrastructure) 2021
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Koala Habitat Protection) 2021
- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan 2009

Other policies

- Wollongong City Wide Development Contributions Plan
- Wollongong Community Participation Plan 2019

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal is for the demolition of existing structures and the construction of a new twenty-four (24) storey mixed use development comprising:

- A hotel with thirty-six (36) rooms (including communal open space and swimming pool)
- Fifty-nine (59) residential apartments
- One (1) commercial tenancy, and
- Basement level parking is provided which contains parking for 93 cars, 27 bicycles and 5 motorbikes.



Figure 1: Photomontage of the proposed development as viewed from Lowden Square

1.3 BACKGROUND

The application was reviewed by the Design Review Panel (DRP) on 9 July 2021 (DE-2021/90) prior to lodgement of the DA and on 7 April 2022 post lodgement of the DA.

Customer service actions

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

1.4 SITE DESCRIPTION

The site is located at 4 Auburn Street WOLLONGONG and the title reference is Lot 1 DP 1256197. The site is irregular in shape and has a fall of 3-4m from north to south.

Adjoining development is as follows:

- North: Single commercial premises accessed from Auburn Street (DP160637).
- East: Auburn Street
- South: Double storey commercial premises with basement carpark accessed from Auburn Street and rear car park accessed from Lowden Square
- West: Lowden Square (at grade car parking area associated with Wollongong Railway Station)

The locality is characterised by business, office, retail and light industrial uses, and newly developed high density residential/shop top housing developments. It is located at the interface with Wollongong train station (i.e., Lowden Square) in a high profile and highly accessible location.

Property constraints

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

- Contamination: The site is mapped as potentially contaminated due to previous land uses. Council's Environment Officer has reviewed PSI and DSI reports and concurs that the risk of contamination is low. Appropriate conditions of consent are proposed.
- Flooding: The site is identified as being located within an uncategorised flood risk precinct. Council's Stormwater Officer has reviewed the application in this regard and did not raise any concerns, providing a satisfactory referral subject to conditions.

There are no restrictions on the title.



Figure 2: Site as viewed from the north (Corner of Burelli, Station and Auburn Streets)

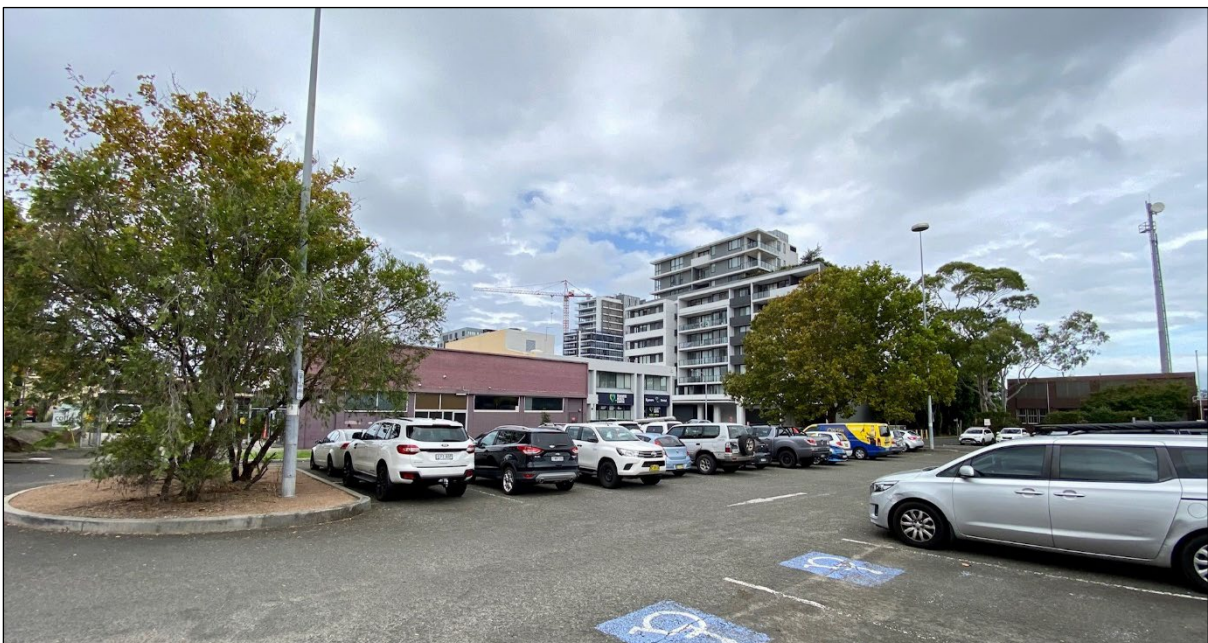


Figure 3: Site as viewed from Lowden Square



Figure 4: Site – looking north along Auburn Street

1.5 SUBMISSIONS

The application was notified in accordance with Council's Community Participation Plan 2019 between 9-24 March 2022. Four (4) submissions (from 3 submitters) were received, and the issues identified are discussed below.

Table 1: Submissions

Concern	Comment
The development is out of scale for the area	The development is larger in scale than any existing development within the immediate locality but meets the height and FSR controls applicable to the site.
Traffic issues	Parking and access have been assessed by Council's traffic engineer and found to be satisfactory. It is unlikely that the traffic generated by the development would not have an adverse impact of the surrounding street network.
Will affect property values	There is no evidence to suggest that property values would be negatively impacted by the development. In any case this is not a matter for consideration under the Act.
Increased noise and pollution	It is unlikely that a development of the type proposed would increase noise levels or result in any environmental pollution.
Setback non-compliance	See detailed comments below
Not consistent with future desired character	The proposal is in keeping with the character and scale of development anticipated by the planning controls that apply to the site and it is therefore considered to be consistent with the desired future character of the area.
Potential for future building to form a curtain blocking view of the escarpment.	A building of the height proposed will inevitably block some views of the escarpment from some locations. Nonetheless the building is consistent with height controls and its slender

Concern	Comment
	forms will alleviate and loss of views to towards the escarpment.
Potential adverse overshadowing	A building of the height proposed will cast shadows however the built form is such that shadows will move quickly and are not considered to result in any adverse impacts on adjoining properties. Shadow diagrams are provided at Attachment 4 .
Potential to limit future developability of the site to the north of subject site	<p>A detailed submission was prepared by consultants on behalf of the owner of 2 Auburn Street located to immediately to the north of the subject site which concludes:</p> <p><i>With the significant impacts the development proposal for 4 Auburn Street imposes on the adjoining northern site (2 Auburn Street), further consideration is required so that both sites can work together rather than approving standards that will inhibit development on 2 Auburn Street being achieved. In regard to the proposed development under DA-2022/211, we object to the current development proposal on the basis of:</i></p> <ul style="list-style-type: none"> <i>• The proposal does not meet the minimum building separation distances required by Wollongong Local Environmental Plan 2009.</i> <i>• The proposed development will significantly impact future development on the site to the north (2 Auburn Street).</i> <i>• The Clause 4.6 Variation Request for reducing the statutory building separation distances does not satisfactorily justify why it is acceptable to impose additional development constraints on adjoining land.</i> <p><i>A collaborative urban design approach for the broader site will provide a better development outcome for the locality and enable better integration of managing design imperatives</i></p> <p>A full discussion of the applicant's Clause 4.6 Variation statement is provided below under the discussion in relation to Clause 8.6 Building separation.</p> <p>The submission provided on behalf of the owner seeks to argue that the proposed development restricts the development potential of the adjoining site to the north of the subject site (2 Auburn Street). Whilst there may be a valid argument that the proposal provides some constraints on how 2 Auburn Street can be redeveloped, it does not unreasonably prevent redevelopment of a site which may not, even without taking the subject development proposal into account, reach the full extent allowed by the Height and FSR controls under WLP 2009. No.2 Auburn Street is constrained by virtue of having 3 street frontages and being triangular in shape which poses significant design constraints.</p>

Concern	Comment
	Whilst it is acknowledged that it would be preferable to develop 2 and 4 Auburn Street (and potentially 1 Dean Street to the south of the subject site) as one site, this has not proven possible as demonstrated by the applicant who has provided copies of correspondence with the owner of 2 Auburn Street which demonstrate unsuccessful attempts to purchase the adjoining site.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Council's Heritage, Traffic, Landscape, Geotechnical, Stormwater, Environment, and Strategic Planning Officers have provided satisfactory referrals.

1.6.2 EXTERNAL CONSULTATION

Transport for NSW/Sydney Trains

TfNSW (Sydney Trains), has advised that it is delegated to act as the rail authority for the Eastern Suburbs & Illawarra heavy rail corridor, including infrastructure, and to process the concurrence for this development application.

Initially Sydney Trains expressed concern that the proposal relied on access from Transport Asset Holding Entity (TAHE) owned land currently used as a carpark and Station Street (known as Lowden Square). Sydney Trains requested that the proposal be re-designed so as not to rely on access from this façade, which should enable it to function independently if the TAHE site is re-developed or repurposed in the future. The setbacks and BCA compliance matters should also be considered accordingly. The applicant was requested to provide amended plans showing no access from or reliance on TAHE land.

Subsequently the applicant provided amended plans which do not rely on access from Sydney Trains land but which allow for the development to be retrofitted if in the future access from Sydney Train's land is deemed acceptable. Following consideration of the amended plans TfNSW granted its concurrence to the proposal subject to Council imposing specific operational conditions. These conditions are incorporated in the set of draft conditions provided at **Attachment 8**.

Heritage NSW

Initial response dated 10 May 2022:

Heritage NSW initially advised that the subject site is not listed on the State Heritage Register (SHR), however, is in close vicinity of SHR listed Wollongong Railway Station Group (SHR no 01289). It provided the following comments in respect on the initial plans:

- It is considered that the scale and bulk of the proposed building will have an adverse visual impact on the setting and character of the Wollongong Railway Station Group. It is acknowledged that the proposal is a response to the fast-evolving planning controls and future desired urban character of the area.*
- It is, however, recommended that the design of the proposed building in terms of its materiality and external treatment/articulation/colour should be revised to reduce the perceived scale and height of the building to mitigate the visual impacts identified above. Facades should be further detailed to provide texture and horizontal elements to break up form and scale.*
- The scale of the building should be revised to avoid any overshadowing on the Wollongong Railway Station Group.*

- *The podium levels should be designed to provide a sympathetic interface with the SHR item and its surrounds. The final materials and colour scheme should be carefully considered and selected to respond to the historic brick facades of the railway station group sympathetically.*
- *If the application is approved, it is recommended that Council also include a condition regarding historic archaeology, identifying requirements under s.146 of the Heritage Act 1977, should the unexpected discovery of relics be made.*

Amended plans submitted by the applicant on 20 October 2022 were re-referred to Heritage NSW who responded on 9 January 2023 stating:

- *The use of bricks for the podium structure is noted and supported. This responds to the SHR listed Wollongong Railway Station Group and comments previously provided by HNSW.*
- *HNSW notes the plantings incorporated into the landscape plan prepared by Site Image Landscape Architects, dated October 2022.*
- *If the application is approved, it is recommended that Council also include a condition regarding historic archaeology, identifying requirements under s.146 of the Heritage Act 1977, should the unexpected discovery of relics be made.*

These conditions are incorporated in the set of draft conditions provided at **Attachment 8**

Endeavour Energy

The site is situated within an existing urban area and accordingly, the development will be connected to the existing public utility infrastructure available (i.e., power, water, sewer, gas, telecommunications, and the like). There is sufficient capacity to accommodate the needs of the proposal subject to appropriate augmentation works. A substation is proposed on the ground floor on the eastern elevation.

Design Review Panel

The Panel endorsed the basic site planning principles adopted by the applicant but requested that the following matters be further refined:

Lowden Square/ Station Interface and connection.

- Planning and design proposals on this site cannot be advanced until legal frontage and access issues to Lowden Square/Station Street are resolved and confirmed.

Site Amalgamation

- Development of the site without evidence that all reasonable efforts at amalgamation with the northern portion (DP160637) have been exhausted, is not supported.

Urban Design Framework

- Councils adopted City Centre Urban Design Framework has a vision for the Station Precinct including a public (physical/visual) link to McCabe Park

Proposed WLEP amendments

- Context and site analysis must include consideration of likely development of residual sites on the block in accordance with proposed standards.

These issues were addressed by the applicant and amended plans were subsequently submitted on 20 October 2022. Significantly the plans were amended by the applicant to account for the fact that no legal access was available to the site from Lowden Square. The initially proposed café was deleted and replaced with a gym at ground level to service the hotel.

In addition, a Design Excellence Report was prepared by GYDE to support the DA submission, which responded to the key matters raised by the DRP. Some key principles GYDE identified for improvements based on the DRP feedback are:

- Refined crown to 'lighten' visual appearance
- Circular design elements to enhance landmark qualities, articulation, building character and identity
- Enhanced podium design to increase surveillance over the public domain
- Expanded concierge area to enhance sense of welcome and visual relationship to the street
- Reconfiguration of podium to establish a 3 storey street wall anchoring the future Lowden Square Plaza
- Increased setbacks, expanded public domain and extended shopfronts to Lowden Square enabled by relocation of servicing to basement levels
- Reduced length of through site link and introduction of void spaces above to enhance pedestrian qualities and safety
- Visual relationship established between through site link and commercial tenancies
- Future proofing to ensure seamless relationship between the ground floor and future Lowden Square

On review by Council officers, it was considered that the amended plans satisfactorily addressed the matters raised by the Panel and that a further consideration by the Panel was not required.

The DRP notes are included as **Attachment 5**. The development as amended is considered to exhibit design excellence as required by Clause 7.18 of Wollongong Local Environmental Plan (LEP) 2009 and responds appropriately to the design quality principles of SEPP 65

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

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

COASTAL MANAGEMENT Amendment Act 2021

The *Coastal Management Amendment Act 2021* commenced on 1 November 2021, to give coastal councils until 31 December 2023 to implement their CZMPs. By effect this enables a continuation of the current certified CZMP (20 December 2017) whilst Council undertakes further studies and community consultation for a transition to a new Coastal Management Plan.

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

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

NSW BIODIVERSITY CONSERVATION ACT 2016

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

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

Clause 7.2 of the Biodiversity Conservation Regulation 2017 provides the minimum lot size and area threshold criteria for when the clearing of native vegetation triggers entry of a proposed development into the NSW Biodiversity offsets scheme. For the subject site, entry into the offset scheme would be triggered by clearing of an area greater than 0.25 hectares based upon the minimum lot size of the WLEP 2009 R2 zoned land (i.e. less than 1 hectare minimum lot size).

No native vegetation is proposed to be cleared for the development. Therefore the proposal does not trigger the requirement for a biodiversity offset scheme.

The site is not identified as being of high biodiversity value on the Biodiversity Values Map and therefore the development would therefore not be considered to result in adverse impacts on biodiversity and is consistent with the provisions of the Biodiversity Conservation Act 2016.

Notwithstanding, conditions are recommended which require consideration of fauna during the tree removal works.

2.1.1 STATE ENVIRONMENTAL PLANNING POLICIES

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 Remediation of land

4.6 Contamination and remediation to be considered in determining development application

PSI and DSI reports prepared by EI Australia Consulting have been submitted have concluded that *the potential for site contamination was low. The site was deemed suitable for the proposed (mixed use) development, subject to the implementation of the following recommendations:*

- *Conduct a groundwater investigation when full access to the site is available (i.e. following demolition) to appropriately assess groundwater risk at the site.*
- *A Construction Environmental Management Plan (CEMP) for the excavation, waste classification, and handling of all soils from the site should be developed. The CEMP should be developed in accordance with relevant Wollongong City Council DCPs and development consent conditions.*

Council's Environment Officer has reviewed the reports and has concurred with the findings of the reports particularly considering that the proposal includes basement carparking which requires all material to be excavated and disposed of off site. Conditions have been recommended including requirements for an unexpected finds protocol, and waste classification of excavated material. The provisions of Clause 4.6 are satisfied.

2.1.3 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

Clause 2.98 Development adjacent to rail corridors

The application was referred to Sydney Trains under this clause and their concurrence was received subject to conditions as outlined in Part 1.6 of this report.

Clause 2.99 Excavation in, above, below to rail corridors

The application was referred to Sydney Trains under this clause and their concurrence was received subject to conditions as outlined in Part 1.6 of this report

Clause 2.100 Impact of rail noise or vibration on non-rail development.

An Acoustic Report has been provided with the DA which concludes:

"An acoustical assessment for a mixed-use development to be constructed at 4 to 10 Auburn Street, Wollongong, NSW has been undertaken. Consideration has been given to noise intrusion into the development from passing rail traffic on the South Coast Rail Line and the acoustical provisions of Part F5 of the BCA. The internal noise limits set by Clause 2.100 of the State Environment Planning Policy (Transport and Infrastructure) 2021 can be met using standard construction methods proposed by the architect as outlined in Section 5 of this Report. Recommendations are made in Section 6 of this report to address the BCA Deemed-to-Satisfy Provisions and / or Performance Requirements of Part F5 for the construction of internal building elements. An assessment of the potential impacts of noise emission from mechanical plant servicing the building will be carried out prior to the issue of a Construction Certificate once all mechanical plant has been selected."

Council's Environment officer has not raised any concerns in relation to this assessment and conditions of consent were recommended.

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

The residential dwellings component of the proposal is BASIX affected development to which this policy applies. In accordance with Part 3 Division 1 Section 27 of the Environmental Planning and Assessment Regulation 2021, a BASIX Certificate has been submitted in support of the application demonstrating that the proposed scheme achieves the BASIX targets.

2.1.4 STATE ENVIRONMENTAL PLANNING POLICY NO 65 — DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

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

With regard to Clause 28(2)(a), the advice from the DRP has been considered as outlined in this report. With regard to Clause 28(2)(b), the design quality of the development has been considered in accordance with the design quality principles outlined below. With regard to Clause 28(2)(c), the Apartment Design Guide has been considered below and in **Attachment 6**.

The SEPP establishes nine (9) design quality principles to be applied in both the design and assessment of the development. The SEPP 65 design quality principles statement prepared by the design architect (DWA), responds to the 9 principles accordingly, and how they have influenced the subject design and develop an outcome. The applicant's statement of compliance in relation to each design principle is set out below together with Council's comments.

Principle 1: Context and neighbourhood character

Statement of Compliance:

The proposal has been designed to provide a quality mixed use building that responds to and utilises the advantages of its context within the Wollongong City Centre:

Additionally, the proposal responds to Principal 1 by providing:

- A strong frontage to Auburn Street.
- The entries have been located in direct sight from the street to create better address to the street for the various users and provides comfortable walking distances and access regimes.
- An increased diversity for the mix of uses within the area, with greater activity proposed to the street
- Visual and physical links to surrounding domain and Wollongong CBD, Restaurant and Shopping precinct.
- Ground floor public domain provides an activation of the street and will promote activity at street level.
- Ground floor commercial tenancies activate Auburn Street and have the potential to provide future links to Station Street / Lowden Square.
- The proposal has been developed in relation to the future desired character of the area and responds well to the recently approved buildings and under construction buildings in the area.
- The siting of the building responds to its location, specific topographic situation and the varying environmental conditions of the site. These responses result in a building form and articulation that contributes to the streetscape.
- The proposed building is a modern, landmark addition to a previously underutilized area of the CBD.

Council Comment:

The proposal is considered to be consistent with the desired future character of the area as identified through the development standards and controls applicable to the land.

Principle 2: Built form and scale

Statement of Compliance:

An appropriate bulk and scale of the development was established after extensive urban design analysis. The proposal responds to Principle 2 as follows:

- The proposed building is appropriate in terms of its bulk and height.
- The height and scale of the proposal provides an appropriate response to the future desired character of the area. This approach is envisaged to compliment the future development and character of the area.
- It has distributed the gross floor area in a way that improves a better outcome in terms of:
 - The proposal addresses the street frontage with good scale and articulation
 - The building responds to the future desired character of the area as outlined in the planning controls
 - Effective vertical articulation of the form creates distinct elements
 - Detailed facades incorporate distinctive elements as panels louvres and cladding, elements inspired by natural materials and tones.
- The bulk and scale have been derived from good urban design principles and building design.
- Provides strong articulation and scale
- The proposed built form creates a variety of passive and active landscaped courts
- The communal open spaces are located on Level 3 to capture views and solar access and to ensure a maximum percentage of landscape coverage across the site.
- Appropriate proportions and orientations of balconies to improve amenity and maximise views.
- Building contributes to the quality of the streetscape
- The apartments are clearly articulated and robust in terms of internal amenity by designing the apartments with good solar access and ventilation where possible.

Council Comment:

The bulk and scale of the development is consistent with the applicable planning controls for the area. The development is not considered to be out of context with regard to the desired future character of the area and the likely impacts of the development on the locality and adjoining development.

The design of the development is considered to positively contribute to the public domain and provide high level of amenity for the occupants by way of landscaped areas, private open space and the like.

Principle 3: Density

Statement of Compliance:

The residential density proposed corresponds generally to the gross floor area allowed under the LEP. The proposal responds to the principals as follows:

- The proposal responds to the desired future density of the area;
- FSR has been developed out of an urban form analysis approach
- Proposal complies with council planning codes and envelope policies.
- Apartments are all in keeping with the minimum size and mix required by Wollongong City Council and the Apartment Design Guide.
- The density of the development is sustainable within the existing area in consideration of the context, proximity to public transport, services, and infrastructure, social and environmental qualities of the site.
- Sustainable planting species to be selected, that is low maintenance, locally appropriate and available that should also provide good ground cover and canopy shading in summer.
- The common space on Level 3 allows for private green spaces within the building for residents, visitors and tenants of the building.
- Street trees will be proposed to make good and improve the existing nature of the streetscape and domain
- The landscape has been designed to create a distinction of private and public spaces.
- The common spaces are easily accessible for both residential and hotel users.

Council comment:

The density of the development complies with the maximum FSR permitted for the land. The development is not of a scale that is expected to place unreasonable strain on local infrastructure. Contributions applicable to the development will go towards local infrastructure and facilities. The site is well situated with regard to existing public open space and services.

Principle 4: Sustainability

Statement of Compliance

The Apartments have been designed to optimise thermal performance, provide increased amenity to occupants and reduce greenhouse emissions and therefore the cost of energy supply.

The proposal aims to promote a high standard of environmental performance incorporating the use of ecologically sustainable development principles including:

- Appropriate housing density to maximise use of public transport infrastructure due to the site's proximity
- to the city centre and Wollongong Train Station.
- Mixed use creates a variety of users in and around the site
- Designing the orientation of layout of apartments to maximise access to natural light, natural cross
- ventilation and aspect.
- Compliance with ADG solar and cross ventilation requirements
- Use of construction materials that is conducive to thermal mass such concrete slabs.
- Landscape spaces laid out for maximum solar access, natural ventilation, water and planting
- management.
- Selective use of sun screening devices as required to minimise use of high energy consumption cooling.

Council comment:

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

- BASIX Certificates provided indicating minimum requirements are met.
- A Site Waste Management and Minimisation Plan has been provided indicating recycling of materials from the demolished dwellings.
- The proposal does not impact on any heritage items or environmentally sensitive areas
- The proposal is an efficient use of land in a location that is close to services and public open space.

Principle 5: Landscape

Statement of Compliance:

The landscape design is integrated with the building design and arrangements of external public and communal space. The landscape elements proposed play an important role in defining the key space on the site and enhance the occupants' privacy across public-private and communal-private thresholds. The species to be proposed will be selected in consideration of the climatic conditions on the site, the existing ecosystem, water management on the site and their long-term success in relation to these factors. The proposal addresses principle 5 by providing:

- Appropriate common space and landscaped areas.
- Sustainable planting species to be selected, that is low maintenance, locally appropriate and available that should also provide good ground cover and canopy shading in summer.
- The common space on Level 4 allows for private green spaces within the building for residents, visitors and tenants of the building.

- Street trees will be proposed to make good and improve the existing nature of the streetscape and domain
- The landscape has been designed to create a distinction of private and public spaces.
- The common spaces are easily accessible for both residential and hotel users.

Comment:

The proposal provides suitable landscaped areas and communal open space that will improve the amenity of the occupants, soften the appearance of the development from adjoining properties and the public domain and offer opportunities for some urban habitat and infiltration of stormwater. Conditions are proposed to provide street tree planting.

Principle 6: Amenity

Statement of Compliance:

The proposal addresses principle 6 by providing:

- Good access to public transport, business, open space and community facilities/services needs. The proposal is within walking proximity to the city centre and the numerous bus stops linking residents to the greater region.
- Privacy buffers by the selection of landscape species, use of privacy screens and appropriate building separation from neighbouring buildings existing and potential.
- Direct solar access to apartments and providing adequate building separation.
- Natural and cross-ventilation by limiting the number of single aspect apartments
- Windows are located to catch breezes from dominant wind directions in summer mornings and afternoons.
- Adaptability of apartments overtime by providing 10% adaptable units.
- Apartments designed with large living and dining areas that achieve solar access, opening onto generous balconies with views and enhancing passive surveillance and outlook;
- Bedrooms that have been designed to accommodate queen size or two single beds with generous wardrobes/storage space

Council comment:

The proposal meets the minimum requirements for solar access, private and communal open space, storage, visual and acoustic privacy, access and the like.

Principle 7: Safety

Statement of Compliance:

- The residential entry is well located in a high activity and visible area.
- Constant passive surveillance maintained;
- All lobbies are well lit;
- Secure carparking spaces have been provided
- Proposed swipe card access and / or remote control to all areas including basement
- Separate visitor and residential / commercial / hotel parking spaces
- Access to common open spaces will be restricted to residents and their visitors using a pre-programmed card or other proprietary system.
- Recessed areas have been minimized.
- External areas will be well lit with clear line of sight from active frontages

Council comment:

The proposal is satisfactory with regard to safety and security.

Principle 8: Housing diversity and social interaction

Statement of Compliance:

The proposal addresses principle 8 by providing:

- Range of apartment design and size will accommodate a range of prices for sale. This ensures a diverse range of people from differing social groups.
- Development will add an optimum density to the existing residential population.
- It is anticipated that there will be no negative impacts on existing social groups or other housing in the area
- Beneficial economic impact to the area and nearby businesses
- A safe and well serviced landscaped communal spaces and facilities for residential use (including access to hotel gym and pool).
- Large well accessed common areas for a range of uses.
- A provision of 10% accessible apartments
- A broad range of apartment size types (including 1, 2, 3 & 4 bed and adaptable types), layouts and costs that will contribute to the rich community life of the area and address affordability
- Additional population to the area and enhances community identity and activation of the street frontage;
- An increase in the residential population to the immediate area by the development.
- Clear access into and within the complex to optimise use of adjacent public and private amenities
- The proposal includes good access to the common area and good visual links to surrounds.
- The proposal becomes an example of good building form.

Council comment:

The proposal provides a mix of unit sizes and layouts appropriate to the locality.

Principle 9: Aesthetics

Statement of Compliance:

- The proposed massing achieves a balance between large and small elements, solid and void, built and natural parts, horizontal/vertical and consistent principal of solid structural frame and panel and glass infill.
- The building elements have been designed with regard to the elements, textures, materials and colours of the locality.
- The façade offers an interesting and modern palette of materials and textures which are inspired to create a prevailing, minimalistic building.
- The base is modulated with respect of the scale of the street and content
- Detailed facades with distinctive curves that replicate to the tower above
- The vertical arrangement of panels, vertical and horizontal articulation elements containing glass and cladding all contribute to a modulated façade.
- The design of awnings integrates with colonnade along the Auburn Street frontage.
- This provides weather protection and takes its visual cues from the elegant curves of the tower's structural elements above.

Council comment:

The proposal is considered to be of a high quality with regard to its appearance. A mixture of materials and finishes is provided and the bulk of the development is suitably articulated. An appropriate relationship to Auburn Street and Lowden Square is provided with a design that allows for a future pedestrian link through the building should development of the adjacent land owned by Sydney Trains allow.

SEPP (Koala Habitat Protection) 2021

The State Environmental Planning Policy (Koala Habitat Protection) 2021 applies to the Wollongong Local Government Area, identified as being in the South Coast koala management area.

12 Development assessment process—other land

Consent can be issued for development on the subject land if Council is satisfied that the land is not core koala habitat. The land has not been assessed by a suitably qualified and experienced person as being highly suitable koala habitat, and Council has no record of the presence of koalas on the site currently or within the previous 18 years. The proposal does not include the removal of extensive native vegetation and the land is not considered to comprise core koala habitat.

2.2 Wollongong Local Environmental Plan 2009

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned B3 Commercial Core.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
- *To encourage appropriate employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To strengthen the role of the Wollongong city centre as the regional business, retail and cultural centre of the Illawarra region.*
- *To provide for high density residential development within a mixed use development if it—*
 - (a) is in a location that is accessible to public transport, employment, retail, commercial and service facilities, and*
 - (b) contributes to the vitality of the Wollongong city centre.*

The proposal is satisfactory with regard to the above objectives.

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

Advertising structures; Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; **Commercial premises**; Community facilities; Educational establishments; Entertainment facilities; Exhibition homes; Function centres; Helipads; Home businesses; Hostels; **Hotel or motel accommodation**; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; **Recreation facilities (indoor)**; Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Self-storage units; Seniors housing; Service stations; Sex services premises; **Shop top housing**; Tank-based aquaculture; Tourist and visitor accommodation; Veterinary hospitals; Wholesale supplies

The proposal is categorised as a **mixed use development** comprising a commercial premises (including a gymnasium at ground level and a Hotel and Residential apartments on the upper levels. These uses as defined above are permissible in the zone with development consent.

Clause 1.4 Definitions

hotel or motel accommodation means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that—

- (a) comprises rooms or self-contained suites, and

(b) may provide meals to guests or the general public and facilities for the parking of guests' vehicles, but does not include backpackers' accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

shop top housing means one or more dwellings located above the ground floor of a building, where at least the ground floor is used for commercial premises or health services facilities.

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.

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.

commercial premises means any of the following—

- (a) business premises,
- (b) office premises,
- (c) retail premises.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The proposed building height of 86m does not exceed the maximum of 120m permitted for the site.

Clause 4.4 Floor space ratio

The site is mapped as having a maximum FSR of 1.5:1 however Clause 4.4A(4) provides:

“The maximum floor space ratio for a building on land within a business zone under this Plan, that is to be used for a mixture of residential purposes and other purposes, is:

(NRFSR x NR/100) + (RFSR x R/100):1

where:

NR is the percentage of the floor space of the building used for purposes other than residential purposes.

NRFSR is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for purposes other than residential purposes.

R is the percentage of the floor space of the building used for residential purposes.

RFSR is the maximum floor space ratio determined in accordance with this clause if the building was to be used only for residential purposes.”

The site has an area of 1,841m² and a total GFA of 7,482.04m² is permitted.

Of this GFA, 32.23% is commercial floor space and 67.77% is residential.

Accordingly, the maximum FSR applicable to the proposed development is 4.06:1 (or a GFA of 7,482.04m²).

The development proposes an FSR of 4.06:1 the proposal and complies with the applicable development standard in this regard.

Clause 4.6 Exceptions to development standards

The applicant submitted a Clause 4.6 Variation request based on the proposal not meeting building separation requirements to any future building to the north of the subject site. It should be noted however that the variation request is not considered necessary as the development standard (Clause 8.6 – Building Separation) only relates to separation between a proposed building and an existing adjacent building. In relation to subclauses 3(a) and 3(b), there is a single storey neighbouring building to the north and there is no building interface above this height. Accordingly, the reduced northern setbacks do not represent a development departure under subclauses 3(a) or 3(b). The setback variation is discussed as a merit consideration in relation to Clause 8.6 Building Separation within Zone B3 Commercial Core or Zone B4 Mixed Use WLEP 2009 below and further in relation to compliance Part 3F of the Apartment Design Guide (**Attachment 6**).

Part 5 Miscellaneous provisions

Clause 5.10 Heritage conservation

The proposal has been assessed by Council's Heritage Officer and Heritage NSW. It is considered that the heritage impacts are acceptable.

Clause 5.21 Flood Planning

The site is within an uncategorised flood zone. A flood study has been provided and appropriate conditions of consent have been provided by Council's Stormwater Engineer. No concerns are raised in regard to flood impacts.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

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

A condition is proposed requiring approval from the relevant authorities for the connection of electricity, water and sewerage to service the site.

Clause 7.6 Earthworks

The proposal is for a mixed use development and extensive excavation will be required for the provision of basement parking. The earthworks have been considered by Council's Geotechnical Engineer and are not expected to have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features surrounding land.

Clause 7.13 Certain land within business zones

The proposal provides an active use at ground floor level in accordance with this control.

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

The site is located within the Wollongong city centre and is subject to this clause, the objective of which is to deliver the high standards of architecture and urban design.

The proposed development has been considered by the Design Review Panel (DRP) as required by this clause. The DRP was generally supportive of the design intent however some additional revision was required to address some elements of the proposal. The applicant addressed these issues in amended plans submitted on 20 October 2022 and the proposal is now consistent with the provisions of Clause 7.18 as follows:

- The site is suitable for the development
- The use is compatible with the existing and likely future uses in the locality
- There are no heritage restrictions or impacts on the subject site and consideration of an adjoining heritage item (Wollongong Railway Station) has found that the development will have minimal impacts

- The proposal is not expected to result in any adverse environmental impacts.
- The proposal is satisfactory with regard to access, servicing and parking
- No impacts are expected on the public domain.

Part 8 Local provisions—Wollongong city centre

Clause 8.1 Objectives for development in Wollongong city centre

The objectives of this Part and (in so far as it relates to the Wollongong city centre) clause 7.18 are as follows—

- (a) to promote the economic revitalisation of the Wollongong city centre,
- (b) to strengthen the regional position of the Wollongong city centre as a multifunctional and innovative centre that encourages employment and economic growth,
- (c) to protect and enhance the vitality, identity and diversity of the Wollongong city centre,
- (d) to promote employment, residential, recreational and tourism opportunities within the Wollongong city centre,
- (e) to facilitate the development of building design excellence appropriate to a regional city,
- (f) to promote housing choice and housing affordability,
- (g) to encourage responsible management, development and conservation of natural and man-made resources and to ensure that the Wollongong city centre achieves sustainable social, economic and environmental outcomes,
- (h) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of the Wollongong city centre for the benefit of present and future generations.

The proposal is considered to be consistent with these objectives.

Clause 8.4 Minimum building street frontage

This clause states that development consent must not be granted to the erection of a building that does not have at least one street frontage of 20 metres or more on land within Zone B3 Commercial Core, B4 Mixed Use or B6 Enterprise Corridor.

The land is zoned B3 Commercial Core, and the site has a frontage to Auburn Street of 50.425m.

The subject site is located centrally within a block bounded by Station Street, Auburn Street, Dean Street, and the carpark to the rear of the site. The development will leave the sites to the north and south to be independently redeveloped.

The adjoining sites (Lot B DP 160637, 2 Auburn Street and Lot 7 and 8, Section 2 DP 979169, 12 Auburn Street) each retain the required 20 metre frontage to Auburn Street under this clause and therefore they are not deemed to be isolated lots and amalgamation is not required.

The site to the north (2 Auburn Street) is a small site with 3 street frontages which results in a significant design constraint. Whilst desirable that the subject site be amalgamated with 2 Auburn Street, the applicant states that the offers made were reasonable and well above market at the time, of which were subsequently rejected by the landowner.

Clause 8.6 Building separation within Zone B3 Commercial Core or Zone B4 Mixed Use

This Clause seeks to ensure sufficient separation of buildings for visual appearance, privacy and solar access reasons.

Sub-clause 2 and 3, buildings on land within Zone B3 Commercial Core must be erected so that:

“(a) there is no separation between neighbouring buildings up to the street frontage height of the relevant building or up to 24 metres above ground level whichever is the lesser, and

- (b) there is a distance of at least 12 metres from any other building above the street frontage height and less than 45 metres above ground level, and*
- (c) there is a distance of at least 28 metres from any other building at 45 metres or higher above ground level.*
- (3) Despite subclause (2), if a building contains a dwelling, all habitable parts of the dwelling including any balcony must not be less than:*
 - (a) 20 metres from any habitable part of a dwelling contained in any other building, and*
 - (b) 16 metres from any other part of any other building...”*

The site is located in Zone B3 Commercial Core and the development provides nil separation between neighbouring buildings up to the street frontage height which complies with Clause 8.6(2)(a). Further, a minimum distance of 12m is proposed between the adjoining sites to the south and the west (Lowden Square) from the street frontage height up to 45 metres height above ground. This is compliant with Clause 8.6(2)(b) and (3)(a) which requires the building setback of 10 metres to achieve a 20m building separation.

At the northern boundary, a 9m setback is proposed to the balcony edge, which would likely result in a non-compliant separation up to a height of 45 metres should the site to the north be re-developed in the future.

Above 45 metres (i.e., above Level 15), the 9m setback is continued above for the remaining levels to provide a consistent urban form and building lines throughout. As a result, this 9m building setback would likely result in a non-compliance with Clause 8.6(2)(c), which requires a setback of 14 metres from adjoining boundaries (i.e., 28 metre building separation). should the adjoining sites be re-developed in the future. These separation distances not being shared equitably between sites is a merit consideration and a setback variation which are discussed under Part 3F of the ADG assessment.

The variation exceedances equate to:

- a 10% shortfall between the street frontage height and up to 45 metres height
- a 36% shortfall above 45 metres height.

As discussed above, prior to the submission of the subject DA, the applicant made numerous attempts to acquire the adjoining 2 Auburn Street site without success. Between 5 July 2021 and 16 August 2021 numerous offers were made to the adjoining landowner based on a market valuation, and the exchange of email correspondence (as well as the valuation) have been provided as part of the DA submission.

The applicant states that the offers made were reasonable and well above market at the time, which were subsequently rejected by the landowner. The process undertaken is consistent with planning principle *Karavellas v Sutherland Shire Council [2004] NSW LEC 251*). This shows that efforts to amalgamate the lots has been provided, demonstrating that amalgamation is not feasible.

Notwithstanding, the applicant has argued that the non-compliance:

- will not result in site isolation;
- allows a coordinated development outcome across the entire street block; and
- will not significantly disadvantage or restrict the ability for the adjacent sites to achieve full or near full development potential.

In terms of future development on the adjoining sites, a contextual streetscape analysis and surrounding contextual analysis has been provided by project architect (DWA) and supported by a Design Excellence Report prepared by GYDE to demonstrate that 2 Auburn Street and 12 Auburn Street can be developed in isolation.

