

Wollongong Local Planning Panel Assessment Report | 9 August 2022

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| WLPP No. | Item No. 2 |
| Integrated DA No. | DA-2022/304 |
| Proposal | Development Application – alterations and additions to dwelling. |
| Property | Lot 2 DP 1235308 2A Broadridge Street, Wombarra |
| Applicant | Prince Property Consulting |
| Responsible Team | Development Assessment & Certification Team – Building and Certification Team (SG) |

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Wollongong Local Planning Panel (WLPP) - Advice

The proposal has been referred to Local Planning Panel for consideration pursuant to Clause 2.19(1)(c) of the Environmental Planning and Assessment Act 1979. The proposal has been referred to the WLPP for advice pursuant to Council's draft Local Submissions Policy as the application is the subject of six (6) or more unique submissions by way of objection.

Proposal

The proposal is for the alterations and additions to a previously approved dwelling under Development Application DA-2014/245. Alterations and additions include sub-floor construction and increasing first floor by 500mm.

Permissibility

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

Exhibition

The application was notified in accordance with the Wollongong Community Participation Plan 2019 and **six (6) unique submissions** were received. Refer to Section 1.5 of this report.

Consultation

The Development Application required internal consultation.

Details of the proposal were referred to Council's Stormwater Engineering Officers and Bush Fire Officer for assessment. Satisfactory referral advice, comments and recommended conditions were provided in this instance.

Main Issues

The main issues arising from the assessment process are:

- Privacy and amenity impacts raised in submissions.

Recommendation

It is recommended that DA-2022/304 be Approved subject to the conditions contained in Attachment 3.

1. APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the development:

State Environmental Planning Policies:

- SEPP (Resilience and Hazards) 2021
- SEPP (Building Sustainability Index: BASIX) 2004

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan 2009

Other policies

- Wollongong City Wide Development Contributions Plan 2021
- Wollongong Community Participation Plan 2019

1.2 PROPOSAL

The proposal is for the alterations and additions to a previously approved dwelling under Development Application DA-2014/245. Alterations and additions include sub-floor construction and increasing first floor setback by 500mm.

1.3 BACKGROUND

| Application No. | Description | Determination Date | Decision |
|-----------------|---|--------------------|---|
| DA-2014/245 | Subdivision and Dwelling House Phase 1 minor demolition, geotechnical remediation works and a two (2) lot Torrens title subdivision. Phase 2 construction of a new dwelling house. | 10 February 2016 | NSW Land and Environment Court – Approved |
| DA-2014/245/A | Modification A – reconfiguration/realignment of subdivision. | 25 January 2019 | Approved |
| DA-2014/245/B | Modification B – amend condition 36 (modification of the existing kerb inlet pit to accommodate the proposed driveway). | 24 September 2019 | Approved |
| DA-2014/245/C | Subdivision and Dwelling House Phase 1 minor demolition, geotechnical remediation works and a two (2) lot Torrens title subdivision. Phase 2 construction of a new dwelling house Modification C - increase first floor length at southern end, addition of studio/bed 4, storage/workshop, services passage and dry wall in subfloor areas. | 2 March 2022 | Withdrawn |

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| DA-2022/304 (current application) | Residential - alterations and additions | | <i>Referred to WLPP</i> |
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Customer service actions

There are no outstanding customer service requests that would preclude the development.

1.4 SITE DESCRIPTION

The site is located at 2a Broadridge Street, Wombarra, and the title reference is Lot 2 DP1235308.

Situated on the land is a dwelling under construction in the form of reinforced concrete block foundation walls and an existing driveway and crossover. Vegetation on site consists of several mature trees to the rear boundary. The site is accessed via an existing driveway off Broadridge Street.

The land is a regular shaped battle-axe allotment, with an overall site area of 697.6m². The site slopes to the front of the block (South) with a cross fall to the East.

The streetscape in the immediate vicinity is characterised by low density residential dwellings of single and double storey construction. Adjoining development consist of single storey brick dwelling to the south and double storey brick dwellings to the North, East and West. See Figure 1.

Property constraints

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

- Flood Affected – Levels Undetermined
- Acid Sulfate Soils – Class 5
- Complying – Not Affected
- SEPP's Common not WLEP 2009
- Unstable Land
- Bushfire Prone
- Coastal Zone

Easements

These restriction relate to easements to drain water 1.2 wide and 2 wide.

88b Restrictions

These restrictions relate to easements and maintenance of land.



Figure 1: Aerial photograph

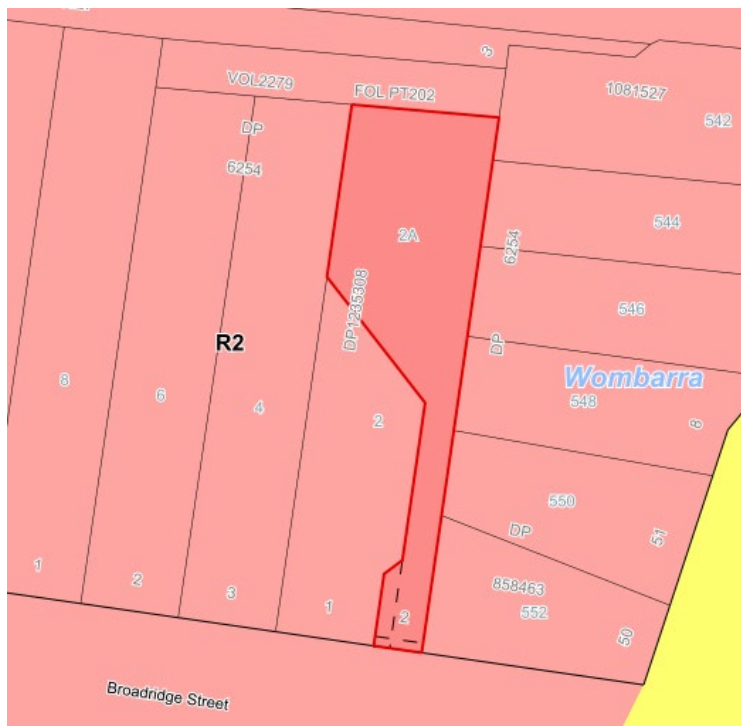


Figure 2: WLEP 2009 zoning map

1.5 SUBMISSIONS

The application was notified in accordance with the Wollongong Community Participation Plan 2019 and eight (8) submissions were received.

Council's Draft Submissions Policy 2021 outlines unique submissions to have the same meaning as contained within the Local Planning Panels Direction dated 30 June 2020.

A **unique submission** means a submission which is in substance unique, distinctive or unlike any other submission. It does not mean a petition or any submission that contains the same or substantially the same text. Separate unique submissions may be made in relation to the same issue. One individual, or one household, could potentially submit multiple unique submissions.

With the prescriptive controls of the abovementioned, the application received a total of **six (6) unique submissions**.

Submissions from public authorities – Nil

| Concern | Comment |
|------------------------|---|
| 1. Privacy | <p>Concerns raised regarding the privacy impacts were considered in the assessment of this application. It is considered that adequate separation distances have been maintained between adjoining properties. High usage areas have been located toward the centre of the dwelling with the low usage rooms located on the Eastern and Western elevations of the dwelling adjacent to the adjoining properties. It is considered that the dwelling has been designed to minimise privacy and amenity impacts.</p> <p>Existing vegetation screening on site was also considered to provide minimal privacy and amenity impacts.</p> <p>The proposal poses no additional privacy impacts.</p> |
| 2. Visual Impact | <p>Visual impact was considered with respect to the overall height of the dwelling. The proposed alterations and additions do not increase dwelling height, which has been previously approved under DA-2014/245 with a maximum height of approximately 8.56m, 440mm lower than the 9m maximum building height.</p> <p>The bulk and scale of the proposed dwelling is considered acceptable. The proposed alterations and additions to dwelling satisfies Council's Floor Space Ratio and Building Height development standards as identified in the Wollongong Local Environmental Plan 2009.</p> <p>Visual impact considered to be satisfactory with the desired future character of Wombarra WDCP2009 Chapter D1 – Clause 3.11 (Wombarra).</p> |
| 3. Geotechnical issues | <p>Concerns raised regarding geotechnical issues were considered in the assessment of this application. The proposal involves increase of gross floor area.</p> <p>Council's Geotechnical Officer has reviewed the application and considers the proposal satisfactory. A geotechnical report, geotechnical remediation plan, and</p> |

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| | <p>information regarding earthworks were previously submitted with application DA-2014/245.</p> <p>Geotechnical constraints considered minimal impact for the proposed works.</p> |
| 4. Bushfire Protection | <p>Concerns were raised regarding bushfire protection. The previously approved application DA-2014/245 was previously referred to the NSW RFS for a Bushfire Safety Authority.</p> <p>Advice received from the NSW RFS indicated that the previously approved dwelling is considered satisfactory. Council has accounted for bushfire matters via conditions.</p> <p>The proposed alterations and additions to dwelling do not reduce Northern, Eastern and Western setbacks.</p> <p>Development Application internally referred to Council's Bush Fire officer for concurrence. Conditions imposed.</p> |
| 5. Flooding and Drainage | <p>Flooding and stormwater management on the subject site and the works within the watercourse were considered in the assessment of this application. The application submission including a flood study and concept stormwater drainage plan was referred to Council's Stormwater Officer and is considered to be acceptable with conditions, accounting for stormwater run-off from the subject site such that is not directed so as to have an adverse effect on adjoining properties.</p> <p>Enquiries undertaken in relation to the modified and uncategorised natural drainage channel traversing the site have identified that no referral is required as related to the Water Management Act 2000.</p> |
| 6. Appropriateness of the Development | <p>Concerns raised regarding the appropriateness of the proposed development were considered in the assessment of this application.</p> <p>It should be noted that the proposed alterations and additions to dwelling is permissible within the R2 Low Density Residential zone under Wollongong Local Environmental Plan 2009.</p> <p>The character of the area is a mix of one and two storey dwelling houses situation on varying sized parcels of land.</p> <p>The proposal is not considered to be inconsistent with the existing and desired future character for the locality of Wombarra and will have minimal amenity impacts on the low density residential character of the area.</p> |

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| 7. Structural Engineering & Design | <p>Concerns raised regarding the need for structural engineering designs were considered by Council by implementing conditions.</p> <p>Council's Stormwater Officers have reviewed the application submission along with the neighbour's submissions and considered the proposal conditionally satisfactory.</p> |
| 8. Building Envelope | <p>Building Envelope concerns were considered in the assessment of this application. The proposed site coverage is permissible in accordance with Wollongong LEP 2009, with a maximum site coverage of 50%.</p> |
| 9. Non-Compliance with DCP 2009 and LEP 2009 | <p>In respect to concerns raised regarding non-compliance with WDCP 2009 and WLEP 2009, the proposed development is for alterations and additions to a previously approved dwelling under DA-2014/245. The proposed development is consistent with prescriptive controls of WDCP 200 and WLEP 2009.</p> <p>The proposed development satisfies Flood Space Ratio (Bulk and Scale), Building Height, Landscaped Area and Boundary Setbacks in this circumstance and the objectives of the R2 zone.</p> |
| 10. Consideration for development within 40m of a watercourse | <p>In respect to the concern raised regarding development within 40m of a watercourse, the proposed development does not pose additional impacts on watercourse.</p> <p>No referral is required to NSW Office of Water as relates to the Water Management Act 2000.</p> |

TABLE 2: NUMBER OF CONCERNS RAISED IN SUBMISSIONS

| Issue | 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. |
|-------|----|----|----|----|----|----|----|----|----|-----|
| No. | 6 | 5 | 2 | 1 | 2 | 2 | 2 | 2 | 4 | 1 |

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

| Division | Comment |
|------------------------|---|
| Stormwater Engineering | Satisfactory - The assessment has considered the requirements of Chapter E13 of Wollongong DCP 2009. It is noted that the development of the dwelling house has already been approved via the |

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| | court which includes the garage floor levels. This assessment is primarily focused on flooding and is considering the conversion of the ground floor inclusion of a bedroom and storage area. Noting the storage / workshop area adjoins the garage and is at the same level as the garage there is no objection to its inclusion. Recommended conditions imposed. |
| Bush Fire | <p>Satisfactory - With respect to Asset Protection Zones (APZ's) and construction, the NSW Rural Fire Service assessed the dwelling house currently under construction as being conditionally satisfactory under the application submission for DA-2014/245. Conditions imposed by the NSW Rural Fire Service.</p> <p>Development Application internally referred to Council's Bush Fire officer for concurrence. Conditions imposed.</p> |

1.6.2 EXTERNAL CONSULTATION

Not applicable.

1.6.3 REFERRAL TO WOLLONGONG LOCAL PLANNING PANEL (WLPP)

The proposal has been referred to Local Planning Panel for consideration pursuant to Clause 2.19(1)(c) of the Environmental Planning and Assessment Act 1979. The proposal has been referred to the WLPP for advice pursuant to Council's draft Local Submissions Policy as the application is the subject of 6 or more unique submissions by way of objection.

2. ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

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

2.1.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 2 Coastal Management

2.1 Aims of Policy

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal Management Act 2016, including the management objectives for each coastal management area, by:

- a) managing development in the coastal zone and protecting the environmental assets of the coast, and
- b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
- c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

Division 1 Coastal wetlands and littoral rainforests area

2.7 Development on certain land within coastal wetlands and littoral rainforests area

2.8 Development on land in proximity to coastal wetlands or littoral rainforest

Division 2 Coastal vulnerability area

2.9 Development on land within the coastal vulnerability area

Division 3 Coastal environment area

2.10 Development on land within the coastal environment area

Division 4 Coastal use area

2.11 Development on land within the coastal use area

Division 5 General

2.12 Development in coastal zone generally — development not to increase risk of coastal hazards

Development consent must not be granted to development on land within the coastal zone unless the consent authority is satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land.

2.13 Development in coastal zone generally — coastal management programs to be considered

Development consent must not be granted to development on land within the coastal zone unless the consent authority has taken into consideration the relevant provisions of any certified coastal management program that applies to the land.

2.14 Other development controls not affected

Subject to section 2.5, for the avoidance of doubt, nothing in this Part—

- a) permits the carrying out of development that is prohibited development under another environmental planning instrument, or
- b) permits the carrying out of development without development consent where another environmental planning instrument provides that the development may be carried out only with development consent.

2.15 Hierarchy of development controls if overlapping

If a single parcel of land is identified by this Policy as being within more than one coastal management area and the development controls of those coastal management areas are inconsistent, the development controls of the highest of the following coastal management areas (set out highest to lowest) prevail to the extent of the inconsistency:

- a) the coastal wetlands and littoral rainforests area,
- b) the coastal vulnerability area,
- c) the coastal environment area,
- d) the coastal use area.

NSW Coastal Management Amendment Act 2021 and Wollongong Coastal Zone Management Plan

On 30 October 2017, Council endorsed the final draft of the Wollongong Coastal Zone Management Plan for resubmission to the NSW Minister for Environment for certification. The draft Plan was certified on 20 December 2017.

At the Council meeting of 19 February 2018, Council resolved that the certified final draft be adopted. Council's Notice was published in the NSW Gazette No 25 of 9 March 2018 and a community briefing on the implications arising from Council adopting and gazetting the plan have been undertaken.

The NSW Coastal Management Act 2016 came into force on 3 April 2018. Under the Act any existing certified CZMP's continue in force until 31 December 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 whilst Council undertakes further studies and community consultation for a transition to a new Coastal Management Plan.

A review of Council's associated CZMP coastal hazard mapping extents identifies that the subject site and specifically the building envelope is impacted by coastal inundation/ coastal geotechnical risk/ reduced foundation capacity at the 2010/ 2015/2100 timeline.

Note refer to Chapter E12 controls for risk management for coastal geotechnical risk/ reduced foundation capacity management and Chapter E13 controls for coastal inundation.

Minimal adverse impact on the coastal environment is anticipated as a result of the proposed development.

Minimal adverse impacts on the development are expected as a result of coastal processes

The proposal is therefore considered satisfactory with regard to the aims outlined in clause 3 of this policy and the matters outlined for consideration.

Chapter 4 Remediation of Land

4.6 Contamination and remediation to be considered in determining development application

1. A consent authority must not consent to the carrying out of any development on land unless:
 - a) it has considered whether the land is contaminated, and
 - b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
 - c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

A desktop audit of previous land uses does not indicate any historic use that would contribute to the contamination of the site. There are no major earthworks proposed and the proposal does not comprise a change of use. No concerns are raised in regard to contamination.

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

SEPP BASIX applies to the development.

In accordance with Schedule 1 of the Regulations and SEPP 2004 a BASIX Certificate (Certificate No. 123911S_03 dated Tuesday 08 March 2022) has been submitted in support of the application demonstrating that the proposed scheme achieves the BASIX targets.

The aforementioned certificate is dated no earlier than 3 months of the lodgment of this application.

2.1.3 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Part 1 Preliminary

Clause 1.4 Definitions

dwelling house means a building containing only one dwelling.

dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile.

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the lands as being zoned R2 Low Density Residential.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

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

The development would be considered generally satisfactory with regard to the above objectives as it would provide for the housing needs of the community within a low-density residential environment.

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

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

The proposal remains categorised as dwelling house and is permissible in the zone with development consent.

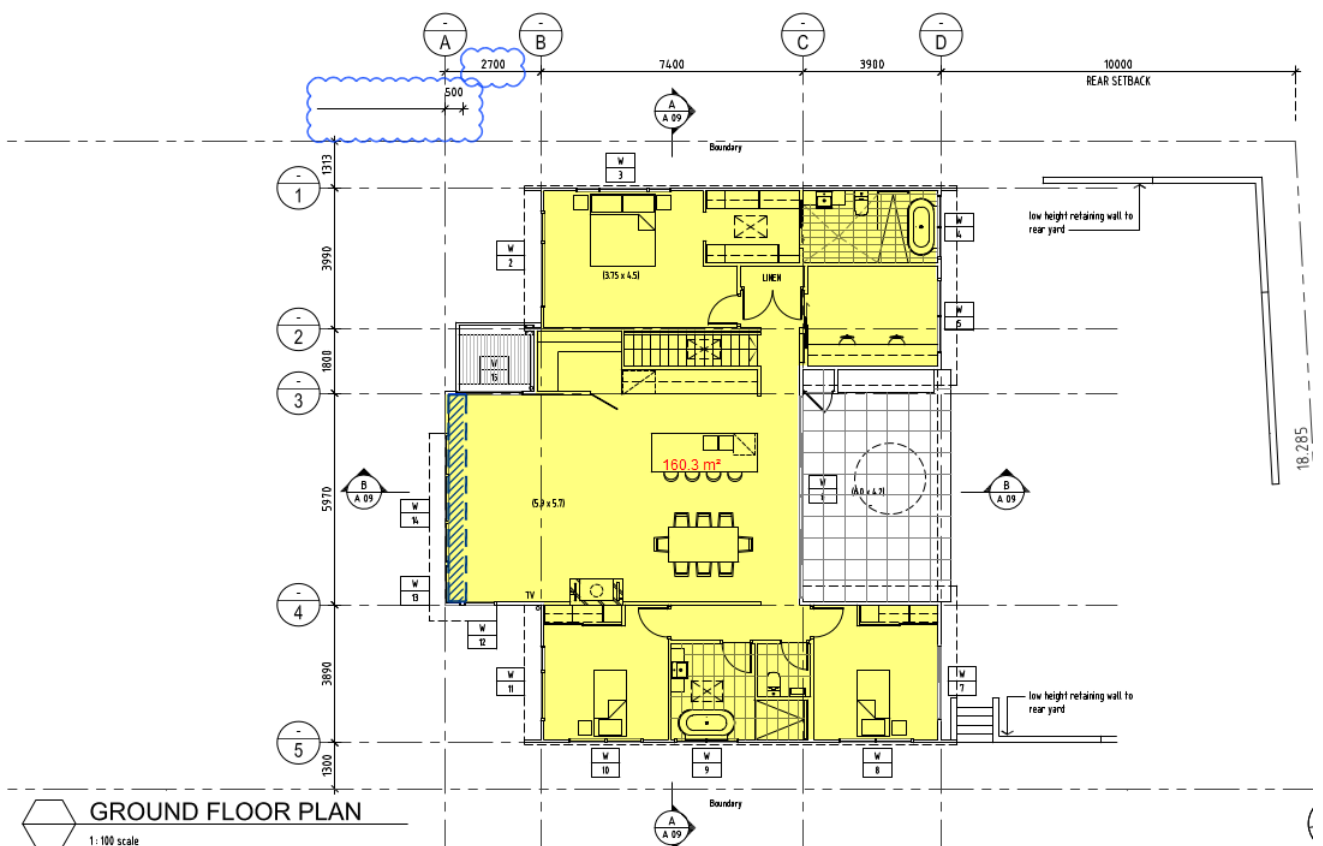
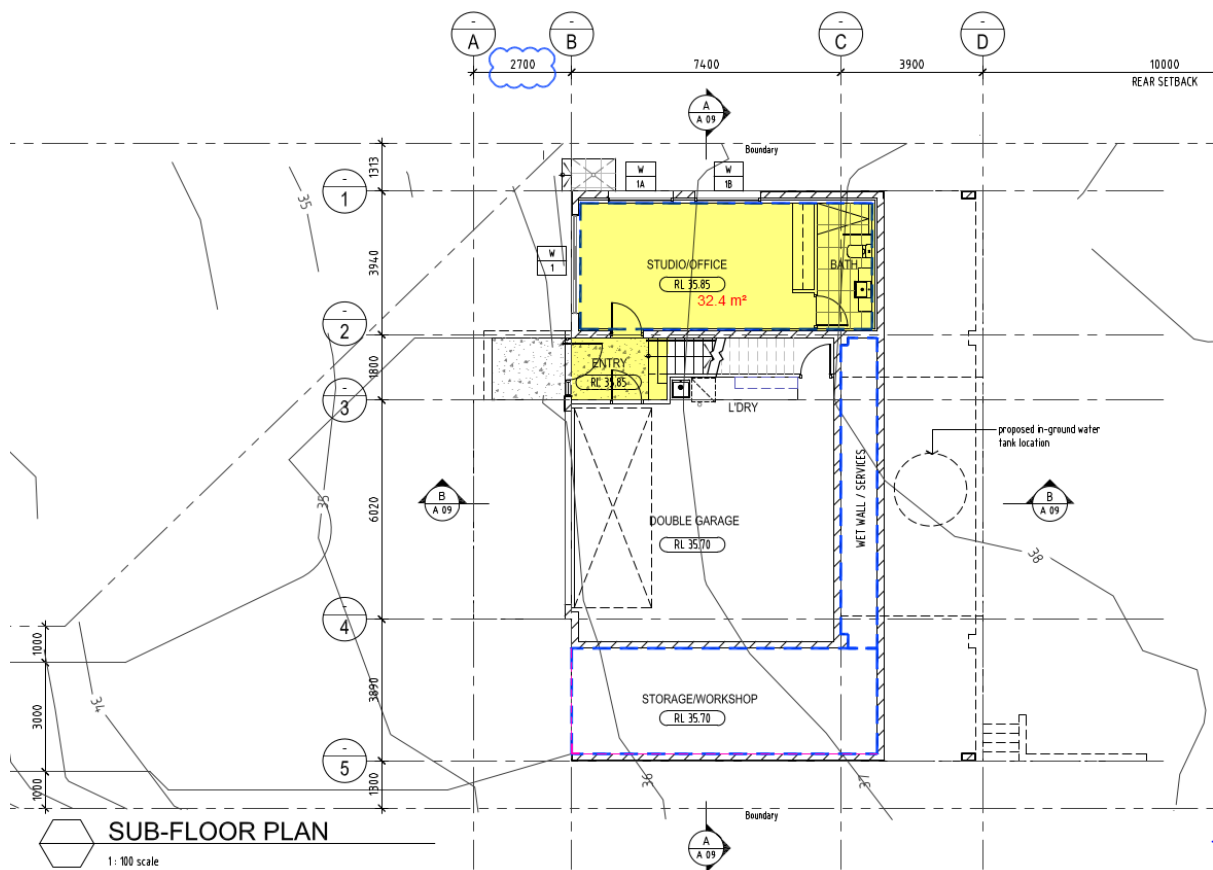
Part 4 Principal development standards

Clause 4.3 Height of buildings

The proposed building height of 8.56 metres exceeds the maximum of 9 metres permitted for the site.

Clause 4.4 Floor space ratio

| | |
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| Maximum FSR permitted for the zone: | 0.50:1 |
| FSR calculated: | 192.7m ² (Site Area = 697.6 m ²) |
| | = 0.27:1 |



Clause 4.6 Exceptions to development standards

The subject development application does not seek an exception to the floor space ratio development standards.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The subject site is already serviced by public utilities.

Clause 7.2 Natural Resource Sensitivity – Biodiversity

The site is not identified as being affected by “Natural Resource Sensitivity – Biodiversity” on the Natural Resource Sensitivity – Biodiversity Map.

Clause 7.4 – Riparian Lands

The site is not identified in the Riparian Land Map as containing “riparian land”.

Clause 7.6 Earthworks

The proposed earthworks are exempt under WLEP09 or are of a minor nature.

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

None applicable.

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

An assessment of the proposed application has been undertaken against the controls of Chapter B1 below:

4.0 General Residential controls

| <i>Controls/objectives</i> | <i>Comment</i> | <i>Compliance</i> |
|--|--|-------------------|
| <u>4.1 Number of Storeys</u> <ul style="list-style-type: none"><i>R2 max height of 9m or two storey</i><i>Ancillary structures – 1 storey</i><i>Built form that has a positive impact on the visual amenity of the area and addresses site constraints and overlooking of neighbouring properties</i><i>In R2 Low Density Residential zones, where development occurs within 8m rear setback the development is limited to single storey</i> | Storeys: 2 Max Height: 8.56m The development has been assessed against the relevant objectives and considered satisfactory. 2 storey dwelling on battle-axe block previously approved under DA-2014/245 | Yes |
| <u>4.2 Front Setbacks</u> <ul style="list-style-type: none"><i>Infill 6m min but less dependent on street character</i><i>Garages and carports 5.5m min</i><i>Greenfield sites 4m min</i> | The development has been assessed against the relevant objectives and considered satisfactory. | Yes |

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| | The site is located on a battle-axe allotment. | |
| <u>4.3 Side and Rear Setbacks</u> <ul style="list-style-type: none"> • <i>Wall Setback: 900mm min</i> • <i>Eave Setback: 450mm min</i> • <i>Rear Setback: 900mm min</i> | <u>Dwelling Addition</u> Side: 1.3m, 1.315m Rear: 10m Eaves: >450mm The development has been assessed against the relevant objectives and considered satisfactory. | Yes |
| <u>4.4 Site Coverage</u> <ul style="list-style-type: none"> • <i>55% of the area of the lot, if the lot has an area less than 450m²</i> • <i>50% of the area of the lot, if the lot has an area of at least 450m² but less than 900m²</i> • <i>40% of the area of the lot, if the lot has an area of at least 900m²</i> | Site Area = 697.6m ² Site Coverage = <50% The development has been assessed against the relevant objectives and considered satisfactory. | Yes |
| <u>4.5 Landscaped Area</u> <ul style="list-style-type: none"> • <i>Minimum Required 20% permeable area capable of growing trees, shrubs, groundcover and/or lawn.</i> • <i>50% behind the building line to the primary road</i> • <i>Integrated with drainage design</i> • <i>Dual occupancy requires 1.5m min landscape strip within the front setback for the majority of site width (excluding driveway)</i> | Site Area = 697.6 m ² Landscaped Area = >149.28m ² The development has been assessed against the relevant objectives and considered satisfactory. | Yes |
| <u>Clause 4.6 Private Open Space</u> <ul style="list-style-type: none"> • <i>24m² of private open space must be directly accessible from the living areas; min width of 4m and no steeper than 1:50.</i> • <i>Not to be located on side boundaries or front yards without variation.</i> | Private open space >24m ² . The development has been assessed against the relevant objectives and considered satisfactory. | Yes |
| <u>4.7 Solar Access Requirements</u> <ul style="list-style-type: none"> • <i>Windows to living rooms of adjoining dwellings must receive at least 3hrs continuous sunlight between 9.00am - 3.00pm on 21 June.</i> • <i>At least 50% of the private open areas of adjoining residential properties must</i> | The development has been assessed against the relevant objectives and considered satisfactory. The proposed development will have minimal impact on adjoining properties in terms of Solar Access | Yes |

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| <p><i>receive at least 3hrs continuous sunlight between 9.00am - 3.00pm on June 21.</i></p> <ul style="list-style-type: none"> <i>Shadow diagrams will be required by Council for 9am, 12pm, 3pm for the 21 June for two storey dwellings.</i> | <p>as reasonable setbacks and building heights have been maintained.</p> <p>The dwelling has been oriented north south on the lot so as to maximise the amount of sunlight received by the living areas and private open space.</p> <p>It is considered that the proposed development can receive a reasonable amount of sunlight to private open space areas.</p> | |
| 4.8 Building Character and Form | | |
| <ul style="list-style-type: none"> <i>Design, height and siting of a new dwelling-house or secondary dwelling must respond to its site context</i> <i>New dwelling-houses within established residential areas should be sympathetic with the existing character of the immediate locality.</i> <i>All residential buildings must be designed with building frontages and entries clearly addressing the street frontage.</i> <i>Where garages are proposed on the front elevation they must be articulated from the front façade.</i> | <p>The development has been assessed against the relevant objectives and considered satisfactory.</p> <p>The proposed development will have minimal impact on the established residential character of the area as there are similar developments within the vicinity of the subject site on both Broadridge Street and Lawrence Hargrave Drive.</p> | Yes |
| 4.9 Fences | | |
| <ul style="list-style-type: none"> <i>Fences must be constructed to allow natural flow of stormwater or runoff.</i> <i>Fences within front and secondary building lines should be mainly constructed of transparent fence materials.</i> <i>Any fence or related retaining wall within the front setback from the primary road frontage must be a max 1.2m in height</i> | No fences are proposed. | n/a |
| 4.10 Car parking and Access | | |
| <ul style="list-style-type: none"> <i>1 space per dwelling with a GFA of less than 125m²</i> <i>2 spaces per dwelling with a GFA of greater than 125m²</i> <i>Car parking spaces may be open hard stand space, driveway, carport or a garage.</i> | <p>GFA>125m²</p> <p>Two (2) car parking spaces provided.</p> <p>The development has been assessed against the relevant objectives and considered satisfactory.</p> | Yes |

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| <ul style="list-style-type: none"> • <i>Garage door facing roads—not greater than 50% of the width of the dwelling.</i> • <i>Carports must be setback behind the front building line.</i> • <i>Garages must be setback min of 5.5 from front boundary.</i> • <i>Driveways shall be separated from side boundaries by a minimum of 1m.</i> • <i>Driveways shall have a max cross-over width of 3m.</i> | | |
| <u>4.11 Storage Facilities</u> <ul style="list-style-type: none"> • <i>Studio/1 bedroom- 6m³ storage volume to 3m² storage area</i> • <i>2 bedroom- 8m³ storage volume to 4m² storage area</i> • <i>3 bedroom- 10m³ storage volume to 5m² storage area</i> | The development has been assessed against the relevant objectives and considered satisfactory. | Yes |
| <u>4.12 Site Facilities</u> <ul style="list-style-type: none"> • <i>Letterboxes in an accessible location</i> • <i>Air-con, satellite dishes and other ancillary structures to be located away from street frontage, not in a place where they are a skyline feature and adequately setback</i> | The development has been assessed against the relevant objectives and considered satisfactory and is capable of complying. | Yes |
| <u>4.13 Fire Brigade Servicing</u> <ul style="list-style-type: none"> • <i>All dwellings located within 60m of a fire hydrant</i> | The development has been assessed against the relevant objectives and considered satisfactory. | Yes |
| <u>4.14 Services</u> <ul style="list-style-type: none"> • <i>Encourage early consideration of servicing requirements</i> | The development has been assessed against the relevant objectives and considered satisfactory. Services are available. | Yes |
| <u>4.15 Development near the coastline</u> <ul style="list-style-type: none"> • <i>Must minimise built intrusions into coastal landscape</i> • <i>Retain views to the ocean from roads and public spaces</i> • <i>Maintain buildings consistent with coastal character</i> | The subject site is not located within 10m of a clifftop and/or a beach. | n/a |

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| <u>Clause 4.16 View Sharing</u> a) <i>Is impact of view loss acceptable?</i> b) <i>Tenacity Consulting v Waringah Roseth, SC (2004)</i> | The proposal has been assessed against the relevant objectives and considered satisfactory. | Yes |
| <u>4.17. Retaining walls</u> <ul style="list-style-type: none"> <i>To ensure well designed retaining walls that are structurally sound</i> | No retaining walls are proposed. | n/a |
| <u>4.18 Swimming pools and spas</u> <ul style="list-style-type: none"> <i>To ensure relevant safety standards meet user's needs.</i> <i>To ensure site and design maintain the amenity of the area</i> | No swimming pool and/or spa are proposed. | Yes |
| <u>4.19 Development near railway corridors and major roads</u> <ul style="list-style-type: none"> <i>Ensure development near rail corridors and major roads are protected from vibration</i> <i>Ensure development does not affect operations or safety</i> <i>Comply with SEPP Infrastructure.</i> | The subject site is not located adjacent to a railway corridor and/or a major road. | n/a |

CHAPTER D1: CHARACTER STATEMENTS

Clause 3.11 – Wombarra

It is considered that the design, bulk and scale of the development meets the desired future character of Wombarra.

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

A two (2) car garage has been provided attached to the dwelling house. The proposed driveway grades are capable of complying with Australian Standard AS 2890.1

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been submitted. The proposal has been assessed against the relevant objectives and considered satisfactory. Conditions will be imposed on any development consent in regard to waste management and asbestos removal.

CHAPTER E12: GEOTECHNICAL ASSESSMENT

Site is identified as Unstable Land – Affected.

Council's Geotechnical Officer has reviewed the application submission, along with the neighbour's submissions and considered the proposal satisfactory. A geotechnical report, geotechnical remediation plan, and information regarding earthworks were previously submitted with application DA-2014/245. Geotechnical remediation works approved under this Development Application.

Geotechnical constraints considered minimal impact for the proposed works. Conditions imposed.

CHAPTER E14 STORMWATER MANAGEMENT

Site located within an OSD Concession Zone. Stormwater generated from the proposed development is to be connected to the existing stormwater drainage system.

CHAPTER E16: BUSHFIRE MANAGEMENT

Site is identified as Bushfire Prone – Affected.

Development Application previously referred to NSW RFS, receiving concurrence under Development Application DA-2014/245, at the time of subdivision.