These designs are generally consistent with the relevant aspects of the WDCP and the Apartment Design Guide. The permissible and achievable FSR on each site for both Commercial only and mixed use development is summarised in the following Tables:

Commercial:

Site	FSR Permissible	FSR Achieved
North	3.5:1	3.4:1
South	3.51:1	3.51:1

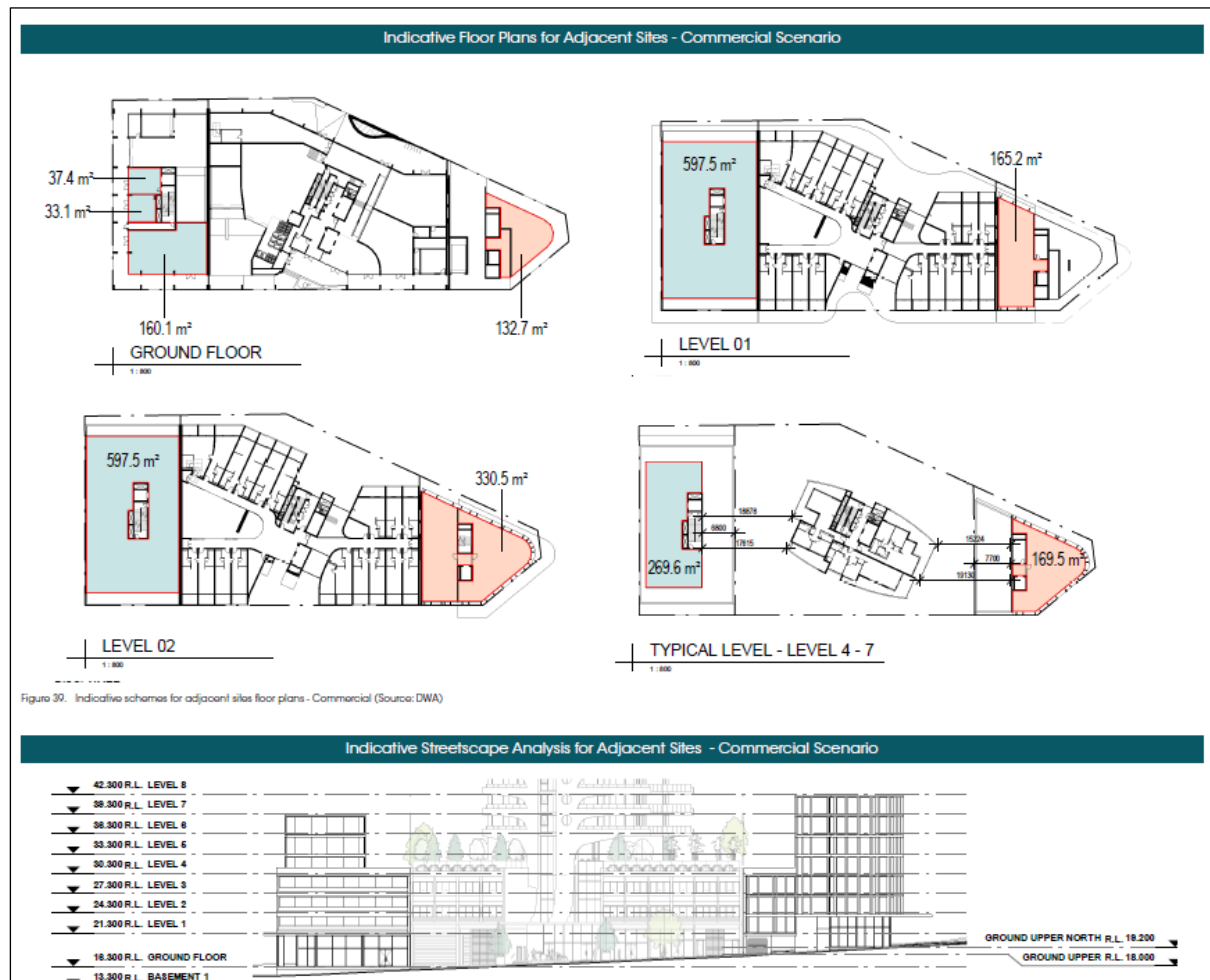


Figure 2: Indicative Floor Plans and Streetscape Analysis - Commercial Development

Mixed Use:

Site	FSR Permissible	FSR Achieved
North	2.32:1	2.16:1
South	2.17:1	2.17:1

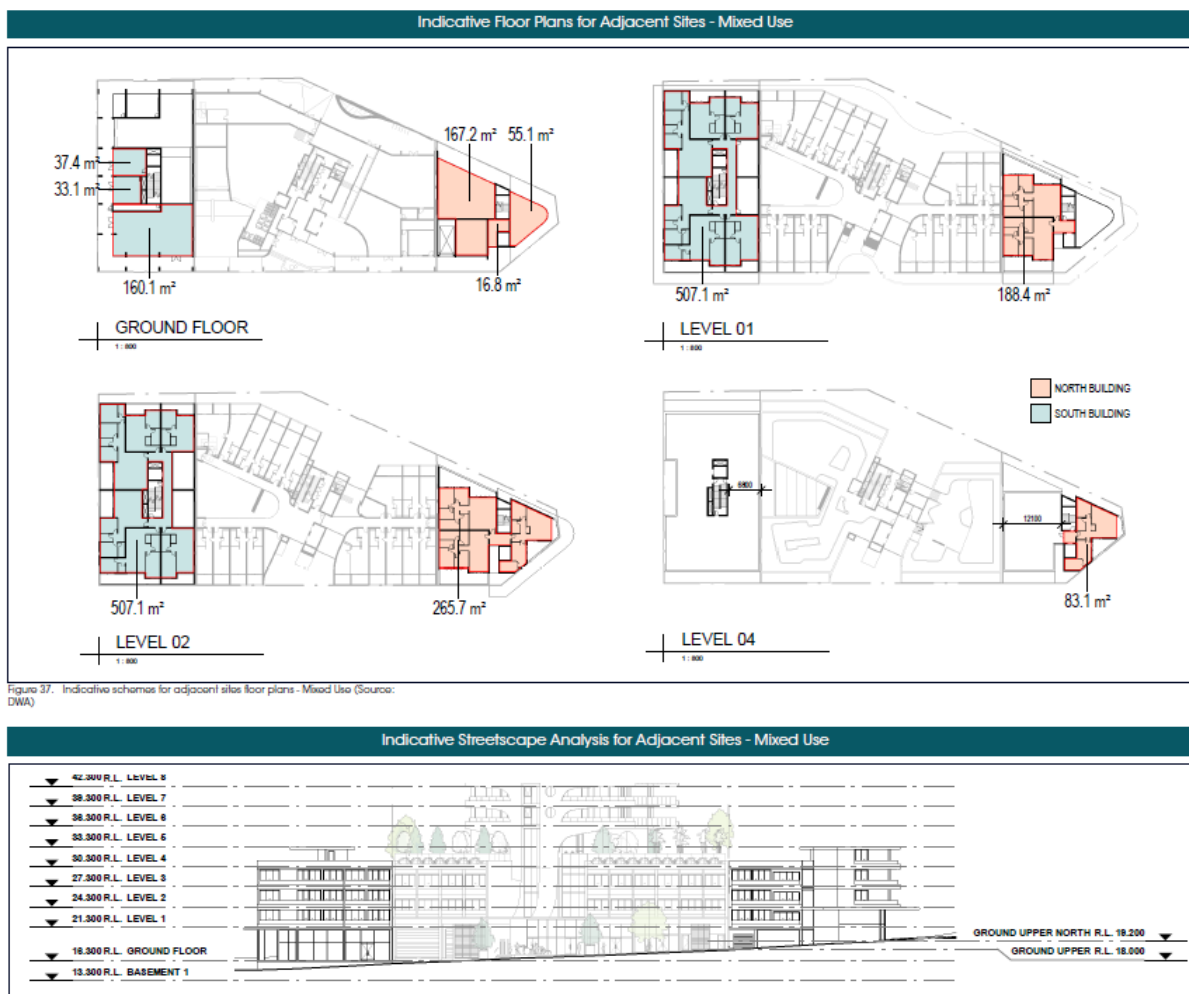


Figure 3: Indicative Floor plans and streetscape analysis - Mixed Use

The above diagrams demonstrate that both sites can be rationally developed and configured to establish a development of a consistent street wall height as well as generally achieving their maximum floorspace potential permitted under the WLEP.

The indicative designs also demonstrate a suitable outcome in terms of ground level activation and streetscape consistency.

It is noted that the DRP made comment in relation to the potential impacts arising from developing the subject site in isolation. The Panel was concerned considered that *“An appropriate urban design outcome for this precinct would ideally be a collaborative approach that seeks to contribute to the potential quality of Lowden Square (perhaps by accommodating underground commuter parking and allowing Lowden square to become a landscaped public square). Tower forms would be located on the ends of the city block, forming nodes on the corners of Station Street and Dean Street, and allowing a laneway to be created through the centre of the block. The Panel are concerned that developing the current lot configuration in isolation will eliminate the potential for an appropriate positioning of tower forms and restrict the potential to provide a public laneway connecting the train station to the broader context of the city.*

...The smaller northern neighbouring site (No. 2) is of the greatest concern. It is a key element of the station precinct approach from the CBD along Station Street and Burrelli Street. It is ‘ready’ for redevelopment and it has the only ‘legal’ access to the west and the station precinct (via Station Street). To allow tower forms to be appropriately located within this city block and created, and to ensure an opportunity for a public laneway to be provided, this site must be amalgamated with / developed in conjunction with the subject site.”

Notwithstanding the Panel's comments, the applicant is constrained by being unable to purchase the site to the north and also the unwillingness of Sydney Trains to allow access to the site from their land which is currently used for car parking. The final design of the development is considered acceptable in that it allows for reasonable development of the adjoining sites and provides for a future retrofitting of the ground floor to allow pedestrian access from the adjacent railway land through the building to Auburn Street and beyond to McCabe Park in line with Council's City Centre Urban Design Framework which envisions a Station Precinct including a public (physical/visual) link to McCabe Park

Accordingly, the reduced setback is supported in this instance.

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

The development has been assessed against the relevant chapters of WDCP 2009 and found to be satisfactory. The full table of compliance can be found at **Attachment 7** to this report.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN

City-Wide Contributions Plan – City Centre

The Wollongong City-Wide Development Contributions Plan applies to the subject property. This Plan levies a contribution based on the estimated cost of development. The proposed cost of development is over \$250,001 – a levy rate of 2% applies:

Contribution Amount = Cost of Works \$21,813,903.32 x 2% levy rate = \$436,278.06

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

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

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

Environmental Planning and Assessment Regulation 2021

6 Determination of BASIX development

A BASIX Certificate has been provided.

61 Additional matters that consent authority must consider

Conditions of consent are recommended with regard to demolition.

62 Consideration of fire safety

Not applicable

63 Considerations for erection of temporary structures

Not applicable

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

There are not expected to be adverse environmental impacts on either the natural or built environments or any adverse social or economic impacts in the locality. This is demonstrated through the following:

- The proposal is satisfactory regarding the applicable planning controls as detailed in the body of this report.
- Submissions raised following notification would not preclude the development.
- Internal and external referrals are satisfactory subject to appropriate conditions of consent
- The comments of the DRP have been considered in this assessment.

Context and Setting:

The physical impacts of the proposal (i.e., overshadowing, privacy, setbacks, bulk, and scale) on surrounding development are considered acceptable. The proposal has been assessed with regard to the amenity impacts from the development, the zoning, permissible height and FSR for the land, and existing and future character of the area, and is considered to be compatible with the locality.

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

Does the proposal fit in the locality?

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

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

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

The submissions made have been addressed in this report and it is not considered that the issues raised are not sufficient to warrant refusal of the application.

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

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

3 CONCLUSION

This application has been assessed having regard to the Heads of Consideration under Section S4.15(1) of the Environmental Planning and Assessment Act 1979. The proposed development is permissible with consent and has regard to the objectives of the zone and is consistent with the applicable provisions of the relevant planning instruments including Wollongong LEP 2009, relevant state policies, Council DCPs, Codes and Policies.

The design of the development is appropriate regarding the controls outlined in these instruments. The proposal does not fully comply with building separation controls under WLEP 2009. The applicant has followed the process set out in clause 4.6 of WLEP 2009 and adequately justified the development standard departures.

The recommendations of the Design Review Panel have been generally adopted in the revised plans and matters raised by the Panel are satisfactorily resolved. Internal and external referrals are satisfactory subject to conditions, and submissions have been considered in the assessment. External referrals to Heritage NSW, Sydney Trains and Transport for NSW have not raised any concerns for those authorities.

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 the conditions of consent contained in **Attachment 8**.

Attachments

- 1 Aerial photograph
- 2 WLEP zoning map
- 3 Plans
- 4 Shadow Diagrams
- 5 DRP Notes
- 6 ADG Compliance Table
- 7 WDCP Compliance Table
- 8 Draft conditions of consent

ATTACHMENT 1 – Aerial Photograph



[illegible]

Mixed Use Development

4-10 Auburn Street, Wollongong, NSW

Landscape Development Application

Drawing Schedule

Drawing Number	Drawing Title	Scale
0000	Landscape Coversheet	N/A
1001	Landscape Plan - Ground Floor	1:150
1011	Landscape Plan - Level 01	1:150
1021	Landscape Plan - Level 02	1:150
1031	Landscape Plan - Level 03	1:150
5001	Landscape Details	As Shown
5002	Landscape Details	As Shown
5003	Landscape Details	As Shown
6001	Landscape Sections	As Shown

PLANT SCHEDULE						
	Botanic Name	Common Name	Mature Size	Pot Size	Density	Low Water Use
GROUND FLOOR						
TREES						
Can	<i>Cupaniopsis anacardioides</i>	Tuckeroo	8 x 4	100L	As Shown	✓
Cc	<i>Cyathea cooperii</i>	Scaly Tree Fern	10 x 3	3m Clear Trunk	As Shown	
Asu	<i>Eleocharis acicularis</i>	Blueberry Ash	12 x 5	100L	As Shown	
MLG	<i>Magnolia grandiflora</i> 'Little Gem'	Dwarf Magnolia	5 x 3	100L	As Shown	
Pc	<i>Pyrus calleryana</i> 'Capital'	Ornamental Pear	12 x 3	100L	As Shown	
Pr	<i>Plumeria rubra</i>	Frangipani	6 x 3	100L	As Shown	
Ti	<i>Tristanopsis laurina</i> 'Luscious®'	Watergum	8 x 6	100L	As Shown	✓
Up	<i>Ulmus parvifolia</i>	Chinese Elm	13 x 10	100L	As Shown	
WF	<i>Wisteria floribunda</i>	Weeping Lily Pilly	15 x 10	100L	As Shown	
SHRUBS & ACCENTS						
Aa	<i>Agave attenuata</i>	Agave	1 x 1	300mm	As Shown	
Asu	<i>Asplenium australasicum</i>	Birds Nest Fern	0.7 x 0.7	300mm	As Shown	✓
Ae	<i>Aspidistra elatior</i>	Crest Iron Plant	0.6 x 0.5	300mm	As Shown	
AIR	<i>Alcantarea imperialis</i> 'Rubra'	Bromeliad	1 x 1	300mm	As Shown	
AL	<i>Acacia cognata</i> 'LimeLight' River Wattle	River Wattle	1 x 1.2	300mm	As Shown	✓
BSL	<i>Blechnum</i> 'Silver Lady'	Silver Lady Fern	1 x 1	300mm	As Shown	
Ca	<i>Correa alba</i>	White Correa	1.5 x 1.5	300mm	As Shown	✓
CBB	<i>Crassula arborescens</i> 'Blue Bird'	Bluebird	1 x 1	300mm	As Shown	✓
De	<i>Dorothy's excelsa</i>	Gymea Lily	1 x 1	300mm	As Shown	
PBB	<i>Phormium</i> 'Bronze Baby'	Bronze New Zealand Flax	0.7 x 0.7	300mm	As Shown	
PX	<i>Philodendron</i> 'Xanadu'	Dwarf Philodendron	1 x 1	300mm	As Shown	✓
Pt	<i>Phormium tenax</i>	New Zealand Flax	1.8 x 1.5	300mm	As Shown	✓
Rb	<i>Rosemary officinalis</i>	Rosemary	1 x 0.7	300mm	As Shown	
ROP	<i>Rhodophloeum indicum</i> 'Oriental Pearl'	Oriental Pearl Indian Hawthorn	0.9 x 1	300mm	As Shown	
Sau	<i>Syzygium australe</i>	Creek Lilly Pilly	3 x 2	300mm	As Shown	✓
Tf	<i>Teucrium fruticans</i>	Bush Germander	1 x 1	300mm	As Shown	
Vo	<i>Viburnum odoratissimum</i>	Sweet Viburnum	3 x 2	300mm	As Shown	✓
WAB	<i>Westringia fruticosa</i> 'Russie Box'	Dwarf Coastal Rosemary	0.9 x 0.9	300mm	As Shown	✓
WBG	<i>Westringia fruticosa</i> 'Blue Gem'	Coastal Rosemary	1.5 x 1.3	300mm	As Shown	✓
GRASSES & GROUND COVERS						
ALR	<i>Ruby Leaf Alternanthera</i>	Ruby Leaf Alternanthera	0.4 x 0.9	150mm	5/m ²	✓
Car	<i>Clematis aristata</i>	Traveller's Joy	0.2 x Spreading	150mm	5/m ²	✓
Cg	<i>Carpodanthus glaucus</i>	Pig Face	0.2 x 1	150mm	5/m ²	✓
Cm	<i>Clivia miniata</i>	Kaffir Lily	1 x 0.8	150mm	5/m ²	✓
Dc	<i>Dichondra argentea</i> 'Silver Falls'	Silver Falls	0.1 x Spreading	150mm	5/m ²	✓
Da	<i>Dianella caerulea</i>	Blue Flax Lilly	0.6 x 0.6	150mm	5/m ²	✓
Dg	<i>Dietes grandiflora</i>	Wild Iris	1.0 x 1.0	150mm	5/m ²	✓
Hv	<i>Hardy's violas</i>	Purple Coral Pea	3.0 x 2.0	150mm	5/m ²	✓
Kr	<i>Kennedia rubicunda</i>	Daisy Coral Pea	3.0 x 2.0	150mm	5/m ²	✓
LEG	<i>Liriodendron 'Evergreen Giant'</i>	Giant Liriodendron	0.6 x 0.6	150mm	5/m ²	✓
LT	<i>Lomandra 'Tanika'</i>	Fine Leaf Dwarf Lomandra	1 x 1	150mm	5/m ²	✓
Mp	<i>Myoporum parvifolium</i>	Creeping Icebush	0.1 x Spreading	150mm	5/m ²	✓
PE	<i>Poa 'Eskdale'</i>	Tussock Grass	0.6 x 0.6	150mm	5/m ²	✓
Sa	<i>Scilla aemula</i>	Fairy Fan Flower	0.6 x 0.5	150mm	5/m ²	✓
Vh	<i>Viola hederacea</i>	Native Violet	0.1 x 0.5	150mm	5/m ²	✓
Green Wall - Level 2						
Es	<i>Epidendrum aurum</i>	Devil's Ivy	12 x Spreading	150mm	As shown	
Nv	<i>Nepenthes exaltata</i>	Sword Fern	0.9 x 0.9	150mm	As shown	
Ar	<i>Aeschynanthus radicans</i>	Lipstick Plant	1.5 x 0.9	150mm	As shown	
Po	<i>Peperomia obtusifolia</i>	Baby Rubberplant	0.3 x 0.45	150mm	As shown	
Climber - Level 3						
Ca	<i>Cissus antarctica</i>	Kangaroo Vine	4 x 6	150mm	As shown	
Hs	<i>Hibbertia scandens</i>	Guinea Flower	3 x 5	150mm	As shown	
Car	<i>Clematis aristata</i>	Traveller's Joy	0.2 x Spreading	150mm	As shown	
Green Roof Planting - Level 01 & 03						
CF	<i>Carex ostenensis</i> 'Feather Falls'	Japanese Sedge	0.5 x 0.5	150mm	5/m ²	✓
Cg	<i>Carpodanthus glaucus</i>	Pig Face	0.15 x 0.4	150mm	5/m ²	✓
KSS	<i>Kalanchoe hillebrandii</i> 'Silver Spoons'	Kalanchoe Silver Spoons	1.0 x 1.0	150mm	5/m ²	✓
Rb	<i>Rhagodia spinescens</i>	Saltbush	1.0 x 3.0	150mm	5/m ²	✓
SBC	<i>Senecio mandraliscae</i> 'Blue Chalksticks'	Blue Chalksticks	0.5 x 0.5	150mm	5/m ²	✓
Ta	<i>Themeda australis</i>	Kangaroo grass	1 x 0.5	150mm	5/m ²	✓



Existing Site Aerial | NTS

NOT FOR CONSTRUCTION

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LEGEND

H	Architectural Coordination	LH	NM	13.10.2022
G	Adjusted Per Comments	LH	NM	30.09.2022
F	Architectural Coordination	LH	NM	28.09.2022
E	Update for DA	SJ	NM	26.09.2022
D	Architectural Coordination	LW	NM	08.09.2022
C	Architectural Coordination	RH	NM	17.12.2021
B	Architectural Coordination	RH	NM	16.12.2021
A	Development Application	RH	NM	23.11.2021
Issue	Revision Description	Drawn	Check	Date



Client:
RQM

Project:
Mixed Use Development
4-10 Auburn Street
Wollongong, NSW

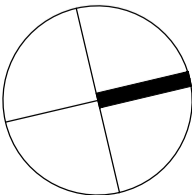
Drawing Name:
Cover Sheet

DEVELOPMENT APPLICATION

Scale:
Job Number:
SS21-4723

Drawing Number:

Issue:
0000 H





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G	Architectural Coordination
F	Architectural Coordination
E	Update for DA
D	Architectural Coordination
C	Architectural Coordination
B	Architectural Coordination
A	Development Application
Issue	Revision Description

LH	NM	13.10.2022
LH	NM	28.09.2022
SJ	NM	26.09.2022
LW	NM	08.09.2022
RH	NM	17.12.2021
RH	NM	16.12.2021
RH	NM	23.11.2021
Draw	Check	Date

LEGEND	
	Site Boundary
	Retained Tree
	Existing Tree Removed
	Proposed Trees
	Proposed Shrubs and Accents

	Proposed Grasses and Groundcovers
	P1 - Terrazzo Tile Paving
	P2 - Driveway Pavement
	P3 - Public Domain Pavement
	P4 - Public Domain Pavement

	Wall Mounted Timber Bench Seating
	Bike Racks
	Trees in Raised Pots
	Planter Wall
	Public Art

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Australia
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Fax: (61 2) 9698 2877
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Client:
TQM

Project:
Mixed Use Development
4-10 Auburn Street
Wollongong, NSW

Drawing Name:
Landscape Plan
Ground Floor

DEVELOPMENT APPLICATION
Scale: 1:150 @ A1
Job Number: SS21-4723
Drawing Number: 1001
Issue: G



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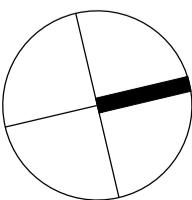
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LEGEND

- Site Boundary
- Green Roof
Refer Landscape Details and Schedule

A	Architectural Coordination	LH	NM	28.09.2022
Issue	Revision Description	Drawn	Check	Date



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Client:
TQM

Project:
**Mixed Use Development
4-10 Auburn Street
Wollongong, NSW**

Drawing Name:
**Landscape Plan
Level 01**

DEVELOPMENT APPLICATION

Scale: 1:150 @ A1
Job Number: **SS21-4723**

Drawing Number: 1011
Issue: A



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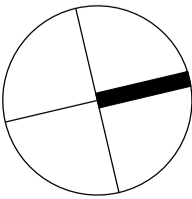
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E	Update for DA	SJ	NM	26.09.2022
D	Architectural Coordination	LW	NM	08.09.2022
C	Architectural Coordination	RH	NM	17.12.2021
B	Architectural Coordination	RH	NM	16.12.2021
A	Development Application	RH	NM	23.11.2021
Issue	Revision Description	Drawn	Check	Date

LEGEND	
	Site Boundary
	Proposed Green Wall

Note: Green Wall subject to Specialist Consultant Input.



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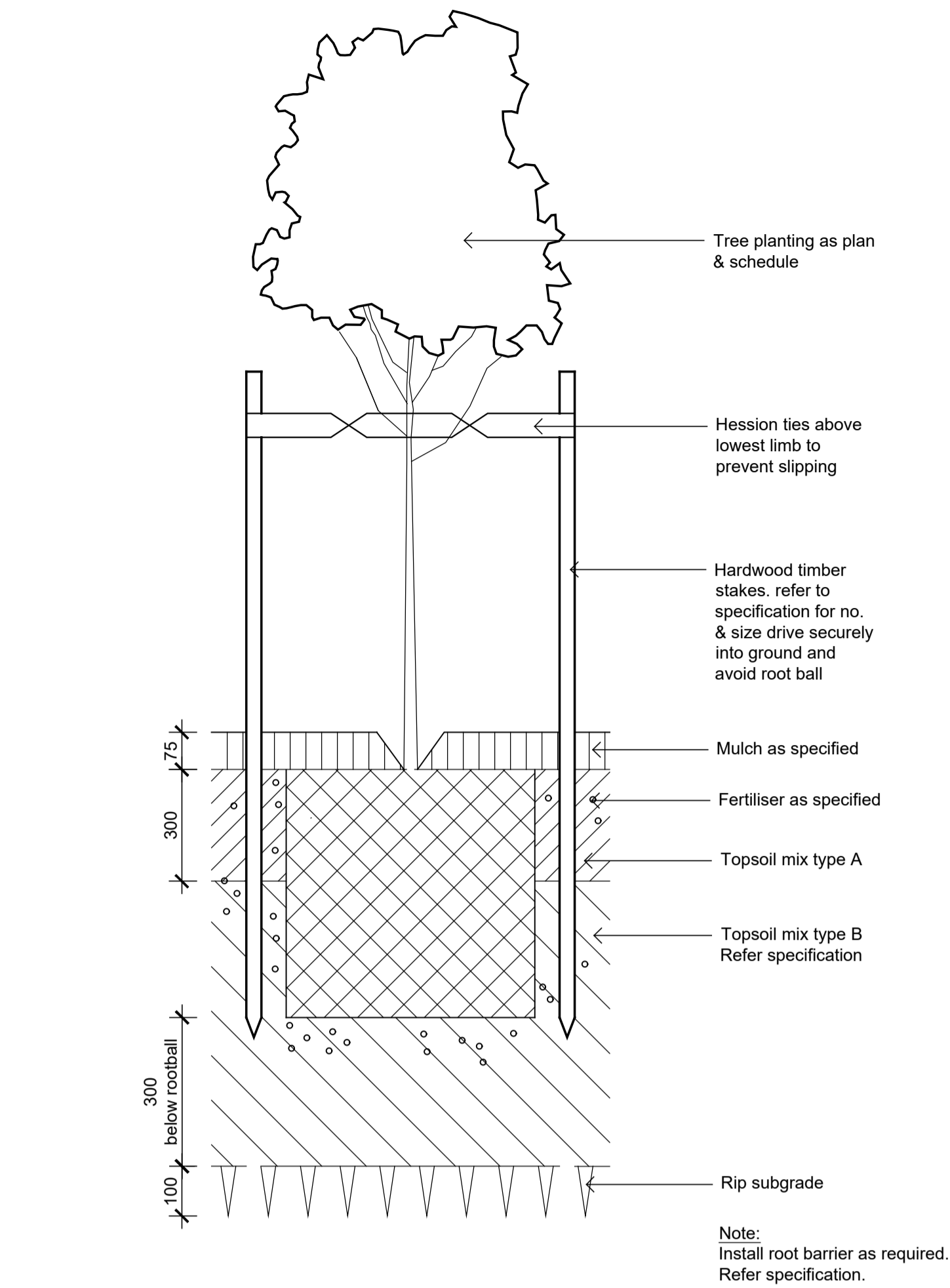
Project:
Mixed Use Development
4-10 Auburn Street
Wollongong, NSW

Drawing Name:
Landscape Plan
Level 2

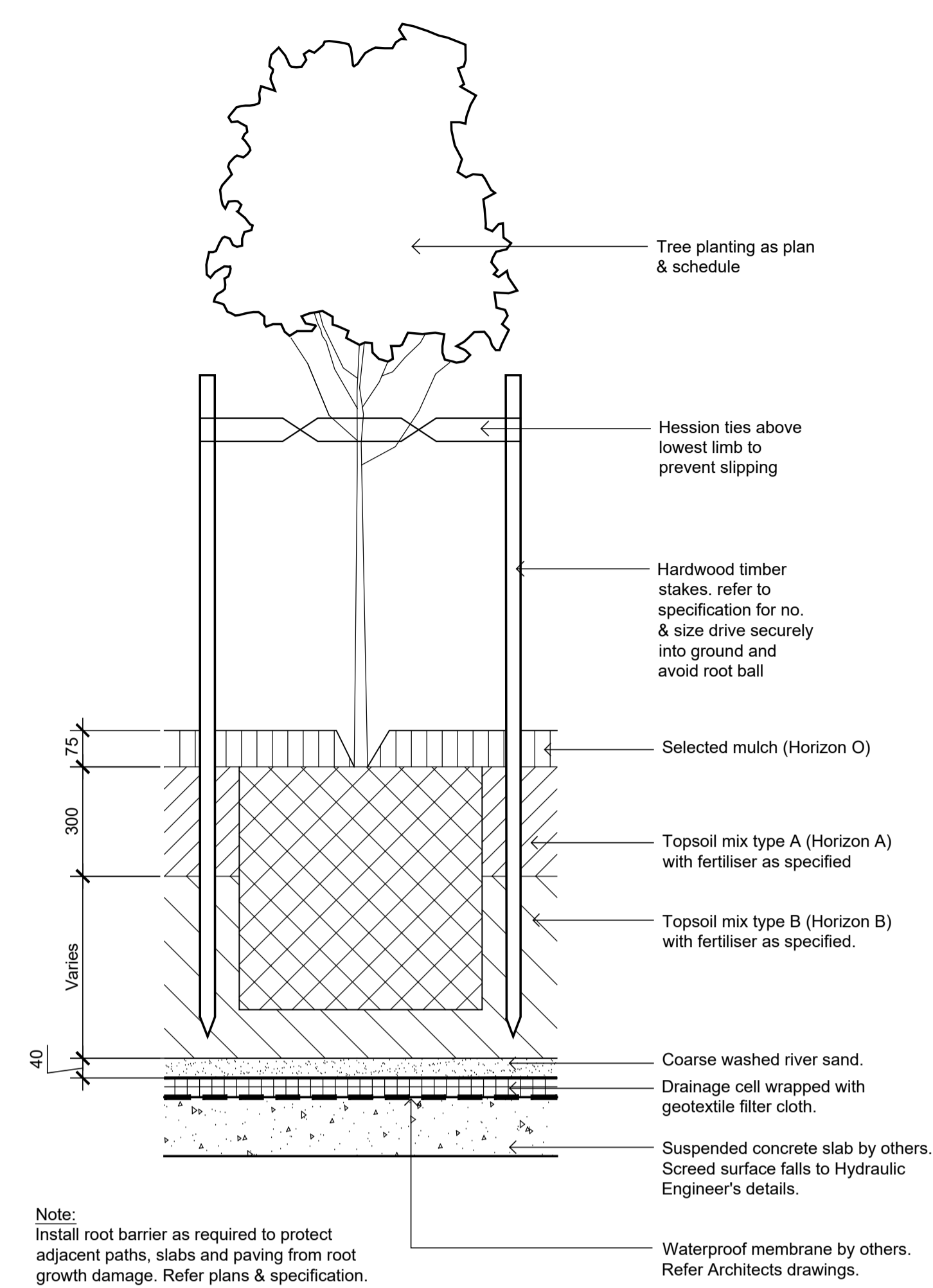
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Scale: 1:150 @ A1
Job Number: **SS21-4723**
Drawing Number: **1021**
Issue: **E**



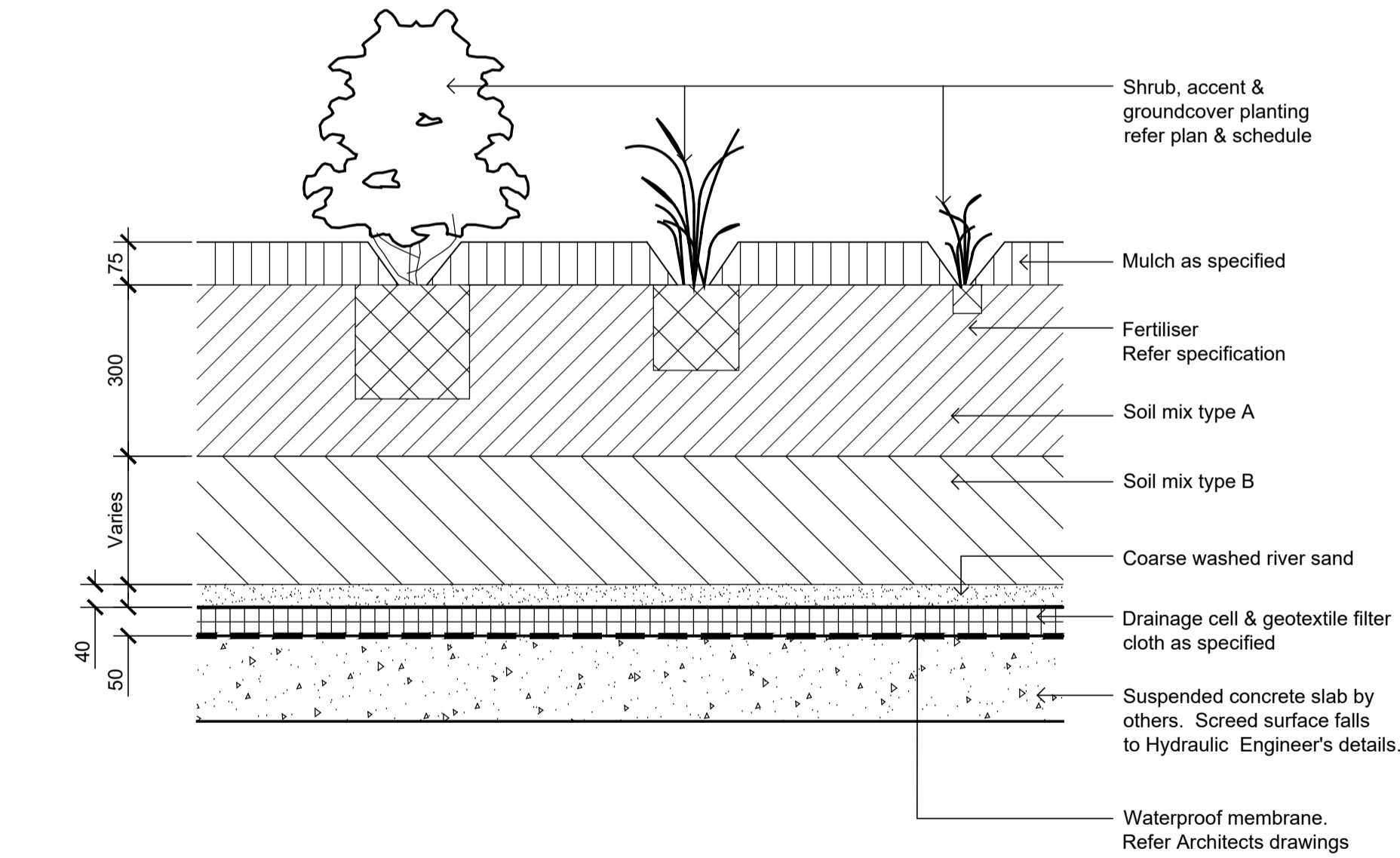
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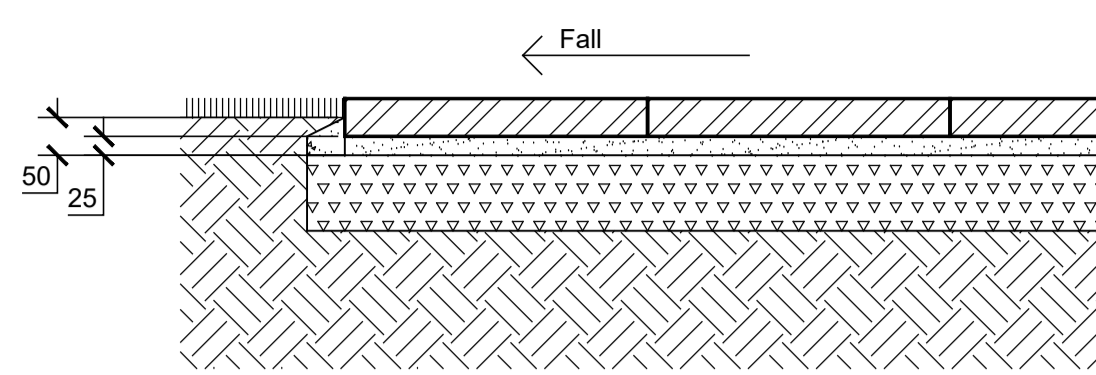
Detail 75-200L Tree Planting on Grade



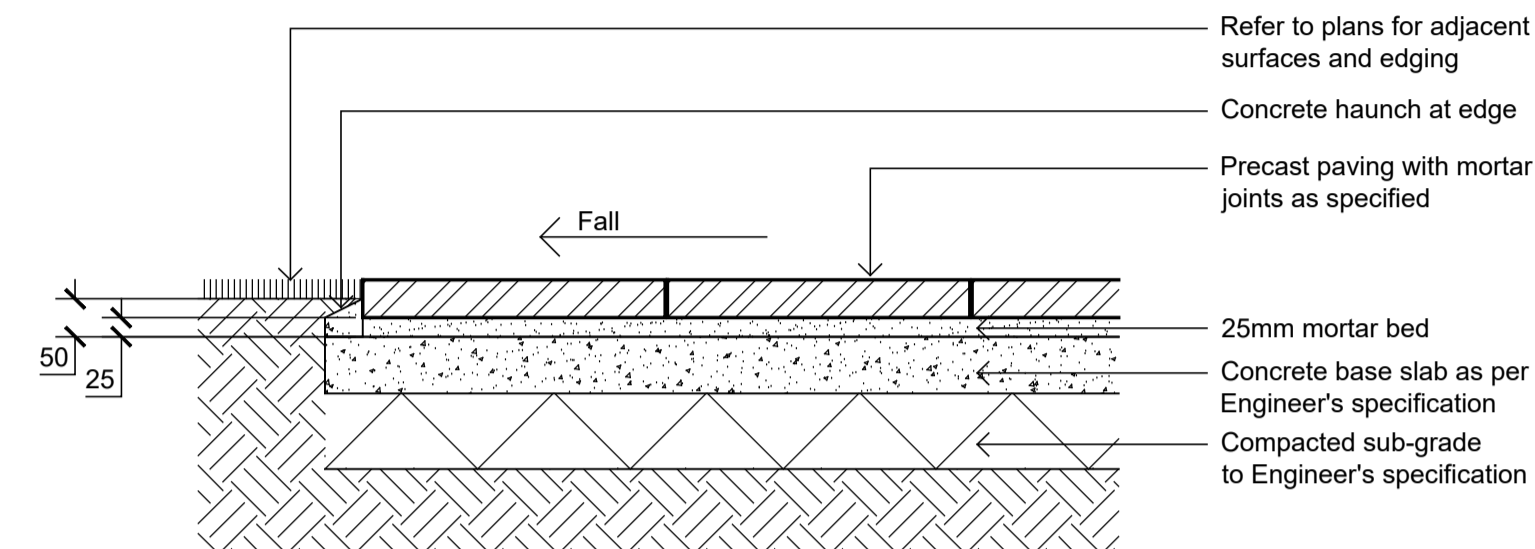
Detail 75-200L Tree Planting on Structure



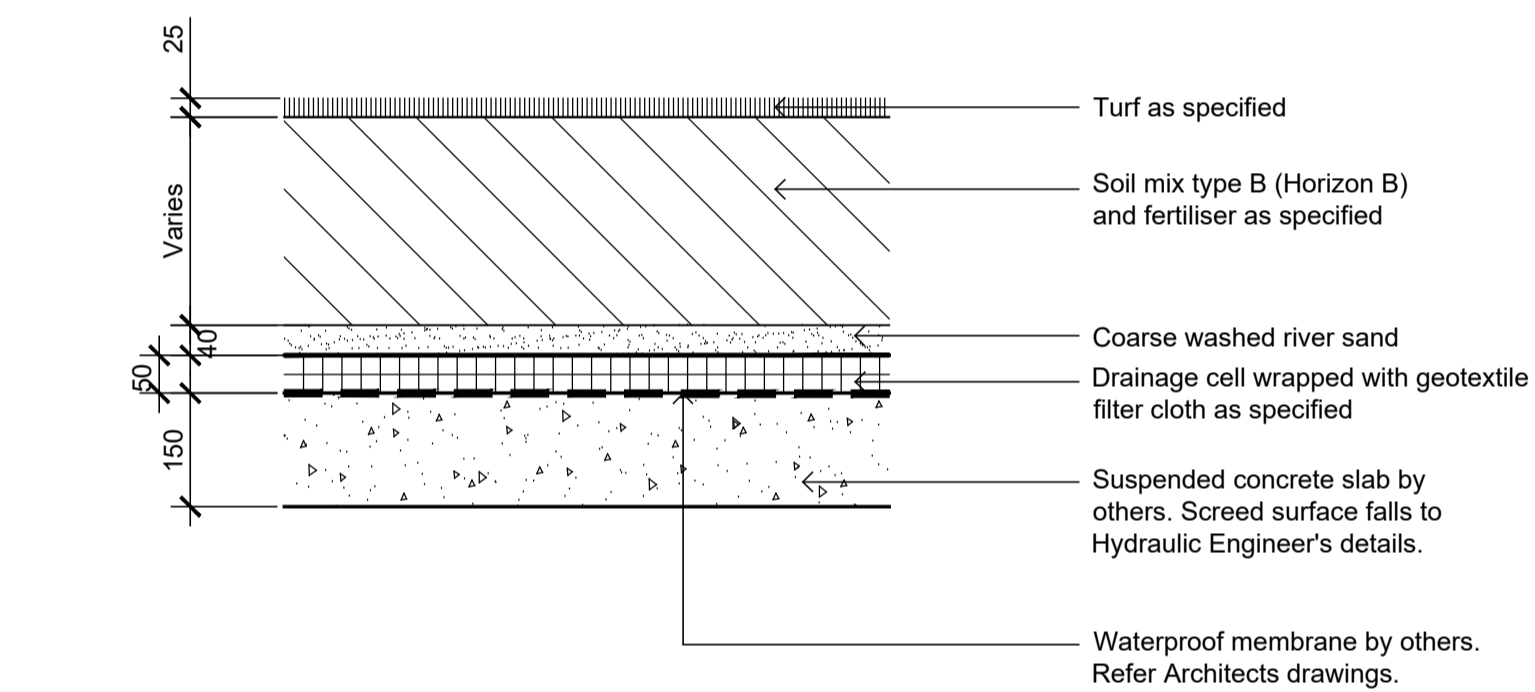
Detail Shrub Accent & Groundcover Planting on Structure



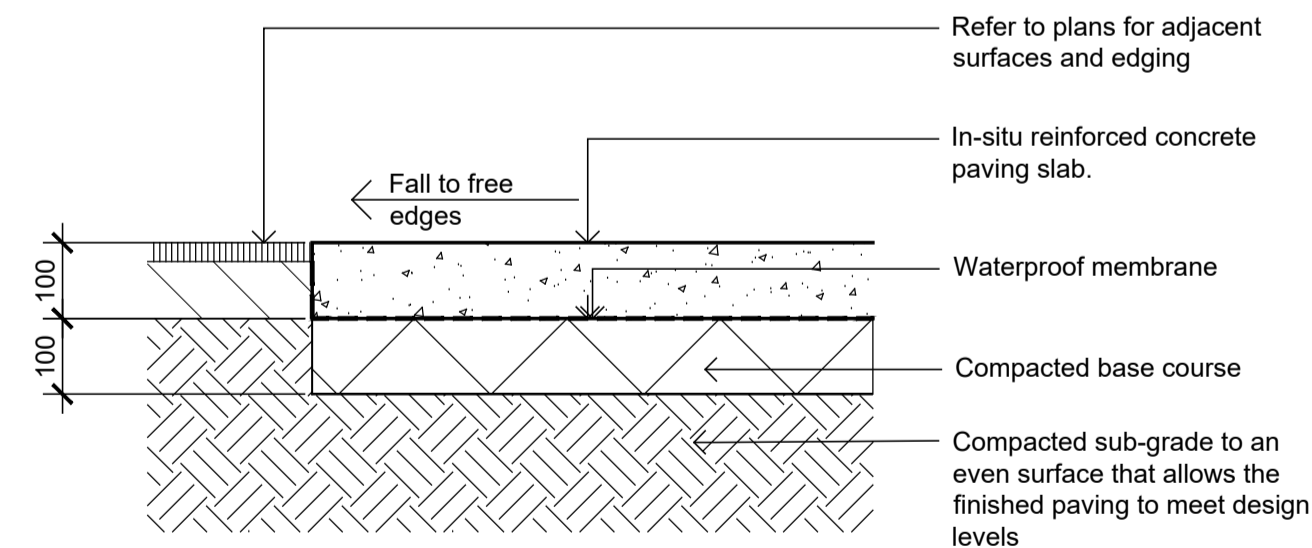
Unit Pavers on Grade



Unit Pavers on Slab



Detail Turf on Suspended Structure



Insitu Concrete Paving - On grade

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Issue	Revision Description	Drawn	Check	Date
C	Update for DA	SJ	NM	26.09.2022
B	Architectural Coordination	RH	NM	16.12.2021
A	Development Application	RH	NM	23.11.2021

LEGEND

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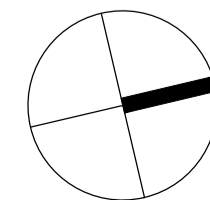
Client:
TQM

Project:
Mixed Use Development
4-10 Auburn Street
Wollongong, NSW

Drawing Name:
Landscape Details

DEVELOPMENT APPLICATION

Scale:
Job Number: SS21-4723
Drawing Number: 5001
Issue: C



MARK SPENCE
ENVIRONMENTAL & LANDSCAPE CONSULTANT

PO Box 739, Wollongong NSW 2520
Phone: (02) 42273650 / 0421642763
Email: markspence@optusnet.com.au

ABN: 54 132 590 517



13 DECEMBER 2021

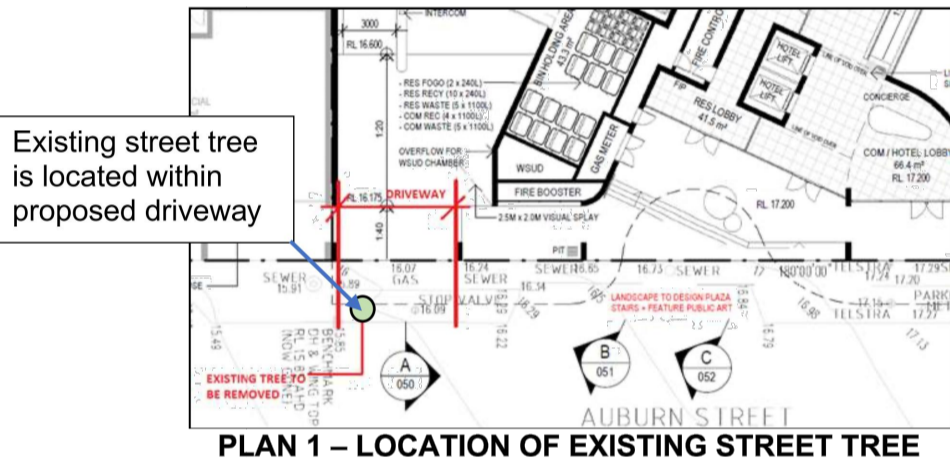
To whom it may concern:

4 AUBURN STREET, WOLLONGONG NSW 2500
LOT 1 DP 1256197

IMPACT OF PROPOSED DEVELOPMENT ON EXISTING STREET TREE
MIXED COMMERCIAL, HOTEL AND RESIDENTIAL DEVELOPMENT

Mark Spence (Certificate 5 Consulting Arborist) has been engaged by Design Workshop Australia to comment on the impact of the proposed development on a recently planted street tree which is located within the paved footpath of the Auburn Street frontage.