Development Application internally referred to Council's Bush Fire officer for concurrence. Conditions imposed.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

No tree removal is proposed and/or required as part of the proposed development.

CHAPTER E21 DEMOLITION AND ASBESTOS MANAGEMENT

The application does not involve demolition. The dwelling house is currently under construction as being conditionally satisfactory under application submission for DA-2014/245.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions in relation to soil and erosion control have been imposed on the original development consent.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN (2021)

<http://www.wollongong.nsw.gov.au/council/governance/Pages/policies.aspx>

The plan applies to all land within the local government area of Wollongong City Council excluding the commercial core of the city centre and Horsley.

The proposal has been assessed against this plan and a contribution fee of \$735.00 applies to the proposal.

2.4 SECTION 4.15(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 7.4 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)

Clause 61 - Additional matters that consent authority must consider

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

The application involves demolition and as such the provisions of AS 2601-2001: The Demolition of Structures applies.

Clause 62 - Consideration of fire safety

Not applicable.

Clause 64 – Consent authority may require upgrade of buildings

Not applicable.

2.6 SECTION 4.15 1(A)(V) ANY COASTAL ZONE MANAGEMENT PLAN (WITHIN THE MEANING OF THE COASTAL PROTECTION ACT

None applicable.

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

| |
|---|
| <u>Context and Setting:</u> The proposed development is located within a low density residential area and is permissible with development consent, however, it is considered that the proposed development is consistent with the surrounding context and setting. |
| <u>Access, Transport and Traffic:</u> Access to the site is from Broadridge Street. The development is considered not to result in an adverse impact on the traffic movement and access to the site. |
| <u>Public Domain:</u> There will be adverse impact on the public domain as a result of the proposed development. |
| <u>Utilities:</u> The proposal is not envisaged to place an unreasonable demand on utilities supply. Existing utilities are adequate to service the proposal. |
| <u>Heritage:</u> No known heritage items will be impacted by the proposal. |
| <u>Other land resources:</u> The proposal is not considered to impact upon any valuable land resources. |
| <u>Water:</u> The site is presently serviced by Sydney Water, which can be readily extended to meet the requirements of the proposed development. The proposal is not envisaged to have unreasonable water consumption. |
| <u>Soils:</u> There will be no adverse impacts on the soils of the subject site or surrounding area as a result of the proposed development. |
| <u>Air and Microclimate:</u> The proposal is not expected to have negative impacts on air or microclimate. |
| <u>Flora and Fauna:</u> There is no significant vegetation removal proposed and/or required. |
| <u>Waste:</u> A condition will be attached to any consent granted that an appropriate receptacle be in place for any waste generated during the construction. |
| <u>Energy:</u> The proposal is not envisaged to have unreasonable energy consumption. |
| <u>Noise and vibration:</u> A condition will be attached to any consent granted that nuisance be minimised during any construction, demolition, or works. |

| |
|---|
| <p><u>Natural hazards:</u></p> <p>There are no natural hazards affecting the site that would prevent the proposal.</p> |
| <p><u>Technological hazards:</u></p> <p>There are no technological hazards affecting the site that would prevent the proposal.</p> |
| <p><u>Safety, Security and Crime Prevention:</u></p> <p>This application does not result in opportunities for criminal or antisocial behaviour.</p> |
| <p><u>Social Impact:</u></p> <p>The proposal is not expected to create negative social impacts.</p> |
| <p><u>Economic Impact:</u></p> <p>The proposal is not expected to create negative economic impacts.</p> |
| <p><u>Site Design and Internal Design:</u></p> <p>The site is located within an R2 Low Density Residential Zone, and Clause 4.1 of Council's WDCP2009 a maximum building height of 9m is applicable to the site.</p> <p>The proposed development complies with a total building height of 8.56m</p> <p>Clause 4.3 of Council's WDCP2009 prescribes adequate setbacks from boundaries to retain privacy levels and minimise overlooking/overshadowing, which is applicable to the site.</p> <p>The proposed development complies with appropriate side setbacks of 1315mm and 1300mm, 10.0m rear setback, and 26.795m offset to existing/adjoining dwelling No. 2 Broadridge Street.</p> <p>There is an appropriate correlation between size of the site and the extent of the proposed development on the site which is compatible with the bulk and scale of the locality.</p> |
| <p><u>Construction:</u></p> <p>Conditions of consent are applicable in relation to construction impacts such as hours of work, erosion and sedimentation controls, works in the road reserve, excavation, demolition and use of any crane, hoist, plant or scaffolding. A condition will be attached to any consent granted that all works are to be in compliance with the Building Code of Australia.</p> |
| <p><u>Cumulative Impacts:</u></p> <p>The development would result in a positive cumulative impact, as it would promote similar desirable development in the area.</p> |

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

Does the proposal fit in the locality?

The design of the proposed alterations and additions is considered an appropriate response to the site constraints including the existing building footprint. The proposal is not expected to result in increased adverse impacts on the character of the locality or amenity of adjoining developments.

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

The site is located within an R2 Low Density Residential Zone, and Clause 4.1 of Council's WLEP2009, a maximum building height of 9m – a maximum of 2 storeys is applicable to the site, respectively.

The subject site is located on a battle-axe block, and a two-storey dwelling was previously approved under Development Application DA-2014/245, as it is demonstrated that the proposed development

complies with the maximum height maps in the WLEP2009. The number of storeys is acceptable due to the sloping land to the front of the block (South), with a cross fall to the East.

It is concluded that the subject site is suitable for the proposed development, consistent with Clause 4.1.1 of Council's DCP2009 objectives.

The proposed development is compatible with the natural setting, maintaining the visual amenity of the area, minimising the potential for overlooking on adjacent dwellings and open space areas.

2.9 SECTION 4.15 (D) SUBMISSIONS

Refer to Section 1.5 of this report.

2.10 SECTION 4.15 1(E) THE PUBLIC INTEREST

The development is consistent with the established streetscape character and will not have adverse impacts upon the amenity of the area. It is considered that approval of the development would set a desirable precedent for similar appropriate development and is therefore in the public interest.

3. CONCLUSION

This application has been assessed having regard to the Heads of Consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979, the provisions of WLEP 2009 and all relevant Council DCPs, Codes and Policies.

There are no outstanding issues.

The development is permitted in the R2 Low Density Residential Zone with development consent pursuant to WLEP 2009.

It is considered that the application has been designed appropriately given the nature and characteristics of the site, and amenity of the surrounding area.

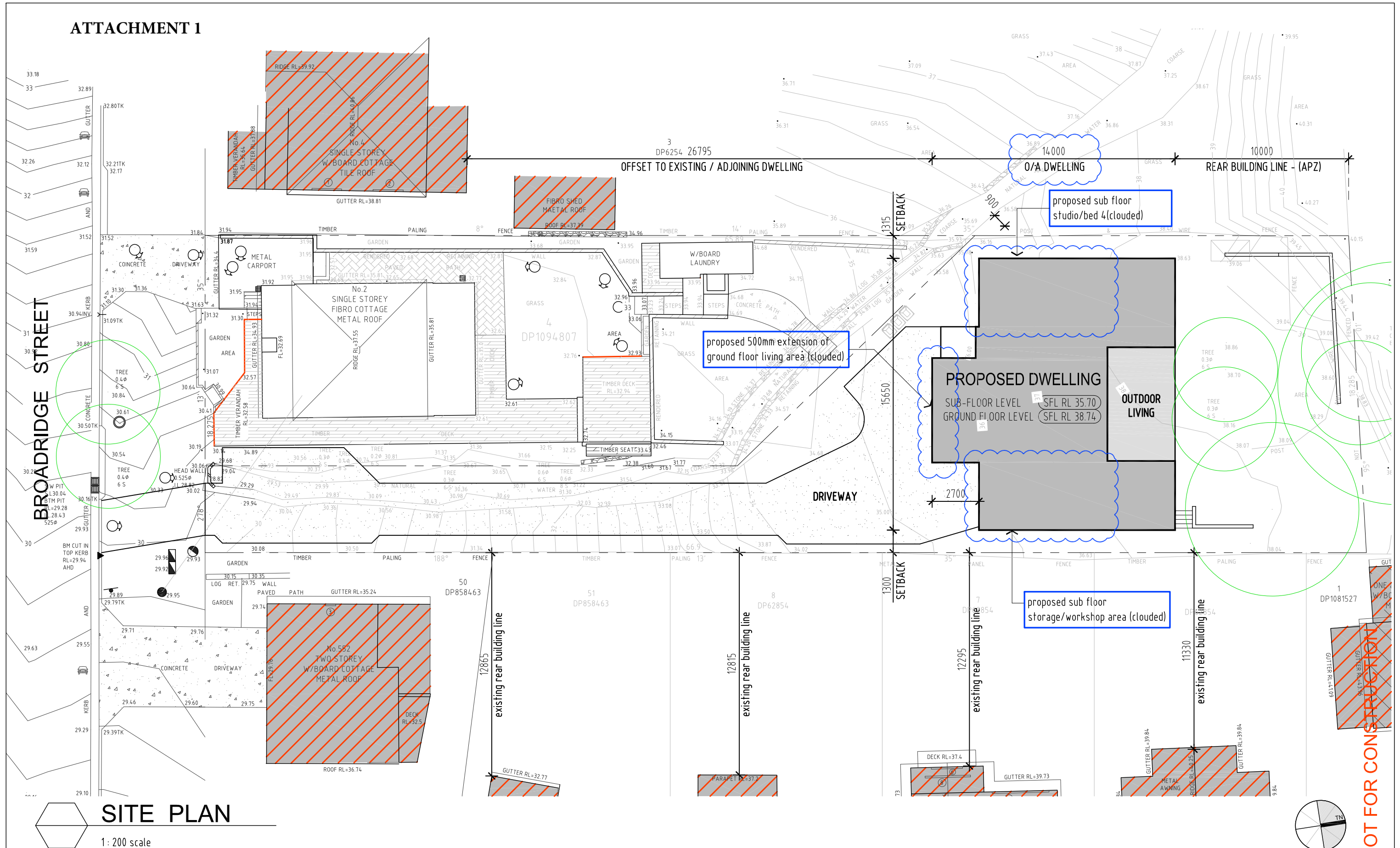
4. RECOMMENDATION

It is recommended that the development application be approved subject to the conditions contained in Attachment 3.

5. ATTACHMENTS

1. Architectural Plans
2. Approved Plans under DA-2014/245
3. Draft conditions of Consent

ATTACHMENT 1



| REV : | DATE : | DESCRIPTION : |
|-------|------------|-------------------------|
| P1 | 10.06.2021 | preliminary, for review |
| A | 08.09.2021 | development application |
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| | |
|-----------|--------------------------------------|
| TITLE : | SITE PLAN |
| PROJECT : | PROPOSED DWELLING - MODIFICATION 'C' |
| ADDRESS : | 2A BROADRIDGE STREET, WOMBARRA |

| | | |
|----------------------|----------------------------|--------------------------------|
| ISSUE TYPE: DA | JOB No : 975 | DRAWING No : A02 |
| SCALES : NO SCALE | REVISION : A | |
| DATE : JUNE, 2021 | | |

BASIX COMMITMENTS - NOTES FOR DEVELOPMENT / CONSTRUCTION CERTIFICATE APPLICATIONS & CONSTRUCTION

REFERENCED FROM: BASIX CERTIFICATE NO. 1239113S_02

| Water Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|--|---|-----------------|
| Landscape | | | |
| The applicant must plant indigenous or low water use species of vegetation throughout 25 square metres of the site. | ✓ | ✓ | |
| Fixtures | | | |
| The applicant must install showerheads with a minimum rating of 3 star (> 4.5 but <= 6 L/min) in all showers in the development. | | ✓ | ✓ |
| The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development. | | ✓ | ✓ |
| The applicant must install taps with a minimum rating of 5 star in the kitchen in the development. | | ✓ | |
| The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development. | | ✓ | |
| Alternative water | | | |
| Rainwater tank | | | |
| The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. | ✓ | ✓ | ✓ |
| The applicant must configure the rainwater tank to collect rain runoff from at least 75 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). | | ✓ | ✓ |
| The applicant must connect the rainwater tank to: - the cold water tap that supplies each clothes washer in the development | | ✓ | ✓ |
| Thermal Comfort Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
| General features | | | |
| The dwelling must not have more than 2 storeys. | ✓ | ✓ | ✓ |
| The conditioned floor area of the dwelling must not exceed 300 square metres. | ✓ | ✓ | ✓ |
| The dwelling must not contain open mezzanine area exceeding 25 square metres. | ✓ | ✓ | ✓ |
| The dwelling must not contain third level habitable attic room. | ✓ | ✓ | ✓ |
| Floor, walls and ceiling/roof | | | |
| The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below. | ✓ | ✓ | ✓ |
| Construction | Additional insulation required (R-Value) | Other specifications | |
| floor - concrete slab on ground, 26.5 square metres | 1 (slab edge) | in-slab heating system | |
| floor - suspended floor above open subfloor, 33 square metres, framed | 0.8 (or 1.5 including construction) (down) | | |
| floor - above habitable rooms or mezzanine, 26.5 square metres, framed | nil | | |
| floor - suspended floor above garage, framed | nil | | |
| external wall - concrete block/plasterboard | 2.88 (or 3.40 including construction) | | |
| external wall - framed (weatherboard, fibre cement, metal clad) | 3.00 (or 3.40 including construction) | | |
| internal wall shared with garage - 200 mm AAC block | nil | | |
| ceiling and roof - raked ceiling / pitched or skillion roof, framed | ceiling: 5 (up), roof: foil backed blanket (75 mm) | framed, medium (solar absorptance 0.475-0.70) | |
| ceiling and roof - flat ceiling / flat roof, framed | ceiling: 5 (up), roof: foil backed blanket (75 mm) | framed, medium (solar absorptance 0.475-0.70) | |
| Thermal Comfort Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
| Windows, glazed doors and skylights | | | |
| The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door. | ✓ | ✓ | ✓ |
| The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table. | ✓ | ✓ | ✓ |
| The following requirements must also be satisfied in relation to each window and glazed door: | ✓ | ✓ | ✓ |
| - For the following glass and frame types, the certifier check can be performed by visual inspection. | | | ✓ |
| - Aluminium single clear | | | |
| - Aluminium double (air) clear | | | |
| - Timber/uPVC/fibreglass single clear | | | |
| - Timber/uPVC/fibreglass double (air) clear | | | |
| - For other glass or frame types, each window and glazed door must be accompanied with certification showing a U value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range of those listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. Frame and glass types shown in the table below are for reference only. | | | ✓ |
| - Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. | | ✓ | ✓ |
| - Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view. | | ✓ | ✓ |
| - Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column. | ✓ | ✓ | ✓ |
| The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table). | ✓ | ✓ | ✓ |
| The following requirements must also be satisfied in relation to each skylight: | | ✓ | ✓ |
| - External awnings and louvers must fully shade the skylight above which they are situated when fully drawn or closed | | ✓ | ✓ |


| Skylight no. | Maximum area (square metres) | Type | Shading device |
|--------------|------------------------------|---------------------------------|----------------------------|
| S01 | 0.54 | timber, low-E/double/argon fill | adjustable awning or blind |
| S02 | 0.54 | timber, low-E/double/argon fill | adjustable awning or blind |

| Window/glazed door no. | Maximum height (mm) | Maximum width (mm) | Type | Shading Device (Dimension within 10%) | Overshadowing |
|------------------------|---------------------|--------------------|--|--|------------------------|
| North facing | | | | | |
| WH2 | 600 | 900 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | >4 m high, 8-12 m away |
| W6 | 2400 | 5600 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | pergola (adjustable battens) 4000 mm, 300 mm above head of window or glazed door | >4 m high, 8-12 m away |
| WH3 | 900 | 1500 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | >4 m high, 8-12 m away |
| WH5 | 900 | 1500 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | >4 m high, 8-12 m away |
| W7 | 2100 | 2100 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | eave 450 mm, 300 mm above head of window or glazed door | >4 m high, 8-12 m away |
| WH4 | 900 | 1500 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | >4 m high, 8-12 m away |
| W5 | 1200 | 2100 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | eave 450 mm, 450 mm above head of window or glazed door | >4 m high, 8-12 m away |
| W4 | 1200 | 1800 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | eave 450 mm, 300 mm above head of window or glazed door | >4 m high, 8-12 m away |
| East facing | | | | | |
| Window/glazed door no. | Maximum height (mm) | Maximum width (mm) | Type | Shading Device (Dimension within 10%) | Overshadowing |
| WH6 | 900 | 2400 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | not overshadowed |
| W12 | 1800 | 900 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | not overshadowed |
| W8 | 450 | 2400 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | not overshadowed |
| W10 | 450 | 2400 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | not overshadowed |
| W9 | 1100 | 1800 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | not overshadowed |
| South facing | | | | | |
| W1 | 2200 | 2700 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | not overshadowed |
| W14 | 1800 | 3600 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | awning (fixed) 450 mm, 1800 mm above base of window or glazed door | not overshadowed |
| W11 | 1200 | 2100 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | eave 450 mm, 450 mm above head of window or glazed door | not overshadowed |
| W13 | 1800 | 1100 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | awning (fixed) 450 mm, 1800 mm above base of window or glazed door | not overshadowed |
| W2 | 1200 | 2700 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | eave 450 mm, 450 mm above head of window or glazed door | not overshadowed |
| West facing | | | | | |
| WH1 | 900 | 2400 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | not overshadowed |
| Window/glazed door no. | Maximum height (mm) | Maximum width (mm) | Type | Shading Device (Dimension within 10%) | Overshadowing |
| W1B | 600 | 1800 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | not overshadowed |
| W15 | 600 | 1800 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | not overshadowed |
| W1A | 600 | 1800 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | not overshadowed |
| W3 | 450 | 2700 | U-value: 4.9, SHGC: 0.297 - 0.363 (aluminium, double (air), Lo-Tsol Low-e/clear) | none | not overshadowed |

| Energy Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| Hot water | | | |
| The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 31 to 35 STCs or better. | ✓ | ✓ | ✓ |
| Cooling system | | | |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning. Energy rating: 6 star (average zone) | | ✓ | ✓ |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning. Energy rating: 6 star (average zone) | | ✓ | ✓ |
| The cooling system must provide for day/night zoning between living areas and bedrooms. | | ✓ | ✓ |
| Heating system | | | |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning. Energy rating: 6 star (average zone) | | ✓ | ✓ |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning. Energy rating: 6 star (average zone) | | ✓ | ✓ |
| The heating system must provide for day/night zoning between living areas and bedrooms. | | ✓ | ✓ |
| Ventilation | | | |
| The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof. Operation control: manual switch on/off | | ✓ | ✓ |
| Kitchen: individual fan, ducted to façade or roof. Operation control: manual switch on/off | | ✓ | ✓ |
| Laundry: individual fan, not ducted. Operation control: manual switch on/off | | ✓ | ✓ |
| Artificial lighting | | | |
| The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: - at least 3 of the bedrooms / study; dedicated | | ✓ | ✓ |
| Energy Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
| - at least 2 of the living / dining rooms; dedicated | | ✓ | ✓ |
| - the kitchen; dedicated | | ✓ | ✓ |
| - all bathrooms/toilets; dedicated | | ✓ | ✓ |
| - the laundry; dedicated | | ✓ | ✓ |
| - all hallways; dedicated | | ✓ | ✓ |
| Natural lighting | | | |
| The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting. | ✓ | ✓ | ✓ |
| Other | | | |
| The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. | | ✓ | |
| The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions. | | ✓ | |
| The applicant must install a fixed outdoor clothes drying line as part of the development. | | ✓ | |

| REV : | DATE : | DESCRIPTION : |
|-------|------------|-------------------------|
| A | 22.10.2021 | development application |
| | | |
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Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice.