Plan 1 that follows shows the location of the existing (*Ulmus parvifolia* 'Todd') street tree relative to the proposed development.



According to Wollongong City Council PRE-LODGEMENT NOTES (PL-2021/106)

"The existing frontage on Auburn Street was recently upgraded by WCC as per the City Centre Public Domain Technical Manual. Only two street trees were able to be installed due to the presence of services. Therefore, the retention of these trees will be important. Should they be located in a position that conflicts with vehicle or service cupboard, the applicant will be required to adjust services to accommodate some tree planting on the site."

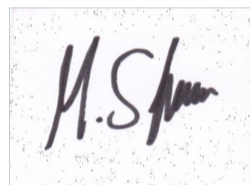
The southernmost street tree on Auburn Street is located within the proposed driveway location that will service the new building. If the development application proceeds as currently planned, the development applicant will be required to relocate (or replace) the existing street tree as detailed in Council's Pre-Lodgement Notes.

The existing street tree will be required to be relocated to an alternate location within the property frontage. Should the tree not survive the relocation or be in poor health, it is to be replaced with one (1) x *Ulmus parvifolia* 'Todd' (Chinese Elm) tree in a 200-litre container size in accordance with AS 2303:2018 Tree Stock for Landscape Use.

The tree is to be planted / replanted behind the kerb and gutter, and not within the roadway. The tree is to be installed in accordance with the Wollongong City Centre Public Domain Technical Manual. Dial Before You Dig must be consulted prior to any excavation on the site. Pot holing must be carried out to determine service location. The street tree must be positioned to ensure that there are no conflicts with light poles or underground services. Should the street tree be in a position that conflicts underground services or service cupboard, the applicant will be required to adjust services to accommodate the tree planting.

Section 6.1 of the Wollongong City Centre Public Domain Technical Manual details the tree planting requirements that will apply to this street tree planting. Street trees installed as part of this development will be included in the landscape maintenance contract for the establishment period for the development site.

The pages that follow this report show the existing street tree and the planting detail that will be required if the existing street tree is relocated or replaced.



Mark Spence

Dip. Hort. (Parks & Gardens)
Dip. Hort. (Landscape Design)
Cert. 5 Hort. (Arboriculture)
B.Env.Sc. (Hons.)

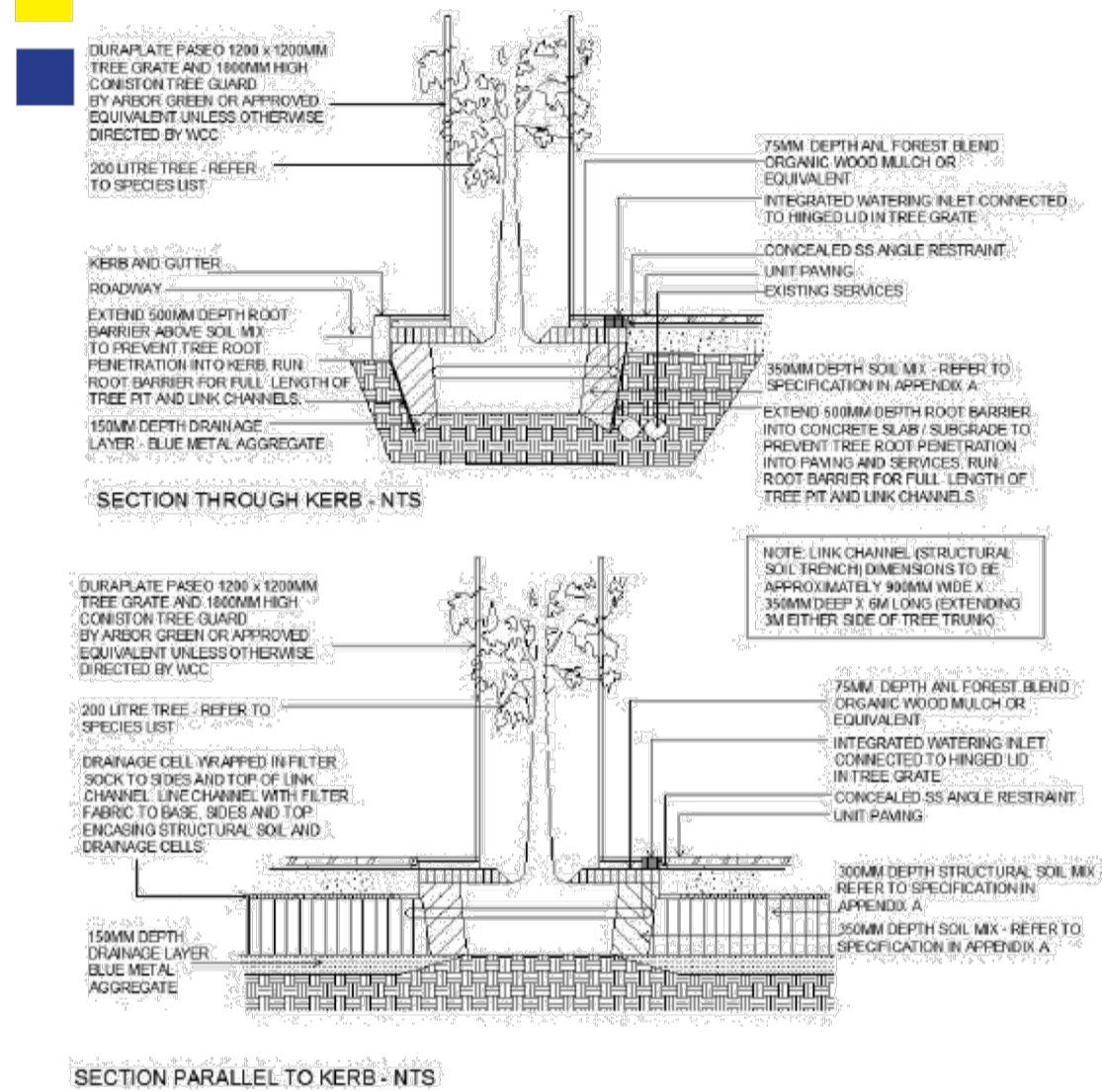
Appendix 1 – Existing *Ulmus parvifolia* 'Todd' (Chinese Elm) street tree



Appendix 2 – Tree planting detail

6.1 TREE PLANTING IN FOOTWAYS - CORE, CIVIC, CITY ENTRY, MINOR CIVIC & WATERFRONT STREETS

Note: Street trees installed as part of a development will be included in the landscape maintenance contract for the establishment period for the development site.



Address: Wollongong City Council, 41 South Street, Wollongong NSW 2500
Fax: (02) 4227 2297
Email: council@wollongong.nsw.gov.au
Postal: Locked Bag 9021 Wollongong NSW 2500
Web: www.wollongong.nsw.gov.au
Phone: (02) 4227 7711
ABN: 63 135 525 835 - GST Registered
November 2017
Page 22

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LEGEND

A	Adjusted Per Comments	LH	NM	30.09.2022
Issue	Revision Description	Drawn	Check	Date

SITE IMAGE



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Australia

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Client:

TQM

Project:

Mixed Use Development
4-10 Auburn Street
Wollongong, NSW

Drawing Name:

Landscape Details

Scale:

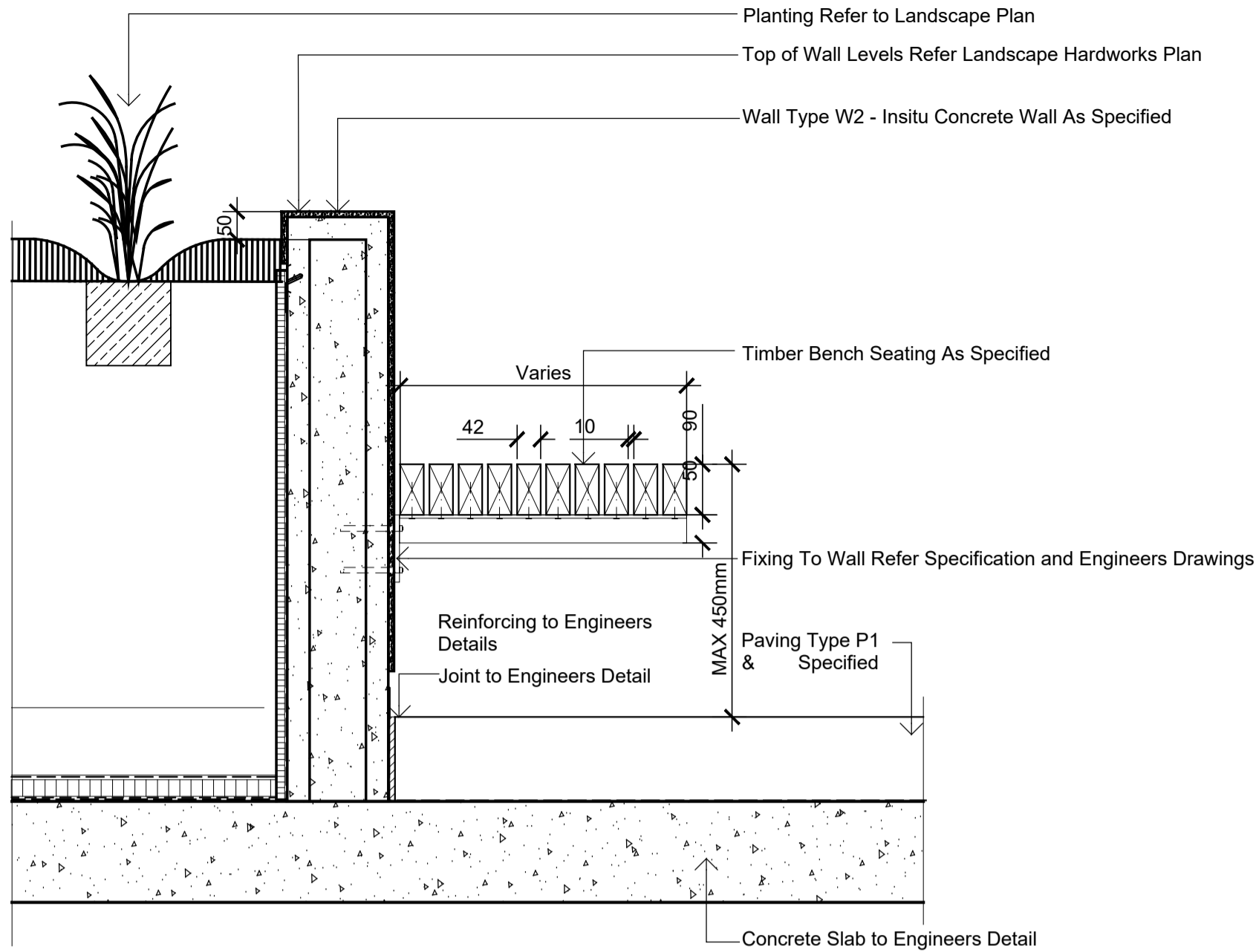
Job Number:
SS21-4723

Drawing Number:

5003

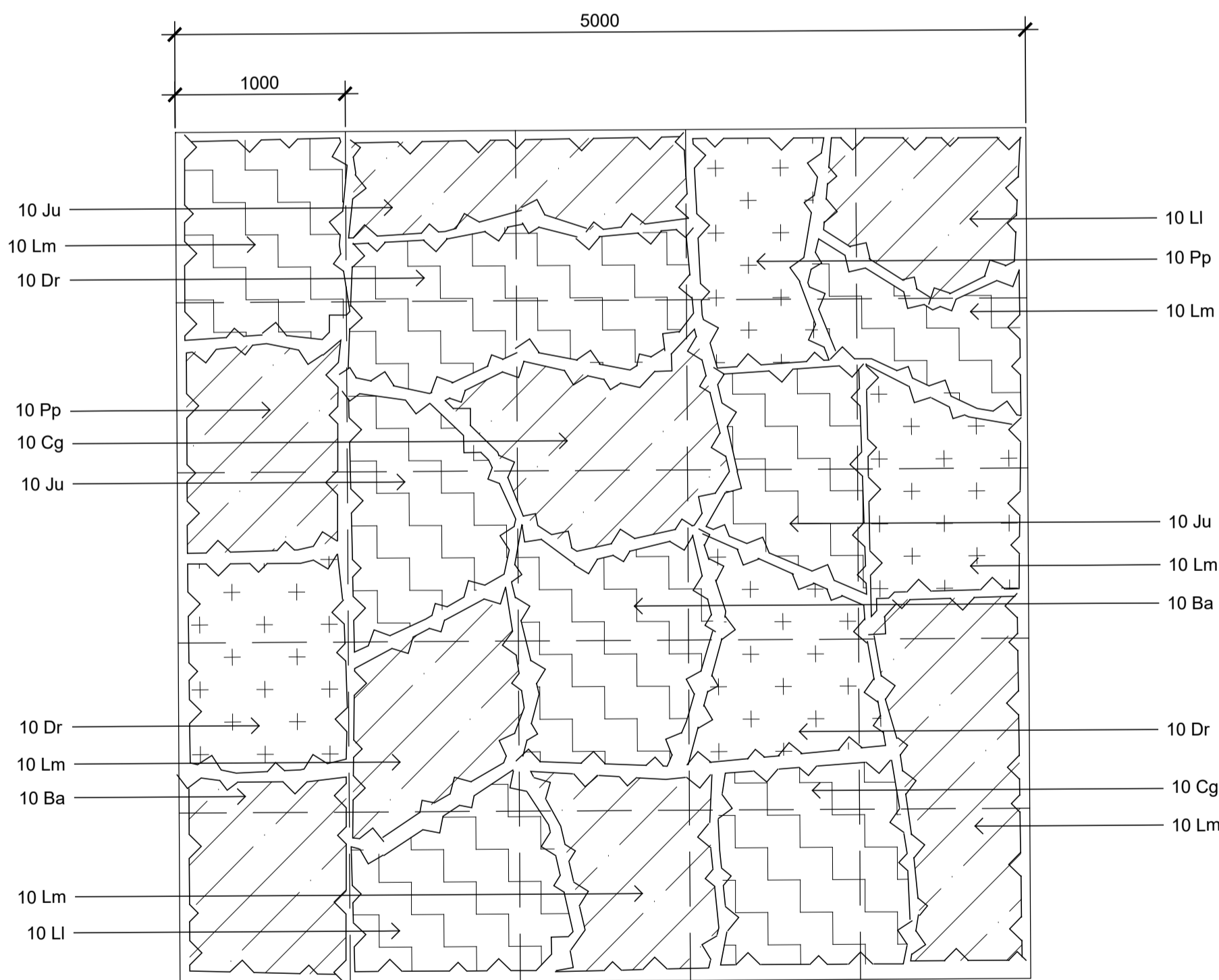
Issue:

A



Wall Mounted Timber Bench Seating

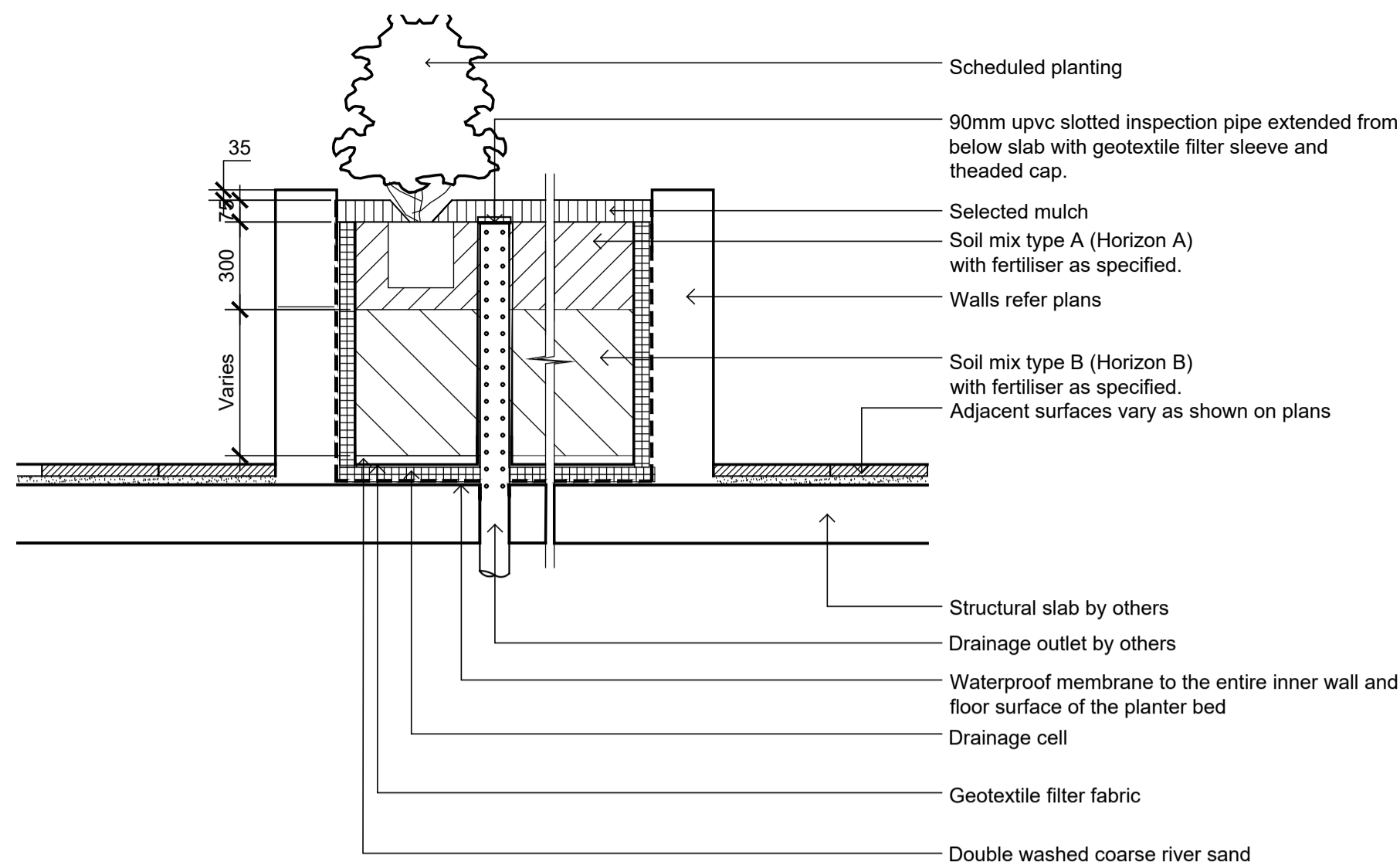
1:10



Green Roof Matrix Planting

1:30

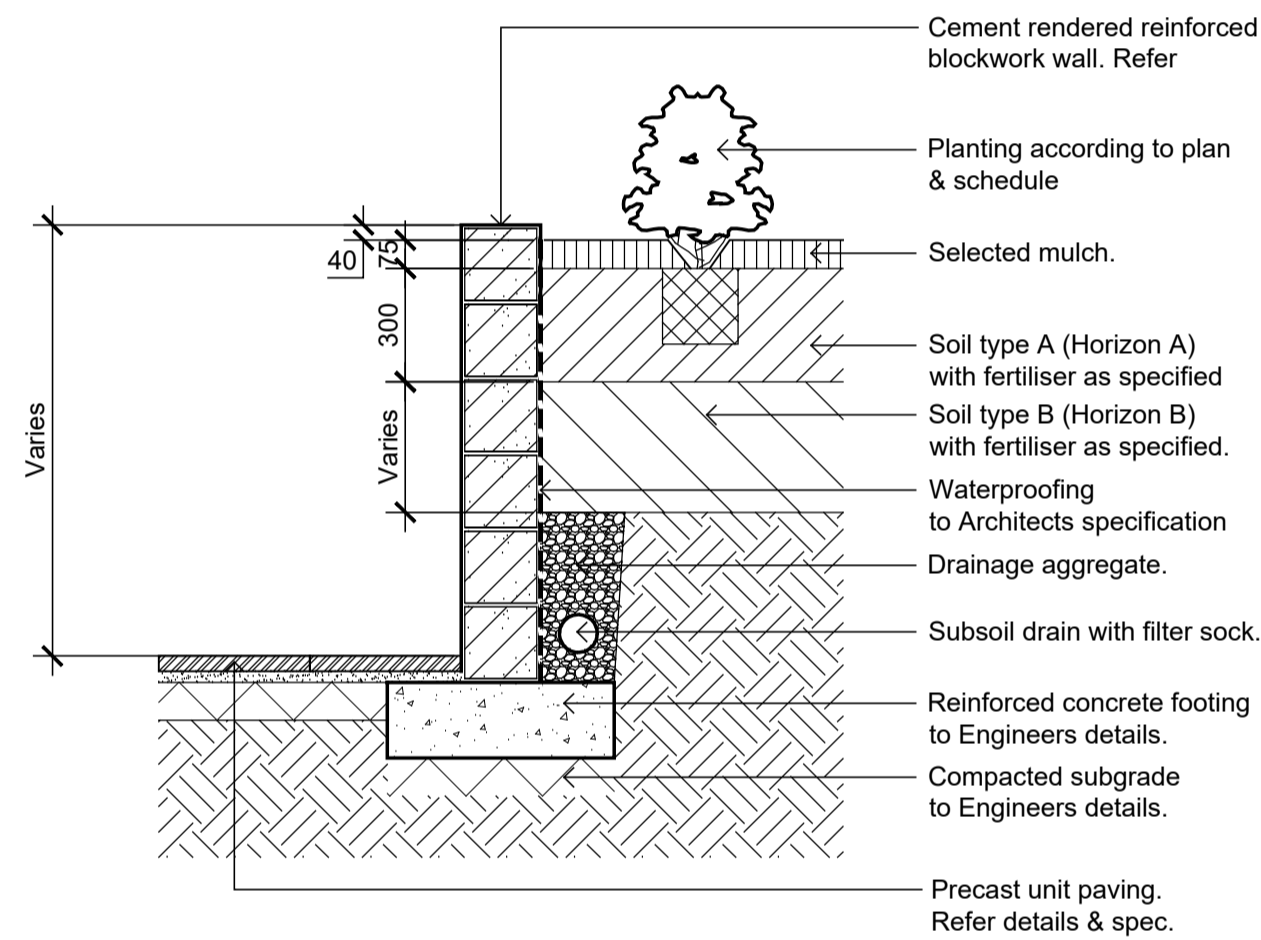
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Section - Typical Raised Planter Bed on Structure

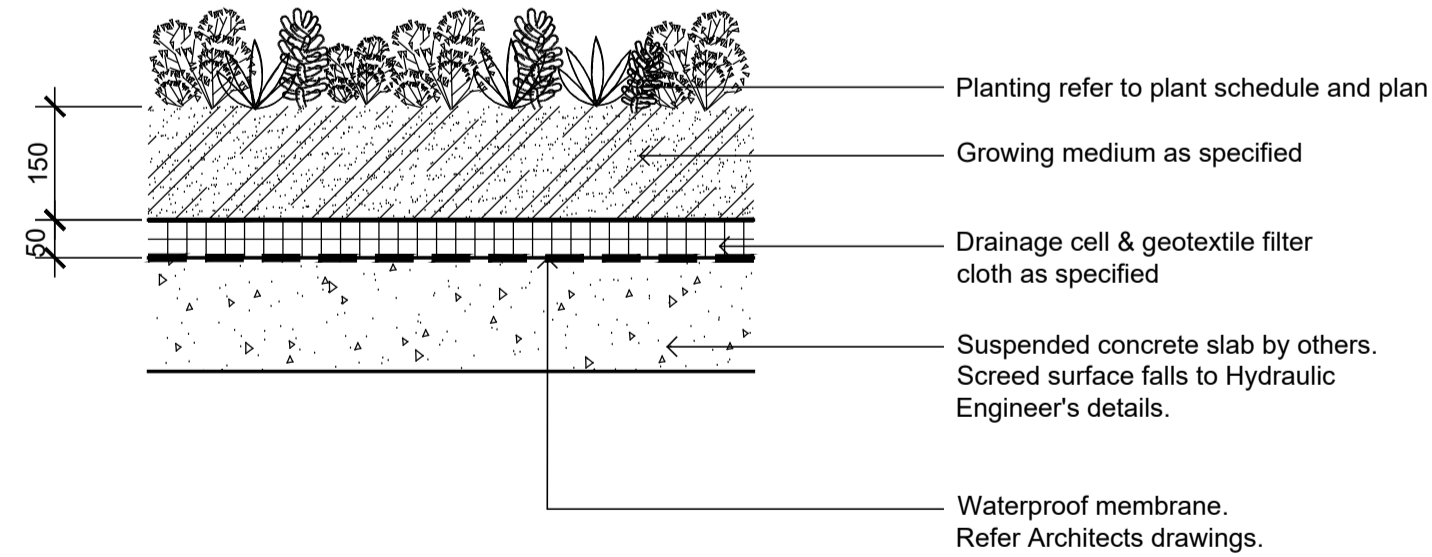
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Inspection riser pipe



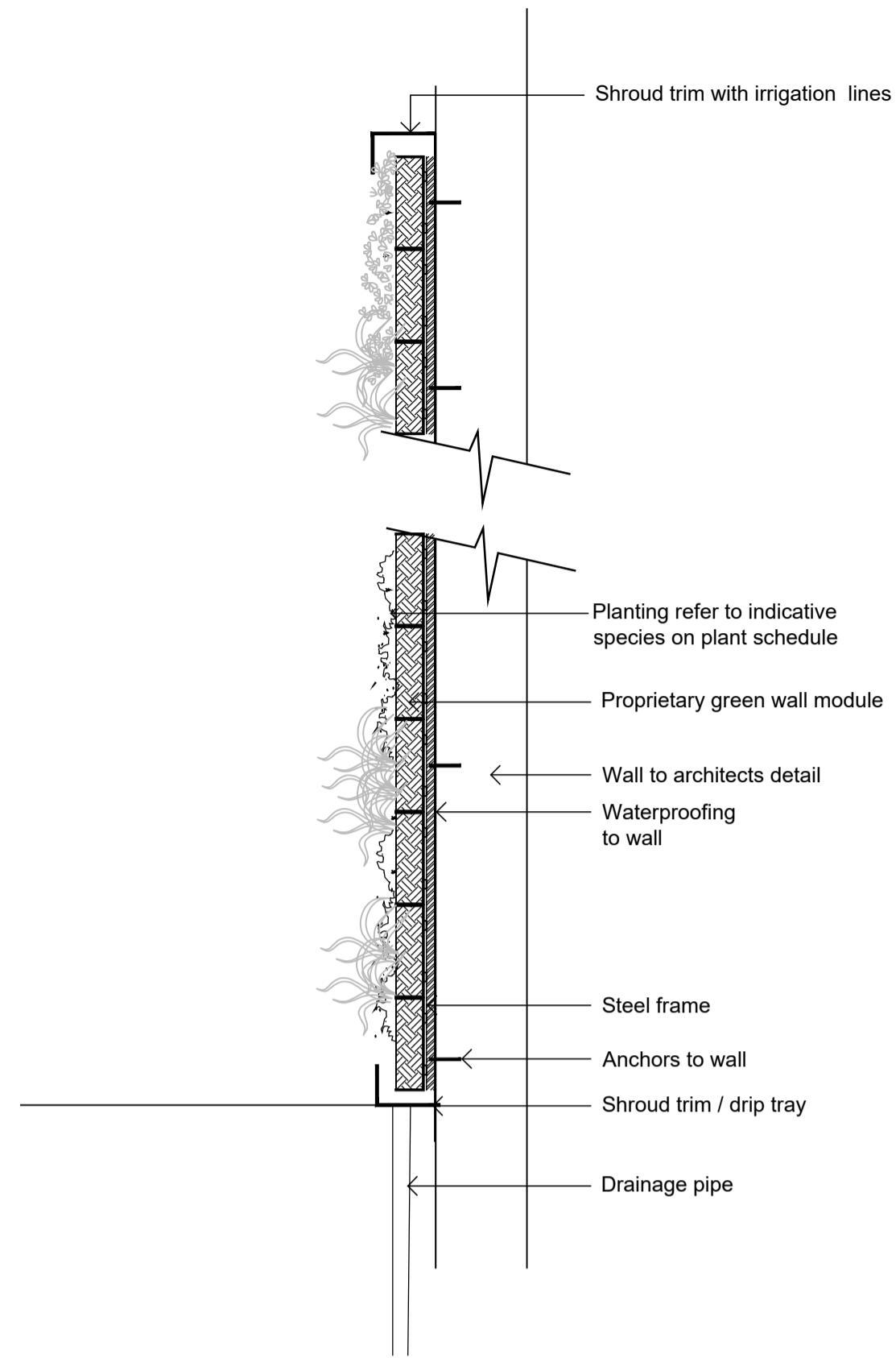
Section - Typical Raised Planter Bed

1:20



Detail Lightweight Green Roof on Structure

1:10



Green Wall Modules

1:20

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LEGEND

C	Update for DA	SJ	NM	26.09.2022
B	Architectural Coordination	RH	NM	16.12.2021
A	Development Application	RH	NM	23.11.2021
Issue	Revision Description	Drawn	Check	Date

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Redfern NSW 2016
Australia

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Fax: (61 2) 9698 2877
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Client:
TQM

Project:
Mixed Use Development
4-10 Auburn Street
Wollongong, NSW

Drawing Name:
Landscape Details

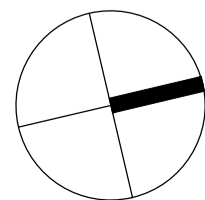
DEVELOPMENT APPLICATION

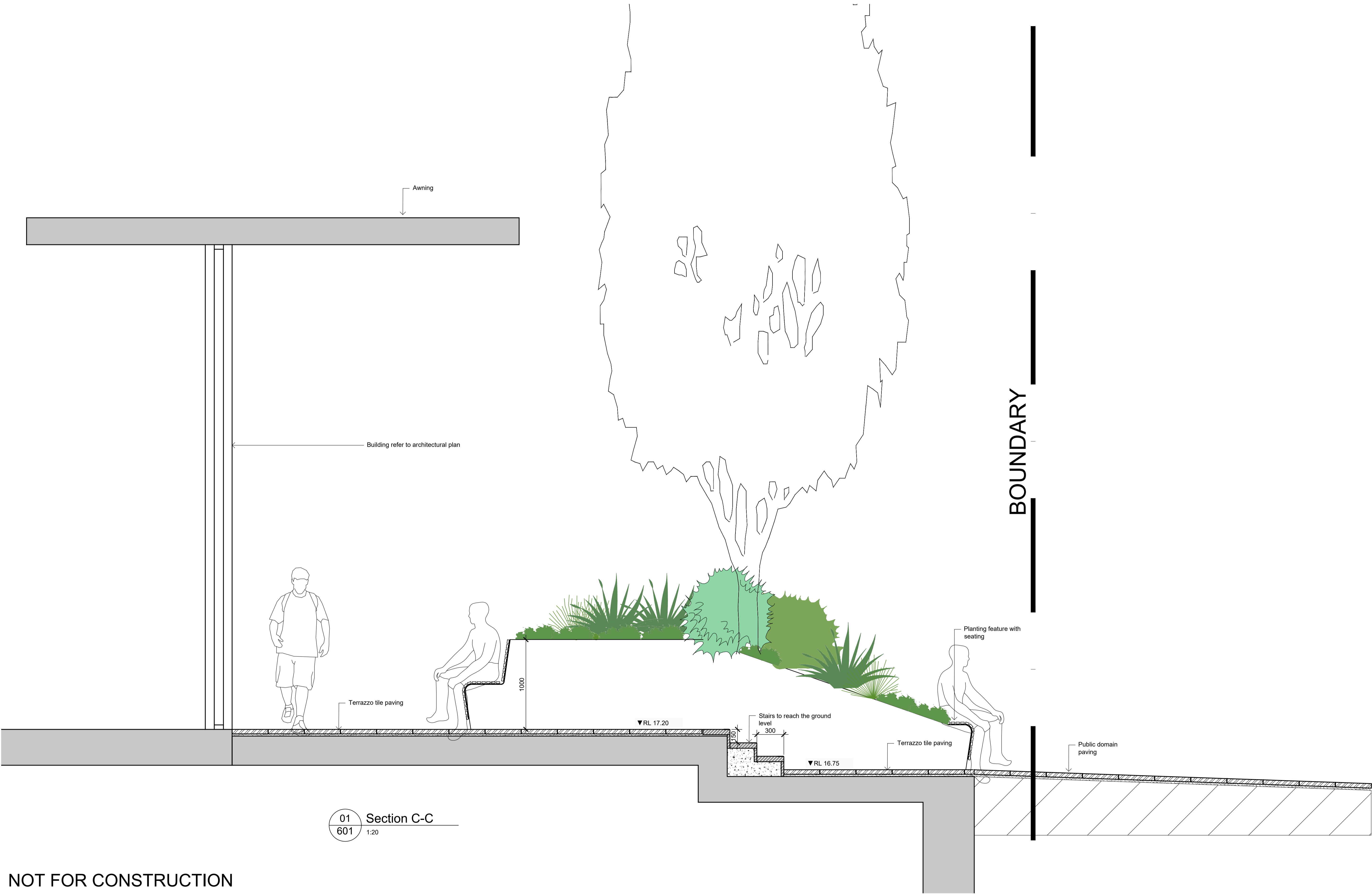
Scale:

Job Number: SS21-4723

Drawing Number: 5002

Issue: C





01 Section C-C
601 1:20

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LEGEND

B	Update for DA	SJ	NM	26.09.2022
A	Architectural Coordination	LW	NM	08.09.2022
Issue	Revision Description	Drawn	Check	Date

SITE IMAGE



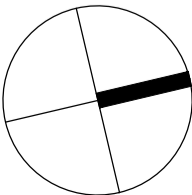
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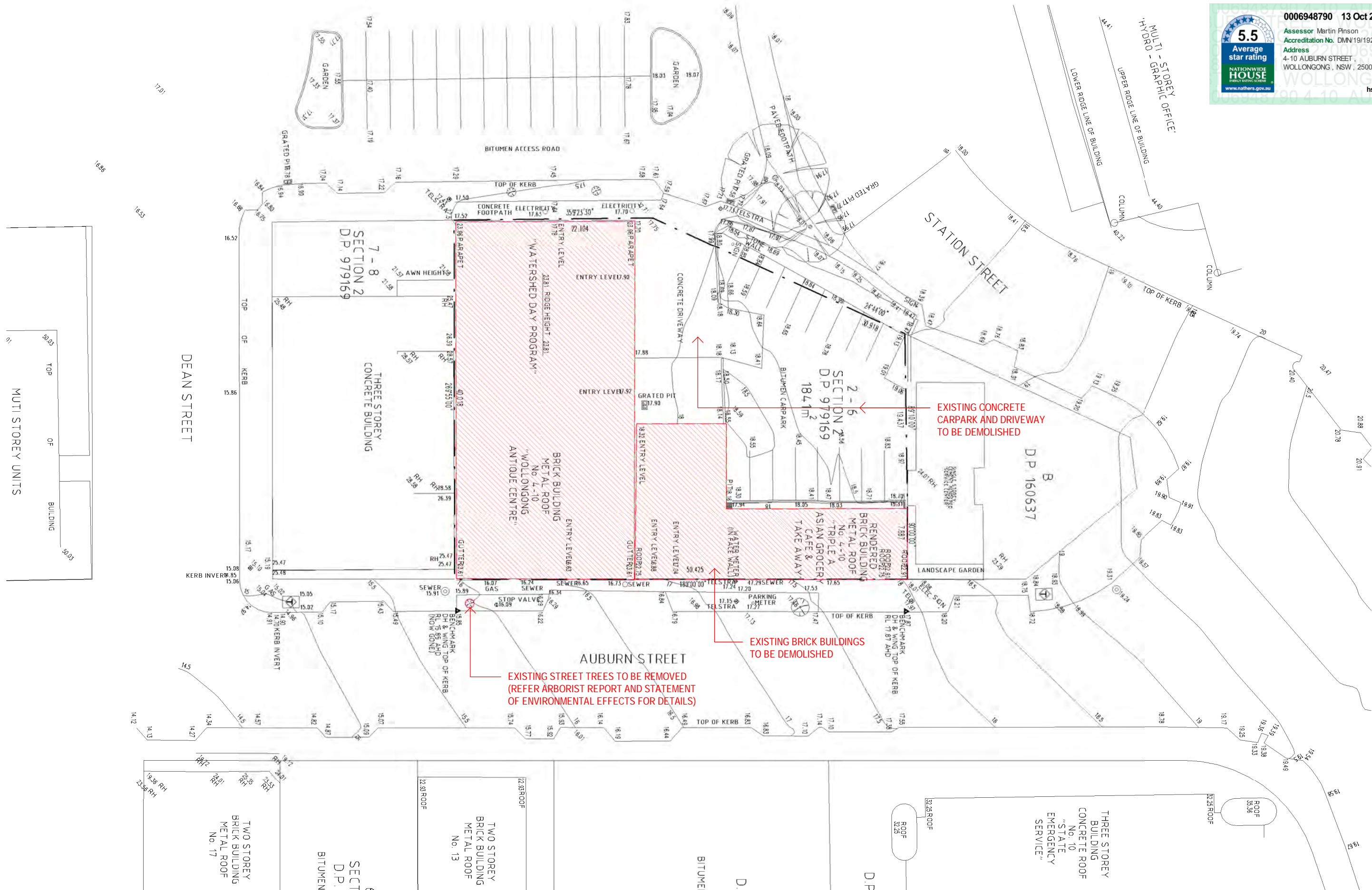
Client:
TQM

Project:
Mixed Use Development
4-10 Auburn Street
Wollongong, NSW

Drawing Name:
Landscape Sections

DEVELOPMENT APPLICATION
Scale: AS SHOWN
Job Number: SS21-4723
Drawing Number: 6001
Issue: B





DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not and are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
G	07.10.2021	CONSULTANT / CLIENT ISSUE
H	16.12.2021	DEVELOPMENT APPLICATION ISSUE
J	31.08.2022	CONSULTANT / CLIENT ISSUE
K	21.09.2022	CONSULTANT / CLIENT ISSUE
L	18.10.2022	ADDITIONAL INFORMATION

DWA
DESIGN WORKSHOP AUSTRALIA


Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

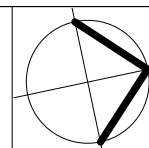
NOTE:
ORIGINAL SURVEY BY C. ROBSON & ASSOCIATES
DWG NO: 17282/2 (REVISION A) DATE: 22.06.2017

CLIENT:	TQM MIXED USE DEVELOPMENT
ADDRESS:	4-10 AUBURN STREET, WOLLONGONG, NSW
DRAWING NAME:	DEMOLITION PLAN

SCALE BAR:



0 10 20m



ISSUE DATE:	18.10.2022
DRAWN: AK	
SCALE: 1:400	
QA: RG	

PROJECT No.	2312
DWG No.	010
Rev.	L



DISCLAIMER
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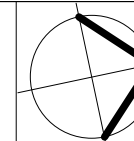


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Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	TQM MIXED USE DEVELOPMENT
ADDRESS:	4-10 AUBURN STREET, WOLLONGONG, NSW
DRAWING NAME:	SITE PLAN

A graph of a step function on the interval $[0, 20]$. The function is 0 for $x \in [0, 10)$ and 1 for $x \in [10, 20]$. The x-axis is labeled with 0, 10, and 20. The y-axis has a tick mark at 1.