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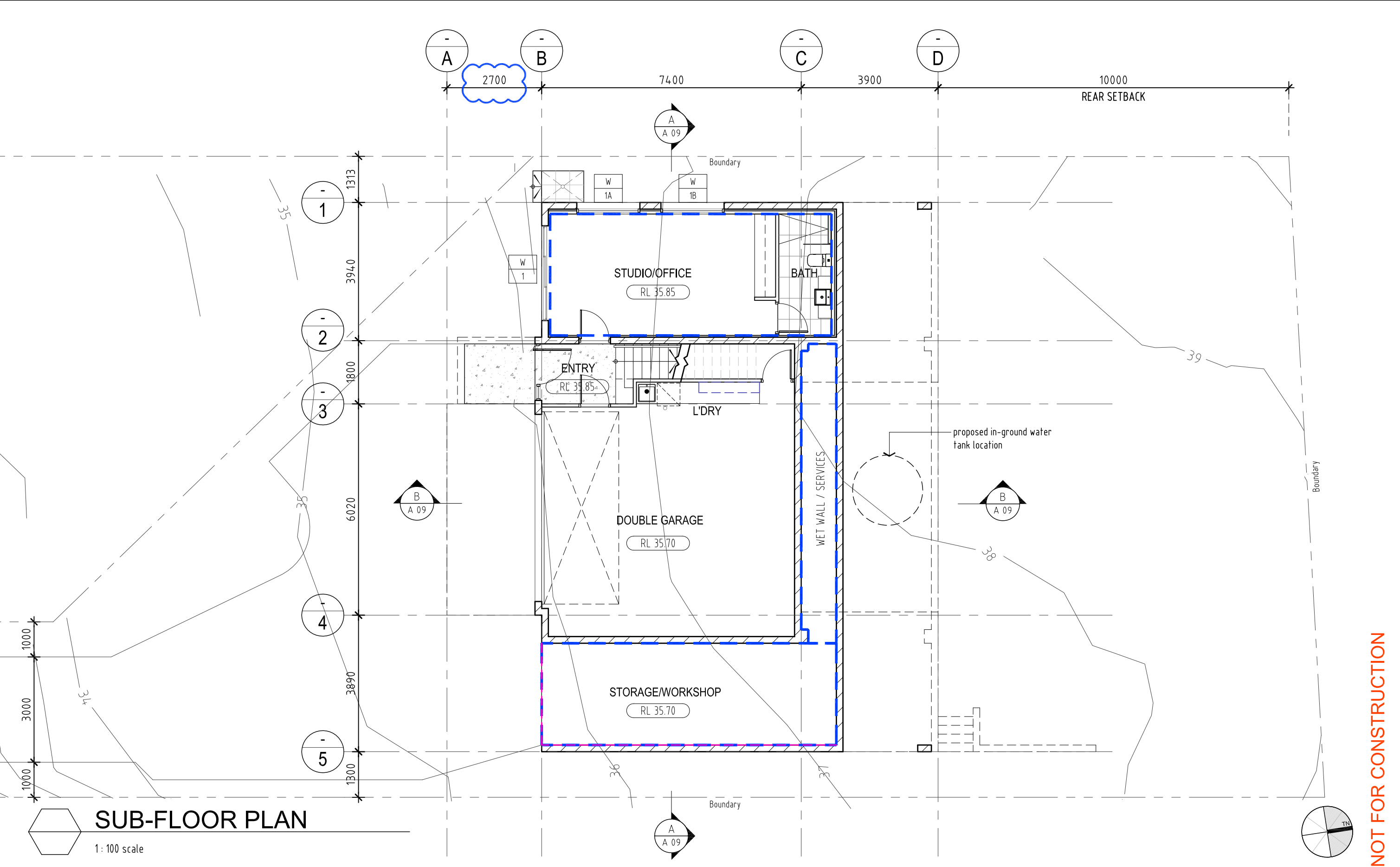
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| | | | | |
|--|--------------------------------------|--|--|-------------------|
| TITLE : BASIX COMMITMENT SCHEDULE | | | | |
| PROJECT : | PROPOSED DWELLING - MODIFICATION 'C' | | | ISSUE TYPE: DA |
| ADDRESS : | 2A BROADRIDGE STREET, WOMBARRA | | | JOB No : 975 |
| | | | | REVISION : A |
| | | | | DATE : JUNE, 2021 |
| | | | | DRAWING No : A03 |

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

| ISSUE | DATE | DESCRIPTION |
|-------|------------|-------------------------|
| P1 | 10.06.2021 | preliminary, for review |
| A | 22.10.2021 | development application |
| | | |
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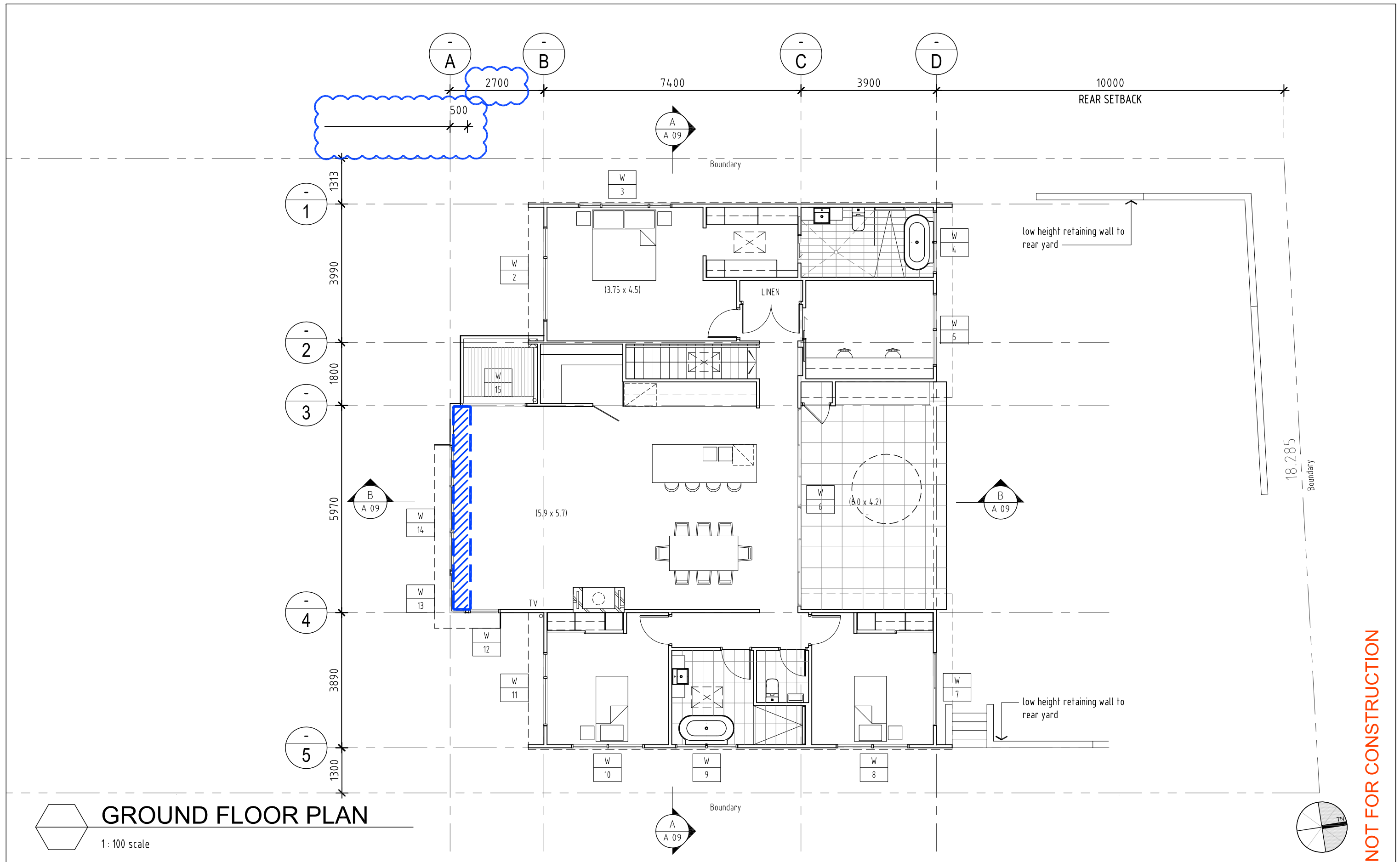
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| TITLE : | | SUB-FLOOR PLAN | | |
|-------------|------------|--------------------------------------|-----|--------------|
| PROJECT : | | PROPOSED DWELLING - MODIFICATION 'C' | | |
| ADDRESS : | | 2A BROADRIDGE STREET, WOMBARRA | | |
| ISSUE TYPE: | DA-M | JOB No : | 975 | DRAWING No : |
| SCALES : | (A3) 1:100 | REVISION : | A | A04 |
| DATE : | JUNE, 2021 | | | |



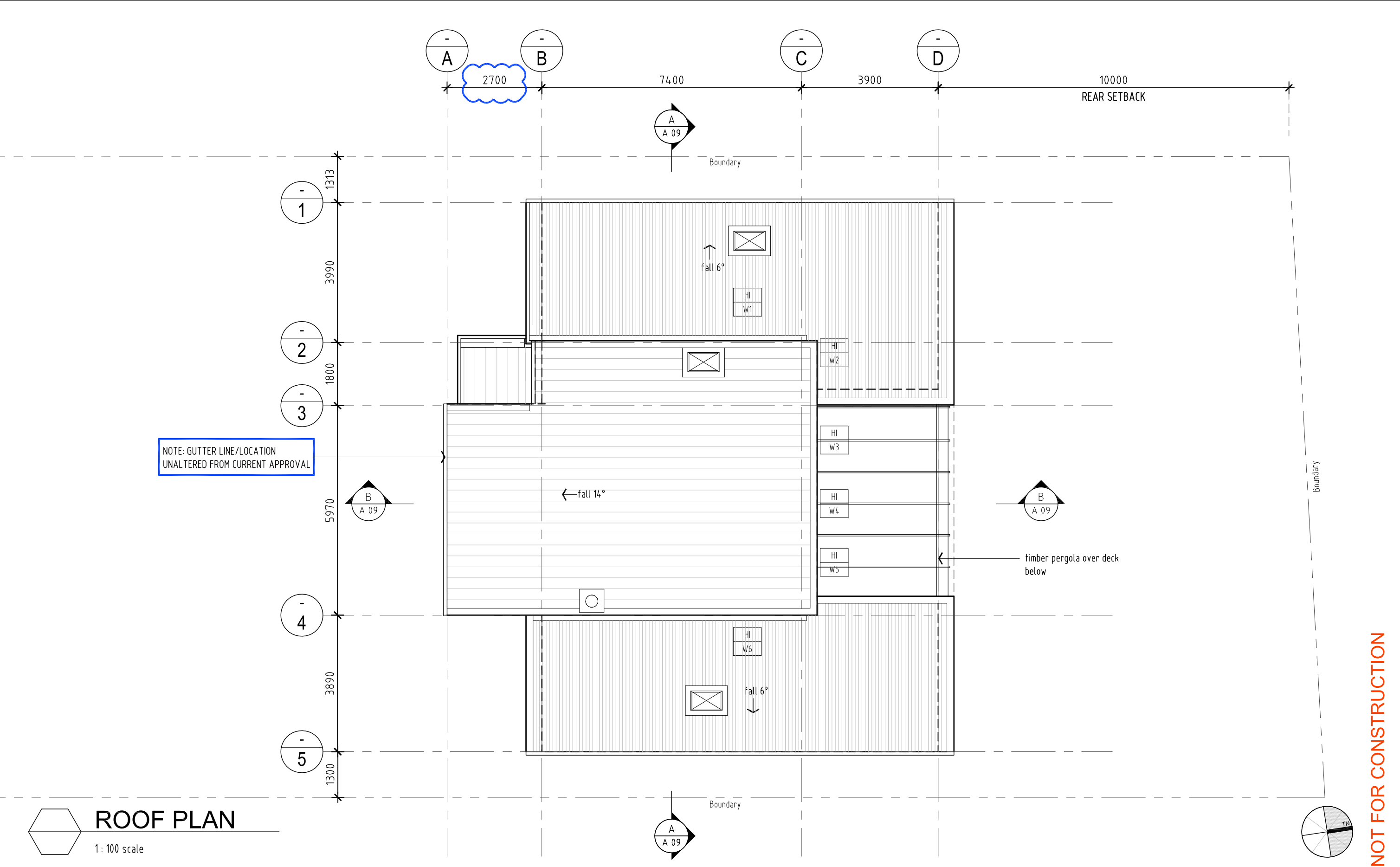
NOT FOR CONSTRUCTION

| ISSUE : | DATE : | DESCRIPTION : |
|---------|------------|-------------------------|
| P1 | 10.06.2021 | preliminary, for review |
| A | 22.10.2021 | development application |
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| TITLE : | PROJECT : | ISSUE TYPE: | JOB No : | DRAWING No : |
|-------------------|--------------------------------------|------------------------|-----------------|--------------|
| GROUND FLOOR PLAN | PROPOSED DWELLING - MODIFICATION 'C' | DA | 975 | A05 |
| ADDRESS : | 2A BROADRIDGE STREET, WOMBARRA | SCALES : (A3) 1:100 | REVISION : A | |
| | | DATE : JUNE, 2021 | | |