ISSUE DATE:	18.10.2022
DRAWN: AK	
SCALE: 1:400	
QA: RG	

2	PROJECT No.	
	2312	
	DWG No.	Rev.
	012	L



DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

REF.	DATE	AMENDMENT
G	07.10.2021	CONSULTANT / CLIENT ISSUE
H	16.12.2021	DEVELOPMENT APPLICATION ISSUE
J	31.08.2022	CONSULTANT / CLIENT ISSUE
K	21.09.2022	CONSULTANT / CLIENT ISSUE
L	18.10.2022	ADDITIONAL INFORMATION

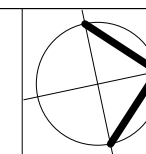
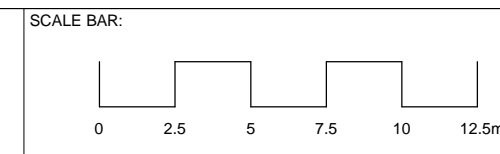
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Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQM
MIXED USE DEVELOPMENT
ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW
DRAWING NAME: BASEMENT 3

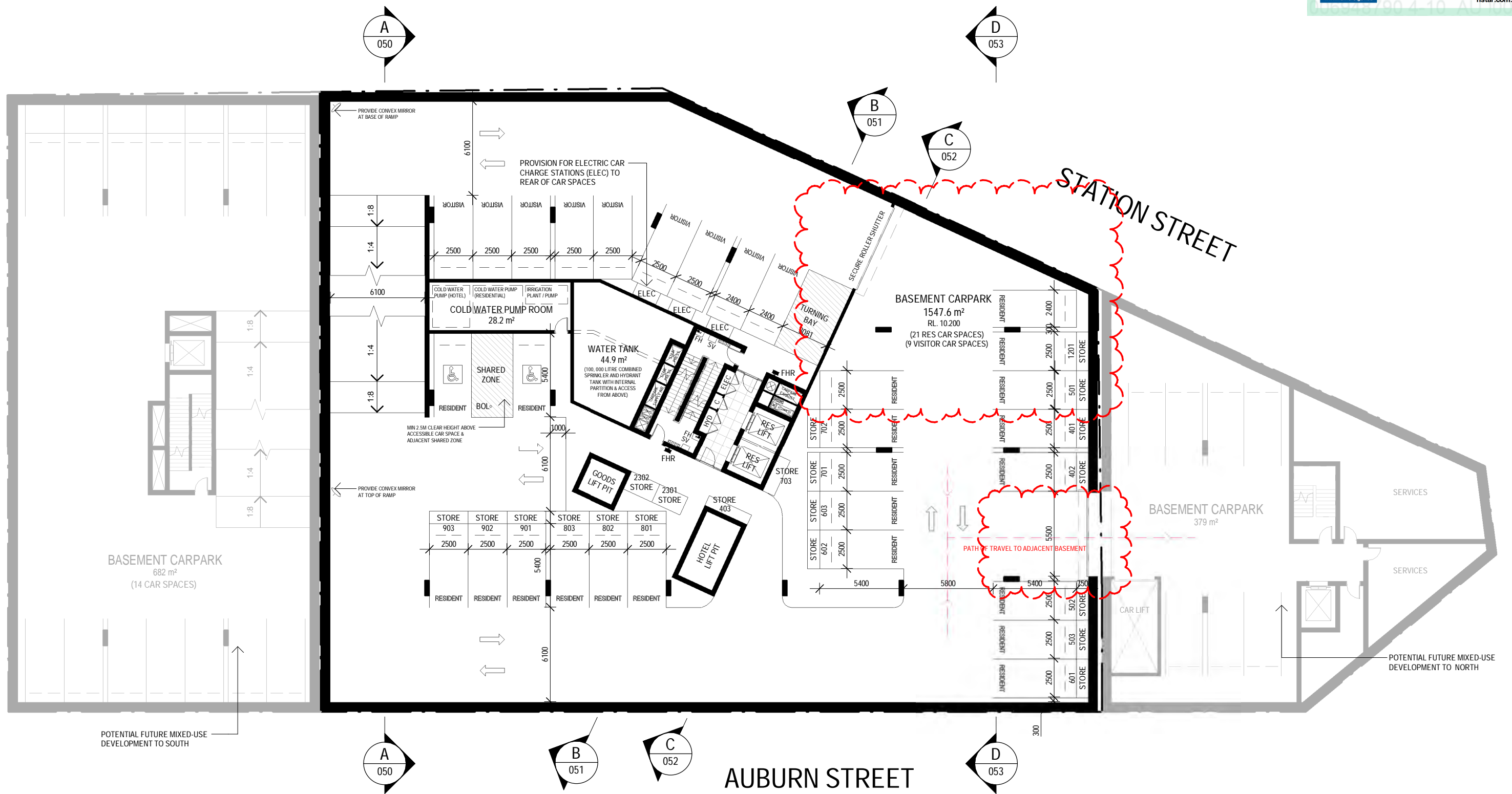


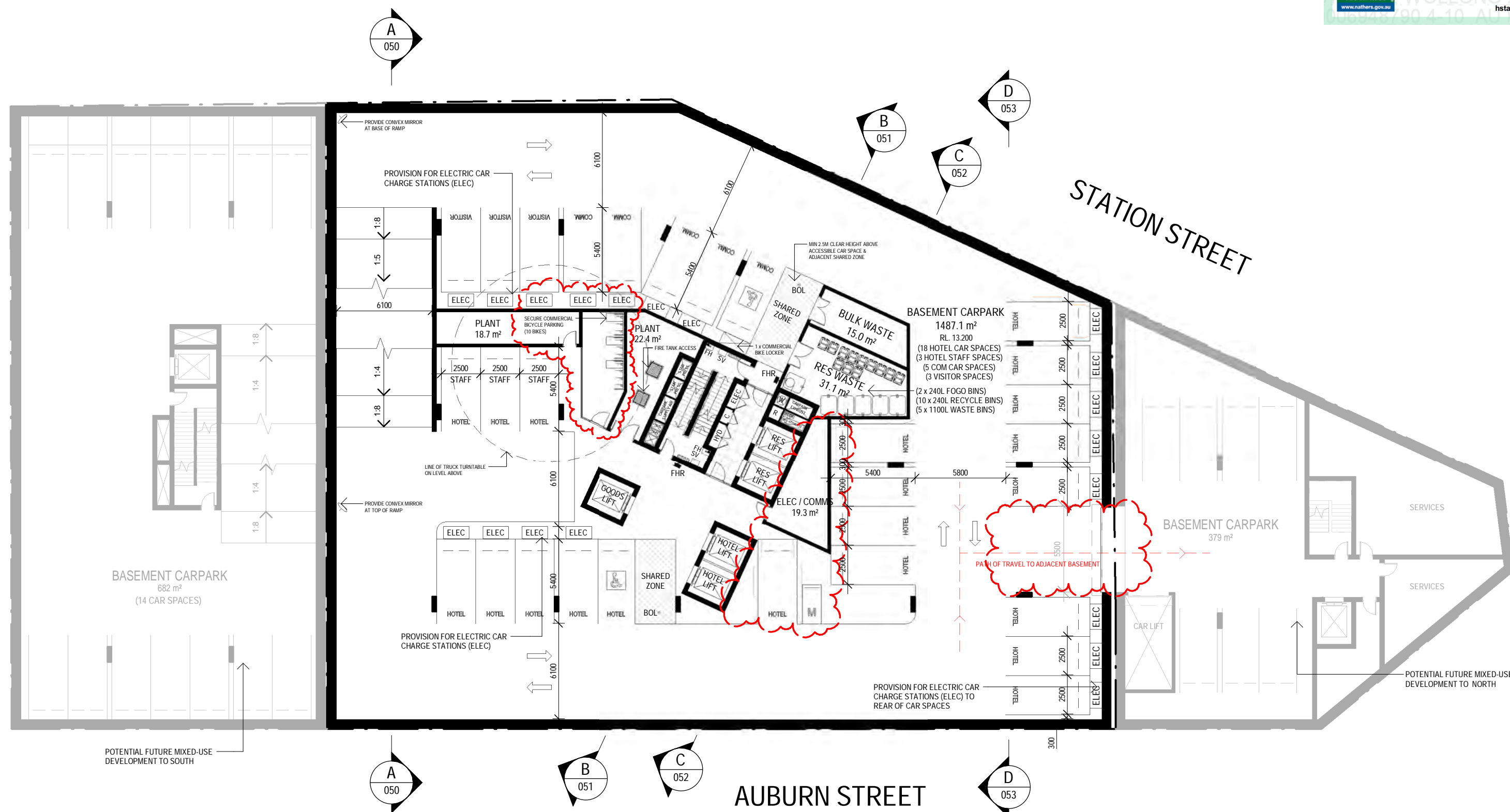
ISSUE DATE: 18.10.2022
DRAWN: AK
SCALE: 1:250
QA: RG

PROJECT No. 2312
DWG No. 013
Rev. L

DRAFT 28.09.2022

ADDITIONAL INFORMATION



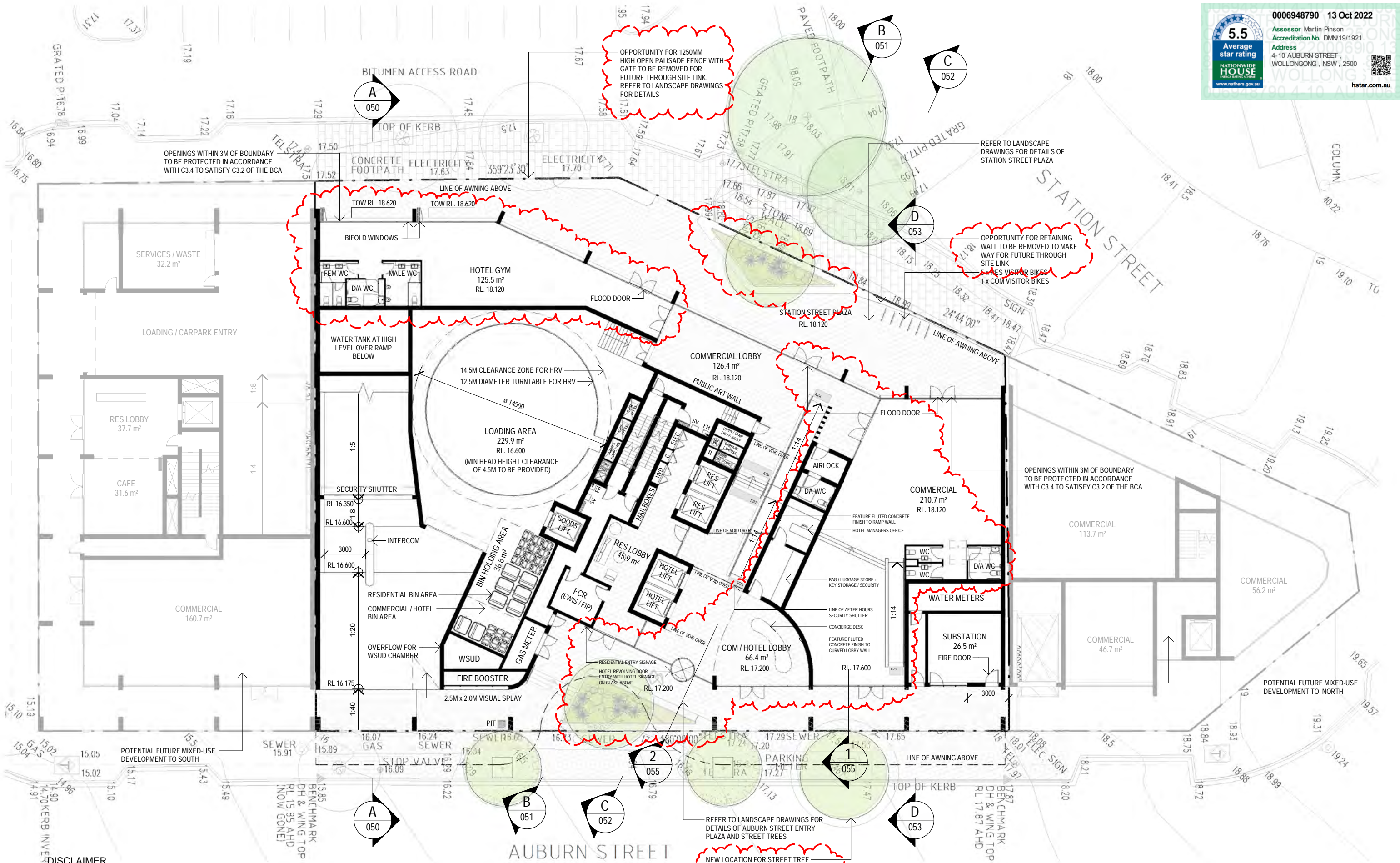


DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client. Drawings are not suitable for purchase of property. All parking and ramps to traffic engineers details. (Subject to Approval)

DRAFT 28.09.2022

ADDITIONAL INFORMATION

<p>REF. DATE AMENDMENT</p> <p>G 07.10.2021 CONSULTANT / CLIENT ISSUE</p> <p>H 16.12.2021 DEVELOPMENT APPLICATION ISSUE</p> <p>J 31.08.2022 CONSULTANT / CLIENT ISSUE</p> <p>K 21.09.2022 CONSULTANT / CLIENT ISSUE</p> <p>L 18.10.2022 ADDITIONAL INFORMATION</p> <p>DISCLAIMER All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work. Copyright of DWA.</p>	<p>DWA DESIGN WORKSHOP AUSTRALIA</p>	<p>Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au</p>	<p>Sydney Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)</p>	<p>CLIENT: TQM MIXED USE DEVELOPMENT</p> <p>ADDRESS: 4-10 AUBURN STREET, WOLLONGONG, NSW</p> <p>DRAWING NAME: BASEMENT 1</p>	<p>SCALE BAR:</p> <p>0 2.5 5 7.5 10 12.5m</p>	<p>ISSUE DATE: 18.10.2022</p> <p>DRAWN: SL/AK</p> <p>SCALE: 1:250</p> <p>QA: RG</p>	<p>PROJECT No. 2312</p> <p>DWG No. 015</p> <p>Rev. L</p>
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REF.	DATE	AMENDMENT
G	07.10.2021	CONSULTANT / CLIENT ISSUE
H	16.12.2021	DEVELOPMENT APPLICATION ISSUE
J	31.08.2022	CONSULTANT / CLIENT ISSUE
K	21.09.2022	CONSULTANT / CLIENT ISSUE
L	18.10.2022	ADDITIONAL INFORMATION

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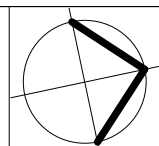
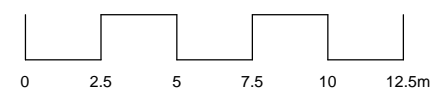


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Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQM
MIXED USE DEVELOPMENT
ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW
DRAWING NAME: GROUND LEVEL

SCALE BAR:



ISSUE DATE: 18.10.2022
DRAWN: SL/AK
SCALE: 1:250
QA: RG

PROJECT No. 2312
DWG No. 016
Rev. L

5.5

Average star rating

NATIONWIDE HOUSE

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0006948790 13 Oct 2022

Assessor Martin Pinson
Accreditation No. DMN/19/1921
Address
4-10 AUBURN STREET,
WOLLONGONG, NSW, 2500

hstar.com.au



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REF.	DATE	AMENDMENT	DWA	Wollongong	Sydney	CLIENT:	TQM MIXED USE DEVELOPMENT	SCALE BAR:	ISSUE DATE:	PROJECT No.
G	07.10.2021	CONSULTANT / CLIENT ISSUE		81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Level 10, 6 Mount Olympus Boulevard, Wolli Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	ADDRESS:	4-10 AUBURN STREET, WOLLONGONG, NSW		18.10.2022	2312
H	16.12.2021	DEVELOPMENT APPLICATION ISSUE								
J	31.08.2022	CONSULTANT / CLIENT ISSUE								
K	21.09.2022	CONSULTANT / CLIENT ISSUE								
L	18.10.2022	ADDITIONAL INFORMATION				DRAWING NAME:	LEVEL 01		QA: RG	DWG No. 017 Rev. L

ADDITIONAL INFORMATION



DISCLAIMER

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G	07.10.2021	CONSULTANT / CLIENT ISSUE
H	16.12.2021	DEVELOPMENT APPLICATION ISSUE
J	31.08.2022	CONSULTANT / CLIENT ISSUE
K	21.09.2022	CONSULTANT / CLIENT ISSUE
L	18.10.2022	ADDITIONAL INFORMATION

18.10.2022 ADDITIONAL INFORMATION

DISCLAIMER
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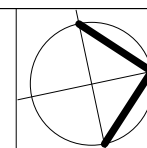
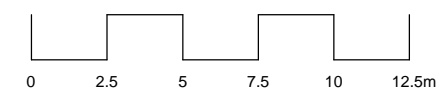


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Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT:	TQM MIXED USE DEVELOPMENT
ADDRESS:	4-10 AUBURN STREET, WOLLONGONG, NSW
DRAWING NAME:	LEVEL 02

SCALE BAR:



ISSUE DATE: 18.10.2022
DRAWN: SL/AK
SCALE: 1:250
QA: RG

PROJECT No.	2312
DWG No.	018
Rev.	L

5.5

Average star rating

NATIONWIDE HOUSE

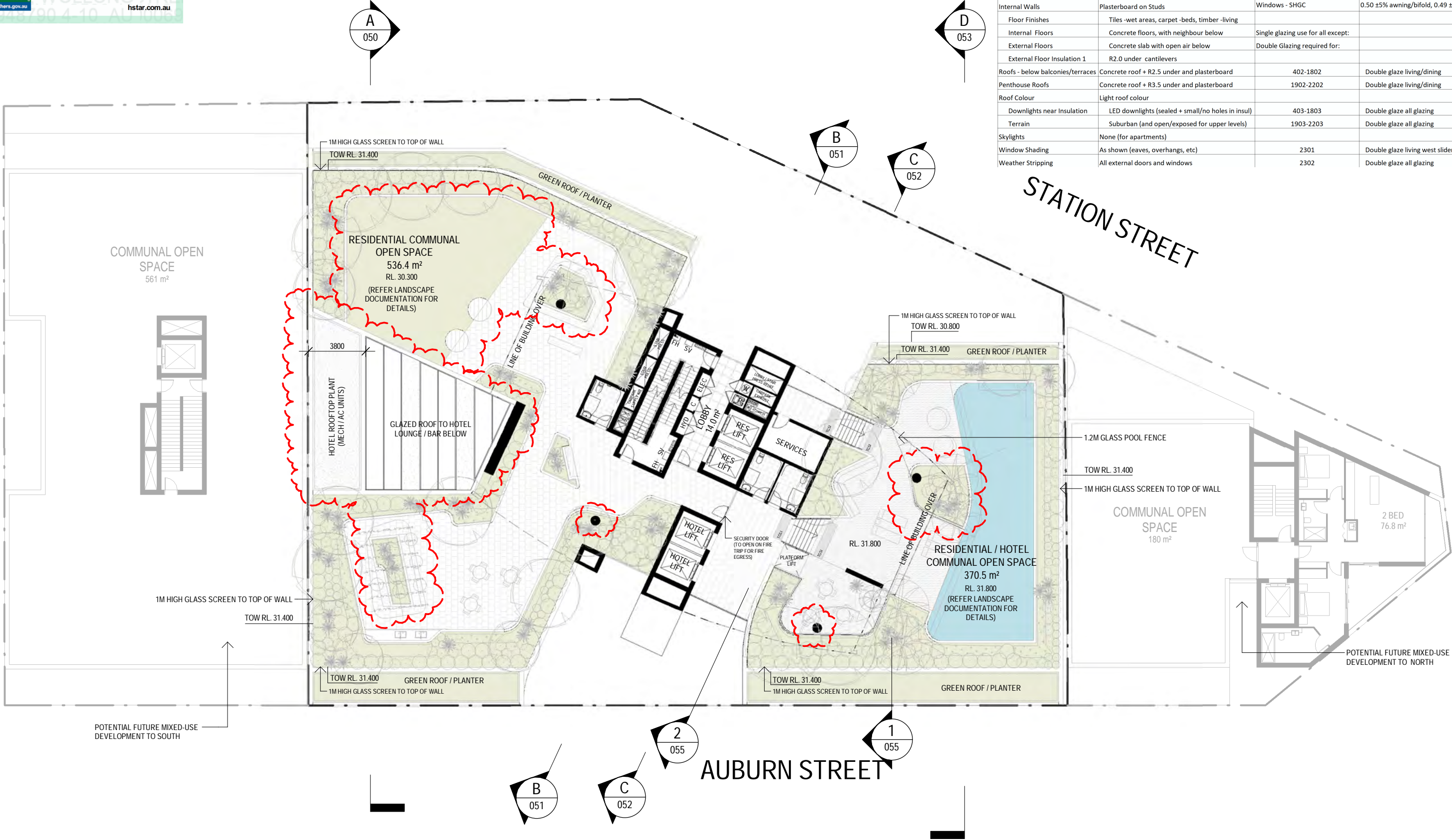
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Accreditation No. DMV19/1921
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4-10 AUBURN STREET,
WOLLONGONG, NSW, 2500

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Thermal Comfort Item	Details	Thermal Comfort - Window Item	Details
External Walls 1	Concrete + R2.5 added (blade walls and columns)	1. Glazing - single glazed clear	Aluminium frames and single clear
External Walls 2	FC + R2.5 added (walls onto balcony)	Windows - U-value	<6.7 for awning/bifold, <6.7 sliders, fixed
Party walls	Hebel 75mm + R1.5 acoustic insulation	Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% sliders, fixed
Walls next to encl. halls/lobbies	Hebel 75mm + R1.5 acoustic insulation	2. Glazing - double glazed clear	Aluminium frames and double clear
Walls next to open halls/lobbies	Hebel 75mm + R1.5 acoustic insulation	Windows - U-value	<4.5 for awning/bifold, <3.1 sliders, fixed
Walls next to lifts	Concrete 150 or more + acoustic insulation	Windows - SHGC	0.50 ±5% awning/bifold, 0.49 ±5% sliders, fixed
Internal Walls	Plasterboard on Studs		
Floor Finishes	Tiles -wet areas, carpet -beds, timber -living		
Internal Floors	Concrete floors, with neighbour below	Single glazing use for all except:	
External Floors	Concrete slab with open air below	Double Glazing required for:	
External Floor Insulation 1	R2.0 under cantilevers		
Roofs - below balconies/terraces	Concrete roof + R2.5 under and plasterboard	402-1802	Double glaze living/dining
Penthouse Roofs	Concrete roof + R3.5 under and plasterboard	1902-2202	Double glaze living/dining
Roof Colour	Light roof colour		
Downlights near insulation	LED downlights (sealed + small/no holes in insul)	403-1803	Double glaze all glazing
Terrain	Suburban (and open/exposed for upper levels)	1903-2203	Double glaze all glazing
Skylights	None (for apartments)		
Window Shading	As shown (eaves, overhangs, etc)	2301	Double glaze living west sliders
Weather Stripping	All external doors and windows	2302	Double glaze all glazing



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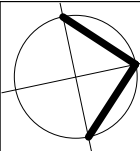
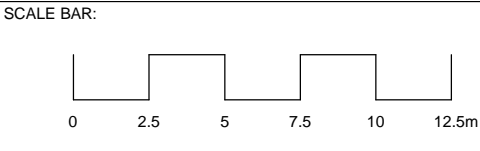
REF.	DATE	AMENDMENT
G	07.10.2021	CONSULTANT / CLIENT ISSUE
H	16.12.2021	DEVELOPMENT APPLICATION ISSUE
J	31.08.2022	CONSULTANT / CLIENT ISSUE
K	21.09.2022	CONSULTANT / CLIENT ISSUE
L	18.10.2022	ADDITIONAL INFORMATION



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Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQM
MIXED USE DEVELOPMENT
ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW
DRAWING NAME: LEVEL 03 - PODIUM



ISSUE DATE: 18.10.2022
DRAWN: SL/AK
SCALE: 1:250
QA: RG

PROJECT No. 2312
DWG No. 019
Rev. L

5.5

Average star rating

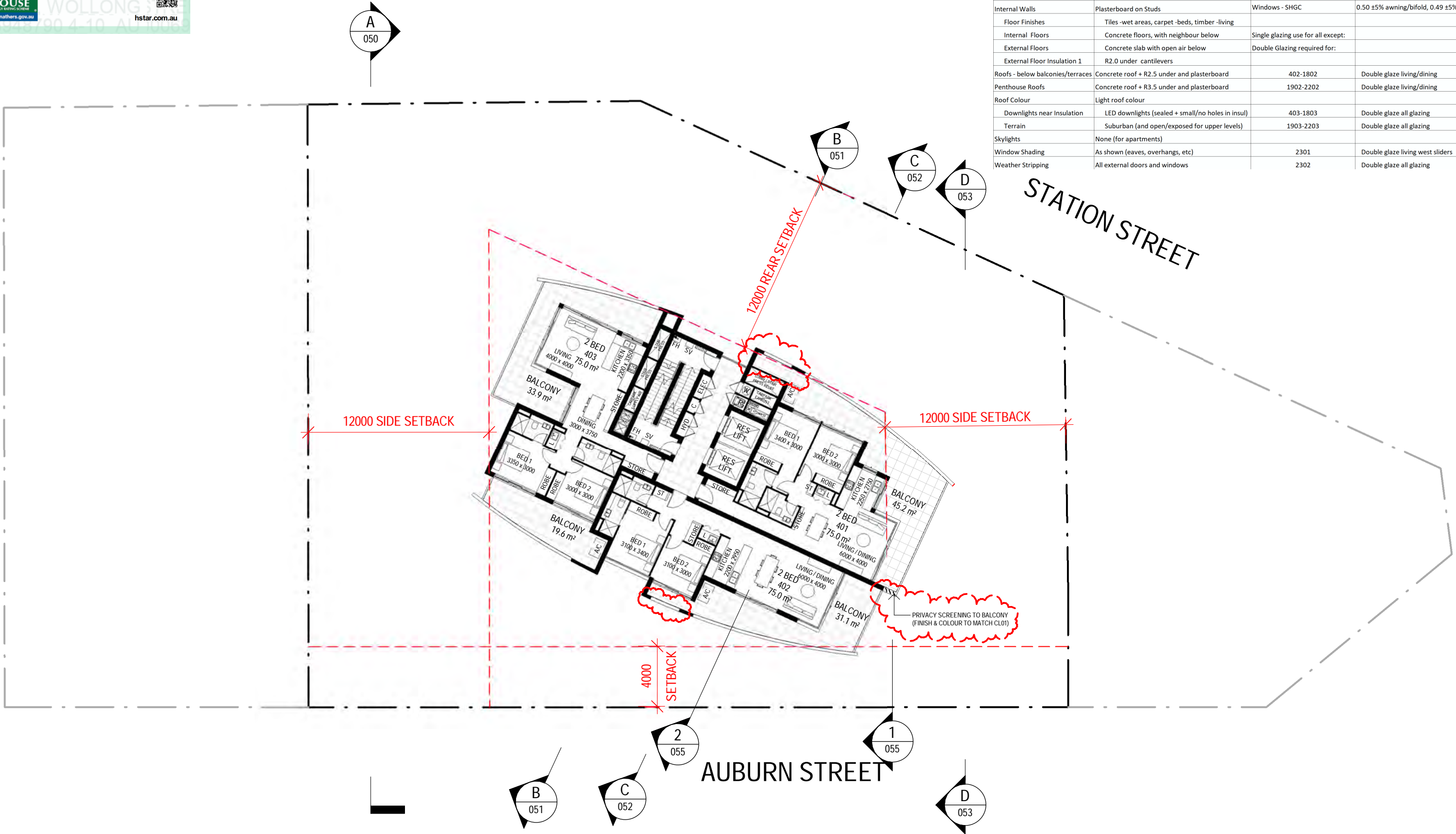
NATIONWIDE HOUSE

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Assessor Martin Pinson
Accreditation No. DMV19/1921
Address
4-10 AUBURN STREET,
WOLLONGONG, NSW, 2500

hstar.com.au



Thermal Comfort Item	Details	Thermal Comfort - Window Item	Details
External Walls 1	Concrete + R2.5 added (blade walls and columns)	1. Glazing - single glazed clear	Aluminium frames and single clear
External Walls 2	FC + R2.5 added (walls onto balcony)	Windows - U-value	<6.7 for awning/bifold, <6.7 sliders, fixed
Party walls	Hebel 75mm + R1.5 acoustic insulation	Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% sliders, fixed
Walls next to encl. halls/lobbies	Hebel 75mm + R1.5 acoustic insulation	2. Glazing - double glazed clear	Aluminium frames and double clear
Walls next to open halls/lobbies	Hebel 75mm + R1.5 acoustic insulation	Windows - U-value	<4.5 for awning/bifold, <3.1 sliders, fixed
Walls next to lifts	Concrete 150 or more + acoustic insulation	Windows - SHGC	0.50 ±5% awning/bifold, 0.49 ±5% sliders, fixed
Internal Walls	Plasterboard on Studs		
Floor Finishes	Tiles - wet areas, carpet - beds, timber - living		
Internal Floors	Concrete floors, with neighbour below	Single glazing use for all except:	
External Floors	Concrete slab with open air below	Double Glazing required for:	
External Floor Insulation 1	R2.0 under cantilevers		
Roofs - below balconies/terraces	Concrete roof + R2.5 under and plasterboard	402-1802	Double glaze living/dining
Penthouse Roofs	Concrete roof + R3.5 under and plasterboard	1902-2202	Double glaze living/dining
Roof Colour	Light roof colour		
Downlights near Insulation	LED downlights (sealed + small/no holes in insul)	403-1803	Double glaze all glazing
Terrain	Suburban (and open/exposed for upper levels)	1903-2203	Double glaze all glazing
Skylights	None (for apartments)		
Window Shading	As shown (eaves, overhangs, etc)	2301	Double glaze living west sliders
Weather Stripping	All external doors and windows	2302	Double glaze all glazing

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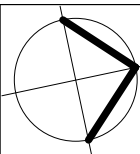
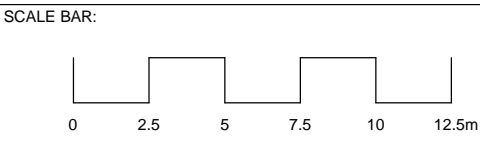
REF.	DATE	AMENDMENT
G	07.10.2021	CONSULTANT / CLIENT ISSUE
H	16.12.2021	DEVELOPMENT APPLICATION ISSUE
J	31.08.2022	CONSULTANT / CLIENT ISSUE
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L	18.10.2022	ADDITIONAL INFORMATION



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Level 10, 6 Mount
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Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQM
MIXED USE DEVELOPMENT
ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW
DRAWING NAME: LEVEL 04-18 (TYPICAL)



ISSUE DATE: 18.10.2022
DRAWN: SL/AK
SCALE: 1:250
QA: RG

PROJECT No. 2312
DWG No. 020
Rev. L

ADDITIONAL INFORMATION

5.5

Average star rating

NATIONWIDE HOUSE

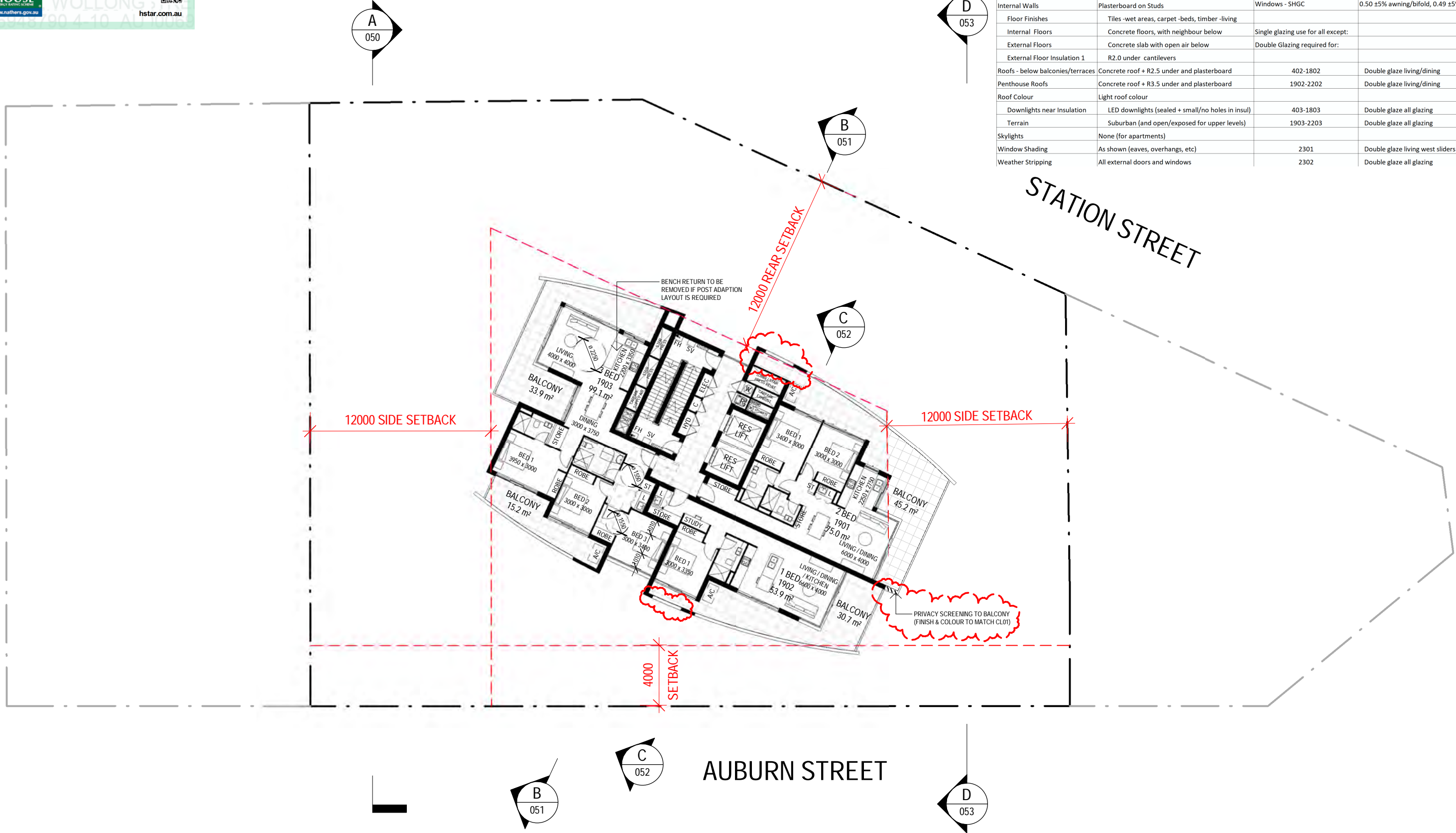
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Assessor Martin Pinson
Accreditation No. DMN/19/1921
Address
4-10 AUBURN STREET,
WOLLONGONG, NSW, 2500

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Thermal Comfort Item	Details	Thermal Comfort - Window Item	Details
External Walls 1	Concrete + R2.5 added (blade walls and columns)	1. Glazing - single glazed clear	Aluminium frames and single clear
External Walls 2	FC + R2.5 added (walls onto balcony)	Windows - U-value	<6.7 for awning/bifold, <6.7 sliders, fixed
Party walls	Hebel 75mm + R1.5 acoustic insulation	Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% sliders, fixed
Walls next to encl. halls/lobbies	Hebel 75mm + R1.5 acoustic insulation	2. Glazing - double glazed clear	Aluminium frames and double clear
Walls next to open halls/lobbies	Hebel 75mm + R1.5 acoustic insulation	Windows - U-value	<4.5 for awning/bifold, <3.1 sliders, fixed
Walls next to lifts	Concrete 150 or more + acoustic insulation	Windows - SHGC	0.50 ±5% awning/bifold, 0.49 ±5% sliders, fixed
Internal Walls	Plasterboard on Studs		
Floor Finishes	Tiles -wet areas, carpet -beds, timber -living		
Internal Floors	Concrete floors, with neighbour below	Single glazing use for all except:	
External Floors	Concrete slab with open air below	Double Glazing required for:	
External Floor Insulation 1	R2.0 under cantilevers		
Roofs - below balconies/terraces	Concrete roof + R2.5 under and plasterboard	402-1802	Double glaze living/dining
Penthouse Roofs	Concrete roof + R3.5 under and plasterboard	1902-2202	Double glaze living/dining
Roof Colour	Light roof colour		
Downlights near Insulation	LED downlights (sealed + small/no holes in insul)	403-1803	Double glaze all glazing
Terrain	Suburban (and open/exposed for upper levels)	1903-2203	Double glaze all glazing
Skylights	None (for apartments)		
Window Shading	As shown (eaves, overhangs, etc)	2301	Double glaze living west sliders
Weather Stripping	All external doors and windows	2302	Double glaze all glazing



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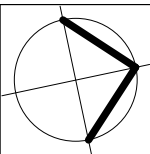
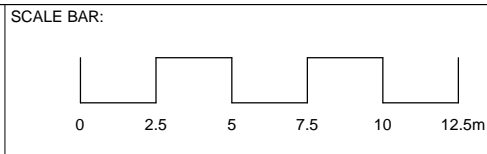
REF.	DATE	AMENDMENT
G	07.10.2021	CONSULTANT / CLIENT ISSUE
H	16.12.2021	DEVELOPMENT APPLICATION ISSUE
J	31.08.2022	CONSULTANT / CLIENT ISSUE
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L	18.10.2022	ADDITIONAL INFORMATION



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Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQM
MIXED USE DEVELOPMENT
ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW
DRAWING NAME: LEVEL 19-22 (TYPICAL)



ISSUE DATE: 18.10.2022
DRAWN: SL/AK
SCALE: 1:250
QA: RG

PROJECT No. 2312
DWG No. 021
Rev. L

5.5

Average star rating

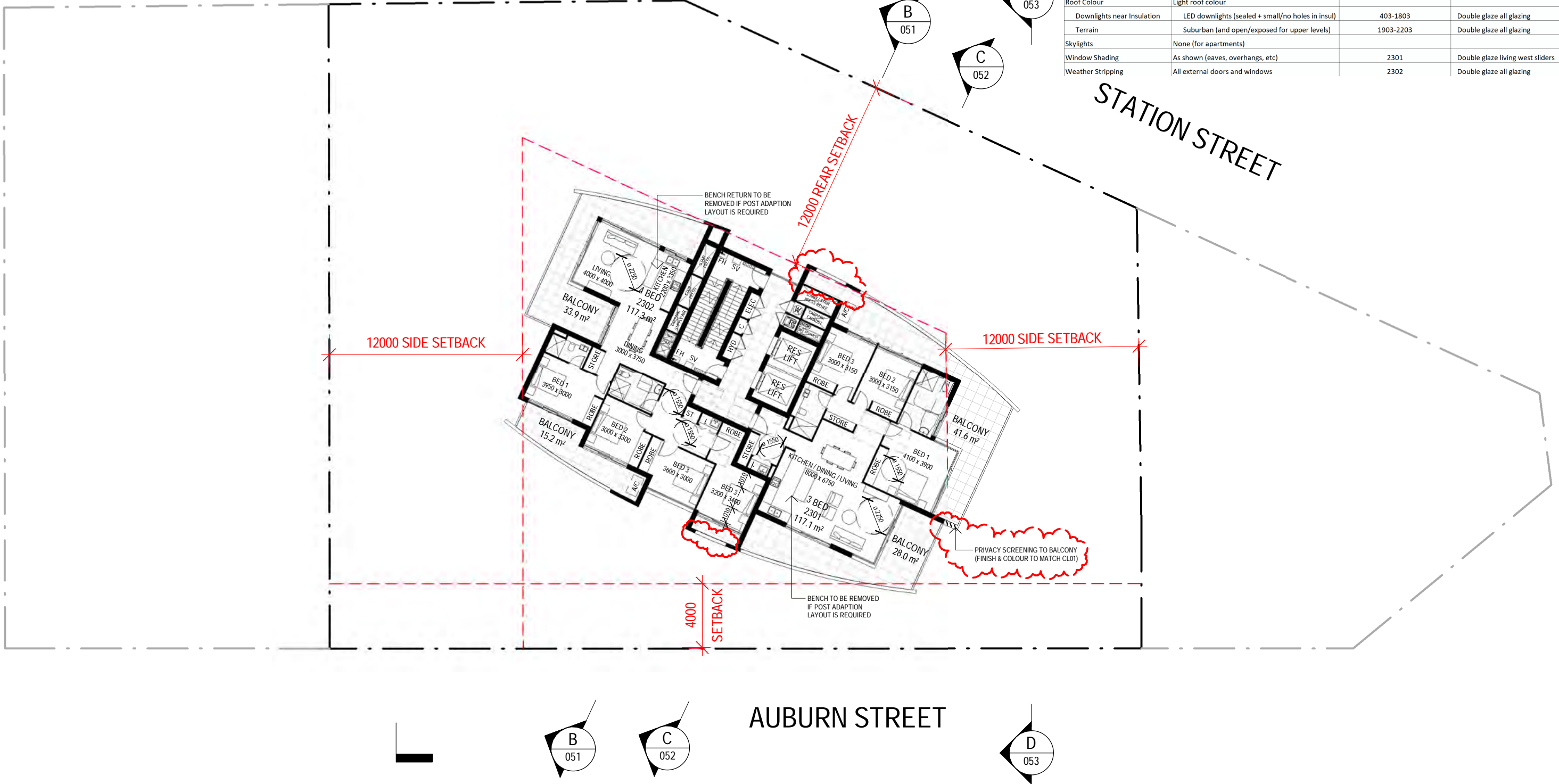
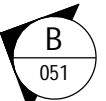
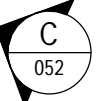
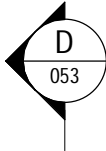
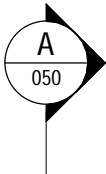
NATIONWIDE HOUSE ENERGY RATING SCHEME

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0006948790 13 Oct 2022

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WOLLONGONG, NSW, 2500

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Thermal Comfort Item	Details	Thermal Comfort - Window Item	Details
External Walls 1	Concrete + R2.5 added (blade walls and columns)	1. Glazing - single glazed clear	Aluminium frames and single clear
External Walls 2	FC + R2.5 added (walls onto balcony)	Windows - U-value	<6.7 for awning/bifold, <6.7 sliders, fixed
Party walls	Hebel 75mm + R1.5 acoustic insulation	Windows - SHGC	0.57 ±5% awning/bifold, 0.70 ±5% sliders, fixed
Walls next to encl. halls/lobbies	Hebel 75mm + R1.5 acoustic insulation	2. Glazing - double glazed clear	Aluminium frames and double clear
Walls next to open halls/lobbies	Hebel 75mm + R1.5 acoustic insulation	Windows - U-value	<4.5 for awning/bifold, <3.1 sliders, fixed
Walls next to lifts	Concrete 150 or more + acoustic insulation	Windows - SHGC	0.50 ±5% awning/bifold, 0.49 ±5% sliders, fixed
Internal Walls	Plasterboard on Studs		
Floor Finishes	Tiles -wet areas, carpet -beds, timber -living		
Internal Floors	Concrete floors, with neighbour below	Single glazing use for all except:	
External Floors	Concrete slab with open air below	Double Glazing required for:	
External Floor Insulation 1	R2.0 under cantilevers		
Roofs - below balconies/terraces	Concrete roof + R2.5 under and plasterboard	402-1802	Double glaze living/dining
Penthouse Roofs	Concrete roof + R3.5 under and plasterboard	1902-2202	Double glaze living/dining
Roof Colour	Light roof colour		
Downlights near Insulation	LED downlights (sealed + small/no holes in insul)	403-1803	Double glaze all glazing
Terrain	Suburban (and open/exposed for upper levels)	1903-2203	Double glaze all glazing
Skylights	None (for apartments)		
Window Shading	As shown (eaves, overhangs, etc)	2301	Double glaze living west sliders
Weather Stripping	All external doors and windows	2302	Double glaze all glazing

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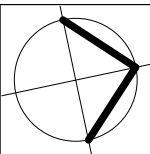
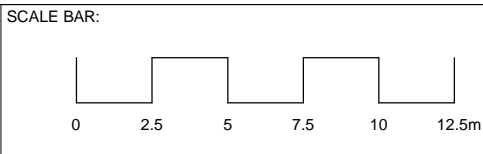
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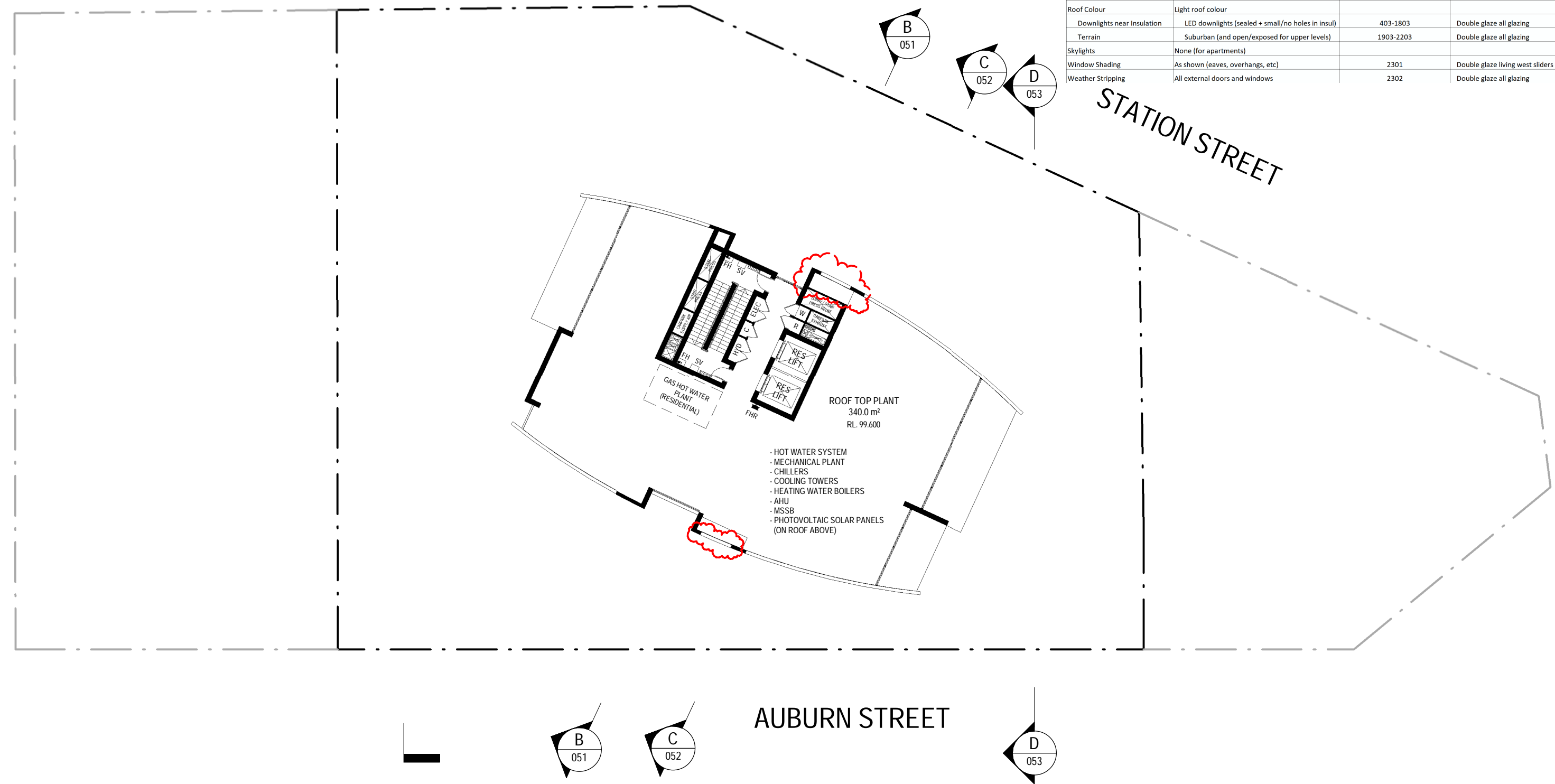
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQM
MIXED USE DEVELOPMENT
ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW
DRAWING NAME: LEVEL 23



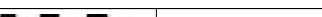
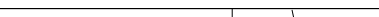
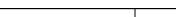
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DRAWN: AK
SCALE: 1:250
QA: RG

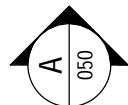
PROJECT No. 2312
DWG No. 022
Rev. L



Thermal Comfort Item	Details	Thermal Comfort - Window Item	Details
External Walls 1	Concrete + R2.5 added (blade walls and columns)	1. Glazing - single glazed clear	Aluminium frames and single clear
External Walls 2	FC + R2.5 added (walls onto balcony)	Windows - U-value	<6.7 for awning/bifold, <6.7 sliders, fixed
Party walls	Hebel 75mm + R1.5 acoustic insulation	Windows – SHGC	0.57 ±5% awning/bifold, 0.70 ±5% sliders, fixed
Walls next to encl. halls/lobbies	Hebel 75mm + R1.5 acoustic insulation		
Walls next to open halls/lobbies	Hebel 75mm + R1.5 acoustic insulation	2. Glazing - double glazed clear	Aluminium frames and double clear
Walls next to lifts	Concrete 150 or more + acoustic insulation	Windows - U-value	<4.5 for awning/bifold, <3.1 sliders, fixed
Internal Walls	Plasterboard on Studs	Windows - SHGC	0.50 ±5% awning/bifold, 0.49 ±5% sliders, fixed
Floor Finishes	Tiles -wet areas, carpet -beds, timber -living		
Internal Floors	Concrete floors, with neighbour below	Single glazing use for all except:	
External Floors	Concrete slab with open air below	Double Glazing required for:	
External Floor Insulation 1	R2.0 under cantilevers		
Roofs - below balconies/terraces	Concrete roof + R2.5 under and plasterboard	402-1802	Double glaze living/dining
Penthouse Roofs	Concrete roof + R3.5 under and plasterboard	1902-2202	Double glaze living/dining
Roof Colour	Light roof colour		
Downlights near Insulation	LED downlights (sealed + small/no holes in insul)	403-1803	Double glaze all glazing
Terrain	Suburban (and open/exposed for upper levels)	1903-2203	Double glaze all glazing
Skylights	None (for apartments)		
Window Shading	As shown (eaves, overhangs, etc)	2301	Double glaze living west sliders
Weather Stripping	All external doors and windows	2302	Double glaze all glazing

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REF.	DATE	AMENDMENT		Wollongong 81a Princes Highway, Fairy Meadow NSW 2519 Tel: (02) 4227 1661 Email: info@designworkshop.com.au Web: www.designworkshop.com.au	Sydney Level 10, 6 Mount Olympus Boulevard, Woll Creek NSW 2205 Nominated Architect: Robert Gizzi (Reg. 8286)	CLIENT: TQM MIXED USE DEVELOPMENT ADDRESS: 4-10 AUBURN STREET, WOLLONGONG, NSW	SCALE BAR: 		ISSUE DATE: 18.10.2022 DRAWN: AK SCALE: 1:250 QA: RG	PROJECT No. 2312 DWG No. 023 Rev. L
G	07.10.2021	CONSULTANT / CLIENT ISSUE								
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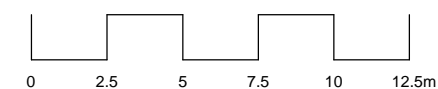


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Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQM
MIXED USE DEVELOPMENT
ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW
DRAWING NAME: EAST ELEVATION (AUBURN ST)

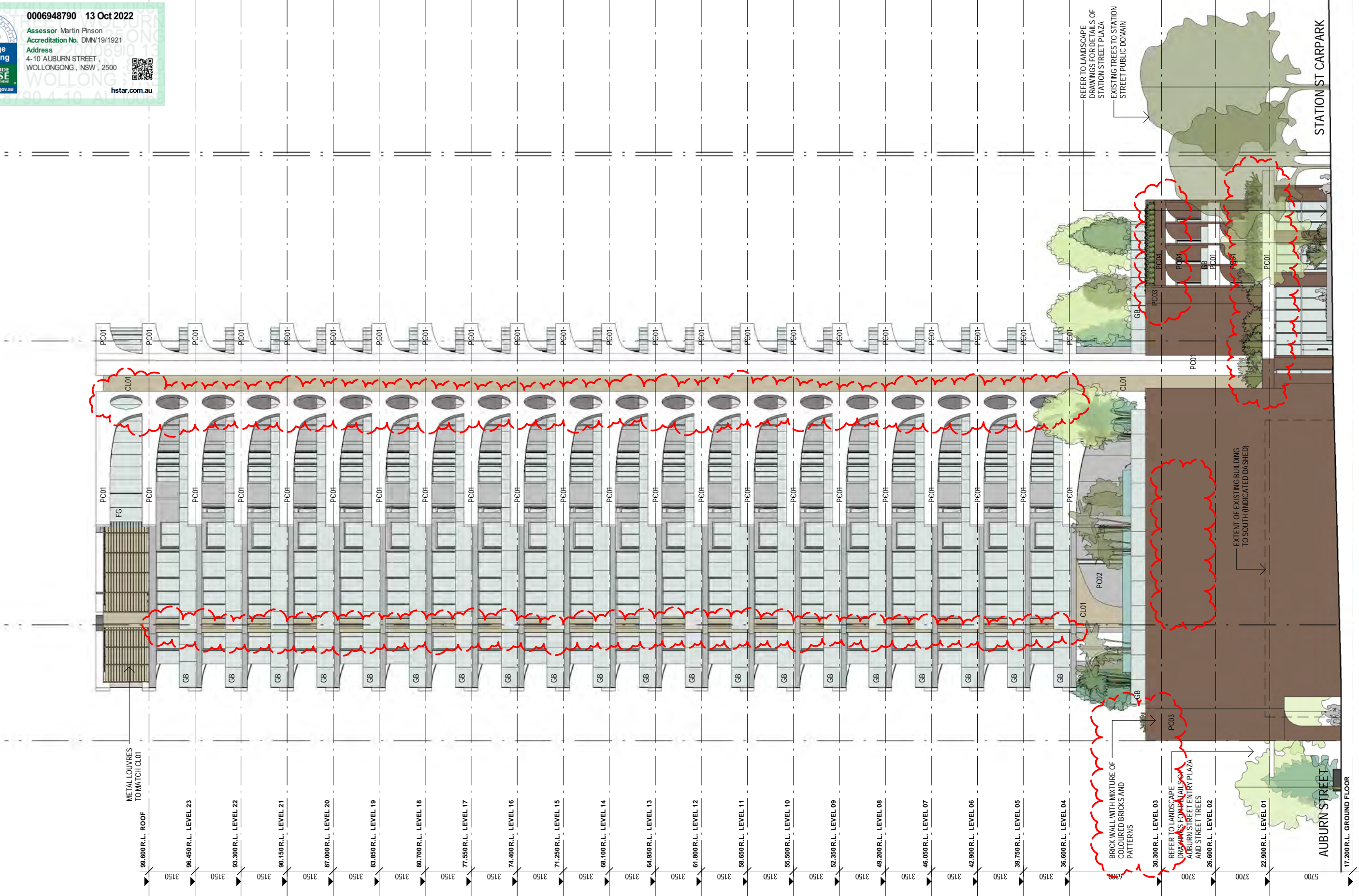
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DWG No. 040
Rev. L

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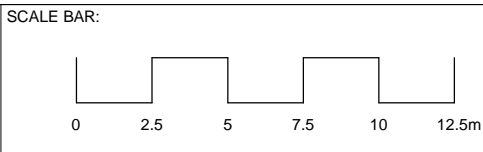
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Robert Gizzi (Reg. 8286)

CLIENT: TQM
MIXED USE DEVELOPMENT
ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW
DRAWING NAME: NORTH ELEVATION



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QA: RG

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DWG No. 041
Rev. L

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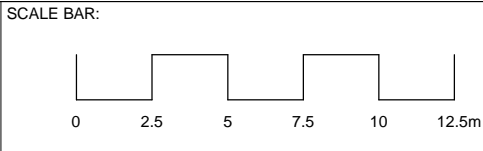
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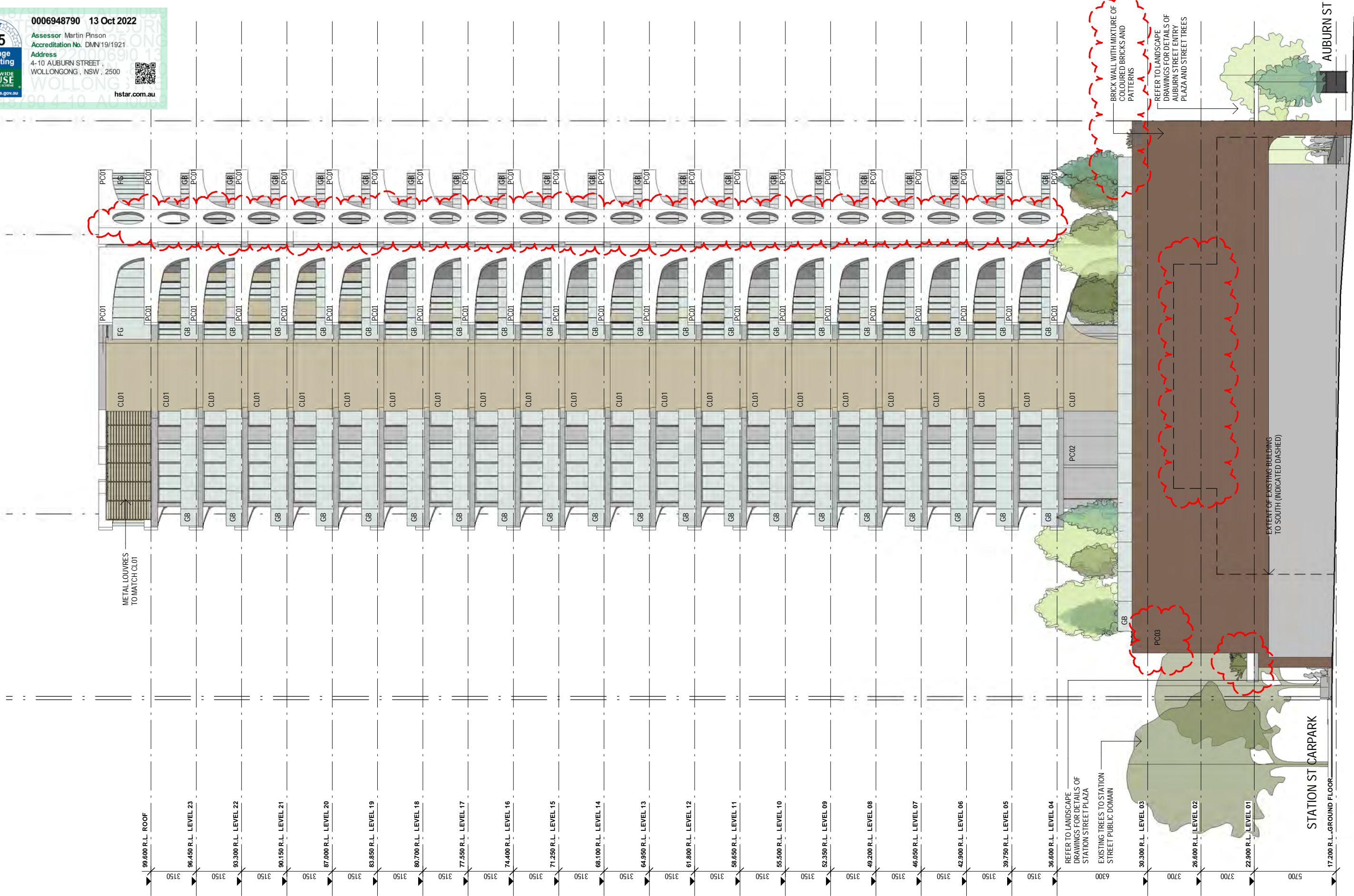
CLIENT: TQM
MIXED USE DEVELOPMENT
ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW
DRAWING NAME: WEST ELEVATION (STATION ST)



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DWG No. 042
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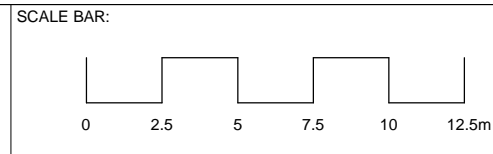
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MIXED USE DEVELOPMENT
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WOLLONGONG, NSW
DRAWING NAME: SOUTH ELEVATION



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ADDITIONAL INFORMATION



LOBBY FLOORING
TERRAZZO TILES WITH GOLD TRIM



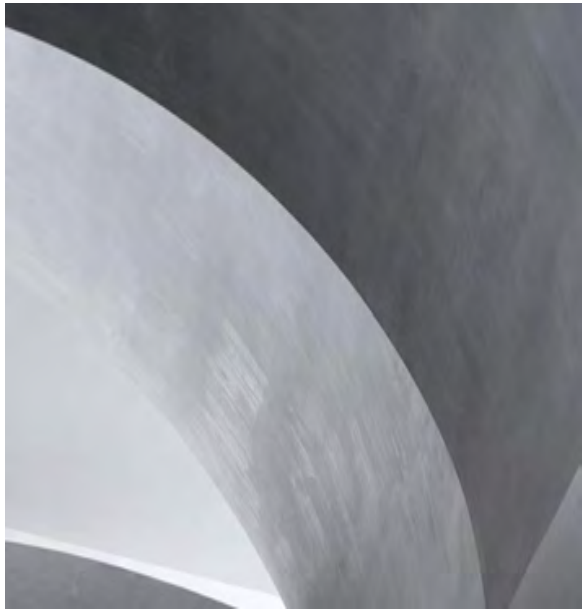
LOBBY FEATURE WALL
'FLUTED' PRECAST CONCRETE WALL FINISH



TIMBER DECKING / FLOORING
COLOUR TO MATCH / COMPLIMENT CL01



EXPRESSED JOINTS
TO PC01 & PC02 PRECAST PANELS



CONCRETE SOFFITS TO BALCONIES
COLOUR & FINISH TO MATCH PC01
(INDICATIVE IMAGE ONLY)



CL01 - CLADDING
EQUAL TO VITRACORE G2 VC4150
GOLD METALLIC



PC01 - PRECAST PANEL
CONCRETE FINISH 1
POLISHED WHITE WITH AGGREGATE FINISH



PC02 - PRECAST PANEL
CONCRETE FINISH 2
POLISHED GREY WITH AGGREGATE FINISH



PC03 - BRICK WALL
MIXTURE OF COLOURED BRICKS AND
PATTERNS



PC04 - BRICK WALL
COLOUR TO MATCH AUSTRAL BOWRAL ST
PAULS SWATCH

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Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQM
MIXED USE DEVELOPMENT
ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW
DRAWING NAME: MATERIALS & COLOURS BOARD

5.5
Average
star rating

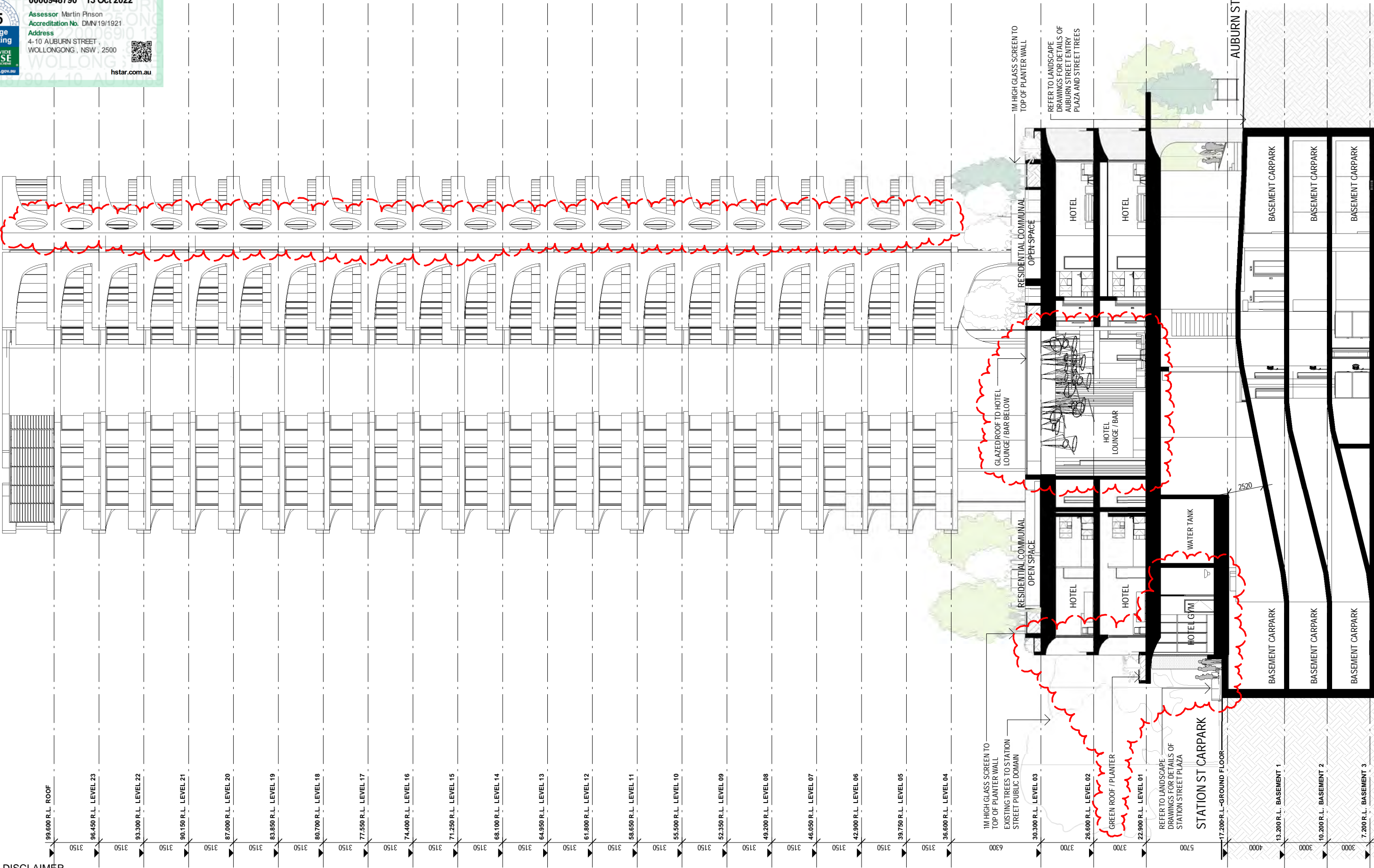
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

0006948790 13 Oct 2022

Assessor Martin Pinson
Accreditation No. DMV19/1921
Address
4-10 AUBURN STREET,
WOLLONGONG, NSW, 2500

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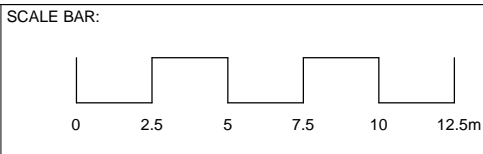
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Sydney
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Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQM
MIXED USE DEVELOPMENT
ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW
DRAWING NAME: SECTION A



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ADDITIONAL INFORMATION

5.5

Average star rating

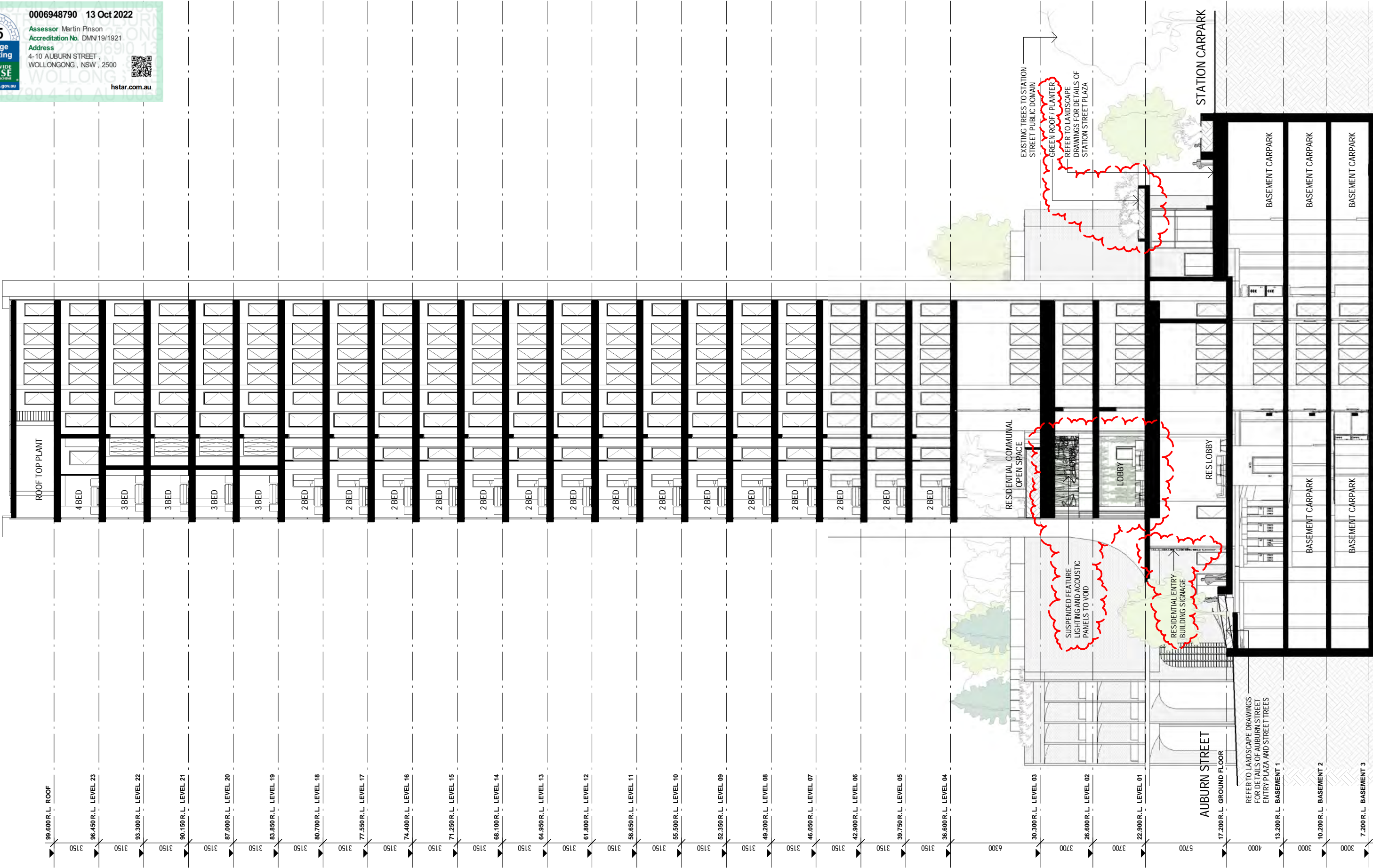
NATIONWIDE HOUSE

www.nathers.gov.au

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Assessor Martin Pinson
Accreditation No. DMN19/1921
Address
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WOLLONGONG, NSW, 2500

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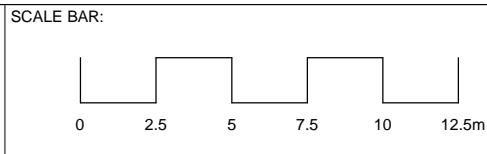
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DESIGN WORKSHOP AUSTRALIA

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Nominated Architect:
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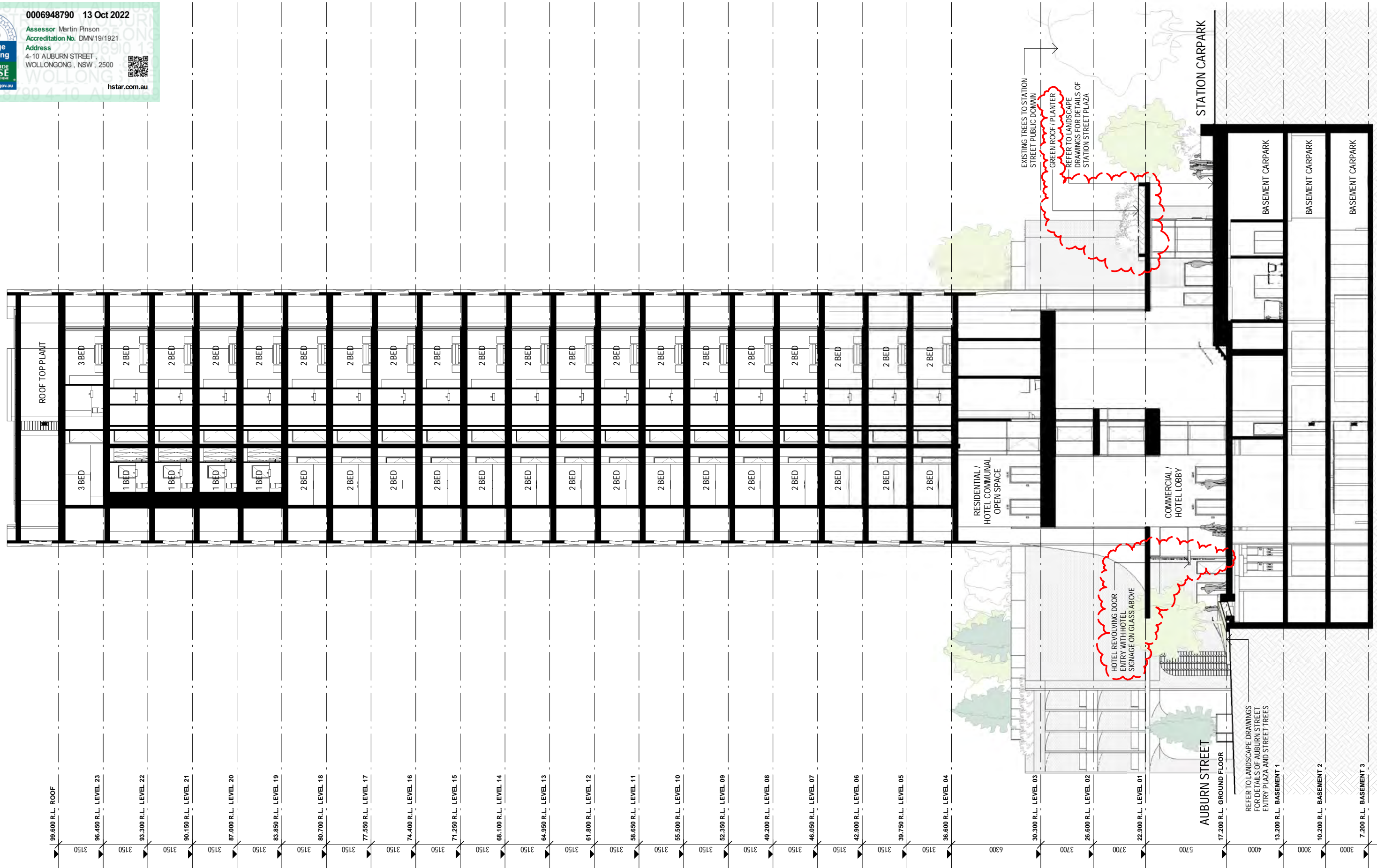
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K	21.09.2022	CONSULTANT / CLIENT ISSUE
L	18.10.2022	ADDITIONAL INFORMATION

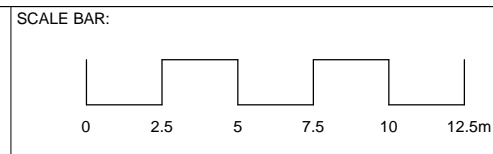
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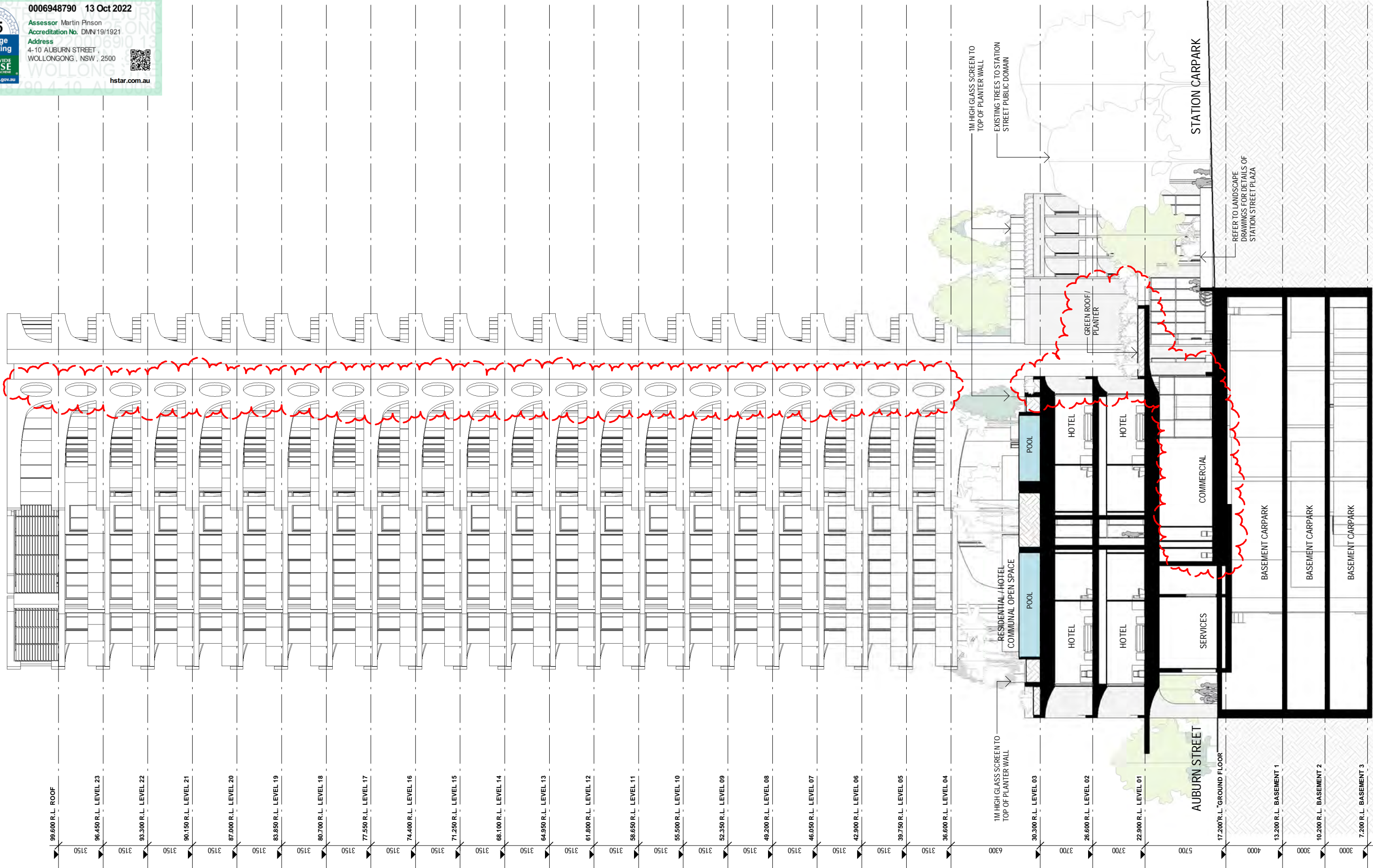
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQM
MIXED USE DEVELOPMENT
ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW
DRAWING NAME: SECTION C



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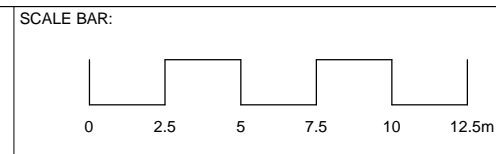
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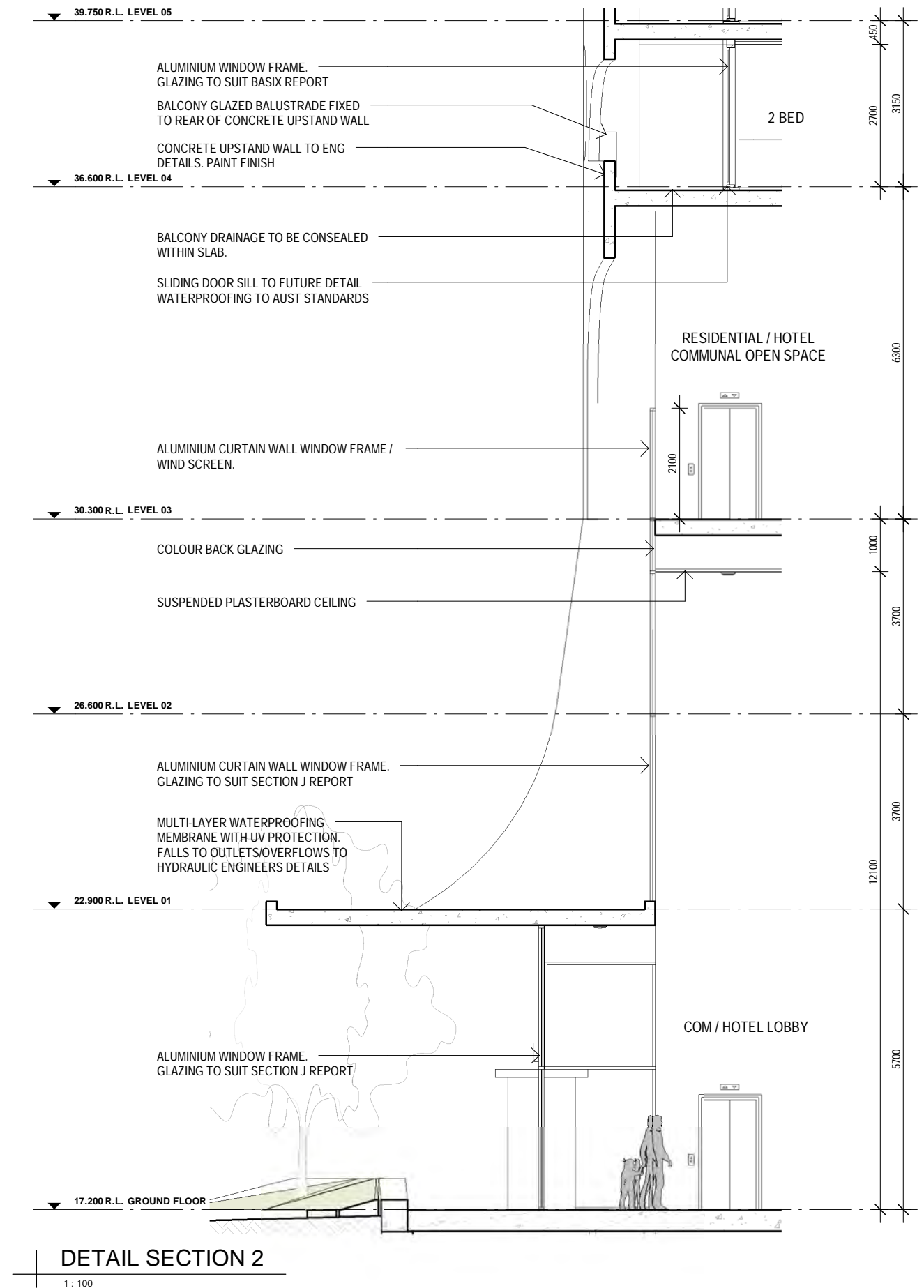
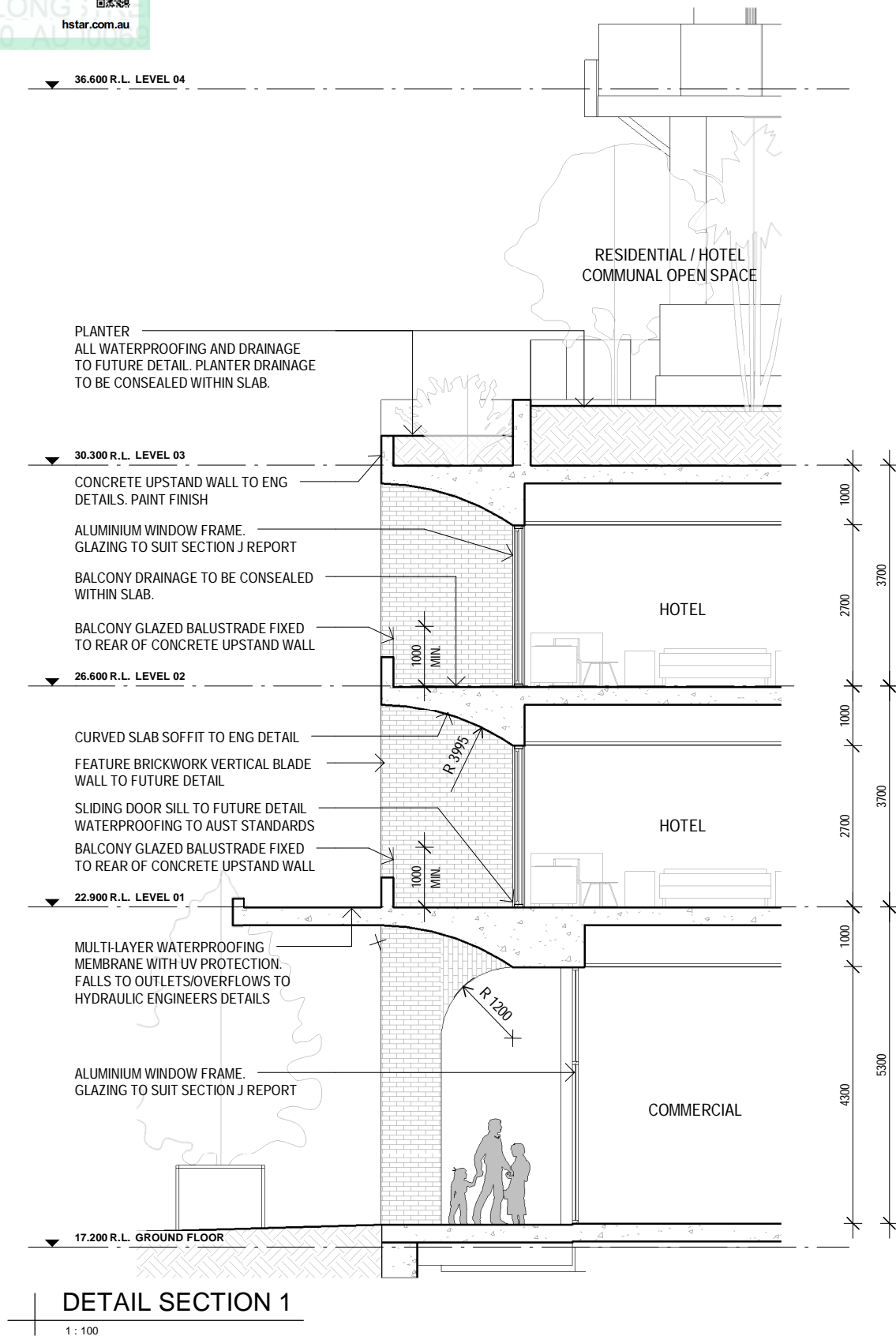
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Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: TQM
MIXED USE DEVELOPMENT
ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW
DRAWING NAME: SECTION D



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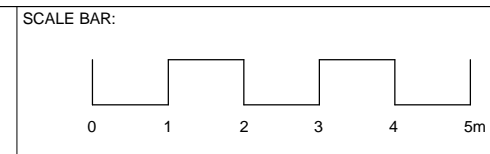
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Email: info@designworkshop.com.au
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Sydney
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Nominated Architect:
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CLIENT: TQM
MIXED USE DEVELOPMENT

ADDRESS: 4-10 AUBURN STREET,
WOLLONGONG, NSW

DRAWING NAME: DETAIL SECTIONS



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ADDITIONAL INFORMATION



60 YEARS
STRONG

PLAN OF MANAGEMENT

13 December 2021

Lot 1 DP 1256197
4 Auburn Street, Wollongong

Proposed Multi-Storey Mixed-Use Development

Document Properties	
Author	LR
Job Number	21.75

Acknowledgment of Country

*MMJ acknowledges the traditional custodians of the land to which this Statement of Environmental Effects applies.
We pay our respect to all Aboriginal people of this land and to Elders past, present, and emerging.*

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Figure 1: Location Plan (*Source: Google Maps)

Figure 2: Aerial View of the Site and Locality (*Source: SixMaps)



1.0 Introduction

This Plan of Management (POM) relates to the construction of a new multi-storey mixed use development at Lot 1 DP 1256197, 4-10 Auburn Street, Wollongong (herein referred to as subject site).