| ISSUE : | DATE : | DESCRIPTION : |
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| P1 | 10.06.2021 | preliminary, for review |
| A | 22.10.2021 | development application |
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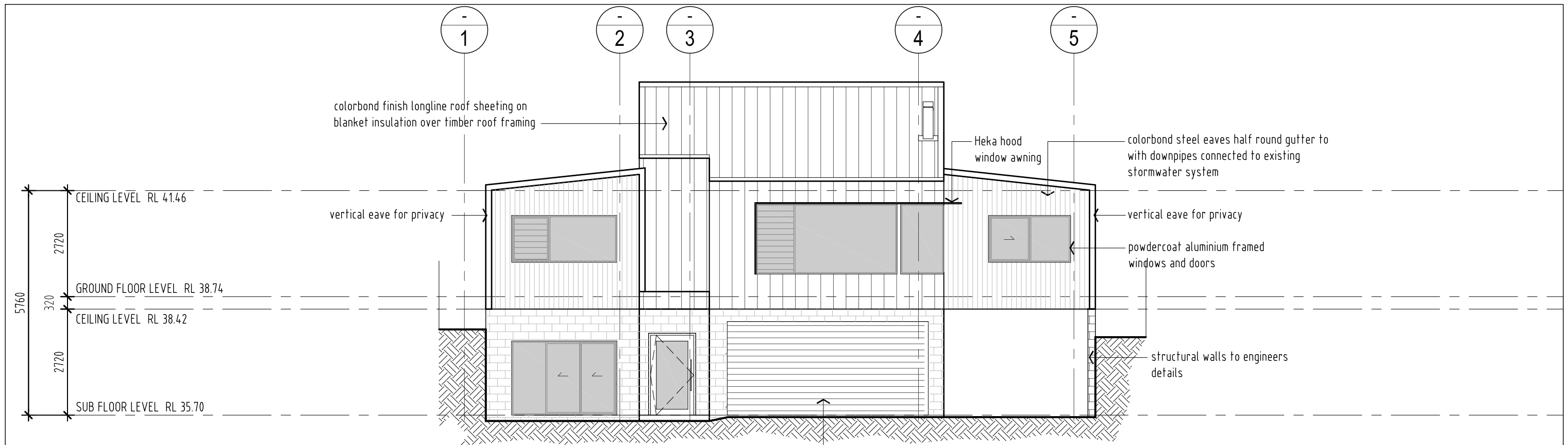
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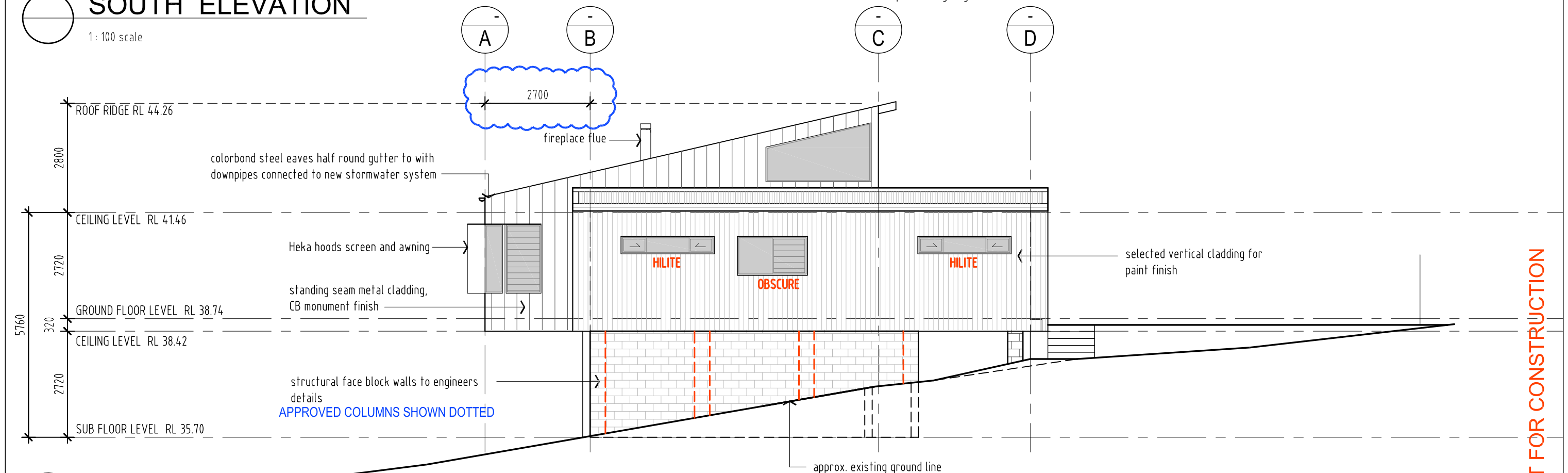
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| | | | | | |
|-----------|--|--------------------------------------|--|---|--|
| TITLE : | | ROOF PLAN | |  | |
| PROJECT : | | PROPOSED DWELLING - MODIFICATION 'C' | | ISSUE TYPE: DA | |
| ADDRESS : | | 2A BROADRIDGE STREET, WOMBARRA | | JOB No : 975 | |
| | | | | DRAWING No : A06 | |
| | | | | SCALES : (A3) 1:100 | |
| | | | | REVISION : A | |
| | | | | DATE : JUNE, 2021 | |



SOUTH ELEVATION
1: 100 scale



EAST ELEVATION
1: 100 scale

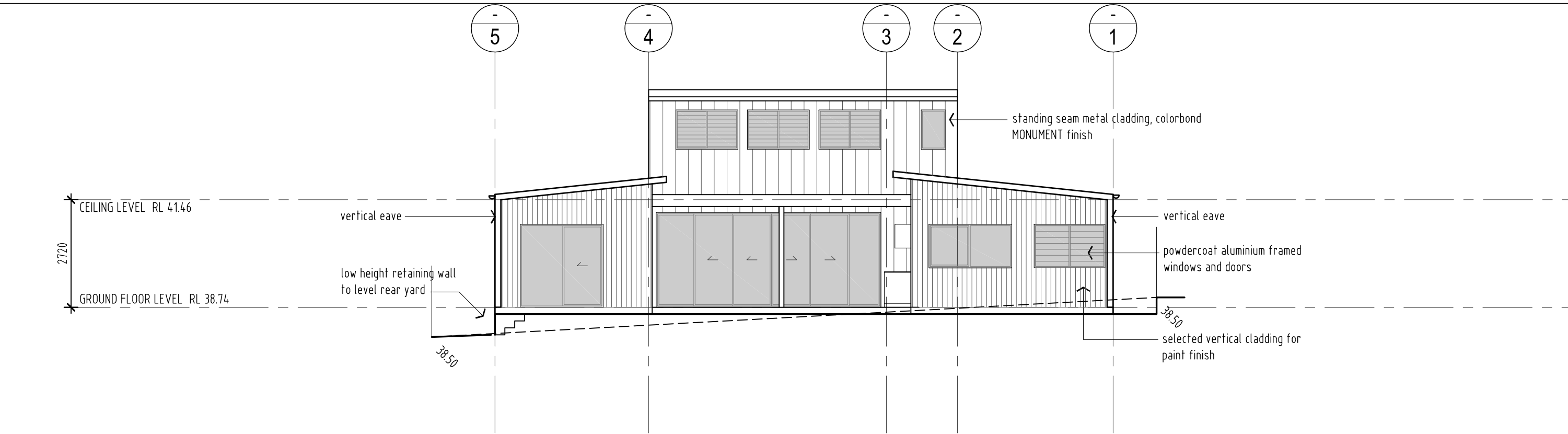
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| ISSUE | DATE | DESCRIPTION |
|-------|------------|-------------------------|
| P1 | 10.06.2021 | preliminary, for review |
| A | 22.10.2021 | development application |
| | | |
| | | |

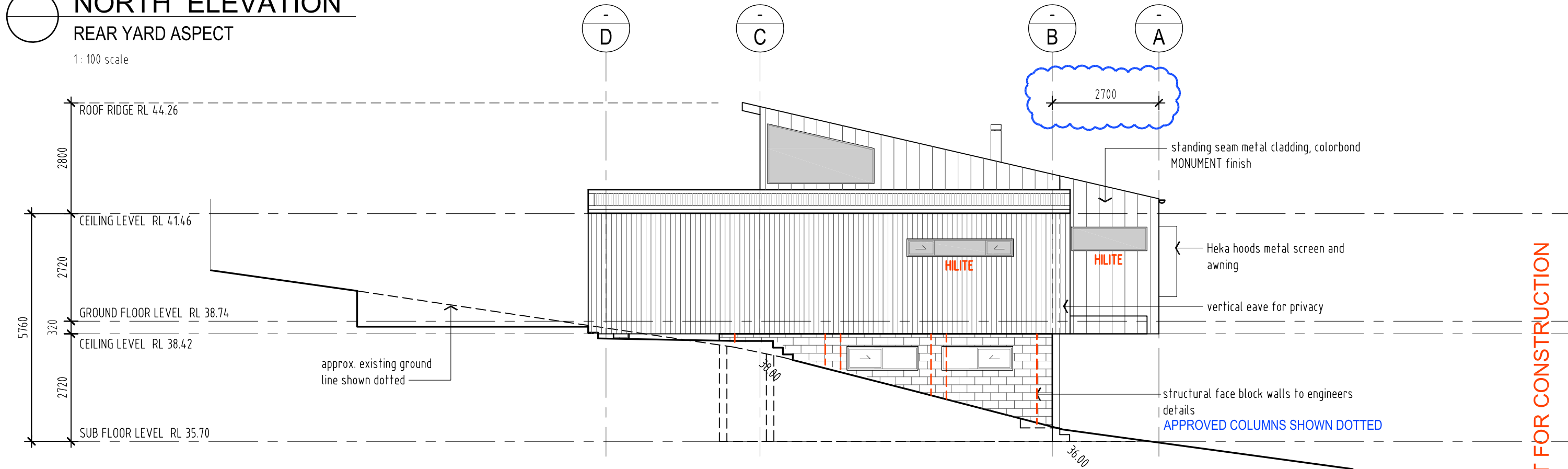
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| TITLE : ELEVATIONS | | | 0m 1 2 2.5 5 | | |
|--|--|--|------------------|--|--|
| PROJECT : PROPOSED DWELLING - MODIFICATION 'C' | | | ISSUE TYPE: DA | | |
| ADDRESS : 2A BROADRIDGE STREET, WOMBARRA | | | JOB No : 975 | | |
| | | | REVISION : A | | |
| | | | DRAWING No : A07 | | |




NORTH ELEVATION
REAR YARD ASPECT
1: 100 scale



WEST ELEVATION
1: 100 scale

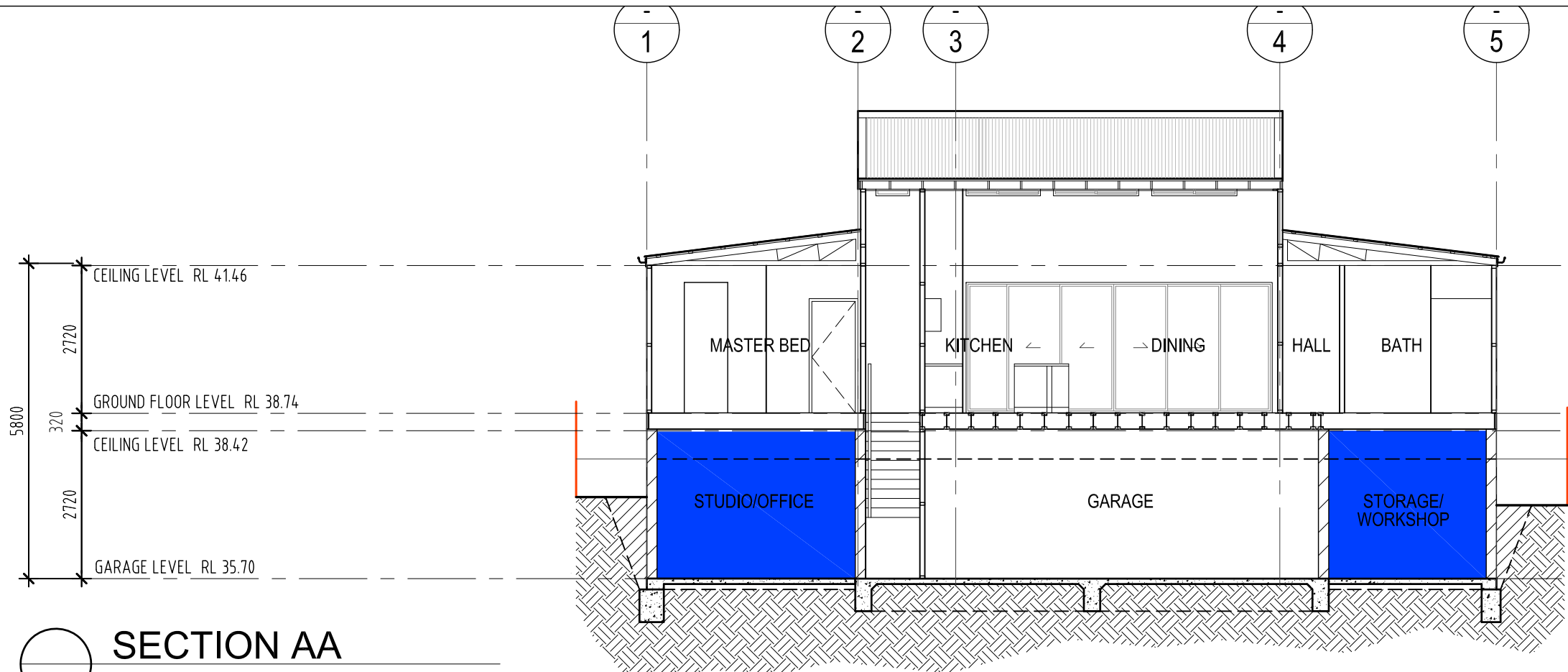
| ISSUE : | DATE : | DESCRIPTION : |
|---------|------------|-------------------------|
| P1 | 10.06.2021 | preliminary, for review |
| A | 08.09.2021 | development application |
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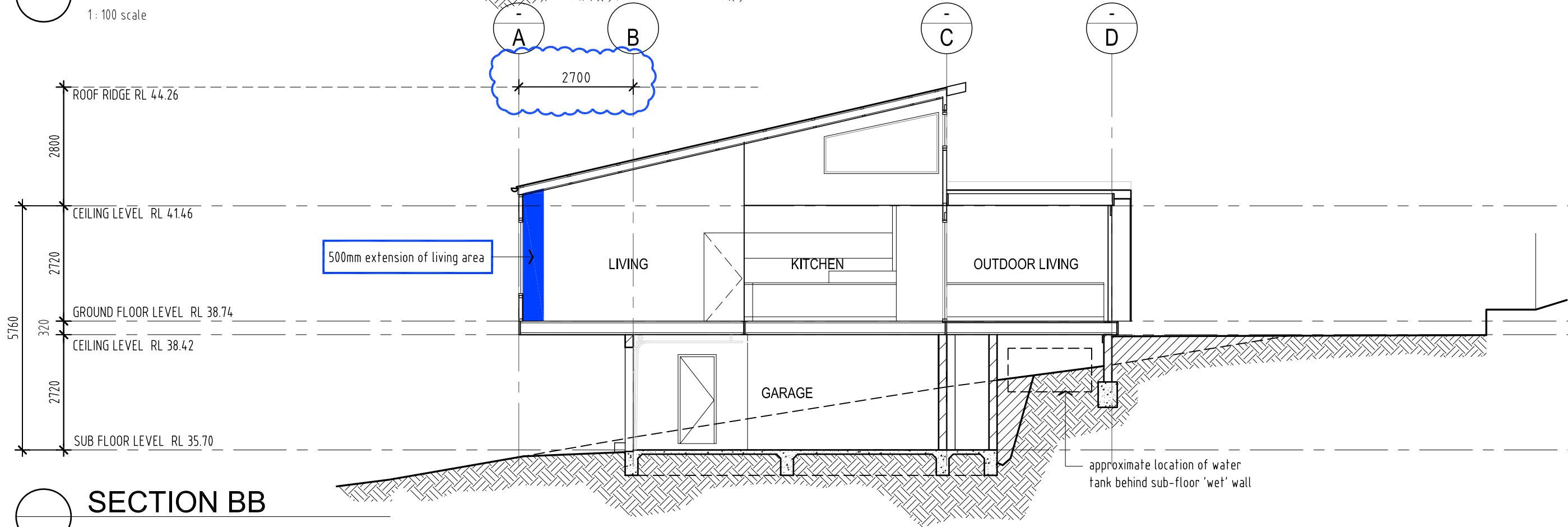


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| TITLE : ELEVATIONS | | | 0m 1 2 2.5 5 | |
|------------------------------|--------------------------------------|--|---------------------|------------------|
| PROJECT : | PROPOSED DWELLING - MODIFICATION 'C' | | ISSUE TYPE: DA | JOB No : 975 |
| ADDRESS : | 2A BROADRIDGE STREET, WOMBARRA | | SCALES : (A3) 1:100 | REVISION : A |
| | | | DATE : JUNE, 2021 | DRAWING No : A08 |



SECTION AA
1: 100 scale



SECTION BB
1: 100 scale

NOT FOR CONSTRUCTION

| ISSUE | DATE | DESCRIPTION |
|-------|------------|-------------------------|
| P1 | 10.06.2021 | preliminary, for review |
| A | 22.10.2021 | development application |
| | | |
| | | |