Key development details include:

- Demolition of all existing buildings/structures
- Construction of a new twenty-four (24) storey mixed use building consisting of a hotel with thirty-six (36) rooms and amenities; three (3) commercial spaces; and fifty-nine (59) residential apartments
- Ground and basement level parking for 97 cars, with additional bike (27) and motorbike (5) parking
- Associated communal spaces, landscaping and stormwater drainage.

It is likely given the mix of uses within the subject building that separate stratum subdivision will be put in place in future to separate the hotel from the residential titling. This will be subject to a future DA with Council.

Pedestrian access to the Hotel is available directly from the Auburn Street frontage. Vehicular access is via a single driveway (two-way access) located on Auburn Street, through the podium and basement car park area.

In terms of operations:

- The hotel is to be managed in one line and operated by a corporate hotel group as a 3 star rated facility.
- The hotel will likely employ up to 12 people, with 5 staff on-site at any-one-time.
- The hotel reception will be manned during the hours of 9 AM to 5 PM daily.
- The servicing of rooms shifts generally commence around 9:00am.
- Check outs will be at 11:00am and check ins will be from around 2:00pm onwards.
- Electronic swipe access will control guest movements throughout the hotel areas and to and from the site outside these manned hours.
- Separate hotel communal open spaces are provided to accommodate guests, with common use of the pool area in conjunction with building residents. Access to communal open space for guests will be restricted in the evening in line with standard strata rules
- The hotel lobby bar on Level 1 will operate between the hours of 11:00am and 10:00pm daily.
- Hotel rooms and suites will not be serviced by food and drink, although the ground level will operate from 6 AM through 9 PM daily to cater for guests accordingly.

In light of more recent developments within the immediate precinct, as well as changes in market conditions, our client and their consultants have identified a tourism need for a hotel and mixed-use development outcome within this particular site. The target market will likely be



business-oriented tourism in terms of predominant visitor occupation.

The proposed 3 star hotel will provide some much needed tourist accommodation within the City Centre of Wollongong. The POM recognises that these operational matters are managed via a combination of physical/built form, legal structure, commercial imperatives, practices and general Wollongong DCP 2009 compliance.

2.0 Purpose

The purpose of this POM is to ensure that the hotel at 4-10 Auburn Street, Wollongong, is organised and structured in a way that is consistent with exceptional management, taking into consideration the surrounding community including businesses, residential property and the general public. This POM ensures that the management processes meet the requirements of the *Environmental Planning and Assessment Act 1979*. It provides clear, concise and practical framework for the safe and proper management of a serviced apartment building.

The aim of this POM is to outline the operational management controls which will apply to the serviced apartment building at the subject site to:

- Ensure an acceptable level of amenity, safety and privacy to meet the needs of guests.
- Minimise the adverse impacts to adjoining properties, neighbours and the locality.
- Maintain the internal and external appearance of the building to acceptable standards.
- Identify a procedure for reporting, processing and resolving complaints (should any occur).
- Make provision for the POM to be amended, as necessary over time, with the approval of Council in order to facilitate timely and responsive operational changed, so as to improve and maintain amenity both within and external to the subject site.

3.0 The Subject Site

3.1 Location and Context

The subject site is located southwest of the Wollongong City Centre area, on the western side of Auburn Street near the intersection to Burelli Street (north). The area to be redeveloped includes Lot 1 DP 1256197. The location is shown in *Figure 1* below.

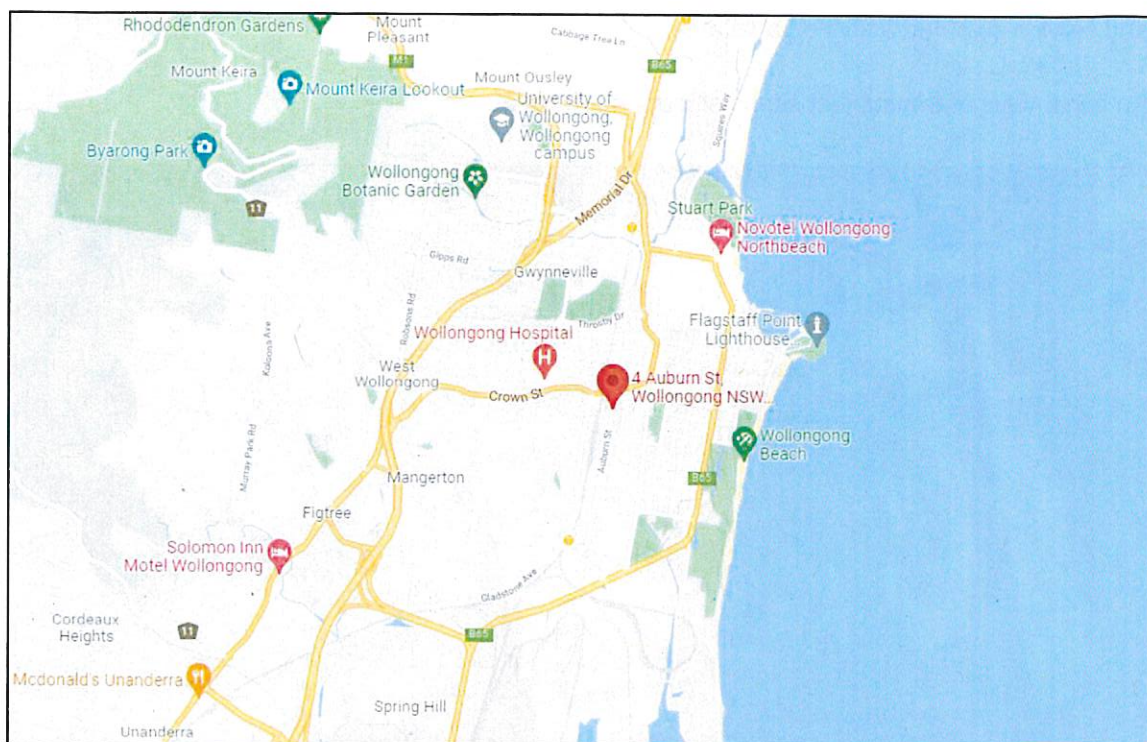


Figure 1: Location Plan (*Source: Google Maps)

Within this City Centre precinct, several character areas have been identified under *WDCP 2009*, with the site being situated within the 'Commercial Core' area being described as:-

"Commercial Core – Provides for a wide range of retail, business, office, civic and cultural entertainment and community uses, including tourism and leisure uses and residential uses within mixed use development.

The commercial core is the 'heart of the city', where the focus is on high quality buildings, streetscapes, public art, outdoor eating and a collection of attractive public spaces such as new forecourt to the railway station, rejuvenated MacCabe Park and Burelli Street Mall, new civic square on Burelli Street and an attractive collection of laneways and arcades. The primary retail focus is Burelli Street Mall. The core retail area along Burelli Street is generally characterized by street enclosing buildings forming continuous building facades that provide for an active street frontage to all commercial core streets. Streets are to have continuous awnings to give weather protection to concentrated pedestrian street activity."

The site is located in the City Centre of Wollongong, within the heart of the civic spine and in close proximity from the coast. It sits at the northern extent of Auburn Street, close to the intersection with Burelli Street. Auburn Street at this location is undertaking a transformation of redevelopment to high density urban forms, cooperating a range of uses with modest commercial spaces and improved public domain.

The site is at the interface with Lowden Square and Wollongong Train Station, making it ideally located in terms of accessibility and profile within the CBD. The subject site is also in close proximity to the MacCabe Park precinct, providing opportunities for both active and passive open space. The site is a short walk from Crown Street Mall, which has a full range of retail

and service-oriented activities available.

An aerial view of the subject site is shown in *Figure 2*.



Figure 2: Subject site (SixMaps)

4.0 Management

A single operator (House Property Management Pty Ltd) will be appointed under a single Management Agreement to manage the hotel and ancillary facilities, providing a strong ability to influence usage. This will be critical given the mixed use building within which the hotel occupies and complementary residential use within.

The operator will manage:

- Reception
- Car Parking
- Hotel rooms and suites
- Communal areas
- Guest amenities
- Street Frontage

4.1 Building Structure

- The building structure and function encourages short-term accommodation use by a



- single hotel building operator
- Multi-level basement carparking
- Clear and direct entry to lobby serving all guests;
- Separate hotel communal open spaces are provided to accommodate guests, with common use of the pool area in conjunction with building residents;
- Hotel rooms and suites will not be serviced by food and drink, although the ground level café will operate from 6 AM through 9 PM daily to cater for guests accordingly;
- The hotel lobby bar on Level 1 will operate between the hours of 11:00am and 10:00pm daily; and
- All Front of House (FOH) reception facilities are accessible on ground level.

5.0 Operation

This section outlines the operational management requirements of this Plan of Management.

The hotel component will be operated by a single operator and include:

- Thirty-six (36) rooms (combination of single rooms, dual keys and 1 bedroom suites)
- A reception and lobby bar
- Basement level parking for twenty-one (21) cars, with additional bike and motorbike parking.
- Associated communal open space, landscaping, and stormwater drainage.

As aforementioned, it is likely given the mix of uses within the subject building that separate stratum subdivision will be put in place in future to separate the hotel from the residential titling. This will be subject to a future DA with Council.

Common services that will be managed by House Property Management Pty Ltd on behalf of Building Management include:

- Guest Services
- Security
- Buildings Services (mechanical/electrical/hydraulic/fire)
- Maintenance and cleaning
- Waste collection and disposal
- Room services (linen and room cleaning)

5.1 Responsibilities and Requirements

1. The Manager is responsible for the implementation of, and adherence to this POM
2. A copy of this POM will be kept on premises. The POM will be available for viewing within the internal reception area of the hotel lobby and will be made available on request to the Manager.
3. All staff engaged in service and duties within the building are to be familiar with this POM



and all staff are to acknowledge that they have reviewed this document by signing their name and date of which they have read the document at the end of the document.

4. Ensure only designated personnel have access to keys, swipe cards, codes and the like which enable access to the site during operation.

5.2 Amenity of the Neighborhood

5. At all times the venue manager should take into consideration the venues neighbours and take all reasonable measures to ensure that the hotel does not have an adverse impact on the surrounding neighborhood, in particular the residential apartments within the building.
6. The venue manager will take all reasonable measures to ensure that the behaviors of staff and guests, when entering and leaving the hotel, do not detrimentally affect the amenity of the neighbourhood.
7. In addition to the building and common areas, the operator should also have due consideration to the cleanliness of the street frontage where reasonable and possible.

5.3 Signage

8. During operation, effective site signage is to be installed to clearly identify the common spaces on site and the areas occupied by the hotel, including:
 - Business identification signage
 - Warning: this property is under electronic surveillance (CCTV)
 - Advisory signage for the common and landscaped areas to remind users to respect neighbouring amenity and to highlight any appropriate by-laws.
 - Exit and safety signage
 - Traffic management signage in car parking areas

5.4 Hours of Trade

9. The hotel reception will be manned during the hours of 9 AM to 5 PM daily.
10. Appropriate security, safety and access measures are to be put in place during late night trading hours of 5pm to 9am. Electronic swipe access will control guest movements throughout the hotel areas and to and from the site outside these manned hours. The contact details for after hours and/or emergency servicing will be placed within the serviced apartment building reception and serviced apartment building rooms throughout. On-call options may also be considered by serviced apartment building management if required.
11. Hotel rooms and suites will not be serviced by food and drink, although the ground level café will operate from 7 AM through 9 PM daily to cater for guests accordingly.
12. The hotel lobby bar on Level 1 will operate between the hours of 11:00am and 10:00pm daily.



5.5 Maximum Capacity

13. The hotel will likely employ up to 12 people, with 5 staff on-site at any-one-time.
14. Thirty-six (36) rooms (combination of single rooms, dual keys and 1 bedroom suites). All hotel rooms can accommodate approx. 2-4 people, with the dual keys accommodating up to 6 people.

5.6 Lighting

15. Lighting to be installed and maintained in and around the site and building, particularly over entry/exit points or potential points of unlawful access.
16. Ensure sufficient lighting is on at night to enable patrolling policy, security or neighbours to monitor activities within the site.
17. Ensure an even distribution of lighting with no glare or nuisance to neighbours – sensor lighting and targeted flood lighting is recommended.

5.7 CCTV Conditions

18. The venue manager shall install and maintain surveillance cameras and recorders to monitor and record activities in:
 - a) The public areas of the venue including lobbies, entrances and hallways, particularly in reception foyer
 - b) The perimeter, and any naturally secluded or dark areas
 - c) The car park.
19. CCTV Cameras at doorways/driveways will record footage of a nature and quality, which can be used to identify any person recorded. All other cameras will record footage of a nature and quality, which can be used to recognize a person recorded by the camera or as best achievable with current technology.
20. The time and date will be automatically noted on all recordings. All recordings will kept for a period of twenty-eight days before they can be re-used or destroyed.
21. The CCTV control system will be located in the office of the venue and only be accessible by authorised personnel.
22. The CCTV system shall be maintained by a registered security surveillance company

5.8 Swipe Card Access

23. All guests are issued a swipe card at check in to access their room. The swipe card will



give guest access only to the floor on which their room is located, and the entrance to the serviced apartment building, and common areas/levels.

24. The front doors at the ground level and reception foyer will be locked at 5 PM every night until 9 AM the next day.
25. Communal open spaces access will be limited 8 AM to 6 PM daily as a result.
26. Outside operational hours, only guests who have already checked in will have access via their room swipe card.
27. Guests who have yet to check in will have access to an out of hours key box. An afterhours concierge service will have a button remotely that opens the front door and lets new guests in once they have spoken to them through the intercom.
28. All accessible doors will have swipe card access. The swipe cards provide access to the rooms for the period the guest has paid. Once the guest has checked out, the card is rendered useless until it is reprogrammed by reception staff. The system used by the hotel Operator allows management to read all locks to see which card has been used recently on the lock, further increasing security. The relevant readers will be located at the correct height for disabled guests.

5.9 Maintenance

29. The hotel premises shall be kept in a clean and tidy condition and be regularly maintained both internally and externally.
30. Cleaners will be onsite to clean the rooms and facilities from 7am – 3pm daily.
31. Linen changes during at the end of guest stays will be managed within the complex. Laundry activities will be managed off site.
32. Any graffiti found in the building is to be removed as soon as possible.
33. Rooms are to be cleaned daily to adhere to NSW health and safety standards.

5.10 Fire Safety

34. The venue manager shall ensure that all exit signs and emergency lights are located in the appropriate places and kept in good order.
35. Nominated staff will be trained in Fire Safety and Occupational Health and Safety and will be given regular training in these matters so as to ensure that the hotel is operated safely and can be safely evacuated in the event of an emergency.
36. The hotel will comply with essential fire safety measures outlined in the National construction code of Australia 2016 and the Environmental Planning and Assessment



Regulation 2000, including but not limited to the following:

- a) A copy of the annual fire safety statement and current fire safety schedule for the Hotel will be prominently displayed in the lobby entry area.
- b) A floor plan will be permanently fixed to the inside of the door of each room to indicate the available emergency egress routes.
- c) The Manager will also be trained in relation to the operation of the approved Emergency Management and Evacuation Plan.

5.11 Staff Safety

- 37. All staff shall be briefed on the procedures they should adopt in the event of there being an attempt to rob the premises. In these briefings, the NSW Workcover publication "Armed holdups and cash handling – A guide to protecting people and profits from armed hold – ups" will be utilised.
- 38. The operator should engage with the NSW Police early in the establishment phase of the serviced apartment building to help direct staff and safety actions appropriately.
- 39. Risk management procedures are to comply with AS/NSZ 4360-1999.
- 40. Telephone numbers of emergency services are to be clearly displayed near any telephone in the hotel.

5.12 House Policy

- 41. The hotel will be conducted in accordance with a house policy ensuring the safety of guests and efficient operation of the premises. It will be displayed at the entrance of the building.
- 42. The house policy will be continually updated to reflect the legislative requirements and industry recommendations.
- 43. A copy of the house policy will be maintained in the management register at reception.

5.13 Waste Management

- 44. Waste management procedures and servicing will be conducted in accordance with the operational waste management plan prepared (attached to the DA). Servicing will be on-site via commercial contractor arrangements.
- 45. Each room will be provided with a waste disposal container, as well as the communal areas
- 46. The venue manager shall ensure that solid waste from the hotel is minimised and that as much as is reasonable possible is recycled. To that end, waste shall be separated into putrescible, cardboard and paper and glass and cans.
- 47. All waste shall be stored in the designated waste storage areas until removed from the



premises.

48. The waste containers and storage area shall be kept clean

49. The venue manager shall arrange for contractors to collect wastes from the venue.

5.14 Records

50. The venue manager should maintain the following records:

- a) Guest records
- b) Incident book
- c) House policy
- d) CCTV Maintenance record

5.15 Notice board

51. Appropriate notice boards will be placed around the hotel common areas to provide information to visitors and guests. The notice boards are to be placed in communal locations such as lobby areas and reception.

5.16 Complaints register

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

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

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

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

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

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



5.17 Pets

58. No pets are allowed within the hotel whatsoever, unless specifically required for disability purposes.

5.18 Graffiti

59. Graffiti is to be removed as quickly as possible to minimise potential for cumulative graffiti and vandalism actions.

5.19 Noise

60. Noise is to be kept to a minimum at all times.
61. The Manager will ensure that noise from the serviced apartment building does not unreasonably impact upon surrounding residents and neighbours. This includes ensuring occupants adhere to the House Rules in relation to noise emanating from the serviced apartment building (including rooms, and common areas).
62. Noise control measures are to be put in place in accordance with the Acoustic Report prepared by Harwood Acoustics (attached to the DA)
63. After hours the On-Site security will actively enforce noise control.

5.20 Guest Management

64. In the reception foyer and common areas, guests are encouraged to respect other guests by keeping noise levels down as to avoid not disruption to other guests.
65. Guests staying at the hotel may entertain friends in their room;
66. Visitors at the hotel must obey the same rules as guests and leave the premises whenever requested to do so by the manager, and always by 10pm.
67. Any guest inviting visitors to the hotel must accept full responsibility for them and their behaviour. In the event of any serious misconduct by the visitor of a guest, the guest may also be asked to leave the premises and be asked to pay for damages, if required.

5.21 Responsible Service of Alcohol

68. Any liquor license attached to the Premises shall be exercised, at all times, in accordance with the provisions of the Liquor Act and Regulation, NSW Police and OLGR guidelines.
69. Any staff involved in the sale and supply of liquor or security, shall have first completed an approved course in the Responsible Service of Alcohol



70. Any staff shall not serve alcohol to any person who is intoxicated.

5.22 Illicit Drugs

71. No illicit drug is permitted in the Premises at any time.

72. Any person found using, supplying or possessing an illicit drug shall be immediately removed from the Premises and if necessary, the Police called to escort the offender from the Premises.

73. For the purposes of this Plan, "illicit drug" includes any drugs made illegal by the laws of the State of New South Wales or the Commonwealth of Australia

5.23 Car Parking

74. Car parking is available for some 18 hotel guests, with an additional 3 for staff.

75. Allocations of hotel parking spaces will be managed upon guest booking preferences and an intercom arrangement will be provided to manage visitors/guests upon arrival.

76. Valet services are not provided.

5.24 Smoking

77. Smoking within the premises is to be prohibited.

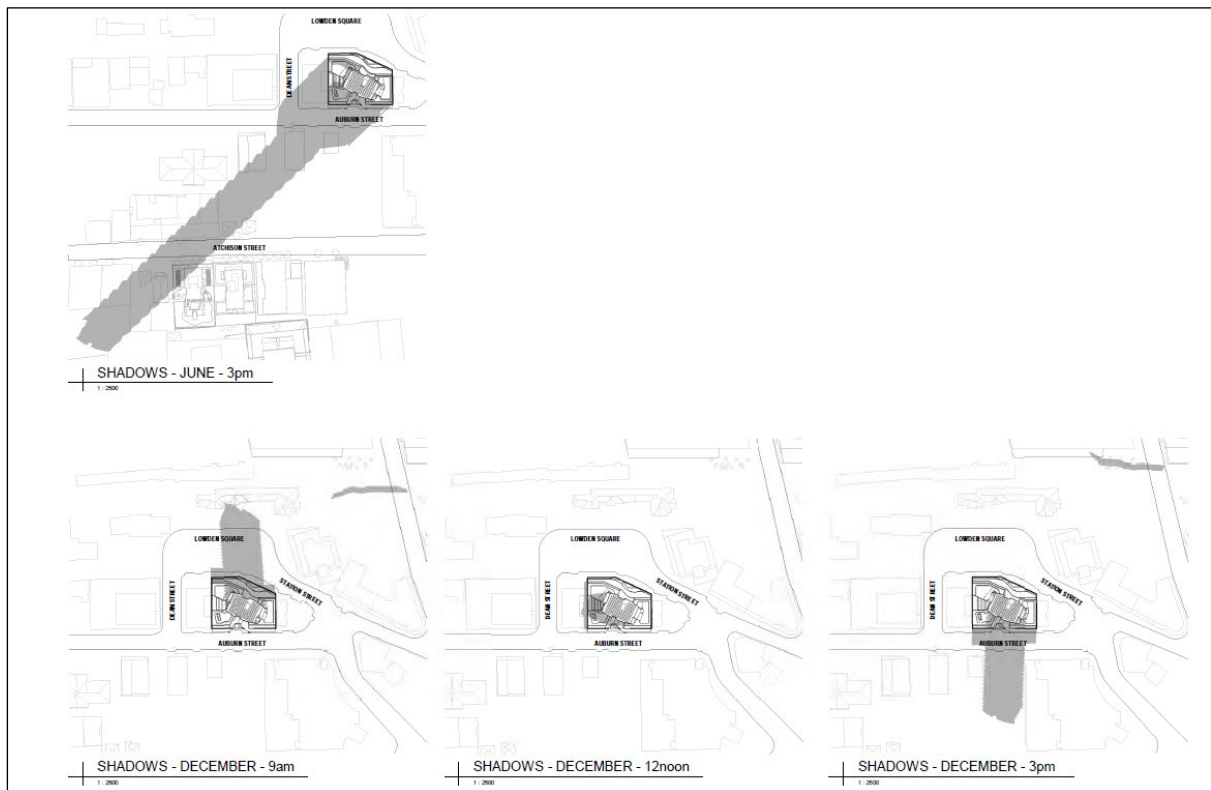
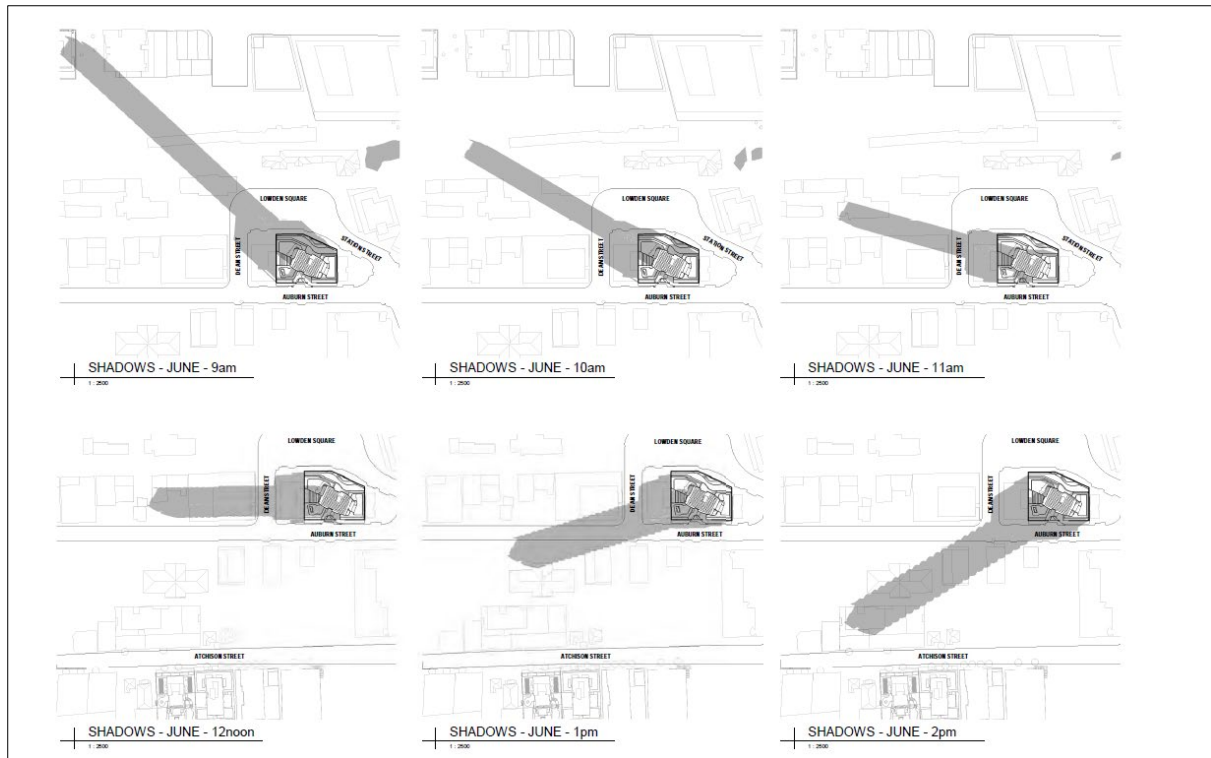
78. All patrons that wish to smoke must exit the premises and smoke at least 10 meters from the entrance at all times.

5.25 Amendment to this plan

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

80. The POM may be varied from time to time by the Council, on the application of the owner/Manager, without the need for formal modification of the Development Consent. Once modified, the Manager will provide an updated copy of the POM throughout the serviced apartment building and to staff.

ATTACHMENT 4 – Shadow Diagrams



Attachment 5 - DRP Notes

Wollongong Design Review Panel – MS Teams Meeting
Meeting minutes and recommendations

Date	7 April 2022
Meeting location	Wollongong City Council Administration Offices
Panel members	Tony Tribe (Chair) David Jarvis (Panel member) Marc Deuschle (Panel member)
Apologies	None
Council staff	Pier Panozzo - City Centre & Major Development Manager Brad Harris - Development Project Officer Alexandra McRobert – Architect - Development Assessment and Certification
Guests/ representatives of the applicant	Amanda Kotovski – Design Workshop Australia Sonny Embleton – GYDE Luke Rollinson – MMJ Wollongong Nick Metcalf – Site Image
Declarations of Interest	None
Item number	1
DA number	DA-2022/211
Reason for consideration by DRP	SEPP65 Clause 7.18 Design Excellence WLEP 2009
Determination pathway	WLPP
Property address	4-10 Auburn Street, Wollongong 2500
Proposal	Commercial - demolition of existing structures and construction of a 24 storey mixed use building consisting of a hotel with 36 rooms, three (3) commercial spaces, 59 residential units, associated parking and amenities
Applicant or applicant's representative address to the design review panel	The meeting was conducted by video link between the panel (Council offices) and the applicant's team (Remote)
Background	A number of similar schemes have been previously reviewed by the Panel. The subject scheme was reviewed by the Panel prior to lodgement under DE-2021/90 on 9th July 2021. Members of this panel have independently viewed the site and are familiar with its context.
Design quality principals SEPP 65	
Context and Neighbourhood Character	<p>The panel's previous Pre DA minutes noted:</p> <p><i>This highly significant site comprises the middle portion (over 50% area) of the city centre block bounded by Auburn, Dean & Station Streets and the Wollongong Station forecourt, Lowden Square. The site excludes both the north and south extremities of the street block. Auburn Street is the primary address, and vehicle/ pedestrian access street.</i></p> <p><i>The panel is advised that the whole of the Lowden Place frontage is to NSW Transport owned land, currently with no legal rights of access/egress or any other rights normally related to a public street frontage.</i></p> <p><i>Any future development of the block to WLEP statutory use, density and height standards, will be a city land-mark. It will be a primary contributor to the arrival experience in Wollongong and the station's connection to key elements of the CBD.</i></p> <p><i>The site and context analysis, in addition to addressing all the issues in ADG Schedule 1, should clearly identify, prioritise and resolve Public Domain problems and opportunities specifically including:</i></p>

	<ul style="list-style-type: none"> • <i>Legal access and 'street' frontage to/across NSW Transport owned land i.e. Lowden Place frontage.</i> <p>Unless resolved, the site will have no frontage, or rights of access for pedestrians, vehicles or services to the Lowden Square station precinct. It is noted that the boundary of railway land is not indicated on the survey or on any context analysis documents.</p> <ul style="list-style-type: none"> • <i>Site amalgamation (particularly the small northern site (Auburn & Station Sts)</i> • <i>Council's Urban Design vision for the Station Precinct, including a public through site link to McCabe Park.</i> • <i>The impacts of Council's Draft LEP & DCP instruments.</i> <p>These issues, critically impacting on the development's planning and design, are not identified in the contextual analysis. (Dwgs 002-4).</p> <p>The implications of apparent new issues to be addressed include stormwater/flooding and western boundary landform.</p>
<p>Built Form and Scale</p>	<p>The pre-DA panel commented:</p> <p><i>..... the panel sees little advantage in advancing the design further in the absence of finite resolution of the basic issues. i.e. see above Context and Neighbourhood Character.</i></p> <p><u>Bulk, Massing & residual sites</u></p> <p>A major concern is that the proposed amalgamation of the central lots (No 4-10) on the street block will isolate the end lots, resulting in constrained development of these residual lots. The urban design aspirations of Council (including its Urban Design Framework) will be jeopardised.</p> <p>An appropriate urban design outcome for this precinct would ideally be a collaborative approach that seeks to contribute to the potential quality of Lowden Square (perhaps by accommodating underground commuter parking and allowing Lowden square to become a landscaped public square). Tower forms would be located on the ends of the city block, forming nodes on the corners of Station Street and Dean Street, and allowing a laneway to be created through the centre of the block. The Panel are concerned that developing the current lot configuration in isolation will eliminate the potential for an appropriate positioning of tower forms and restrict the potential to provide a public laneway connecting the train station to the broader context of the city.</p> <p>The applicant's development analysis indicates that desirable consistent street-wall heights for the block are not achievable with existing controls. Any increase in FSR under Council's draft proposals would potentially result in the proposals street wall being 'book-ended' by street walls twice as high.</p> <p>The smaller northern neighbouring site (No. 2) is of the greatest concern. It is a key element of the station precinct approach from the CBD along Station Street and Burrelli Street. It is 'ready' for re-development and it has the only 'legal' access to the west and the station precinct (via Station Street). To allow tower forms to be appropriately located within this city block and created, and to ensure an opportunity for a public laneway to be provided, this site must be amalgamated with / developed in conjunction with the subject site.</p> <p>The panel considers that design and development of No. 2 must be fully integrated with the subject proposal.</p>

	<p>The larger southern neighbouring site is an office building with an institutional occupant. Re-development potential is less imminent.</p> <p><u>Podium and Street Wall</u></p> <p>The adoption of a consistent street wall height and façade treatment for hotel use fronting Auburn St and (hopefully) Lowden Square is commended. The setback from Lowden Square should be reconsidered pending the outcome of negotiations with the rail authority. If Lowden Square frontage is confirmed as a 'public space', zero setback is recommended.</p> <p><u>Tower</u></p> <p>A slim 3 apartment per floor tower is supported in principle. Its location and orientation are currently determined by WLEP and ADG setbacks, assuming both Lowden Square and No. 2 Auburn Street are independent development sites. An orientation 'normal' to the predominant street pattern should be considered integral with resolution of issues raised with these adjoining sites.</p> <p>Contextual studies provided by the applicant show the proposed tower sitting centrally within the city block, flanked on either side by comparatively diminutive building forms sited on the street corners. The distribution of building mass over the city block should seek to provide more substantial tower forms on street corners. This cannot be achieved with the currently proposed site amalgamation pattern.</p> <p><u>Through Site Link</u></p> <p>The through site link identified by Councils Urban Design Framework (UDF) can only occur if access is legally available to railway authority owned land. Major re-planning of Ground Floor uses is implied if this is not achieved.</p> <p>The currently proposed through-site link does not create a public laneway, nor creates a clear and open connection to the railway station, as intended by the UDF. The current proposal requires pedestrians to walk through a hotel lobby to move between Auburn Street and Lowden Square. The link provided presents as a private space, that does not read as part of the public domain. Its alignment also skews the visual connection desired by the UDF to a degree that it no longer connects the station with the desired direction of the link.</p> <p><u>Colonnade/Awning</u></p> <p>The provision of both colonnade and awning in Auburn Street is a questionable duplication. The colonnade alone provides weather protection, and desirable canopy room for street trees. A projecting hood from entries to kerb could be considered to identify address and drop-off weather protection.</p> <p><u>Active Street-front uses</u></p> <p>The small increase in 'shop-front' and entry Presence to Auburn Street is noted.</p>
Density	<p>Compliant density needs to be substantiated. It is noted that differently configured 2 bedroom apartments are nominated at the precise minimum ADG area, with no tolerance.</p>
Sustainability	<p>The sustainability of this multi-use development is contingent on any consent including an ownership structure and management plan clearly identifying the long-term rights, roles and responsibilities of all stakeholders.</p>

	<p>Carpark: Charging stations are commendably indicated to many spaces.</p> <p>Hotel: All rooms have balconies, openable windows. All rooms will have some sunlight at some time of day. Corridor access has natural light and ventilation potential.</p> <p>Apartment Tower: The 3 apartment per floor layout ensures good solar access and cross ventilation. Communal access is naturally lit and capable of natural ventilation.</p> <p>Energy: An extensive array of PV/solar panels is indicated on the roof.</p> <p>Rainwater re-use: The collection and landscape irrigation use of rainwater is to be incorporated.</p> <p>Landscape: Species selection criteria should include consideration of water and maintenance needs.</p> <p>Structure, materials and finishes should consider lifecycle durability and maintenance.</p> <p>Any consent needs to include all commitments and responsibilities within a structured ownership and management plan.</p>
Landscape	<p><u>Streetscape</u></p> <p><u>Station Street</u></p> <p>The alignment of the through-site link is at odds with the intent set up by the UDF. Alongside other comments within this report, the link should set up a clear connection, physically and visually, between the station and blocks to the east of the site.</p> <p>The detailed relationship to the existing trees in the blister / site levels / sandstone mound on Lowden Square are unresolved. These exacerbate the alignment issue noted above. Perhaps work needs to be offered / undertaken beyond the boundary to improve this relationship.</p> <p>Having a large feature tree at either end of the link can be supported and could be a nice feature of the development – complementing the building cut-outs – however, these should be flush with the ground, and allow clear and unobstructed travel.</p> <p><u>Auburn Street</u></p> <p>It is unclear what the different tree symbols represent but it is assumed that one tree is transplanted, and two new trees are proposed. Could a feature tree be added to the building cut-out?</p> <p>Could there be more street trees? It should be identified what species these are – they should be in line with Council's street tree masterplan, expectations, and should be large canopy trees.</p> <p>The precedent imagery of the integrated planter / seat are appropriate, however the seat shown on the plan will not achieve this grand look as it is too small (planter is also too small), and has not considered detail issues due to slope? It may be worth testing this in 3D.</p> <p><u>Level 01</u></p> <p>The green wall should become a nice feature of the hotel lounge. More information should be provided to show how this will be detailed, ensuring its retention post DA approval.</p> <p><u>COS Podium</u></p> <p>It appears only the pool area will be accessible by both groups, however the privacy / circulation / management issues associated</p>

	<p>with the shared use of all open spaces by hotel guests and permanent residents needs to be explained.</p> <p>With regards to the design, considerations for improving the efficiency, usability, and aesthetics of the design include:</p> <ul style="list-style-type: none"> - Both the triangular planter in southern entry, and the larger planter to its west do not help to create or divide the space well. These should be used to direct users to landscape spaces / zones / rooms with usable functions, - The larger of these two planters is totally surrounded by seating, but has no opposite-facing seating anywhere. It is not-conducive to socialising or sitting in groups, - The edge path around the southern, eastern and western part of the lawn should be removed to maximise its size. The path serves no real function, - The precedent image appears to show a synthetic lawn, but the Panel was assured the lawn would be natural and flush with adjacent surfaces, making it fully accessible, - The circular decks may be a nice idea, but may be better detailed straddling the paving / lawn than fully in lawn. Their arrangement and sizes should be considered with regards to how people will use them and how the lawn around them can be maintained, - The stepping stones likewise should be reconsidered as their location / need is questioned, - The BBQ area is fine but similar to the lawn area is a little inefficient given the amount of circulation space required to service the central table, <p>The pool area seems reasonably well-resolved. Further consideration of the needs of the likely users (swimmers / casual), and what they may need should be undertaken. The timber 'folding' amphitheatre is a nice idea but could be a bigger feature. Punching it into the space more, thus creating a place for people to dry-off and relax, should be considered as it would help divide the one large space into two (allowing more groups to feel somewhat private / welcome). Adding a tree to the centre of the deck may also be considered.</p>
Amenity	<p>Wind: It is noted the design team includes a wind consultant. Potential impacts on the public domain need to be identified and addressed, specifically to ground level of the station precinct and Auburn Street entries. Any issues relating to the podium-top communal open space need similar attention.</p> <p><u>Ground Floor:</u></p> <p>Awning/Colonnade: See note above</p> <p>Entries: Consider separation/ identification/address of apartment and hotel entries.</p> <p>Through-site public link: Ideally this would have 24/7 public access with amenity, safety and security conflicts with hotel functions avoided. This needs to be addressed in detail. Proposed pedestrian deviation around the 'mound' on railway land is undesirable, and more direct options should be pursued.</p> <p>Hotel Reception: Design needs to address need for staff amenities, bag store, back of house office, key security etc.</p> <p>Café: Consider capacity for, and access to outdoor tables.</p>

	<p><u>Hotel Upper Floors:</u></p> <p>Hotel/Lounge/Bar: This was described as a public access facility. It will need toilets, storage and staff amenities. The conflicts between resident and public access requires amenity and security issues to be addressed.</p> <p>HVAC: The air-conditioning system and plant location of the hotel needs clarification.</p> <p><u>Podium COS & Pool:</u></p> <p>A large area is tower undercroft. It is unclear as to how structural columns impact on this area. The proportion of COS that is not undercroft should equal 25% site area or more as per ADG guidance.</p> <p><u>Apartment Tower:</u></p> <p>Apartment layouts are generally acceptable in the three apartment per floor arrangement. ADG compliant storage needs to be confirmed. Laundry cupboards opening into living/dining areas are discouraged (1901).</p> <p>Circular openings to balcony walls (Units 402,1902,2302) unnecessarily limit light and sun to bedrooms and an increased size is recommended.</p> <p>Privacy screening should be introduced between balconies (Units 401,402 and1901,1902)</p> <p>Potential setback privacy issues could arise with maximum separate development of No. 2.</p>
Safety	<p>BCA Compliance, egress, and fire safety: It is understood 'fire engineered' solutions are incorporated in the design to meet the standards. Documentation on these solutions, including any impacts being shown on architectural plans, should be incorporated in any consent.</p> <p>Public Access: Security issues between hotel staff/resident and public access need to be addressed at Ground and First Floor levels. This is especially critical, as 24/7 hotel staffing is not proposed.</p> <p>Swimming Pool: The one metre high only safety fencing is noted. Security and fencing compliance need to be confirmed.</p>
Housing Diversity and Social Interaction	<p>It was recommended at pre-DA stage that a min of 10% (6) apartments be of 1 bed/studio size, and that they be at lower floors (as per DCP). The four provided are at L19-23.</p> <p>It was also recommended that all the adaptable units be spread to a variety of units sizes and down to lower floors. They remain 3-4 bed only, and are located above L19.</p>
Aesthetics	<p>The presentation is perceived as a slim, 22 floor sculptured white tower with gold and glass panel walls recessed back, and shadowed by, broad balconies. The tower surmounts a three storey podium with a grey/white modular grid street-wall over two levels. The hotel room module has deep balconies and sits atop a street level colonnade to entries and street front uses. The tower form drops and bisects the podium street-wall at both 'street' fronts reflecting the through-site link and entries. The upper floor is dedicated to plant and is similar in expression to the typical floors. Mindful of key</p>

	<p>issues raised elsewhere, the panel has no issue with this approach in principle.</p> <p>Materiality</p> <p>The predominant surface proposed is pre-cast concrete, with a polished aggregate finish. There is some concern that pre-cast may not be best suited to the highly sculptured aesthetic. It is recommended that large scale façade details be provided to clarify material junctions, panelisation, and jointing proposals for both podium and tower elements. Detail sections (1:20 or 1:50) through the building should be provided, to clearly demonstrate the architect's design intent. Sections should show balustrade detail / specification, concealment of services, lighting, drainage, soft treatments, details of screens, and louvres etc.</p> <p>Servicing of the building must be considered at this stage of the design process. The location of service risers, AC condensers, down pipes, fire hydrant boosters etc., should be accommodated with no safety or negative visual impact.</p>
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Design Excellence WLEP2009	
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	Further work in identification, analysis and resolution of site and context problems and opportunities is necessary.
Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	All the potential exists, subject to the confirmed future legal status in relation to railway land and a workable method of design integration with No. 2 Auburn Street.
Whether the proposed development detrimentally impacts on view corridors,	No macro view corridors are impacted, however pedestrian views exiting the station, and views of the station precinct via Station Street and Burrelli Street approaches are critical unresolved urban design considerations. The through-site link alignment is to be considered in conjunction with this.
Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,	N/A
How the development addresses the following:	
the suitability of the land for development,	No impediments identified.
existing and proposed uses and use mix	Existing uses could be considered obsolete in precinct. The proposed uses, particularly the hotel, are appropriate adjacent to the transport hub.
heritage issues and streetscape constraints,	<p>The station buildings are heritage listed. The appropriateness of scale and character in the vicinity has been raised as an issue.</p> <p>The Panel is of the view that a street wall of the height and character proposed fronting the precinct (Lowden Square) surmounted by a slim light coloured tower is acceptable.</p>
the location of any tower proposed, having regard to	The position of the tower has been determined by the current lot configuration, that does not include either of the corner lots within

the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	the city block. This has resulted in a tower centrally located within the city block and comparatively diminutive building forms being located on street corners. A more appropriate urban design response would locate towers on either end of the city block, providing nodes on street corners.
bulk, massing and modulation of buildings	Refer to comments <i>Context and Built Form</i> above.
street frontage heights	The Panel supports a consistent street wall height as proposed.
environmental impacts such as sustainable design, overshadowing, wind and reflectivity	Substantially addressed, subject to detail. The light coloured sculptural form tower, and deep shading balconies at all levels, will assist in managing negative wind impacts and rogue reflections.
the achievement of the principles of ecologically sustainable development	See above.
pedestrian, cycle, vehicular and service access, circulation and requirements	The pedestrian through-site link to the station needs to be resolved legally and its detail finessed. Pedestrian and vehicle entries from Auburn Street as proposed are generally supported.
impact on, and any proposed improvements to, the public domain	<p>The pedestrian through-site link to the station needs to be resolved legally and its detail finessed.</p> <p>Landscape and architectural plans should be fully co-ordinated. Architectural plans should clearly indicate all built works up to the kerb. In this instance the path and kerb on railway land should be shown.</p>
Key issues, further Comments & Recommendations	<p>The Panel must consider how the best outcome for this precinct, and how the long-term success of Wollongong CBD, can be achieved. It would be unfortunate to see the future potential of the CBD compromised by the limitation of which sites are currently available for redevelopment. Lowden Square forms an entry point into Wollongong CBD, this proposal will play an important role in the eventual success of this important public space.</p> <p>The panel's support for this project and its design development remains contingent on:</p> <p>The definitive resolution of the Lowden Place/Station Interface and connection. Legal access rights and any limitations need to be confirmed.</p> <p>Design inclusion and integration of No. 2 Auburn Street into the proposal by amalgamation, or any other method.</p> <p>Ideally, development would include the whole street block.</p> <p>Finite conclusion on these matters will inevitably involve significant design amendments. A further panel review is recommended at that stage.</p>

Wollongong Design Review Panel – MS Teams Meeting
Meeting minutes and recommendations

Date	7 April 2022
Meeting location	Wollongong City Council Administration Offices
Panel members	Tony Tribe (Chair) David Jarvis (Panel member) Marc Deuschle (Panel member)
Apologies	None
Council staff	Pier Panozzo - City Centre & Major Development Manager Brad Harris - Development Project Officer Alexandra McRobert – Architect - Development Assessment and Certification
Guests/ representatives of the applicant	Amanda Kotovski – Design Workshop Australia Sonny Embleton – GYDE Luke Rollinson – MMJ Wollongong Nick Metcalf – Site Image
Declarations of Interest	None
Item number	1
DA number	DA-2022/211
Reason for consideration by DRP	SEPP65 Clause 7.18 Design Excellence WLEP 2009
Determination pathway	WLPP
Property address	4-10 Auburn Street, Wollongong 2500
Proposal	Commercial - demolition of existing structures and construction of a 24 storey mixed use building consisting of a hotel with 36 rooms, three (3) commercial spaces, 59 residential units, associated parking and amenities
Applicant or applicant's representative address to the design review panel	The meeting was conducted by video link between the panel (Council offices) and the applicant's team (Remote)
Background	A number of similar schemes have been previously reviewed by the Panel. The subject scheme was reviewed by the Panel prior to lodgement under DE-2021/90 on 9th July 2021. Members of this panel have independently viewed the site and are familiar with its context.
Design quality principals SEPP 65	
Context and Neighbourhood Character	<p>The panel's previous Pre DA minutes noted:</p> <p><i>This highly significant site comprises the middle portion (over 50% area) of the city centre block bounded by Auburn, Dean & Station Streets and the Wollongong Station forecourt, Lowden Square. The site excludes both the north and south extremities of the street block. Auburn Street is the primary address, and vehicle/ pedestrian access street.</i></p> <p><i>The panel is advised that the whole of the Lowden Place frontage is to NSW Transport owned land, currently with no legal rights of access/egress or any other rights normally related to a public street frontage.</i></p> <p><i>Any future development of the block to WLEP statutory use, density and height standards, will be a city land-mark. It will be a primary contributor to the arrival experience in Wollongong and the station's connection to key elements of the CBD.</i></p> <p><i>The site and context analysis, in addition to addressing all the issues in ADG Schedule 1, should clearly identify, prioritise and resolve Public Domain problems and opportunities specifically including:</i></p>

	<ul style="list-style-type: none"> • <i>Legal access and 'street' frontage to/across NSW Transport owned land i.e. Lowden Place frontage.</i> <p>Unless resolved, the site will have no frontage, or rights of access for pedestrians, vehicles or services to the Lowden Square station precinct. It is noted that the boundary of railway land is not indicated on the survey or on any context analysis documents.</p> <ul style="list-style-type: none"> • <i>Site amalgamation (particularly the small northern site (Auburn & Station Sts)</i> • <i>Council's Urban Design vision for the Station Precinct, including a public through site link to McCabe Park.</i> • <i>The impacts of Council's Draft LEP & DCP instruments.</i> <p>These issues, critically impacting on the development's planning and design, are not identified in the contextual analysis. (Dwgs 002-4).</p> <p>The implications of apparent new issues to be addressed include stormwater/flooding and western boundary landform.</p>
<p>Built Form and Scale</p>	<p>The pre-DA panel commented:</p> <p><i>..... the panel sees little advantage in advancing the design further in the absence of finite resolution of the basic issues. i.e. see above Context and Neighbourhood Character.</i></p> <p><u>Bulk, Massing & residual sites</u></p> <p>A major concern is that the proposed amalgamation of the central lots (No 4-10) on the street block will isolate the end lots, resulting in constrained development of these residual lots. The urban design aspirations of Council (including its Urban Design Framework) will be jeopardised.</p> <p>An appropriate urban design outcome for this precinct would ideally be a collaborative approach that seeks to contribute to the potential quality of Lowden Square (perhaps by accommodating underground commuter parking and allowing Lowden square to become a landscaped public square). Tower forms would be located on the ends of the city block, forming nodes on the corners of Station Street and Dean Street, and allowing a laneway to be created through the centre of the block. The Panel are concerned that developing the current lot configuration in isolation will eliminate the potential for an appropriate positioning of tower forms and restrict the potential to provide a public laneway connecting the train station to the broader context of the city.</p> <p>The applicant's development analysis indicates that desirable consistent street-wall heights for the block are not achievable with existing controls. Any increase in FSR under Council's draft proposals would potentially result in the proposals street wall being 'book-ended' by street walls twice as high.</p> <p>The smaller northern neighbouring site (No. 2) is of the greatest concern. It is a key element of the station precinct approach from the CBD along Station Street and Burrelli Street. It is 'ready' for re-development and it has the only 'legal' access to the west and the station precinct (via Station Street). To allow tower forms to be appropriately located within this city block and created, and to ensure an opportunity for a public laneway to be provided, this site must be amalgamated with / developed in conjunction with the subject site.</p> <p>The panel considers that design and development of No. 2 must be fully integrated with the subject proposal.</p>

	<p>The larger southern neighbouring site is an office building with an institutional occupant. Re-development potential is less imminent.</p> <p><u>Podium and Street Wall</u></p> <p>The adoption of a consistent street wall height and façade treatment for hotel use fronting Auburn St and (hopefully) Lowden Square is commended. The setback from Lowden Square should be reconsidered pending the outcome of negotiations with the rail authority. If Lowden Square frontage is confirmed as a 'public space', zero setback is recommended.</p> <p><u>Tower</u></p> <p>A slim 3 apartment per floor tower is supported in principle. Its location and orientation are currently determined by WLEP and ADG setbacks, assuming both Lowden Square and No. 2 Auburn Street are independent development sites. An orientation 'normal' to the predominant street pattern should be considered integral with resolution of issues raised with these adjoining sites.</p> <p>Contextual studies provided by the applicant show the proposed tower sitting centrally within the city block, flanked on either side by comparatively diminutive building forms sited on the street corners. The distribution of building mass over the city block should seek to provide more substantial tower forms on street corners. This cannot be achieved with the currently proposed site amalgamation pattern.</p> <p><u>Through Site Link</u></p> <p>The through site link identified by Councils Urban Design Framework (UDF) can only occur if access is legally available to railway authority owned land. Major re-planning of Ground Floor uses is implied if this is not achieved.</p> <p>The currently proposed through-site link does not create a public laneway, nor creates a clear and open connection to the railway station, as intended by the UDF. The current proposal requires pedestrians to walk through a hotel lobby to move between Auburn Street and Lowden Square. The link provided presents as a private space, that does not read as part of the public domain. Its alignment also skews the visual connection desired by the UDF to a degree that it no longer connects the station with the desired direction of the link.</p> <p><u>Colonnade/Awning</u></p> <p>The provision of both colonnade and awning in Auburn Street is a questionable duplication. The colonnade alone provides weather protection, and desirable canopy room for street trees. A projecting hood from entries to kerb could be considered to identify address and drop-off weather protection.</p> <p><u>Active Street-front uses</u></p> <p>The small increase in 'shop-front' and entry Presence to Auburn Street is noted.</p>
Density	<p>Compliant density needs to be substantiated. It is noted that differently configured 2 bedroom apartments are nominated at the precise minimum ADG area, with no tolerance.</p>
Sustainability	<p>The sustainability of this multi-use development is contingent on any consent including an ownership structure and management plan clearly identifying the long-term rights, roles and responsibilities of all stakeholders.</p>

	<p>Carpark: Charging stations are commendably indicated to many spaces.</p> <p>Hotel: All rooms have balconies, openable windows. All rooms will have some sunlight at some time of day. Corridor access has natural light and ventilation potential.</p> <p>Apartment Tower: The 3 apartment per floor layout ensures good solar access and cross ventilation. Communal access is naturally lit and capable of natural ventilation.</p> <p>Energy: An extensive array of PV/solar panels is indicated on the roof.</p> <p>Rainwater re-use: The collection and landscape irrigation use of rainwater is to be incorporated.</p> <p>Landscape: Species selection criteria should include consideration of water and maintenance needs.</p> <p>Structure, materials and finishes should consider lifecycle durability and maintenance.</p> <p>Any consent needs to include all commitments and responsibilities within a structured ownership and management plan.</p>
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	<p>issues raised elsewhere, the panel has no issue with this approach in principle.</p> <p>Materiality</p> <p>The predominant surface proposed is pre-cast concrete, with a polished aggregate finish. There is some concern that pre-cast may not be best suited to the highly sculptured aesthetic. It is recommended that large scale façade details be provided to clarify material junctions, panelisation, and jointing proposals for both podium and tower elements. Detail sections (1:20 or 1:50) through the building should be provided, to clearly demonstrate the architect's design intent. Sections should show balustrade detail / specification, concealment of services, lighting, drainage, soft treatments, details of screens, and louvres etc.</p> <p>Servicing of the building must be considered at this stage of the design process. The location of service risers, AC condensers, down pipes, fire hydrant boosters etc., should be accommodated with no safety or negative visual impact.</p>
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Design Excellence WLEP2009

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How the development addresses the following:	
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the achievement of the principles of ecologically sustainable development	See above.
pedestrian, cycle, vehicular and service access, circulation and requirements	The pedestrian through-site link to the station needs to be resolved legally and its detail finessed. Pedestrian and vehicle entries from Auburn Street as proposed are generally supported.
impact on, and any proposed improvements to, the public domain	<p>The pedestrian through-site link to the station needs to be resolved legally and its detail finessed.</p> <p>Landscape and architectural plans should be fully co-ordinated. Architectural plans should clearly indicate all built works up to the kerb. In this instance the path and kerb on railway land should be shown.</p>
Key issues, further Comments & Recommendations	<p>The Panel must consider how the best outcome for this precinct, and how the long-term success of Wollongong CBD, can be achieved. It would be unfortunate to see the future potential of the CBD compromised by the limitation of which sites are currently available for redevelopment. Lowden Square forms an entry point into Wollongong CBD, this proposal will play an important role in the eventual success of this important public space.</p> <p>The panel's support for this project and its design development remains contingent on:</p> <p>The definitive resolution of the Lowden Place/Station Interface and connection. Legal access rights and any limitations need to be confirmed.</p> <p>Design inclusion and integration of No. 2 Auburn Street into the proposal by amalgamation, or any other method.</p> <p>Ideally, development would include the whole street block.</p> <p>Finite conclusion on these matters will inevitably involve significant design amendments. A further panel review is recommended at that stage.</p>

ATTACHMENT 6 – Apartment Design Guide Assessment

Key SEPP 65 standards			
	Required	Proposed	Compliance
3D Communal and public open space	Communal open space (COS) has a minimum area equal to 25% of the site. Minimum of 50% direct sunlight to the principal usable part of the COS for a min of 2 hours between 9am- 3pm mid-winter	Required: 25% x 1,841 m ² = 460m ² Communal open space having an area of 906m ² with complying solar access is provided on the podium.	Yes
3E Deep soil zones	Less than 650m ² - N/A 650m ² - 1,500m ² - 3m Greater than 1,500m ² - 6m Deep soil zone (7% of site area)	The site is in the City Centre and ground floor footprint extends to boundaries. AS the site exceeds 1500m ² deep soil zone has been provided in COS on Level 3 podium.	Acceptable solution.
3F Visual privacy (separation distances from buildings to the side and rear boundaries)	<u>Up to 12m</u> (4 storeys) - 6m (habitable rooms & balconies) 3m (non – habitable rooms) <u>Up to 25m</u> (5-8 storeys) – 9m (habitable rooms & balconies) 4.5m (non – habitable rooms) <u>Over 25m</u> (9+storeys) 12m (habitable rooms & balconies) 6m non-habitable rooms	The proposed building does not adjoin and residential properties but future developments may contain residential units. The proposed setback to the northern boundary will not allow a compliant building separation to future development. However the applicant has argued that compliance with the building separation standard in this instance is appropriate as there are no unreasonable impacts arising from the non-compliance. The specific setback provided are: At the northern boundary, a 9m setback to the boundary from the balcony edge. Above 45m (level 15) the 9m setback is continued above for the remaining levels. This provides a consistent urban form and building lines throughout.	Not fully compliant but considered acceptable

		Whilst the 9m setback is non-compliant with the required setback of 12m (24m building separation) to adjoining habitable rooms or balconies in residential developments the applicant has prepared indicative designs which demonstrate that a residential /shoptop housing development cannot achieve a height greater than 25m on the site to the north. AS such, there is no urban form of visual privacy requirement for any greater separation distance to be provide to the northern boundary above 25.	
3J Bicycle and car parking (Nominated regional centres; Wollongong, Warrawong, Dapto)	RMS Guidelines – 0.6 spaces per 1 bed unit 0.9 spaces per 2 bed unit 1.4 spaces per 3 bed unit 1 space per 5 units (visitors)	55 residential spaces 13 12 visitor spaces 5 Commercial spaces 18 Hotel spaces 5 Motor bike spaces 27 Bicycle spaces (RMS Guidelines as referenced in ADG are met.	Yes
4A Solar and daylight access	Living rooms and private open space, 2 hours direct sunlight in mid-winter to 70% of units. Units receiving no direct sun light between 9am and 3pm mid-winter 15% maximum	100% of apartments achieve min 2hours sunlight between 9am and 3pm midwinter.	Yes
4B Natural ventilation	60% of units to be naturally cross ventilated in the first nine storeys of the building. Overall depth of a cross-over or cross-through apartment does not exceed 18m.	100% of apartments will be cross ventilated.	Yes
4C Ceiling heights	Habitable rooms 2.7m Non-habitable 2.4m	2.7m ceiling heights provided	Yes
4D Apartment size and layout	Studio 35m ² 1 bedroom 50m ² 2 bedroom 70m ² 3 bedroom 90m ²	1 bed – 53.9m ² 2 bed – 75m ² 3 bed – 99.1 – 117.1m ² 4 Bed – 117.1m ²	Yes
4E Private open space and balconies	Studio apartments 4m ² - depth N/A 1 bedroom apartments 8m ² min depth 2m depth	All balconies exceed minimum requirements	Yes

	2 bedroom apartments 10m ² min depth 2m 3+ bedroom apartments 12m ² min depth 2.4m		
4F common circulation spaces	The maximum number of apartments off a circulation core on a single level is eight. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	Maximum number of apartments of a circulation core is 3. 2 lifts provided to service 59 apartments	Yes
4G Storage	Storage Required: 1 bed - 7 x 6m ³ = 42m ³ 2 bed - 45 x 8m ³ = 360m ³ 3 bed - 11 x 10m ³ = 110m ³ Total required: 512m³	Storage is provided within apartments and in Basement which meets this requirement.	Yes

Part 4 – Designing the building - Configuration

		Compliance
4K Apartment mix <u>Objective 4K-1</u> <i>A range of apartment types and sizes is provided to cater for different household types now and into the future</i> <u>Objective 4K-2</u> <i>The apartment mix is distributed to suitable locations within the building</i> Design guidance - Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available	A variety of apartment types is provided The apartment mix is appropriate, taking into consideration the location of public transport, market demands, demand for affordable housing, different cultural/social groups	Yes
4L Ground floor apartments <u>Objective 4L-1</u> <i>Street frontage activity is maximised where ground floor apartments are located</i>	Shop top housing is proposed with no ground floor residential units	N/A
4M Facades <u>Objective 4M-1</u> <i>Building facades provide visual interest along the street while respecting the character of the local area</i> Design guidance - To ensure that building elements are integrated into the overall building form and façade design - The front building facades should include a composition of varied building elements, textures, materials, detail and	Facades are appropriate and overall design is acceptable with regard to the design excellence provisions of the LEP. The design was acceptable to the Design Review Panel with the inclusion of some amendments which has been	Yes

<p>colour and a defined base, middle and top of building.</p> <ul style="list-style-type: none"> - Building services should be integrated within the overall facade - Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. - To ensure that new developments have facades which define and enhance the public domain and desired street character. <p><u>Objective 4M-2</u> <i>Building functions are expressed by the facade</i> Design guidance <ul style="list-style-type: none"> - Building entries should be clearly defined </p>	<p>addressed by in amended plans.</p>	
<p>4N Roof design</p> <p><u>Objective 4N-1</u> <i>Roof treatments are integrated into the building design and positively respond to other street</i></p> <p>Design guidance <ul style="list-style-type: none"> - Roof design should use materials and a pitched form complementary to the building and adjacent buildings. <p><u>Objective 4N-2</u> <i>Opportunities to use roof space for</i> Roof design is acceptable Yes <i>residential accommodation and open space are maximised</i></p> <p>Design guidance <ul style="list-style-type: none"> - Habitable roof space should be provided with good levels of amenity. - Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations <p><u>Objective 4N-3</u> <i>Roof design incorporates sustainability features</i> Design guidance <ul style="list-style-type: none"> - Roof design maximises solar access to apartments during winter and provides shade during summer </p> </p> </p>	<p>The roof design is considered acceptable and incorporates solar panels</p>	<p>Yes</p>
<p>4O Landscape design</p> <p><u>Objective 4O-1</u> <i>Landscape design is viable and sustainable</i> Design guidance</p>	<p>Landscape design is satisfactory.</p>	<p>Yes</p>

<ul style="list-style-type: none"> - Landscape design should be environmentally sustainable and can enhance environmental performance - Ongoing maintenance plans should be prepared <p><u>Objective 4O-2</u> <i>Landscape design contributes to the streetscape and amenity</i> Design guidance</p> <ul style="list-style-type: none"> - Landscape design responds to the existing site conditions including: <ul style="list-style-type: none"> • changes of levels • views • significant landscape features 	<p>Satisfies relevant provisions and is satisfactory to Council's landscape Section</p>	
<p>4P Planting on Structures</p> <p><u>Objective 4P-1</u> <i>Appropriate soil profiles are provided</i> Design guidance</p> <ul style="list-style-type: none"> - Structures are reinforced for additional saturated soil weight - Minimum soil standards for plant sizes should be provided in accordance with Table 5 <p><u>Objective 4P-2</u> Minimal planting on structure proposed; most landscaping will occur in the ground N/A <i>Plant growth is optimised with appropriate selection and maintenance</i> Design guidance</p> <ul style="list-style-type: none"> - Plants are suited to site conditions <p><u>Objective 4P-3</u> <i>Planting on structures contributes to the quality and amenity of communal and public open spaces</i> Design guidance</p> <ul style="list-style-type: none"> - Building design incorporates opportunities for planting on structures. Design solutions may include: <ul style="list-style-type: none"> • green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes 	<p>Appropriate planting is provided on podium where communal open to provide satisfactory amenity for residents.</p>	<p>Yes</p>

<p>4Q Universal design</p> <p><u>Objective 4Q-1</u> <i>Universal design features are included in apartment design to promote flexible housing for all community members</i></p> <p>Design guidance - A universally designed apartment provides design features such as wider circulation spaces, reinforced bathroom walls and easy to reach and operate fixtures</p> <p><u>Objective 4Q-2</u> <i>A variety of apartments with adaptable designs are provided</i></p> <p>Design guidance - Adaptable housing should be provided in accordance with the relevant council policy</p> <p><u>Objective 4Q-3</u> <i>Apartment layouts are flexible and accommodate a range of lifestyle needs</i></p> <p>Design guidance - Apartment design incorporates flexible design solutions</p>	<p>Adaptable units proposed satisfy relevant requirements</p>	<p>Yes</p>
<p>4R Adaptive reuse</p> <p><u>Objective 4R-1</u> <i>New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place</i></p> <p>Design Guidance - Contemporary infill can create an interesting dialogue between old and new, adding to the character of a place</p> <p><u>Objective 4R-2</u> <i>Adapted buildings provide residential amenity while not precluding future adaptive reuse</i></p>	<p>Not applicable</p>	<p>N/A</p>
<p>4S Mixed use</p> <p><u>Objective 4S-1</u> <i>Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement</i></p> <p>Design guidance</p>	<p>Active street frontage provided.</p> <p>The relationship between commercial</p>	<p>Yes</p>

<ul style="list-style-type: none"> - Mixed use development should be concentrated around public transport and centres - Mixed use developments positively contribute to the public domain. <p><u>Objective 4S-2</u> <i>Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents</i></p> <p>Design guidance</p> <ul style="list-style-type: none"> - Residential circulation areas should be clearly defined. - Landscaped communal open space should be provided at podium or roof levels 	<p>and residential units is satisfactory.</p> <p>Residential circulation is clearly defined and a landscaped podium is provided as communal open space for residents.</p>	
<p>4T Awnings and signage</p> <p><u>Objective 4T-1</u> <i>Awnings are well located and complement and integrate with the building design</i></p> <p>Design guidance</p> <ul style="list-style-type: none"> - Awnings should be located along streets with high pedestrian activity and active frontages <p><u>Objective 4T-2</u> <i>Signage responds to the context and desired streetscape character</i></p> <p>Design guidance</p> <ul style="list-style-type: none"> - Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development 	<p>Awnings are provided along Auburn Street frontage with continuous access to the main entry providing weather protection and to identify main entry points.</p>	<p>Yes</p>
<p>Part 4 – Designing the building - Performance</p> <p>Compliance</p> <p>4U Energy efficiency</p> <p><u>Objective 4U-1</u> <i>Development incorporates passive environmental design</i></p> <p>Design guidance</p> <ul style="list-style-type: none"> - Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) <p><u>Objective 4U-2</u> <i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</i></p> <p>Design Guidance</p> <ul style="list-style-type: none"> - Provision of consolidated heating and 	<p>Compliant. Compliant solar access, ventilation. Satisfies BASIX requirements</p>	<p>Yes</p>

<p>cooling infrastructure should be located in a centralised location</p> <p><u>Objective 4U-3</u> <i>Adequate natural ventilation minimises the need for mechanical ventilation</i></p>		
<p>4V Water management and conservation</p> <p><u>Objective 4V-1</u> <i>Potable water use is minimised</i></p> <p><u>Objective 4V-2</u> <i>Urban stormwater is treated on site before being discharged to receiving waters</i> Design guidance - Water sensitive urban design systems are designed by a suitably qualified professional</p> <p><u>Objective 4V-3</u> <i>Flood management systems are integrated into site design</i></p> <p>Design guidance - Detention tanks should be located under paved areas, driveways or in basement car parks</p>	<p>Satisfies BASIX requirements Flood and stormwater management is acceptable</p>	<p>Yes</p>
<p>4W Waste management</p> <p><u>Objective 4W-1</u> <i>Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</i></p> <p>Design guidance - Common waste and recycling areas should be screened from view and well ventilated</p> <p><u>Objective 4W-2</u> <i>Domestic waste is minimised by providing safe and convenient source separation and recycling</i></p> <p>Design guidance - Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core - For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses - Alternative waste disposal, such as composting, can be incorporated into the design of communal open space areas</p>	<p>Appropriate arrangements proposed. Compliant acceptable waste storage rooms</p>	<p>Yes</p>

<p>4X Building maintenance</p> <p><u>Objective 4X-1</u> <i>Building design detail provides protection from weathering</i></p> <p>Design guidance - Design solutions such as roof overhangs to protect walls and hoods over windows and doors to protect openings can be used.</p> <p><u>Objective 4X-2</u> <i>Systems and access enable ease of maintenance</i></p> <p>Design guidance - Window design enables cleaning from the inside of the Building</p> <p><u>Objective 4X-3</u> <i>Material selection reduces ongoing maintenance costs easily cleaned surfaces that are graffiti resistant</i></p>	<p>Acceptable</p>	<p>Yes</p>
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ATTACHMENT 7 – WDCP 2009 Compliance Table

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The proposal is satisfactory with regard to the provisions of this chapter.

CHAPTER D13 – WOLLONGONG CITY CENTRE

The site is located within the Wollongong City Centre, as defined in WLEP 2009 and WDCP 2009. Chapter D13 applies to the development and prevails over other parts of the DCP where there is any inconsistency. A detailed assessment table of Chapter D13 is provided in the table below.

The application generally complies with the controls contained within this chapter though there are some variations identified in bold within the compliance tables. These variations are discussed within the table.

2 Building form

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
2.2 Building to street alignment and street setbacks In the Commercial Core buildings are generally to be built to the street alignment, unless an alternative built to line is specified. Upper levels, above the street frontage height, are to be set back a minimum of 4 metres.	Setbacks provided: <u>Auburn Street</u> Nil setback provided up to street frontage height and greater than 4m above.	Yes
2.3 Street frontage heights in Commercial core The street frontage height of buildings are not to be less than 12m or greater than 24m above mean ground level on the street front	Street frontage height of 14.9m provided.	Yes

<p><u>2.4 Building depth and bulk</u> Residential and serviced apartments outside the Commercial Core – max floor plate 900m²</p>	<p><900m² max floor plate above 12 m in height <18m max building depth (excl. balconies)</p>	<p>Yes</p>
<p><u>2.5 Side and rear building setbacks and building separation</u></p> <ul style="list-style-type: none"> • Minimum building setbacks from the side and rear property boundaries:- <ul style="list-style-type: none"> - Up to street frontage height (24m): 0m to side & rear (Ground to L2 terrace). • - All uses (including non habitable residential) above street frontage height: 6m to side & rear - All uses above 45m: 14m • Note: building separation is governed by Clause 8.6 of WLEP 2009 for which a development departure is sought. See Section 2.2 of the report. 	<p>Design Criteria 3F Visual Privacy of Apartment Design Guide takes precedence for the residential component of the development</p>	<p>Refer ADG Assessment</p>
<p><u>2.6 Mixed used buildings</u></p> <p>a) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor</p> <p>b) minimum floor to ceiling heights are 3.3m for commercial office and 3.6m for active public uses</p> <p>c) separate commercial service requirements such as loading docks from residential access, servicing needs and primary outlook</p> <p>d) locate clearly demarcated residential entries directly from the public street</p>	<p>The ground floor of the building is capable of accommodating a range of business or retail uses. When the development of adjacent Lowden Square (owned by Sydney Trains) is determined the ground floor interface can be adjusted to allow for pedestrian access through the building.</p> <p>Floor to ceiling height at ground level is 4.5m.</p> <p>Separate entrances and service areas are provided for the Hotel and residential premises.</p> <p>The residential entry and lobby is clearly visible from street.</p>	<p>Yes</p>

<p>e) clearly separate and distinguish commercial and residential entries and vertical circulation</p> <p>f) provide security access controls to all entrances into private areas, including car parking and internal courtyards</p> <p>g) provide safe pedestrian routes through the site, where required</p> <p>h) front buildings onto major streets with active uses</p> <p>i) avoid the use of blank building</p>	<p>Suitable security controls shall be incorporated into entrance areas. Safe pedestrian routes are provided through the site</p> <p>Street frontages include commercial uses at ground level (Hotel Commercial premises).</p> <p>N/A. No blank building walls at the ground level.</p> <p>The gymnasium will have mechanical ventilation to be detailed at CC.</p>	
<p><u>2.7 Deep soil zone (DSZ)</u></p> <p>a) All residential developments must include a deep soil zone (See Figure 2.14).</p> <p>b) The deep soil zone shall comprise no less than 15% of the total site area preferably provided in one continuous block and shall have a minimum dimension (width or length) of 6 metres.</p> <p>c) For residential components in mixed use developments in the Commercial Core, Mixed Use (city edge) and Enterprise zones, the amount of deep soil zone may be reduced commensurate with the extent of non-residential uses. Where non-residential components result in full site coverage and there is no capacity for water infiltration, the deep soil component must be provided on structure, in accordance with the provisions of Section 2.8 and 2.9.</p>	<p>Refer to ADG for Deep Soil requirements.</p> <p>The amount of deep soil zone provided is commensurate with the extent of non-residential uses on the site (i.e., Hotel and commercial)</p>	N/A
<p><u>2.8 Landscape design</u></p>	<p>Landscape plan is generally reasonable and is compatible with the civil and stormwater plans. A number of conditions are recommended in relation to landscaping matters.</p>	Yes
<p><u>2.9 Green roofs, green walls and planting on structures</u></p>	<p>Planting on structures will be provided on non-trafficable roof areas. These are required through conditions of consent that were recommended by Council's Landscape Architect</p>	Yes
<p><u>2.10 Sun access planes</u></p>	<p>The proposed building will not cast shadows on any areas subject to the sun access planes</p>	Yes

2.11 Development on classified roads	N/A	N/A
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3 Pedestrian amenity

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.2 Permeability</u> Site links, arcades and shared laneways are to be provided as shown in figure 3.1	No opportunities exist to create pedestrian linkages. Potential exists for future pedestrian link through building subject to development options for Lowden Square being resolved with Sydney Trains.	N/A
<u>3.3 Active street frontages</u> Active frontage uses are defined as one or a combination of the following at street level: Entrance to retail. Shop front.	The development will provide for activation of the Auburn Street frontage.	Yes

<p>Glazed entries to commercial and residential lobbies occupying less than 50% of the street frontage, to a maximum of 12m frontage. Café or restaurant if accompanied by an entry from the street. Active office uses, such as reception, if visible from the street.</p> <ul style="list-style-type: none"> • In commercial and mixed use development, active street fronts are encouraged in the form of non-residential uses on ground level. • Active street fronts are required along streets for all buildings in the Commercial Core • Active ground floor uses are to be at the same general level as the footpath and be accessible directly from the street. 		
<p><u>3.4 Safety and security</u></p> <ul style="list-style-type: none"> • Ensure that the building design allows for casual surveillance of accessways, entries and driveways. • Avoid creating blind corners and dark alcoves that provide concealment opportunities in pathways, stairwells, hallways and car parks. • Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering. • Provide adequate lighting of all pedestrian access ways, parking areas and building entries. Such lighting should be on a timer or movement detector to reduce energy consumption and glare nuisance. Provide clear lines of sight and well-lit routes throughout the development. • Where a pedestrian pathway is provided from the street, allow for casual surveillance of the pathway. • For large scale retail and commercial development with a GFA of over 5,000m², provide a 'safety by design' assessment in accordance with the CPTED principles. • Provide security access controls where appropriate. 	<p>The building design is considered appropriate with respect to safety and security.</p>	<p>Yes</p>

<ul style="list-style-type: none"> • Ensure building entrance(s) including pathways, lanes and arcades for larger scale retail and commercial developments are directed to signalised intersections rather than mid-block in the Commercial zone 		
<u>3.5 Awnings</u> <ul style="list-style-type: none"> • Continuous street frontage awnings are to be provided to Crown Street. Pedestrian cover is provided via recessed ground floor façade on Queens Parade. 	A continuous street frontage awning is provided. The awning is suitable for the façade of the development.	Yes
<u>3.6 Vehicular footpath crossings</u> <ul style="list-style-type: none"> • 1 vehicle access point only (including the access for service vehicles and parking for commercial uses) will be generally permitted • Double lane crossing with a maximum width of 5.4 metres may be permitted • Doors to vehicle access points are to be roller shutters or tilting doors fitted behind the building façade. • Vehicle entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No service ducts or pipes are to be visible from the street 	One vehicle access point is proposed off the Auburn Street frontage. The basement entry, loading dock and waste rooms are located behind the building façade. The vehicular access and loading arrangements are satisfactory to Council's Traffic engineer	Yes
<u>3.7 Pedestrian overpasses, underpasses and encroachments</u>	N/A	N/A
<u>3.8 Building exteriors</u> <ul style="list-style-type: none"> • Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of appropriate alignment and street frontage heights; setbacks above street frontage heights; appropriate materials and finishes selection; façade proportions including horizontal or vertical emphasis; Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings are encouraged. 	<p>Artist impressions, perspective views and details of material/ finishes have been provided. The building exteriors have been considered by Council's Heritage architect and the Design Review Panel and are considered to be of an appropriate quality.</p> <p>The lift overruns and services are integrated into the overall building design. The proposed building is considered to respond well to the streetscape and generally reflects the existing character of the locality as outlined in the applicable planning controls.</p>	

<p>Articulate facades so that they address the street and add visual interest.</p> <ul style="list-style-type: none"> • External walls should be constructed of high quality and durable materials and finishes with 'self-cleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass. <p>Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided.</p> <p>To assist articulation and visual interest, avoid expanses of any single material.</p> <p>Limit opaque or blank walls for ground floor uses to 30% of the street frontage.</p> <p>Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.</p> <p>Highly reflective finishes and curtain wall glazing are not permitted above ground floor level</p> <p>A materials sample board and schedule is required to be submitted with applications for development over \$1 million or for that part of any development built to the street edge.</p> <p>Minor projections up to 450mm from building walls in accordance with those permitted by the BCA may extend into the public space providing it does not fall within the definition of GFA and there is a public benefit.</p> <ul style="list-style-type: none"> • The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building. 	<p>The tower represents a continuation of similar but larger scale residential developments in the City Centre.</p> <p>The proposal is satisfactory to Council's Heritage Officer and other officers in relevant Council divisions.</p> <p>A colour & material schedule has been provided. High quality and durable materials and finishes are proposed. Roof top structures/ plant/ services will be setback from view.</p> <p>A condition is recommended limiting material reflectivity.</p>	
<p><u>3.9 Advertising and signage</u></p>	<p>The proposal does not include any signage.</p>	<p>Yes</p>

	Conditions requiring separate consent for any future signage have been included on the draft consent.	
<u>3.10 Views and view corridors</u> <ul style="list-style-type: none"> Existing views shown in Figure 3.12 are to be protected to an extent that is practical. Align buildings to maximise view corridors between buildings 	The potential impacts posed by the proposal have been considered and it is unlikely that any view loss will occur.	

4 Access, parking and servicing

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.2 Pedestrian access and mobility</u> <ul style="list-style-type: none"> Main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity. The design of facilities (including car parking requirements) for disabled persons must comply with the relevant Australian Standard and the Disability Discrimination Act 1992. The development must provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor. The development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access. Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain. Building entrance levels and footpaths must comply with the longitudinal and cross grades specified in AS 1428.1, AS/NZS 2890.1:2004 and the DDA. 	<p>Entry to the building is appropriately located and visible from the street.</p> <p>Vehicular access and car parking meets Australian Standards and is considered acceptable by Council's Traffic Engineer.</p> <p>Access and paths of travel are satisfactory.</p>	

<p><u>4.3 Vehicular driveways and manoeuvring areas</u></p> <ul style="list-style-type: none"> • Driveways should be: <ul style="list-style-type: none"> i) Provided from lanes and secondary streets rather than the primary street, wherever practical. ii) Located taking into account any services within the road reserve, such as power poles, drainage pits and existing street trees. iii) Located a minimum of 6m from the nearest intersection iv) If adjacent to a residential development setback a minimum of 1.5m from the relevant side property boundary. • Vehicle access is to be designed to: <ul style="list-style-type: none"> i) Minimise the impact on the street, site layout and the building façade design; and ii) If located off a primary street frontage, integrated into the building design. • All vehicles must be able to enter and leave the site in a forward direction without the need to make more than a three point turn • Driveway widths must comply with the relevant Australian Standards. • Car space dimensions must comply with the relevant Australian Standards. • Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standard • Access ways to underground parking should not be located adjacent to doors or windows of the habitable rooms of any residential development. 	<p>One vehicle access point is proposed to/from Auburn Street, as required by this clause.</p> <p>Appropriate driveway location being distant from nearby intersections; does not appear to conflict with any services in the road reserve.</p> <p>Driveway width is acceptable and manoeuvring areas comply with applicable controls.</p> <p>Council's DCP requires a development of this size to allow access for a 12.5m Large Rigid Vehicle. The proposal allows provides for this via a turntable which has been considered satisfactory to Council's traffic engineer..</p> <p>The entry and exit, driveway widths, car space dimensions and vehicle ramp grades comply with the relevant standards.</p> <p>No uncovered carparking spaces are proposed.</p> <p>All vehicles can turn on site and leave in a forward direction.</p>	<p>Yes</p>
<p><u>4.4 On-site parking</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> On-site parking must meet the relevant Australian Standard • Council may require the provision of a supporting geotechnical report prepared by an appropriately 	<p>The proposal provides for parking within three basement level.</p>	

<p>qualified professional as information to accompany a development application to Council.</p> <ul style="list-style-type: none"> • Car parking and associated internal manoeuvring areas which are surplus to Council's specified parking requirements will count towards the gross floor area, but not for the purpose of determining the necessary parking. • Any car parking provided in a building above ground level is to have a minimum floor to ceiling height of 2.8m so it can be adapted to another use in the future. • On-site vehicle, motorcycle and bicycle parking is to be provided in accordance with Part E of this DCP. • To accommodate people with disabilities, minimum of 1% of the required parking spaces to be provided as disabled persons' car parking. 	<p>The number of parking spaces provided accords with the provisions of WDCP 2009 Chapter E3 and the Apartment Design Guide.</p>	
<p><u>4.5 Site facilities and services</u></p> <p>Mail boxes – provide in an accessible location adjacent to the main entrance; integrated into a wall where possible and be constructed of materials consistent with the appearance of the building.</p> <p>Letterboxes to be secure and of sufficient size Communication structures, air conditioners and service vents -locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures in an appropriate manner.</p> <p>Waste storage and collection Service docks and loading/unloading areas</p> <ul style="list-style-type: none"> • Provide adequate space within any new development for the loading and unloading of service/delivery vehicles. • Preferably locate service access off rear lanes, side streets or rights of way. 	<p>Provision has been made for on-site servicing and deliveries. The building is serviced by the major utilities and some augmentation of existing services is expected to be required to facilitate the development including an electricity substation.</p> <p>Adequate waste storage rooms will be located on ground level.</p> <p>Loading zone and dock proposed; sufficient size and adequate manoeuvring area provided. Dock area is within the building.</p> <p>Conditions are imposed in relation to the management of waste and bins.</p>	

<ul style="list-style-type: none"> • Screen all service doors and loading docks from street frontages and from active overlooking from existing developments. • Design circulation and access in accordance with AS2890.1. 		
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5 Environmental management

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>5.2 Energy efficiency and conservation</u>	A BASIX Thermal Comfort and ESD Report has been submitted which demonstrates that the proposed development will incorporate best practice ESD initiatives into its design, construction and ongoing operation. Through a combination of energy, water and other ESD strategies, the project will exceed the minimum requirements for sustainable development.	Yes
<u>5.3 Water conservation</u>	Low water usage fittings to be used	Yes
<u>5.4 Reflectivity</u>	Limit material reflectivity by consent condition.	Yes with conditions
<u>5.5 Wind mitigation</u> A wind impact statement required for buildings over 32m in height	A qualitative wind assessment report has been provided and impacts are considered minimal	Yes
<u>5.6 Waste and recycling</u>	Waste management arrangements are satisfactory.	Yes

6 Residential development

standards See ADG Assessment –

Attachment 8 **7 Planning controls**

for special areas

The site is not located within a special area.