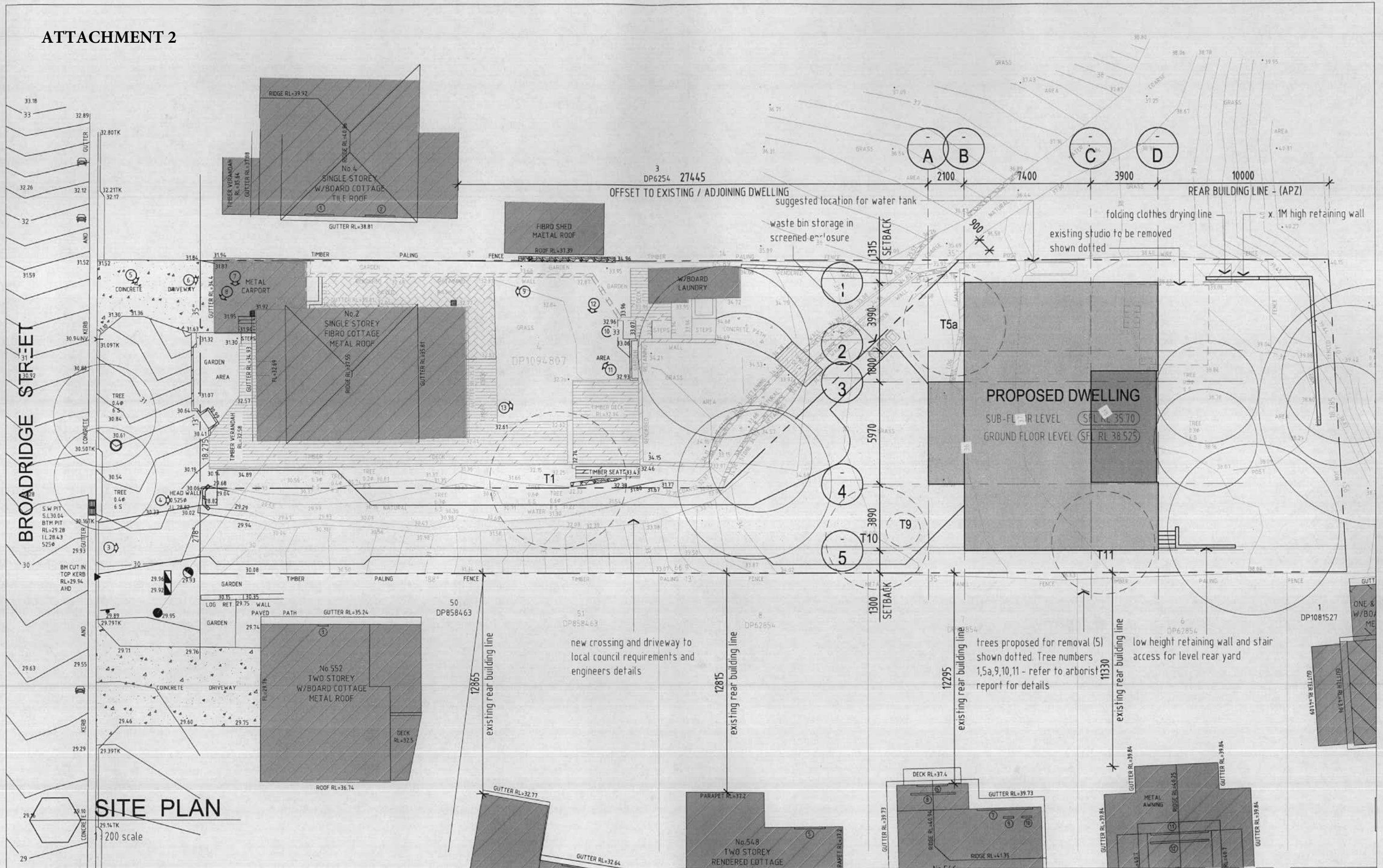
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| TITLE : SECTIONS | | | ISSUE TYPE: DA | JOB No : 975 | DRAWING No : A09 |
|--|--|--|---------------------|--------------|------------------|
| PROJECT : PROPOSED DWELLING - MODIFICATION 'C' | | | SCALES : (A3) 1:100 | REVISION : A | |
| ADDRESS : 2A BROADRIDGE STREET, WOMBARRA | | | DATE : JUNE, 2021 | | |

ATTACHMENT 2



SITE PLAN

200 scale

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LEGEND:

| ISSUE: | DATE: | DESCRIPTION: |
|--------|------------|-----------------------------|
| A | 26.02.2014 | development application |
| B | 24.11.2014 | general revisions, DA issue |



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TITLE: SITE PLAN

PROJECT: PROPOSED 2 LOT SUDIVISION AND CONSTRUCTION OF DWELLING

ADDRESS: 2 BROADRIDGE STREET, WOMBARRA

FOR: DE CLOUETT

ISSUE TYPE: DA

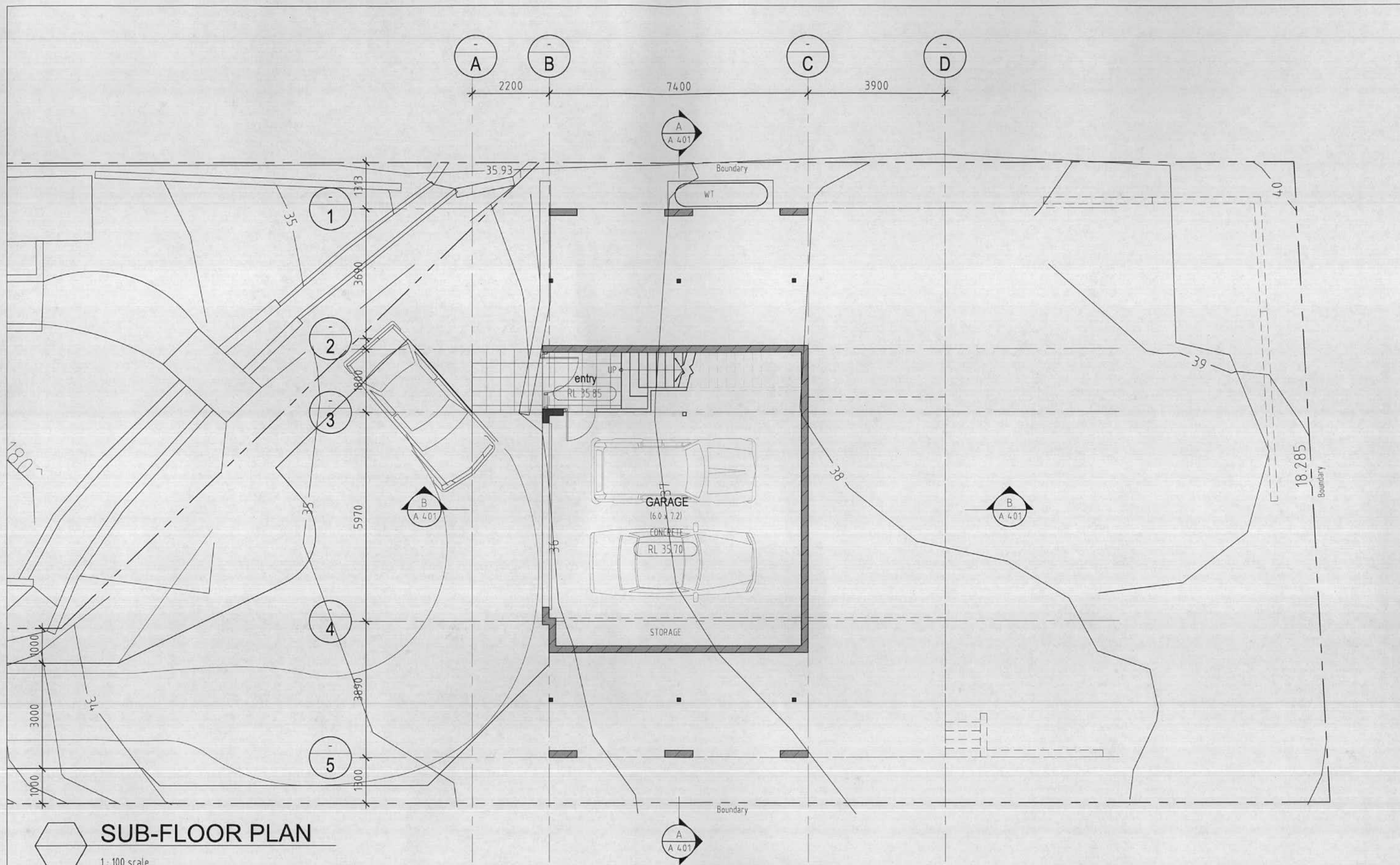
SCALES: (A3) 1:200

DATE: NOV. 2014

JOB No: 477

REVISION: B

DRAWING No: 102



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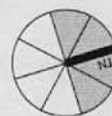
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LEGEND :

ISSUE : DATE : DESCRIPTION :

A 26.02.2014 development application
B 24.11.2014 general revisions, DA issue



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TITLE : **SUB-FLOOR PLAN**

PROJECT : PROPOSED 2 LOT SUDIVISION AND CONSTRUCTION OF DWELLING

ADDRESS : 2 BROADRIDGE STREET, WOMBARRA

FOR : DE CLOUETT

0m 1 2 2.5 5

ISSUE TYPE: DA

SCALES : (A3) 1:100

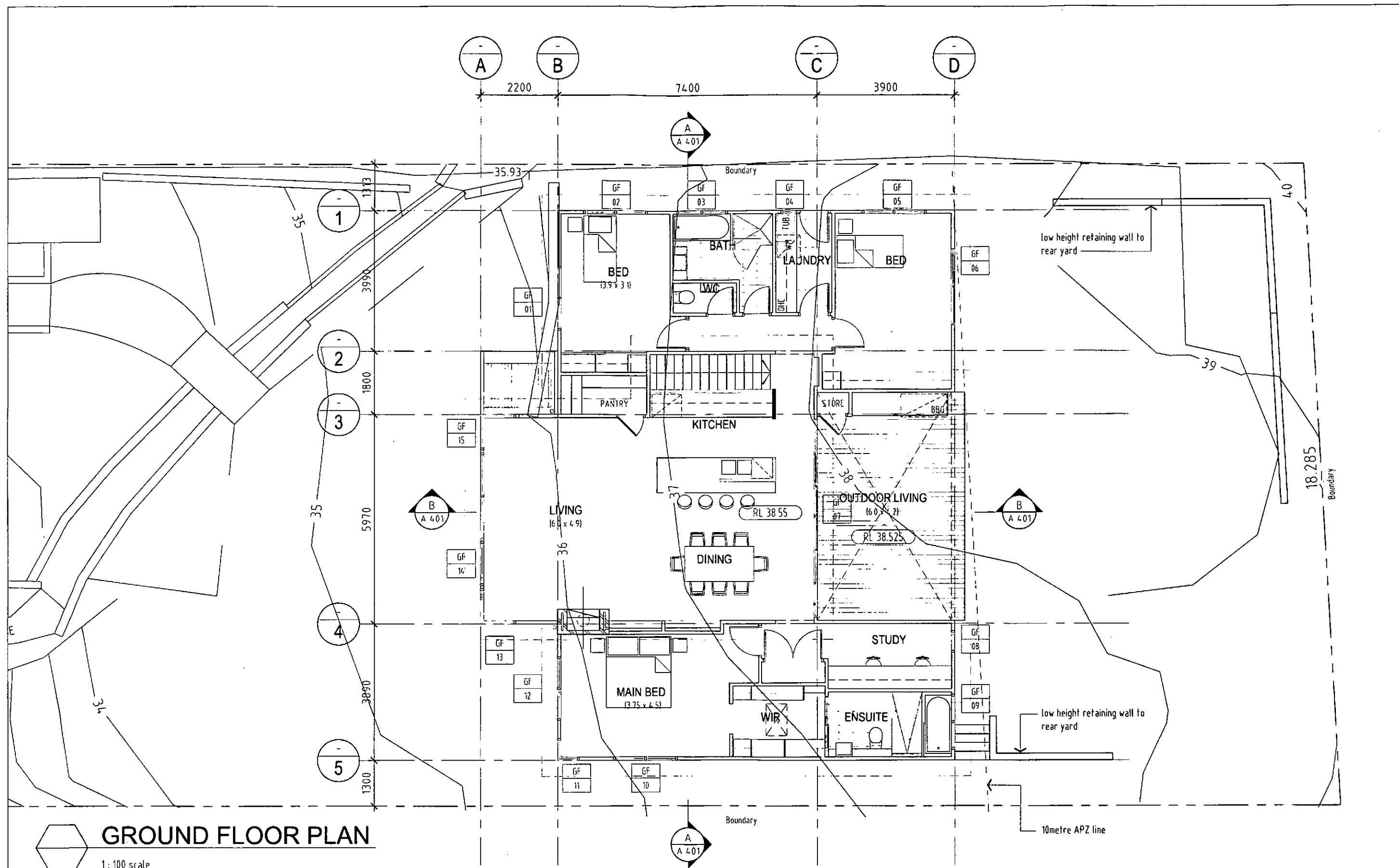
DATE : NOV. 2014

JOB No: 477

REVISION: B

DRAWING No :

201



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LEGEND:

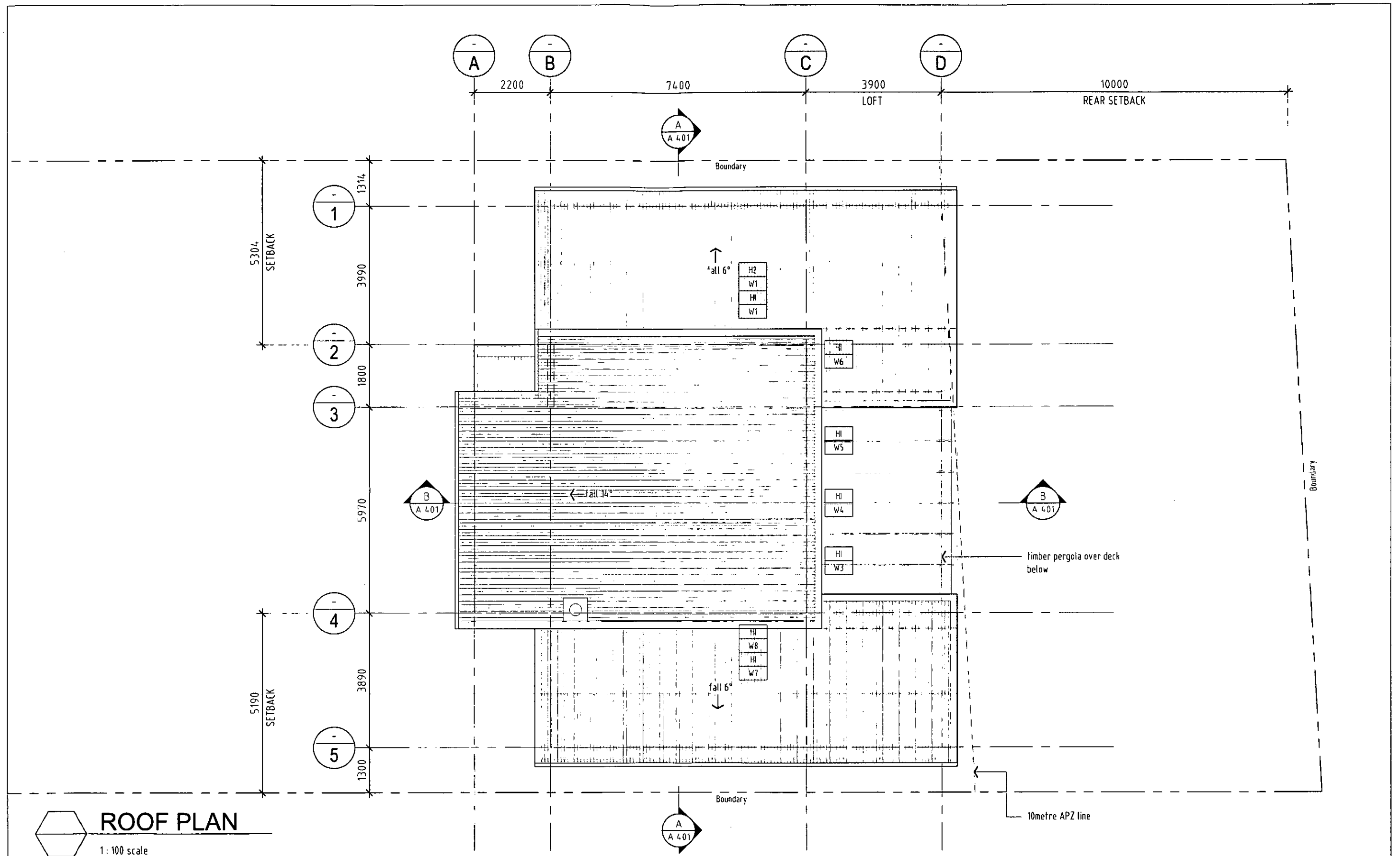
| ISSUE: | DATE: | DESCRIPTION: |
|--------|------------|-----------------------------|
| A | 24.11.2014 | General revisions, DA issue |
| B | 24.11.2014 | General revisions, DA issue |



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| TITLE: GROUND FLOOR PLAN | | | |
|--|-------------------|-------------|-----------------|
| PROJECT: PROPOSED 2 LOT SUBDIVISION AND CONSTRUCTION OF DWELLING | ISSUE TYPE: DA | JOB No: 477 | DRAWING No: 202 |
| ADDRESS: 2 BROADRIDGE STREET, WOMBARRA | SCALE: (A3) 1:100 | REVISION: B | |
| FOR: DE CLOUETT | DATE: NOV. 2014 | | |



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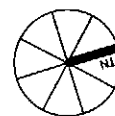
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LEGEND :

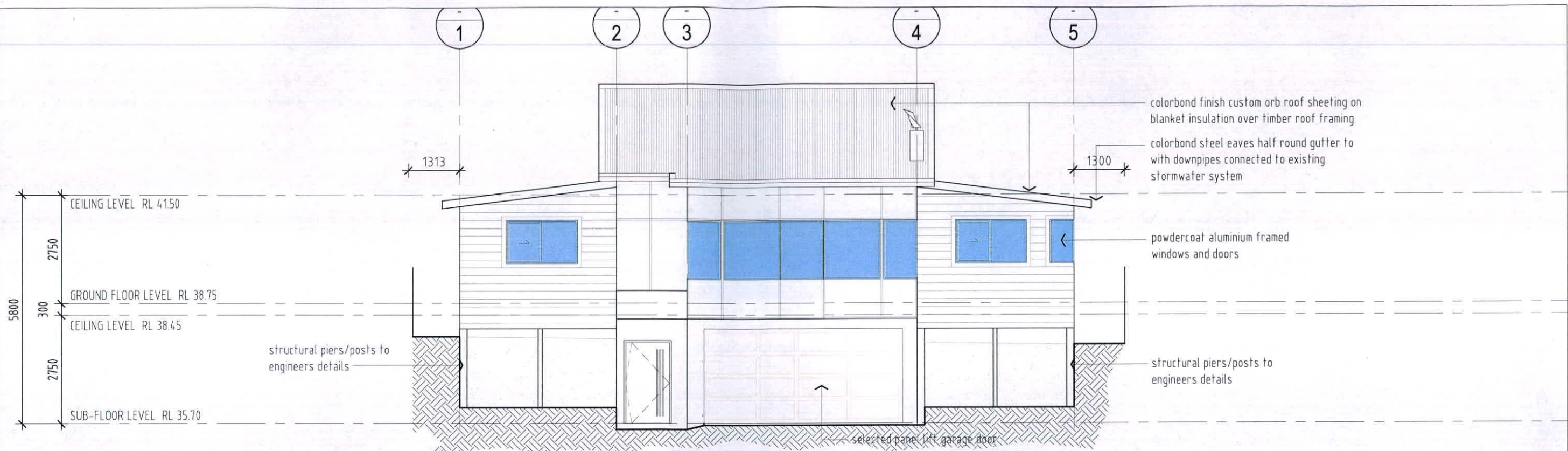
| ISSUE : | DATE : | DESCRIPTION : |
|---------|------------|-----------------------------|
| A | 26.11.2014 | development application |
| B | 24.11.2014 | general revisions, DA issue |
| | | |
| | | |
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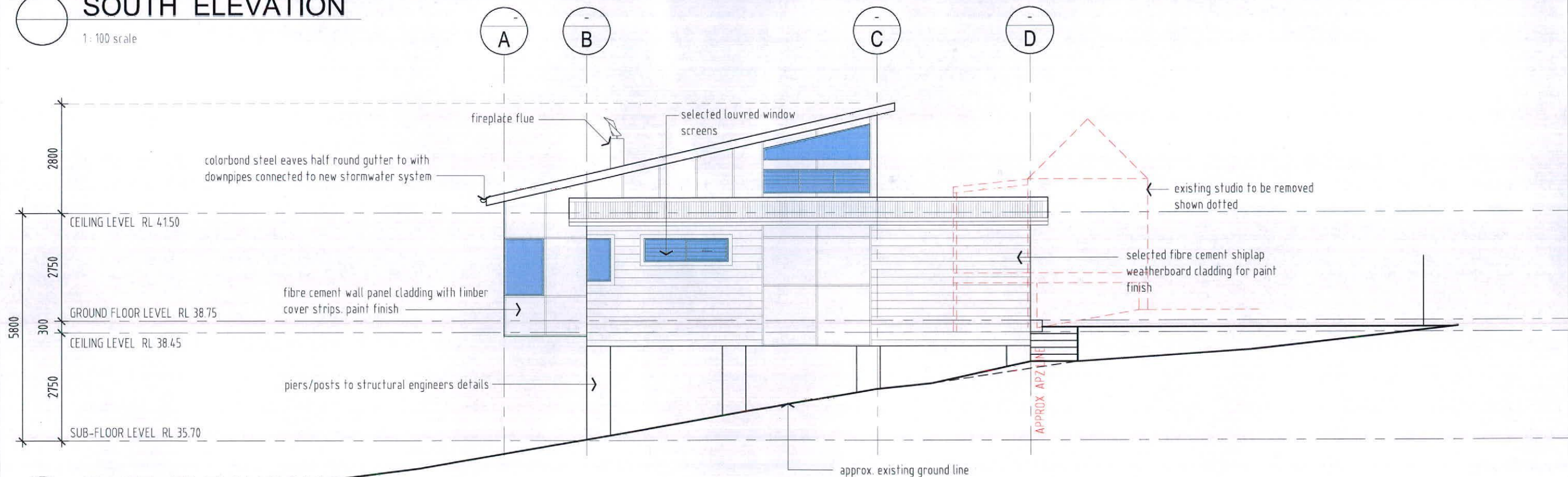
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| | | |
|-----------|--|----------------------------|
| TITLE : | ROOF PLAN | 0m 1 2 2.5 5 |
| PROJECT : | PROPOSED 2 LOT SUDIVISION AND CONSTRUCTION OF DWELLING | ISSUE TYPE: DA JOB No: 477 |
| ADDRESS : | 2 BROADRIDGE STREET, WOMBARRA | REVISION: B |
| FOR : | DE CLOUETT | DATE: NOV. 2014 |
| | | DRAWING No: 203 |



SOUTH ELEVATION
1:100 scale



EAST ELEVATION
1:100 scale

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LEGEND :

| ISSUE : | DATE : | DESCRIPTION : |
|---------|------------|-----------------------------|
| A | 26.02.2014 | development application |
| B | 24.11.2014 | general revisions, DA issue |
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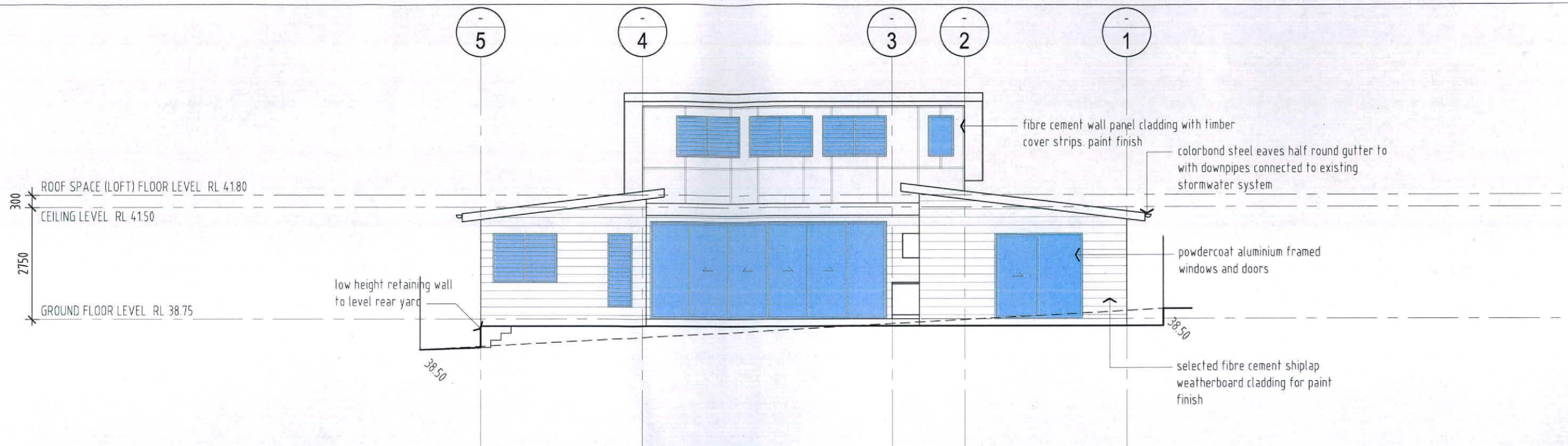
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PROJECT : PROPOSED 2 LOT SUDIVISION AND CONSTRUCTION OF DWELLING

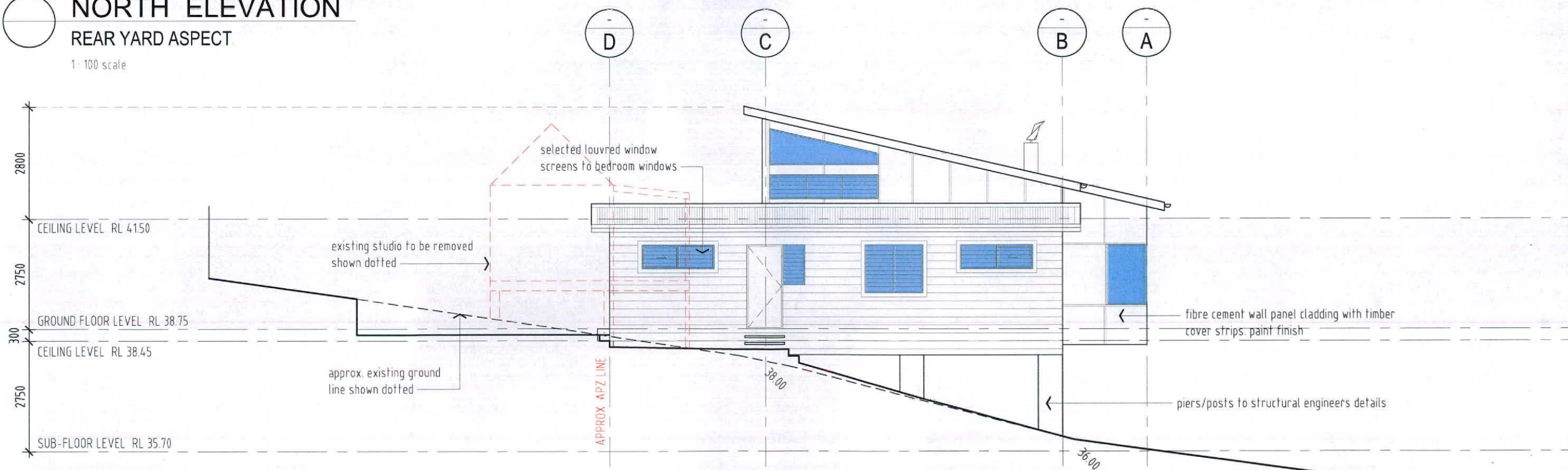
ADDRESS : 2 BROADRIDGE STREET, WOMBARRA

FOR : DE CLOUETT

| | | |
|--------------------|-------------|-----------------|
| ISSUE TYPE: DA | JOB No: 477 | DRAWING No: 301 |
| SCALES: (A3) 1:100 | REVISION: B | |
| DATE: NOV. 2014 | | |



NORTH ELEVATION
REAR YARD ASPECT
1:100 scale



WEST ELEVATION
1:100 scale

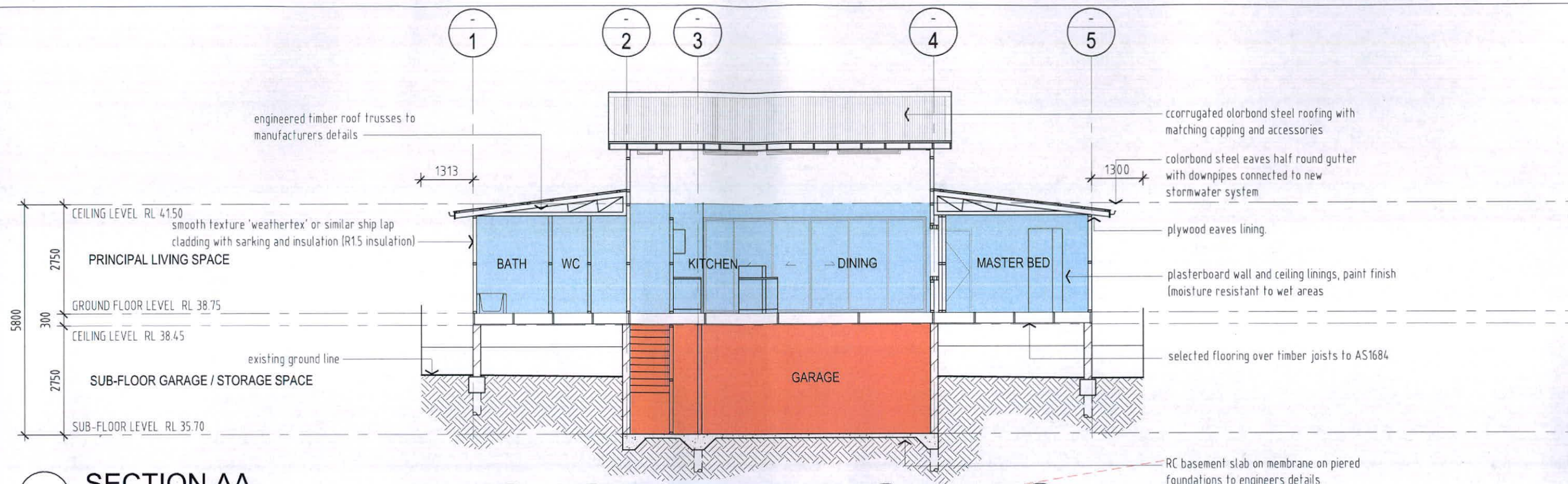
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LEGEND :

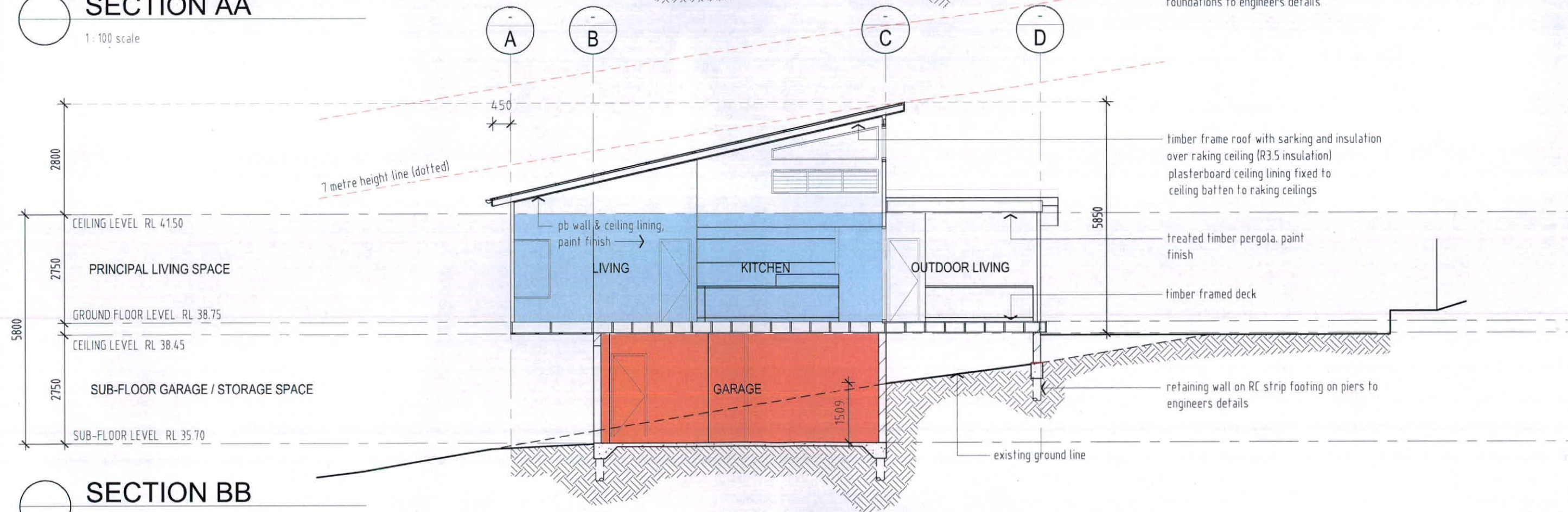
| ISSUE : | DATE : | DESCRIPTION : |
|---------|------------|-----------------------------|
| A | 26.02.2014 | development application |
| B | 24.11.2014 | general revisions, DA issue |
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| TITLE: ELEVATIONS | | | |
|---|-------------------|-------------|-----------------|
| PROJECT: PROPOSED 2 LOT SUDIVISION AND CONSTRUCTION OF DWELLING | ISSUE TYPE: DA | JOB No: 477 | DRAWING No: 302 |
| ADDRESS: 2 BROADRIDGE STREET, WOMBARRA | SCALE: (A3) 1:100 | REVISION: B | |
| FOR: DE CLOUETT | DATE: NOV. 2014 | | |



SECTION AA
1:100 scale



SECTION BB
1:100 scale

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LEGEND :