8 Works in the public domain

Planting of street trees and provision of footpath paving is required in compliance with the requirements of the Public Domain Technical Manual. Conditions of consent are recommended in relation to these matters.

PRECINCT PLAN – WOLLONGONG CITY CENTRE

The proposal is considered to be consistent with the objectives of the B3 Commercial Core zone within the City Centre precinct.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The building has been appropriately designed with regard to disabled persons' access and facilities. The applicant submitted an access report with the DA which addresses the relevant provisions of the BCA and applicable standards including AS 1428.

The proposal has been considered against the requirements of this chapter and found to be generally acceptable. If approved it is recommended the application also be conditioned to comply with the BCA and relevant Australian Standards in regard to access, facilities and car parking.

Disabled persons' access will be provided from Crown Street frontage.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The development is appropriately designed with regard to CPTED principles and is not expected to give rise to increased opportunities for criminal or antisocial behaviour.

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
3.1 Lighting	Under awning lighting proposed. No light spill impacts are expected.	
3.2 Natural surveillance and sightlines	Opportunities for natural surveillance of the footpaths will be available.	Yes
3.3 Signage	No signage proposed	Yes
3.4 Building design	The design is considered to adequately respond to CPTED principles. There are minimal concealment or entrapment opportunities evident on the plans.	Yes
3.5 Landscaping	Landscaping treatment will not result in any concealment opportunities in any unsecure places.	Yes
3.6 Public open space and parks	N/A	N/A
3.7 Community facilities and public amenities	N/A	N/A
3.8 Bus stops and taxi ranks	N/A	N/A

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

Car parking, access and servicing facilities are considered acceptable.

Adequate car parking is provided, and impacts on traffic considered minimal.

CHAPTER E6: LANDSCAPING

The proposal provides suitable landscaped areas on the podium level and rooftop. Council's Landscape Officer has considered the proposal as satisfactory subject to conditions of any consent, including the need for a final landscape plan prior to release of the construction certificate and the developer provision of footpath paving and street trees in accordance with the Wollongong City Centre Public Domain Technical Manual.

CHAPTER E7: WASTE MANAGEMENT

An acceptable Site Waste Minimisation and Management Plan has been provided. Provision has been made for appropriate on-site storage and on street collection of waste.

CHAPTER E9: HOARDINGS AND CRANES

If the development were to be approved, conditions should be imposed requiring approval for the use of any hoardings or cranes in conjunction with construction of the building.

CHAPTER E11: HERITAGE CONSERVATION

Refer to discussion in relation to Clause 5.10 of WLEP 2009 (Section 2.2 of the report). The proposal is considered to have minimal impact on heritage buildings in the vicinity of the site.

CHAPTER E12: GEOTECHNICAL ASSESSMENT

The application has been reviewed by Council's Geotechnical Engineer in relation to site stability and the suitability of the site for the development. The development was considered to be satisfactory subject to consent conditions.

CHAPTER E13: FLOODPLAIN MANAGEMENT

The site is within an uncategorized flood area. The design of the building has been assessed by Council's stormwater engineer and found satisfactory subject to conditions.

CHAPTER E14: STORMWATER MANAGEMENT

Council's Stormwater Engineer has assessed the proposed development with regard to Chapter E14 of the DCP and has provided a satisfactory referral. The proposal is satisfactory with conditions.

CHAPTER E17: PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

The application is satisfactory to Council's Landscape Officer who provided a referral including conditions.

CHAPTER E19: EARTHWORKS (LAND RESHAPING WORKS)

The proposal involves excavation to facilitate the construction of basement carparking. Council's Geotechnical Engineer has considered the application and has provided a satisfactory referral subject to conditions.

CHAPTER E20: CONTAMINATED LAND MANAGEMENT

The proposal is satisfactory in regard to clause 7 of SEPP (**Resilience and Hazards**) 2021 refer to Section 2.1.2 of the report.

CHAPTER E21: DEMOLITION AND ASBESTOS MANAGEMENT

Conditions are proposed in relation to demolition works, waste management, protection of excavations, handling and disposal of any hazardous building materials, appropriate monitoring and handling in relation to archaeology and the like.

CHAPTER E22: SOIL EROSION AND SEDIMENT CONTROL

If the development is approved, conditions of consent are recommended to be imposed to ensure the implementation of appropriate sediment and erosion control measures during works.

ATTACHMENT 8 – Draft Conditions

DRAFT CONDITIONS FOR: DA-2022/211

Consent has been granted subject to the following conditions:

1. Approved Plans and Supporting Documentation

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

Plan No	Revision No	Plan Title	Drawn By	Dated
010	L	Demolition Plan	Design Workshop Australia	18.10.22
012	L	Site Plan	Design Workshop Australia	18.10.22
013	L	Basement 3	Design Workshop Australia	18.10.22
014	L	Basement 2	Design Workshop Australia	18.10.22
015	L	Basement 1	Design Workshop Australia	18.10.22
016	L	Ground Level	Design Workshop Australia	18.10.22
017	L	Level 01	Design Workshop Australia	18.10.22
018	L	Level 02	Design Workshop Australia	18.10.22
019	L	Level 03 - Podium	Design Workshop Australia	18.10.22
020	L	Level 04-18 (Typical)	Design Workshop Australia	18.10.22
021	L	Level 19-22 (Typical)	Design Workshop Australia	18.10.22
022	L	Level 23	Design Workshop Australia	18.10.22
023	L	Roof Plan	Design Workshop Australia	18.10.22
040	L	East Elevation (Auburn St)	Design Workshop Australia	18.10.22
041	L	North Elevation	Design Workshop Australia	18.10.22
042	L	West Elevation (Station St)	Design Workshop Australia	18.10.22
043	L	South Elevation	Design Workshop Australia	18.10.22
046	L	Materials & Colours Board	Design Workshop Australia	18.10.22
050	L	Section A	Design Workshop Australia	18.10.22
051	L	Section B	Design Workshop Australia	18.10.22
052	L	Section C	Design Workshop Australia	18.10.22
053	L	Section D	Design Workshop Australia	18.10.22

055	L	Detail Sections	Design Workshop Australia	18.10.22
1001	G	Landscape Plan Ground Floor	Site Image	13.10.22
1011	A	Landscape Plan Level 01	Site Image	28.09.22
1021	E	Landscape Plan Level 2	Site Image	26.09.22
1031	H	Landscape Plan Level 03	Site Image	30.09.22
5001	C	Landscape Details	Site Image	26.09.22
5002	C	Landscape Details	Site Image	26.09.22
5003	A	Landscape Details	Site Image	30.09.22
6001	B	Landscape Sections	Site Image	26.09.22

Document Title	Version No	Prepared By	Dated
Design Excellence Report	1.3	GYDE	21.12.21
Landscape Design Report	J	Site Image	13.10.22
Plan of Management		MMJ Wollongong	13.12.21

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

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

General Conditions

2. Transport for NSW (TfNSW)

Requirements issued by TfNSW (Sydney Trains) dated 14 December 2022 as attached shall form part of this Notice of Determination.

3. Geotechnical

- a All work is to be in accordance with the geotechnical recommendations contained in the report dated 16 December 2021 by Tetra Tech Coffey.
- b All excavations need to be supported during and after construction particularly to protect adjoining property with nearby existing development.
- c Retaining wall design is not to include anchors extending on to adjoining property without the written consent of the adjoining property owner.
- d No disturbance of ground is to occur beyond site boundaries. A minimum buffer between site boundaries and the construction of retaining structures is to be recommended by the geotechnical consultant to ensure adjoining property is not adversely impacted upon by this development.
- e Foundation systems are to be with all footings to be founded within the underlying weathered bedrock or as recommended by the geotechnical consultant.
- f An earthworks plan is to be developed by the geotechnical consultant prior to start of earthworks.

- g All recommendations of the geotechnical consultant in their geotechnical report dated 16 December 2021 are to be accommodated in the earthworks plan.
- h The earthworks plan may require modification considering any subsequent geotechnical reports commissioned to address unforeseen geotechnical conditions encountered during the site preparation earthworks.
- i All earthworks including drainage, retaining wall and footing construction is to be subject to geotechnical supervision. Where necessary amendments are to be made to the designs during construction based on supplementary geotechnical advice given during the supervision to ensure that the completed works accommodates all encountered geotechnical constraints.
- j All excavations for foundations are to be inspected by the geotechnical consultant and certified that the ground has been suitably prepared for the placement of footings.

4. Separate Development Applications for Commercial Tenancy

A separate approval shall be obtained prior to occupation, if required, by tenants or operators of the commercial tenancy within the building.

5. 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.

6. Construction Certificate

A Construction Certificate must be obtained from Council or a Registered Certifier prior to work commencing. A Construction Certificate certifies that the provisions of Clauses 139-147 of the Environmental Planning and Assessment Regulation 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The Certifier 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.

7. 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.

8. Mailboxes and Street Numbering

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

9. Separate Consent Required for Advertising Signage

This consent does not authorise the erection of any advertising signage other than the signage shown on Drawing No. A-501-E. Any such advertising signage will require separate Council approval, in the event that such signage is not exempt development, under Schedule 2 of Wollongong Local Environmental Plan 2009.

Any new application for advertising signage must be submitted to Council in accordance with Chapter C1 – Advertising and Signage Structure of Wollongong Development Control Plan 2009.

10. Maintenance of Access to Adjoining Properties

Access to all properties not the subject of this approval must be maintained at all times and any alteration to access to such properties, temporary or permanent, must not be commenced until

such time as written evidence is submitted to Council or the Principal Certifier (PC) indicating agreement by the affected property owners.

11. Occupation Certificate

An Occupation Certificate must be issued by the PC prior to occupation or use of the development. In issuing an Occupation Certificate, the PC 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.

12. Site Remediation Work

Site remediation work must be undertaken as per the recommendation of DSI prepared by EI Australia dated 28 January 2022.

13. Site Validation Report

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

The Validation Report shall verify that:

- a. the site is not affected by soil and/or groundwater contamination above the NSW EPA threshold limit criteria; and
- b. the site is suitable for the proposed development.

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

- i. the Environment Institute of Australia and New Zealand's (EIANZ) Certified Environmental Practitioner (Site Contamination) scheme (CEnvP (SC)); or
- ii. the Soil Science Australia (SSA) Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) certification.

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

14. Stormwater Quality Management

- a. The stormwater treatment system must achieve pollutants and nutrients removal minimum: GP – 90%, TSS – 80%, TP – 55% and TN – 40%.
- b. It is hotel/strata management responsibility to maintain the stormwater filtration system.

15. Design and Construction of Food Premises

The construction and fit out must comply with AS 4674:2004 - *Design, Construction and Fit-Out of Food Premises*.

16. Street Tree Removal

The developer shall remove the existing street tree, *Ulmus parvifolia* 'Todd' indicated on the Landscape Ground Floor Plan by Site Image, Issue G.

Tree removal costs are to be borne by developer. The removal of trees, including stumps, is to be carried out by suitably qualified tree contractor. This contractor must be appropriately insured to indemnify Council against any loss or damage incurred during the above works. They must also have appropriate WH&S policies and procedures (including traffic control) to ensure that works are carried out in a safe manner and in accordance in Council's own WH&S policies.

The developer must apply for (and be granted) permission under section 138 of the Roads Act to work within the road reserve. Tree removal must be carried out to the satisfaction of WCC Manager of Works.

17. Tree Retention/Removal

The developer shall retain the existing street trees indicated on the Landscape Ground Floor Plan by Site Plus Issue G.

Any branch pruning, which has been given approval, must be carried out by a qualified arborist in accordance with Australian Standard AS 4373:2007.

All tree protection measures are to be installed in accordance with Australian standard AS 4970:2009 Protection of Trees on development sites.

18. Development Contributions

In accordance with Section 4.17(1)(h) of the Environmental Planning and Assessment Act 1979 and the Wollongong City Wide Development Contributions Plan (2022), a monetary contribution of \$436,278.07 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

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

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

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

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

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

Before the Issue of a Construction Certificate

19. 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 PC 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.

20. Section 73 Compliance Certificate

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

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

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

22. Endeavour Energy Requirements

The submission of documentary evidence from Endeavour Energy to the PC is required prior to the release of the Construction Certificate confirming that satisfactory arrangements have been made with Endeavour Energy for the provision of electricity supplies to the development.

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

23. Telecommunications

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

24. External Finishes

The building shall be constructed and finished in accordance with the approved schedule of finishing materials and colours. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

25. Glass Reflectivity Index

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

26. Construction Environmental Management Plan

- a. Submit a construction environmental management to Principal Certifier, the plan shall address as minimum the vehicle traffic, odour and vapour, dust, plant and machinery noise, water and sediment management, surface water, subsurface seepage and accumulated excavation water, sediment from equipment and cleaning operations, site security, working hours, contact information, incident response and contingency management.
- b. Submit an excavated soil material disposal plan to Principal Certifier, with the batching, sampling and analysis procedures as per the DECCW (2009) *Waste Classification Guidelines*. The plan shall be prepared by a suitably qualified and experienced consultant.
- c. Copy of the plans shall be forwarded to Council.

27. Unexpected Finds Protocol

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

- a. workers trained to recognise potential contamination and danger signs eg odours or soil discolouration.
- b. precautions if signs of unexpected contamination or hot spots are found, such as:
 - i. stop work.
 - ii. report signs to the site supervisor immediately.
 - iii. isolate the area with a physical barrier.
 - iv. assume the area is contaminated until an assessment proves otherwise.
 - v. assess the area to identify contaminants in the soil or spoil.

28. Amend Plans with Acoustic Recommendations

Prior to issue of construction Certificate amend construction plans implementing all the section 5.0 and 6.0 – Acoustic Recommendation of acoustic report prepared by Harwood Acoustic dated 13 October 2022 to comply with SEPP Transport & Infrastructure 2021 CI 2.119 noise criteria. A copy of amended plan must be submitted to Principal Certifier.

29. Council Footpath Reserve Works – Driveways and Crossings

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

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

30. Dilapidation Report

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

31. Crime Prevention Through Environmental Design (CPTED) - Design Measures

The development shall incorporate appropriate design measures to minimise any crime risk to patrons or staff and motor vehicles within the car parking areas, including (but not limited to) the following:

- a. Landscape treatment which allows visibility from the road way and other public areas;
- b. landscaping at ground level provided which is difficult or uncomfortable to hide in or traverse,
- c. provide clearly marked and sign posted visitor car parking signs (including security/intercom system);
- d. ensure that fire rated doors in the car park have a clear glass panel located no more than 1.5m from the floor. The panel shall have a minimum dimension of 300mm x 300mm to allow visual surveillance within the stairwell and/or next room/space.

This requirement shall be reflected on the Construction Certificate plans.

32. Change in Driveway Paving

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

33. Landscaping

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

34. Certification for Landscape and Drainage

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

35. Landscape Maintenance Plan

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

36. Tree Protection and Management

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

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

37. Footpath Paving City Centre

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

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

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

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

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

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

38. Street Trees City Centre

The developer must address the Auburn Street frontage by installing street tree planting. The number and species for this development are two *Ulmus parvifolia* 'Todd' 200 litre container size in accordance with AS 2303:2018: Tree stock for landscape use. Tree pit detailing is to be in accordance with the Wollongong City Council Public Domain Technical Manual. Dial Before You Dig must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Location of street tree plantings to be sited to ensure no conflict occurs with street light poles.

Tree pits must be adequately mulched, plants installed, and tree guard/staking/tree grille/edging installed to the satisfaction of WCC Manager of Parks and Open Space.

In the event that the existing street trees are damaged during construction, the developer shall replace the trees with *Ulmus parvifolia* 'Todd' as per the abovementioned requirements.

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

39. Car Parking and Access

The development shall make provision for the following:

Commercial

- 4 car parking spaces (including 1 car parking space for people with disabilities)
- 1 secure (Security Class B) staff bicycle space
- 1 commercial visitor bicycle space (Security Class C)

Hotel

- 21 car parking spaces (including 1 car parking space for people with disabilities)

Residential

- 55 Residential car parking spaces
- 12 residential visitor car parking spaces
- 5 motorcycle parking spaces
- 20 secure (Security Class B) residential bicycle spaces
- 5 residential visitor bicycle spaces (Security Class C)

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

40. Parking Dimensions

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

41. Bicycle Parking Facilities

Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS2890.3 - Bicycle Parking Facilities. This requirement shall be reflected on the Construction Certificate plans.

42. Disabled Person Parking Space Dimensions

Each disabled person's parking space must comply with the current relevant Australian Standard AS 2890.6 – Off-street parking for people with disabilities. This requirement shall be reflected on the Construction Certificate plans.

43. Designated Loading/Unloading Facility

The designated loading/unloading facility must be clearly delineated with appropriate signage and or line marking to ensure the area is kept clear at all times. The designated loading/unloading facility shall be shown on the Construction Certificate plans.

44. Footpath Paving

The developer is responsible for the construction of footpath paving for the entire frontage of the development. 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 within 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.

45. Vehicular Flow Signage

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

46. Structures Adjacent to Driveway

Any proposed structures adjacent to the driveway shall comply with the requirements of the current relevant Australian Standard AS 2890.1 (figure 3.2 and 3.3) to provide for adequate pedestrian and vehicle sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc. This requirement shall be reflected on the Construction Certificate plans.

47. 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.

48. Depth and Location of Services

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

49. Details of Proposed Pit and Pipeline

Details of the proposed connecting pipeline to the Council pits, 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.

50. Sizing of Drainage

All roof gutters, downpipes, pits, and pipelines draining roof areas and other impervious surfaces 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.

51. Stormwater Drainage Design

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

- a. Be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent.
- b. Detailed design shall identify the catchment areas draining to both Auburn Street and Station Street Carpark in the predevelopment scenario and ensure this catchment areas draining to each frontage is maintained in the post development scenario.
- c. Detailed design shall ensure that the post-developed flow rates and flow concentrations from the development site to both Auburn Street and Station Street Carpark are not greater than the pre-development conditions for all storm events
- d. Include details of the method of stormwater disposal. Stormwater from the development must be piped to Council's existing stormwater drainage system.
- e. 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.
- f. 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.

52. 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 no lower than as shown on the approved architectural plans.
- b. Flood doors must be provided within the front entry doors to protect the lobby and commercial space. Ground floor window seals must be set at RL 18.62m AHD (1% + 500mm freeboard.)
- c. Any portion of the building or structure below RL 18.62m AHD 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 DCP 2009.
- d. The proposed mixed-use development shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the PMF plus freeboard being RL 18.64 metres AHD.

53. Flows from Adjoining Properties

Flows from adjoining properties shall be accepted and catered for within the site. Finished ground and top of retaining wall levels on the boundary shall be no higher than the existing upslope adjacent ground levels. The above requirements must be clearly shown on Construction Certificate plans prior to the release of the Construction Certificate.

54. CPTED - Safety Audit Report

The preparation of a safety audit report for the internal and external operation of the approved development in general accordance with the Department of Infrastructure, Planning and Natural Resources (now Department of Planning) "Crime Prevention Through Environmental Design" Guidelines/NSW Police Service "Safer by Design" Guidelines and in conjunction with any other requirements of the NSW Police Service, prior to the release of the Construction Certificate. This report shall address specific design features to minimise crime and safety related matters

such as theft, graffiti, vandalism, undesirable activities etc. and be supported by appropriate plans. The recommended strategies contained in the safety audit report shall be implemented, prior to the occupation or use of the development.

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

The submission of engineering plans and supporting documentation of all proposed retaining walls greater than one (1) metre to the PC 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.

55. 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.

Before the Commencement of Building Work

56. Construction and Environmental Management Plan (CEMP)

- a. Submit a CEMP to PC, the plan shall address as minimum the vehicle traffic, odour and vapour, dust, plant and machinery noise, water and sediment management, surface water, subsurface seepage and accumulated excavation water, sediment from equipment and cleaning operations, site security, working hours, contact information, incident response and contingency management.
- b. The CEMP shall include all recommendations of site assessment recommendations, hazardous material assessment and **unexpected finding protocol**.
- c. Submit an excavated soil material disposal plan to PC, with the batching, sampling and analysis procedures as per the DECCW (2009) *Waste Classification Guidelines*. The plan shall be prepared by a suitably qualified and experienced consultant. A copy of the plan shall be forwarded to Council.

57. Waste Management

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

58. Support for Neighbouring Buildings

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

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

59. 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 PC 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.

60. Temporary Toilet/Closet Facilities

Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.

Each toilet provided must be:

- a a standard flushing toilet; and
- b connected to either:
 - i the Sydney Water Corporation Ltd sewerage system or
 - ii an accredited sewage management facility or
 - iii an approved chemical closet.

The toilet facilities shall be provided on-site, prior to the commencement of any works.

61. Enclosure of the Site

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

62. Hazardous Material Survey

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

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

63. Asbestos Hazard Management Strategy

An appropriate hazard management strategy shall be prepared by a suitably qualified and experienced licensed asbestos assessor pertaining to the removal of contaminated soil,

encapsulation or enclosure of any asbestos material. This strategy shall ensure any such proposed demolition works involving asbestos are carried out in accordance with SafeWork NSW requirements (<https://www.safework.nsw.gov.au>). The strategy shall be submitted to the Principal Certifier and Council (in the event that Council is not the Principal Certifier prior to the commencement of any works).

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

64. Consultation with SafeWork NSW - Prior to Asbestos Removal

A licensed asbestos removalist must give written notice to SafeWork NSW at least five (5) days before licensed asbestos removal work is commenced.

65. Waste Management

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

66. Tree Protection Measures

Before the commencement of any site or building work, the Principal Certifier must ensure the measures for tree protection detailed in the construction site management plan are in place.

67. 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.

68. Certification from Arborist - Adequate Protection of Trees to be Retained

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

69. Works in Road Reserve - Minor Works

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

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

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

While Building Work is Being Carried Out

70. Survey Report for Floor Levels

A Survey Report must be submitted to the PC 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.

71. 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.

72. Hours of Work

The Principal Certifier must ensure that building work, demolition or vegetation removal is only carried out between:

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

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

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

Prior to the commencement of any site works, the Proponent shall undertake a vibration assessment to identify all sensitive receivers where vibration limits exceed

- a. levels recommended by a registered Geotechnical/Structural Engineer with regards to structural damage buildings;
- b. German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; and
- c. For human exposure to vibration, the evaluation criteria presented in British Standard BS 6472- Guide to Evaluate Human. Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment.

Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:

- i. 7:00am to 12:00pm, Monday to Friday;
- ii. 2:00pm to 6:00pm Monday to Friday; and
- iii. 8:00am to 1:00pm Saturday.

Any variation to the hours of work requires Council's approval. Requests to vary approved hours shall be submitted to the Council in writing detailing:

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

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

73. Dust Suppression Measures

Activities occurring during the construction phase of the development must be carried out in a manner that will minimise the generation of dust.

74. Excess Excavated Material - Disposal

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

- 75. Site Management**
Stockpiles of sand, gravel, soil and the like must be located to ensure that the material:
- Does not spill onto the road pavement and
 - Is not placed in drainage lines or watercourses and cannot be washed into these areas.
- 76. Spillage of Material**
Should during construction any waste material or construction material be accidentally or otherwise spilled, tracked or placed on the road or footpath area without the prior approval of Council's Works Division this shall be removed immediately. Evidence that any approval to place material on the road or road reserve shall be available for inspection by Council officers on site at any time.
- 77. Asbestos - Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist**
The removal of any asbestos material must be carried out by a licensed asbestos removalist if over 10 square metres in area of non-friable asbestos, or if any type of friable asbestos in strict accordance with SafeWork NSW requirements (<https://www.safework.nsw.gov.au>).
- 78. Asbestos Waste Collection, Transportation and Disposal**
Asbestos waste must be prepared, contained, transported and disposed of in accordance with SafeWork NSW and NSW Environment Protection Authority requirements. Asbestos waste must only be disposed of at a landfill site that can lawfully receive this type of waste. A receipt must be retained and submitted to the Principal Certifier, and a copy submitted to Council (in the event that Council is not the Principal Certifier), prior to commencement of the construction works.
- 79. Installation of WSUD Treatment Train**
The proponent shall install the WSUD infrastructure (water quality improvement devices) as stated in the stormwater quality management plan report prepared by INDESCO Pty Ltd dated 20 December 2021.
- 80. Implementation of all the Recommendation (Façades Glazing) of Acoustic Report**
Implement building acoustic treatment as recommended in Section 5.0 and 6.0 of acoustic report prepared by Harwood Acoustic dated 13 October 2022. comply with the with the NSW SEPP Infrastructure 2007 – Development Near Rail Corridors & Busy Roads –Interim Guidelines.
- LAeq levels are not exceeded:
- in any bedroom in the building 35dB(A) at any time between 10pm and 7am.
 - anywhere else in the building (other than a garage, kitchen, bathroom or hallway): 40dB(A) at any time between 10pm and 7am.
- 81. Outdoor Air Conditioning or Refrigeration Units**
The outdoor units for refrigeration system including air conditioners shall have suitable acoustic enclosure to comply with the noise guidelines.
- 82. Duct System**
The ducting within the building must be mounted on vibration reducing pads to minimise vibration effect for residential and commercial spaces to comply with the vibration guidelines.
- 83. Tree Protection**
While site or building work is being carried out, the applicant must maintain all required tree protection measures in good condition in accordance with the construction site management plan required under this consent, the relevant requirements of *AS 4970-2009 Protection of trees on development sites* and any arborist's report approved under this consent. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.
- 84. Responsibility for Changes to Public Infrastructure**
While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerbs and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).

- 85. Copy of Consent in the Possession of Person carrying out Tree Removal**
The Developer/Applicant must ensure that any person carrying out tree removal is in possession of this development consent and/or the approved landscape plan, in respect to the tree(s) which has/have been given approval to be removed in accordance with this consent.
- 86. Restricted Washing of Equipment or Disposal of Materials on any Tree Dripline Area**
No washing of equipment and or the disposal of building materials such as cement slurry must occur within the drip line of any tree which has been nominated for retention of the site and adjacent property.
- 87. Treatment of any Tree Damage by a Supervised Arborist**
Any damage inflicted on a tree during the construction phase which has been nominated for retention shall be treated by an approved arborist at the developer's expense.
- 88. 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.
- 89. 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.
- 90. Unexpected Archaeological Finds**
Should an unexpected find be identified during ground disturbing works, not identified in the Heritage Impact Statement prepared by Austral Archaeology dated 13 October 2022 work should cease and the area be cordoned off to prevent any further disturbance. The applicant should engage an archaeologist to assess the condition and significance of the find. Should the find be determined to be of heritage significance (local or State), the Heritage Council should be notified under s.146 of the NSW *Heritage Act 1977*. Depending on the nature of the discovery, additional assessment and possibly an excavation permit may be required prior to the recommencement of excavation in the affected area.

Works are not to recommence until advised in writing by Heritage NSW or Council's Heritage Staff.
- 91. Heritage - Unanticipated Finds of Aboriginal Cultural Heritage**
If unanticipated Aboriginal objects or human skeletal remains are found during works, all work must stop without causing further harm to the suspected Aboriginal objects. Wollongong City Council must be contacted immediately on 4227 7111. The OEH must also be contacted immediately by calling Environment Line on 131 555. An Aboriginal Heritage Impact Permit (AHIP) under the National Parks & Wildlife Act 1974 may be required if harm to Aboriginal objects cannot be avoided. NSW Police must also be notified if human skeletal remains are found.
- 92. Survey Report for Floor Levels**
A Survey Report must be submitted to the Principal Certifier verifying that each floor level accords with the floor levels as per the approved plans under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective level of the building (if the building involves more than one level). All levels shall relate to Australian Height Datum.
- 93. Piping of Stormwater to Existing Stormwater Drainage System**
Stormwater for the land must be piped to Council's existing stormwater drainage system.

94. 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.

95. 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.

96. Lighting

Appropriate lighting is to be provided. Lighting should enable clear lines of site, as well as being effective in reducing any shadows that may be caused from building angles or vegetation.

The lighting of the premises must be directed so as not to cause nuisance to the owners or occupiers of adjoining premises or to motorists on adjoining or nearby roads. Any areas of entrapment/concealment should be well lit with appropriate lighting.

97. Signage

Clear signage shall be installed throughout the development for clarification and to clearly define locations. Signage used should be clearly legible through the use strong colours, clear contrasts, standard symbols and simple graphics. Ensure that any signage is not blocked by vegetation. The premises should be easily identifiable and found in the event of an emergency.

98. Letterboxes

The letterboxes need to have appropriate locking systems i.e. individually keyed, to avoid theft of documents/mail (identity theft).

99. CPTED - Ceiling of Basement Carpark

To maximise visibility in the basement carpark, the ceiling shall be painted white. This requirement shall be reflected on the Construction Certificate plans.

Adequate lighting be installed in the basement car park area and all shared community areas.

100. Closed Circuit Television

CCTV shall be installed for the entire footprint of the property. CCTV quality should enable clear and recognisable images of a night-time.

101. Graffiti Prevention

Ensure materials used in the development are graffiti resistant. Planting vegetation in front of blank walls is encouraged along with using material easy to remove graffiti. Graffiti removal and graffiti resistant materials need to be considered in the ongoing management of this site.

Before the Issue of an Occupation Certificate

102. Completion Report for Excavation Adjacent to a Public Road

The submission of a Works-As-Executed (WAE) plan for works within Council land must be submitted to Councils Development Engineering Manager for assessment, prior to the release of the occupation Certificate. The WAE plans shall be certified by a registered surveyor indicating that the survey is a true and accurate record of the works that have been constructed. The WAE dimensions and levels must also be shown in red on a copy of the approved Construction Certificate plans. The WAE plans must include:

- a. Final locations and levels for all works associated with the development within Council land.
- b. the plan(s) must include but not be limited to the requirements stated in Chapter E14 of the Wollongong DCP 2009.

103. Completion of Engineering Works

The completion of all engineering works within Council's road reserve or other Council owned or controlled land in accordance with the conditions of this consent and any necessary work to make the construction effective must be to the satisfaction of Council's Manager Development Engineering. The total cost of all engineering works shall be fully borne by the

applicant/developer and any damage to Council's assets shall be restored in a satisfactory manner, prior to the issue of the Occupation Certificate.

104. Completion of Landscape and Tree Works

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

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

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

106. Arborist Verification – Street Tree Installation

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

- a. The tree stock complies with AS 2203:2018 Tree Stock for Landscape Use.
- b. The tree pits have been constructed and the trees installed in accordance with the requirements of the Wollongong City Council City Centre Public Domain Technical Manual and arboricultural best practice.

107. Heritage Documents Local Studies Library

A bound hard copy and digital copy of all heritage documents related to this development application should be provided to Councils Heritage Staff for inclusion in the local studies library. The documents should be included as one document with an index page prior to the issue of Occupation Certificate.

108. Loading Dock Delivery, Servicing and Waste Management Plan

A Loading Dock Delivery and Waste Management Plan is to be provided which provides a way of scheduling the arrival and departure of large vehicles using the loading dock. The purpose of the plan is to coordinate the arrival and departure of large vehicles needing access to the loading dock. A key element of the Plan will be a booking system which ensures the availability of the different bays within the loading area. All commercial vehicles are able to enter the site and access the loading docks without being obstructed and turn and exit the site in a forward direction in no more than 3 turning movements. This Plan must be submitted for approval prior to the issue of the Occupation Certificate.

109. Drainage

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

110. Structural Soundness Certification

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate and commencement of use. This report is required to verify that the development can withstand the forces of floodwater, debris and buoyancy up to and including the 1 in 100 year flood level plus freeboard, Probable Maximum Flood (PMF) or PMF plus freeboard being RL [Type height] metres AHD or greater.

Occupation and Ongoing Use

111. Acoustic Compliance Report

Within six (6) months the hotel manager shall submit a noise compliance report prepared by an acoustic consultant who is a member of the Australian Acoustic Society (AAS) or the Association of Australian Acoustic Consultants (AAAC) in relation to the hotel operational noise compliance with the NSW Liquor and Gaming Noise criteria and Noise Guidelines for Local Government. A copy of the acoustic compliance report must be forward to Council.

112. Licensing Premises Noise Conditions

NSW Liquor and Gaming Criteria for Noise Control are applicable for this consent and they are:

The LA(10) noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) by more than 5 dB(A) between 7.00 am to midnight at the boundary of any affected residence.

The LA(10) noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5Hz–8kHz inclusive) between midnight and 7.00 am at the boundary of any affected residence.

Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residential premises between the hours of midnight and 7.00 am as the development consent permits.

The truck deliveries and services are restricted to day time only i.e. 7.00 am to 6.00 pm (Mon-Fri) and 8.00 am to 6.00 pm on (Sat – Sun).

Empty glass bottle bins must be emptied only during the day time.

113. Noise Restrictions on Industrial Development

The noise (LAeq (15min)) emanating from hotel developments must not exceed 5 dB(A) above the background noise level (LA90 (15min)) of the area at any boundary of the land.

114. Offensive Odours

The hotel must not cause or permit the emission of offensive odours from the premises.

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

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

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

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

116. Fire & Emergency Management

A Risk and Emergency Management Plan that complies with Australian Standards 3745 (2010), or 1851 (2012) should be implemented.

117. Retaining Wall Certification

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

116. 118. BASIX

An Occupation Certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The PC must not issue the final Occupation Certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate. NOTE: Clause 154B of the Environmental Planning and Assessment Regulation 2000 provides for independent verification of compliance in relation to certain BASIX commitments.

Operational Phases of the Development/Use of the Site

119. Restricted Hours

The hours of operation for the commercial premises shall be restricted to Monday to Friday 6.30 am to 6.30 pm. Any alteration to the approved hours of operation will require separate Council approval.

120. Maintenance of Landscaping

All landscaping identified in the approved landscape plan, including maintenance requirements, shall be fully implemented and maintained to the satisfaction of Council.

121. Clothes Drying on Balconies/Terrace Areas Prohibited

The use of the balconies/terrace areas, other than the common open space on Level 1, for the external drying of clothes is strictly prohibited.

122. Graffiti Removal

Any graffiti shall be removed immediately from the exterior of the building or any associated structures.

123. Restricted Delivery Hours

The delivery of service trucks shall be limited to 6.30 am to 9.00 pm daily, Mondays to Fridays and 8.00 am to 5.00 pm Saturdays only. Any alteration to the approved delivery hours will require the separate approval of Council.

124. Storage of Goods and Materials

All goods, materials and equipment shall be stored within the building and no part of the land shall be used for purposes of storage.

125. Loading/Unloading Operations/Activities

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

126. Waste Management Plan

Garbage containers, containers for recyclable materials and compactors must be stored in an external area or in a room specifically for that purpose (AS 4674:2004 – Section 2.4).

General Manager
Wollongong City Council
41 Burelli Street
Wollongong NSW

Attention: Robert Gizzi

14 December 2022

**STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021
DEVELOPMENT APPLICATION – DA-2022/211 (CNR-36072)
4 AUBURN ST WOLLONGONG**

Dear Sir/Madam,

I refer to Council's referral requesting concurrence for the above development application in accordance with Section 2.99 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)*.

Council is advised that TfNSW (Sydney Trains), via Instruments of Delegation, has been delegated to act as the rail authority for the Eastern Suburbs & Illawarra heavy rail corridor, including infrastructure, and to process the concurrence for this development application.

As such, TfNSW (Sydney Trains) advises that the proposed development has been assessed in accordance with the requirements of Section 2.99(4) of the Transport and Infrastructure SEPP being:

- a) *the potential effects of the development (whether alone or cumulatively with other development or proposed development) on:*
 - i) *the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and*
 - ii) *the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and*
- b) *what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects.*

TfNSW (Sydney Trains) has taken the above requirements into consideration and has decided to grant its concurrence to the development proposed in development application **DA-2022/211** subject to Council imposing the operational conditions as written in Attachment A that will need to be complied with upon satisfaction of the operational condition.

Should Council choose not to impose the operational conditions as written in Attachment A, then concurrence from TfNSW (Sydney Trains) has not been granted to the proposed development.

In the event that this proposed development is the subject of a Land and Environment Court appeal, Council's attention is drawn to Section 8.12 of the Environmental Planning and Assessment Act 1979 which requires Council to give notice of that appeal to a concurrence authority. TfNSW (Sydney Trains) therefore requests that Council comply with this requirement should such an event occur.

Council is also advised that this concurrence is not to be amended, replaced, or superseded by any concurrence issued by any other rail authority, without further agreement from TfNSW (Sydney Trains).

Please contact TfNSW (Sydney Trains) Town Planning Management via email to DA_sydneytrains@transport.nsw.gov.au should you wish to discuss this matter. Finally, it is requested that when the proposed development's Determination is issued by the Council, a copy of the Notice of Determination and conditions of consent are provided.

Sincerely,

Anthony Moeller Digitally signed by
Anthony Moeller
Date: 2022.12.15
09:24:20 +11'00'

Anthony Moeller
Director, Property & Commercial Services
Transport for NSW

Attachment A

- A1.** *Prior to the issue of a construction certificate the BCA report must be updated to specifically confirm that fire egress from the building along with all other BCA compliance matters can be achieved without relying on access to neighbouring TAHE owned land.*
- A2.** *Prior to the issue of a Construction Certificate, the Applicant shall provide an accurate survey locating the development with respect to the rail boundary and rail infrastructure. This work is to be undertaken by a registered surveyor, to the satisfaction of Sydney Trains' representative.*
- A3.** *Prior to the commencement of any works a Registered Surveyor shall peg-out the common property boundary between the development site and TAHE (Transport Asset Holding Entity) land and easements. A copy of the survey report indicating the location of pegs must be provided to Sydney Trains prior to the commencement of works.*
- A4.** *Prior to the issue of a Construction Certificate, the Applicant shall undertake a services search to establish the existence and location of any rail services. Persons performing the service search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the subject development site, the Applicant must discuss with Sydney Trains as to whether these services are to be relocated or incorporated within the development site.*
- A5.** *If required by Sydney Trains, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The submission of a detailed dilapidation report will be required within 10 days following the undertaking of the inspection, unless otherwise notified by Sydney Trains.*
- A6.** *If required by Sydney Trains, prior to the issue of the Occupation Certificate, or at any time during the excavation and construction period deemed necessary by Sydney Trains, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from Sydney Trains and the Applicant. These dilapidation surveys will establish the extent of any existing damage and enable any deterioration during construction to be observed. The Principal Certifying Authority is not to issue the final Occupation Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied*
- A7.** *The Applicant shall prepare an acoustic assessment demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads- Interim Guidelines". The Applicant must incorporate in the development all the measures recommended in the report. A copy of the report is to be provided to the Principal Certifying Authority and Council prior to the issuing of a Construction Certificate. The Principal Certifying Authority must ensure that*

the recommendations of the acoustic assessment are incorporated in the construction drawings and documentation prior to the issuing of the relevant Construction Certificate.

- A8.** *Prior to the commencement of works, the Applicant shall provide certification from a qualified Geotechnical and Structural Engineer stating that the proposed works are to have no negative impact on the rail corridor and associated rail infrastructure.*
- A9.** *Given the possible likelihood of objects being dropped or thrown onto the rail corridor from balconies, windows, and other external features (e.g., roof terraces and external fire escapes) that are within 20 metres of, and face, the rail corridor, the development must have measures installed, to the satisfaction of Sydney Trains (e.g., awning windows, louvres, enclosed balconies, window restrictors etc.) which prevent the throwing of objects onto the rail corridor. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- A10.** *If required by Sydney Trains, prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements (SWMS) for the proposed works are to be submitted to Sydney Trains for review and comment on the impacts on rail corridor. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*
- A11.** *No metal ladders, tapes, and plant, machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment. This applies to the train pantographs and catenary, contact and pull-off wires of the adjacent tracks, and to any aerial power supplies within or adjacent to the rail corridor.*
- A12.** *Prior to the issuing of a Construction Certificate the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains' requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Trains' requirements. The Principal Certifying Authority is not to issue the Construction Certificate until written confirmation has been received from the Sydney Trains confirming that this condition has been satisfied.*
- A13.** *During all stages of the development the Applicant must take extreme care to prevent any form of pollution (including dust) entering the rail corridor. Any form of pollution that arises as a consequence of the development activities shall remain the full responsibility of the Applicant.*
- A14.** *Excess soil is not allowed to enter, be spread, or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of.*
- A15.** *The Applicant must ensure that all drainage from the development is adequately disposed of and managed and not allowed to be discharged into the rail corridor unless prior written approval has been obtained from Sydney Trains.*

- A16.** *Prior to the commencement of any works appropriate fencing must be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works. Details of the type of fencing and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.*
- A17.** *The development shall have appropriate fencing fit for the future usage of the development site to prevent unauthorised access to the rail corridor by future occupants of the development. Prior to the issuing of an Occupation Certificate the Applicant shall liaise with Sydney Trains regarding the adequacy of any existing fencing along the rail corridor boundary or design and construction of new fencing. Details of the type of new fencing to be installed and the method of erection are to be to the satisfaction of Sydney Trains prior to the fencing work being undertaken.*
- A18.** *No scaffolding is to be used facing the rail corridor unless prior written approval has been obtained from Sydney Trains. To obtain approval the Applicant will be required to submit details of the scaffolding, the means of erecting and securing this scaffolding, the material to be used, and the type of screening to be installed to prevent objects falling onto the rail corridor. Unless agreed to by Sydney Trains in writing, scaffolding shall not be erected without isolation and protection panels.*
- A19.** *The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Trains in writing), who:*
- i. oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Trains;*
 - ii. acts as the authorised representative of the Applicant; and*
 - iii. is available (or has a delegate notified in writing to Sydney Trains that is available) on a 7 day a week basis to liaise with the representative of Sydney Trains, as notified to the Applicant.*
- A20.** *Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Trains in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Trains in relation to the works.*
- A21.** *Where a condition of consent requires consultation with Sydney Trains, the Applicant shall forward all requests and/or documentation to the relevant Sydney Trains External Interface Management team. In this instance the relevant interface team is Illawarra, and they can be contacted via email on Illawarra_Interface@transport.nsw.gov.au.*
- A22.** *Copies of any certificates, drawings, approvals/certification, or documents endorsed by, given to, or issued by Sydney Trains or TAHE (Transport Asset Holding Entity) must be submitted to Council for its records prior to the issuing of the applicable Construction Certificate or Occupation Certificate.*