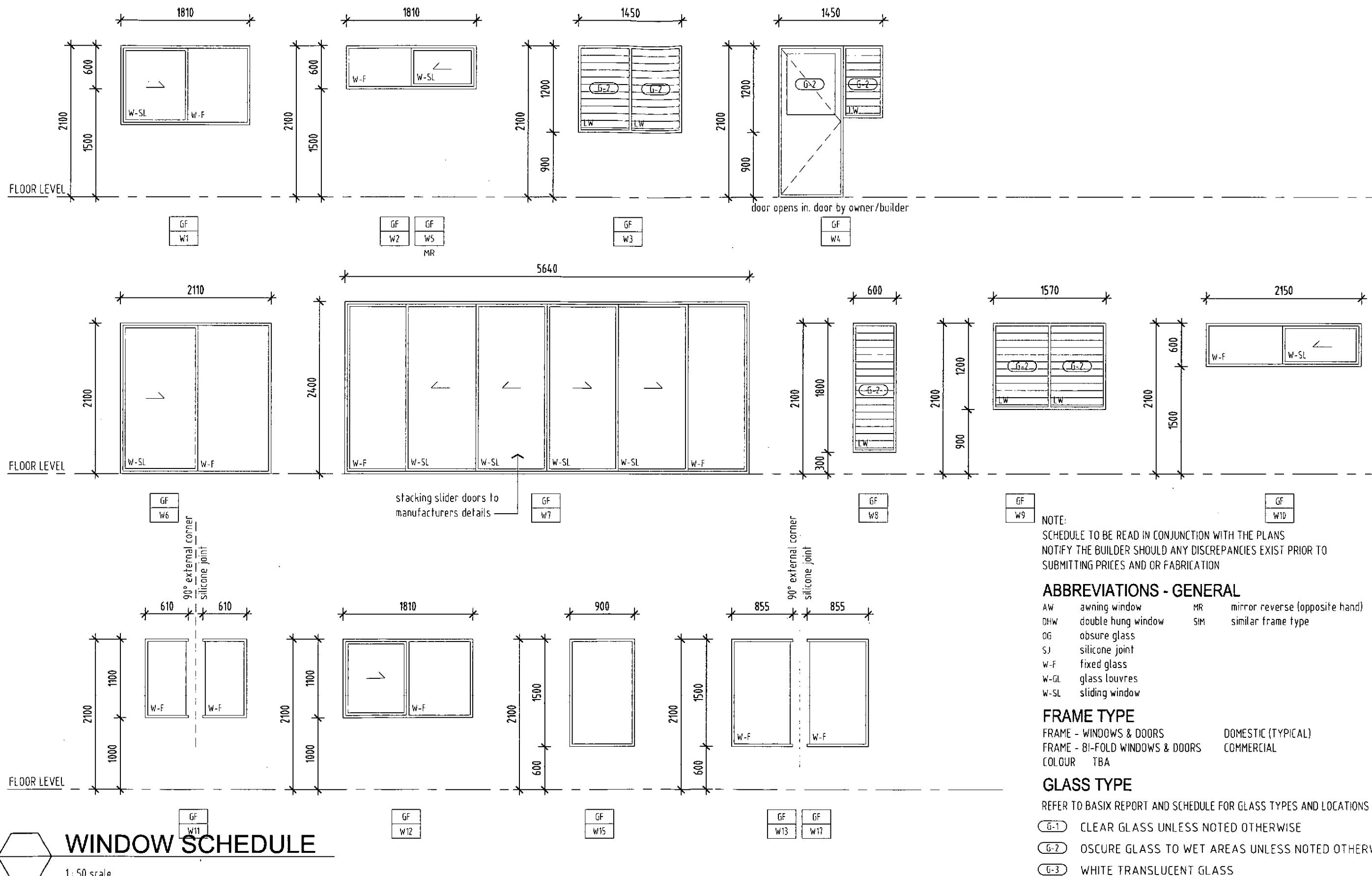
| ISSUE : | DATE : | DESCRIPTION : |
|---------|------------|-----------------------------|
| A | 26.02.2014 | development application |
| B | 24.11.2014 | general revisions, DA issue |

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| TITLE : SECTIONS | | | |
|------------------|---|--------------|-----------|
| PROJECT : | PROPOSED 2 LOT SUBDIVISION AND CONSTRUCTION OF DWELLING | ISSUE TYPE : | DA |
| ADDRESS : | 2 BROADRIDGE STREET, WOMBARRA | JOB No : | 477 |
| FOR : | DE CLOUETT | REVISION : | B |
| | | DATE : | NOV. 2014 |

401



NOTE:

SCHEDULE TO BE READ IN CONJUNCTION WITH THE PLANS
NOTIFY THE BUILDER SHOULD ANY DISCREPANCIES EXIST PRIOR TO
SUBMITTING PRICES AND OR FABRICATION

ABBREVIATIONS - GENERAL

| | | | |
|------|--------------------|-----|--------------------------------|
| AW | awning window | MR | mirror reverse (opposite hand) |
| DHW | double hung window | SIM | similar frame type |
| OG | obscure glass | | |
| SJ | silicone joint | | |
| W-F | fixed glass | | |
| W-G | glass louvres | | |
| W-SL | sliding window | | |

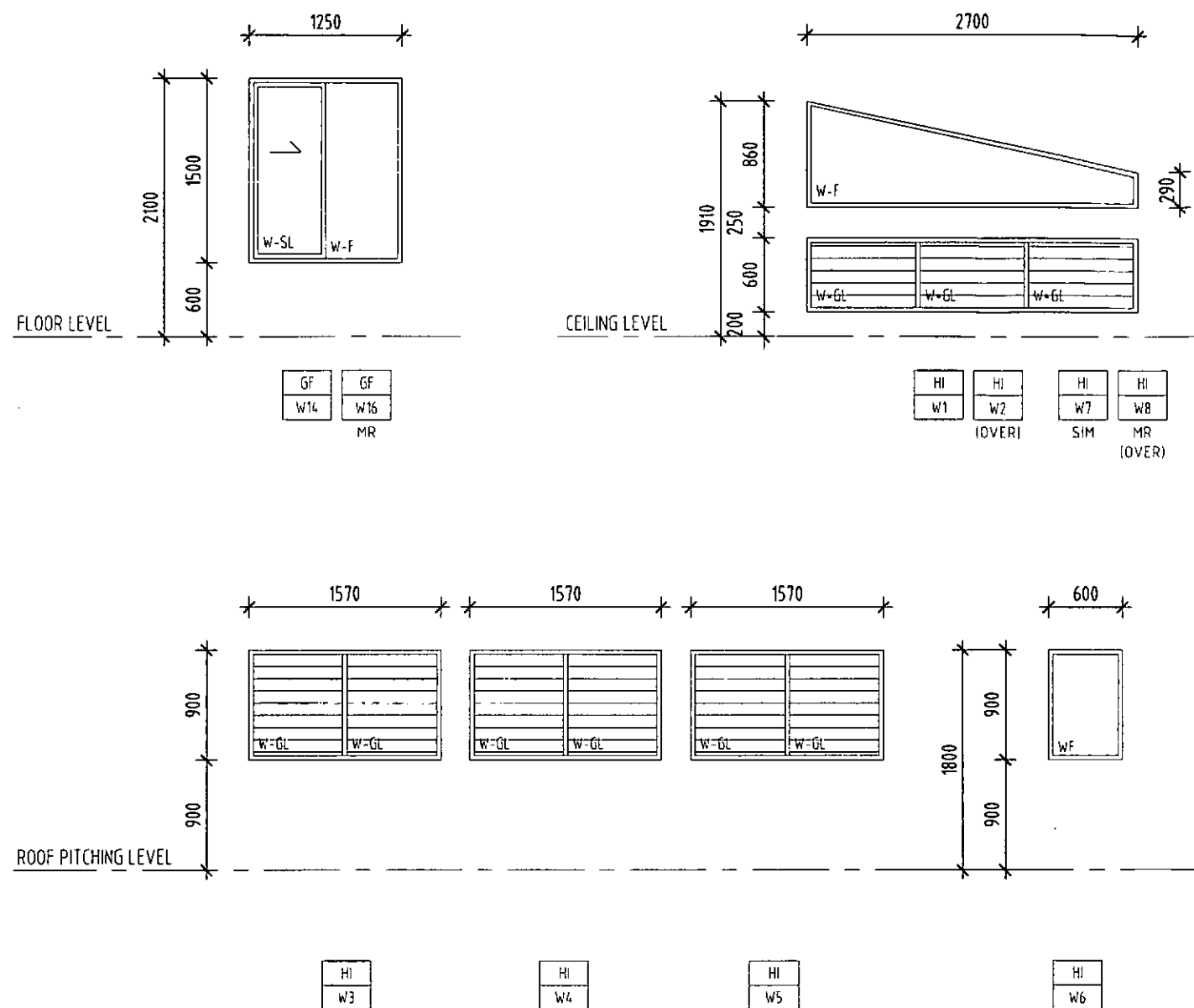
FRAME TYPE

| | |
|---------------------------------|--------------------|
| FRAME - WINDOWS & DOORS | DOMESTIC (TYPICAL) |
| FRAME - BI-FOLD WINDOWS & DOORS | COMMERCIAL |
| COLOUR | TBA |

GLASS TYPE

REFER TO BASIX REPORT AND SCHEDULE FOR GLASS TYPES AND LOCATIONS

- G-1 CLEAR GLASS UNLESS NOTED OTHERWISE
- G-2 OSCURE GLASS TO WET AREAS UNLESS NOTED OTHERWISE
- G-3 WHITE TRANSLUCENT GLASS



NOTE:
SCHEDULE TO BE READ IN CONJUNCTION WITH THE PLANS
NOTIFY THE BUILDER SHOULD ANY DISCREPANCIES EXIST PRIOR TO
SUBMITTING PRICES AND OR FABRICATION

ABBREVIATIONS - GENERAL

AW awning window
DHW double hung window
OG obscure glass
SJ silicone joint
W-F fixed glass
W-GL glass louvers
W-SL sliding window

FRAME TYPE

FRAME - WINDOWS & DOORS DOMESTIC (TYPICAL)
FRAME - BI-FOLD WINDOWS & DOORS COMMERCIAL
COLOUR TBA

GLASS TYPE

REFER TO BASIX REPORT AND SCHEDULE FOR GLASS TYPES AND LOCATIONS

- (G-1) CLEAR GLASS UNLESS NOTED OTHERWISE
- (G-2) OSCURE GLASS TO WET AREAS UNLESS NOTED OTHERWISE
- (G-3) WHITE TRANSLUCENT GLASS

WINDOW SCHEDULE

1:50 scale

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| ISSUE : | DATE : | DESCRIPTION : |
|---------|------------|-----------------------------|
| A | 26.02.2014 | development application |
| B | 24.11.2014 | general revisions, DA issue |
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| TITLE : WINDOW SCHEDULE 2 OF 2 | | | |
|---|--------------------|--------------|-----------------|
| PROJECT : PROPOSED 2 LOT SUBDIVISION AND CONSTRUCTION OF DWELLING | ISSUE TYPE: DA | JOB No: 477 | DRAWING No: 502 |
| ADDRESS : 2 BROADRIDGE STREET, WOMBARRA | SCALES : (A3) 1:50 | REVISION : B | |
| FOR : DE CLOUETT | DATE : NOV. 2014 | | |

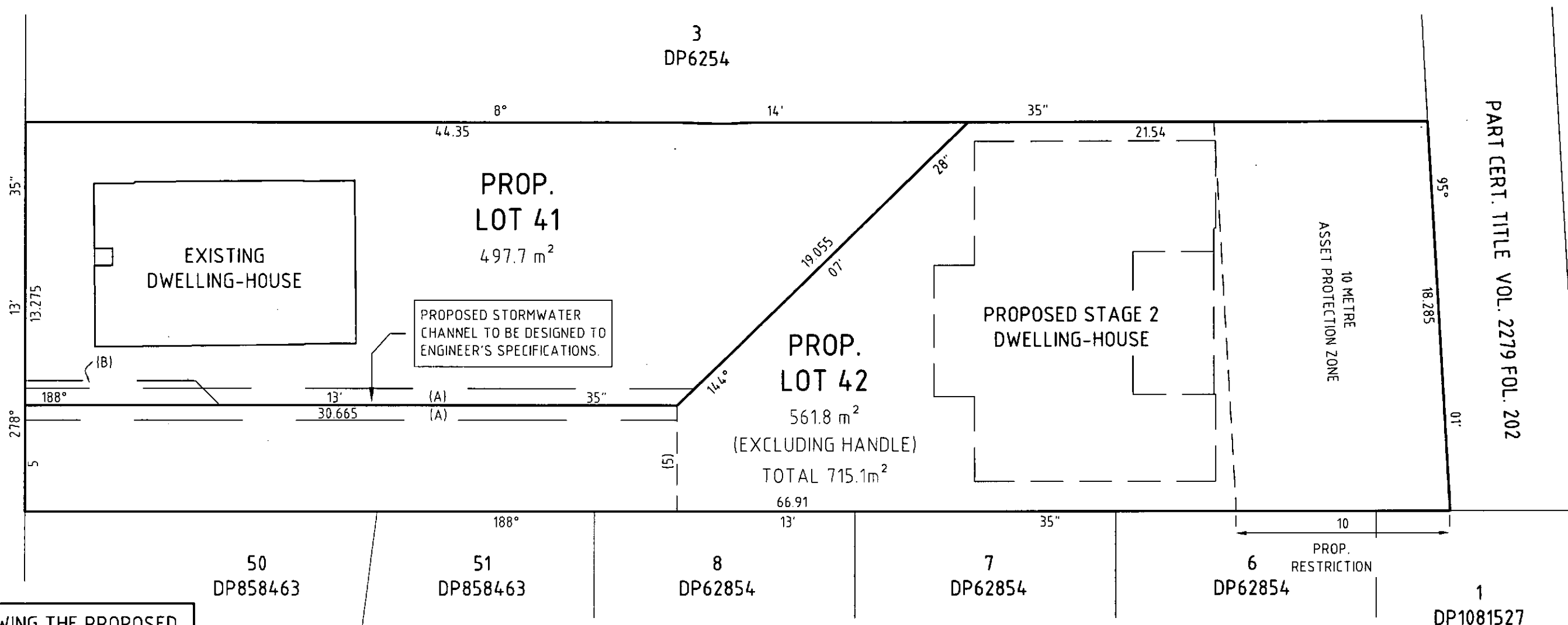
A3

L.G.A.: WOLLONGONG CITY
 PARISH: SOUTHEND
 COUNTY: CUMBERLAND

PROPOSED LOT LAYOUT



BROADBRIDGE STREET



PLAN SHOWING THE PROPOSED
 SUBDIVISION OVER LOT 4 IN
 DP1094807 BEING No.2
 BROADBRIDGE STREET,
 WOMBARRA.



ABN 52 159 137 907
 UNIT 16/429 THE BOULEVARDE, KIRRAWEE NSW 2232
 c/- PO Box 559, SUTHERLAND NSW 1499
 PH 1300 525 584 FAX (02) 9521 6315 MOB 0418 477 341
 Email: mail@terralinks.com.au

JOB No. 4027 YOUR REF.

DRAWING No. 2185PROPBDY.dwg CLIENT DE CLOUETT

SCALE: 1:200 (A3) SURVEYED DRAWN CHECKED
 DATUM: -/- -/- MS JP
 SHEET: 1 OF 1 06.03.14 06.03.14

(A) ~ PROPOSED DRAINAGE EASEMENT 1.5 WIDE
 (B) ~ PROPOSED RIGHT OF CARRIAGE 1.15 WIDE & VARIABLE (FOR PROPOSED PARKING BAY)

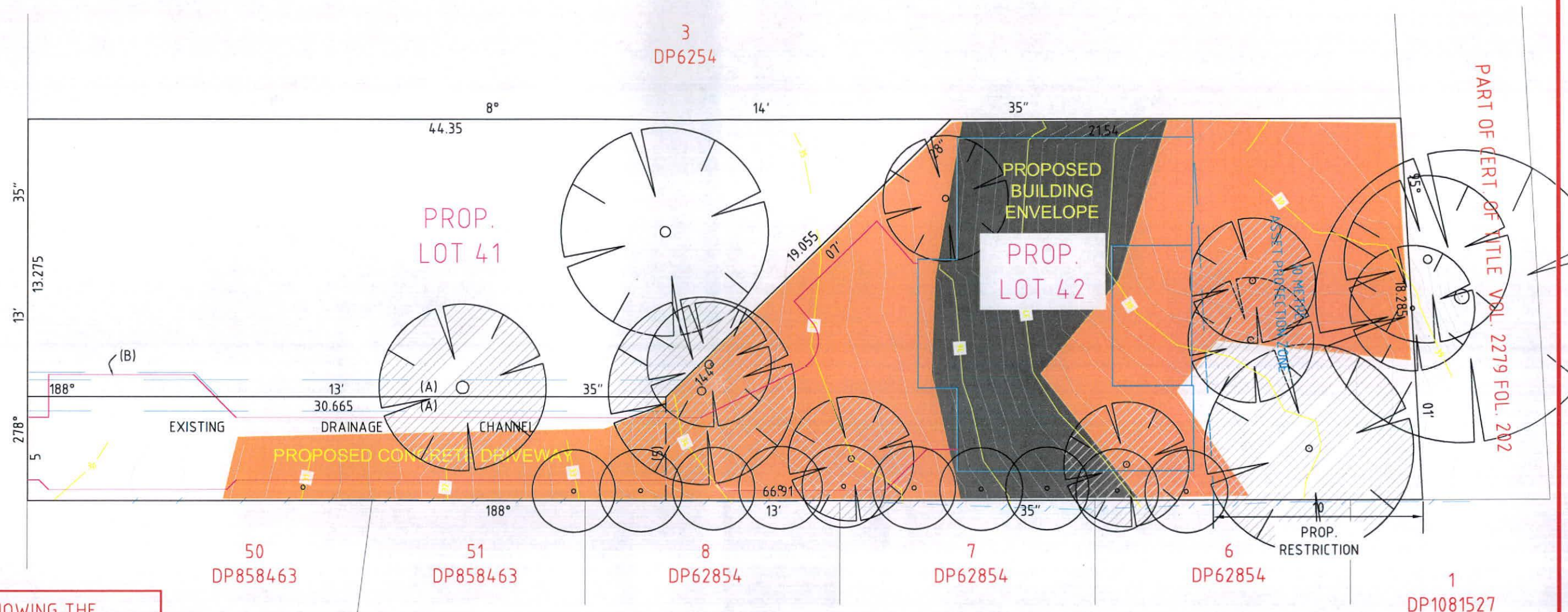
IMPORTANT NOTE:
 THIS PLAN WAS PREPARED FOR MR CHRISTIAN & MRS MELLISA DE CLOUETT AS A PROPOSED
 SUBDIVISION TO ACCOMPANY A DEVELOPMENT APPLICATION TO WOLLONGONG CITY COUNCIL AND
 SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE DIMENSIONS, AREAS, EASEMENTS AND LOT
 LAYOUT SHOWN HEREON ARE SUBJECT TO FIELD SURVEY AND ALSO TO THE REQUIREMENTS OF COUNCIL
 AND ANY OTHER STATUTORY AUTHORITY, INCLUDING SYDNEY WATER CORPORATION, LPI (DEPARTMENT
 OF FINANCE & SERVICES), ETC. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION
 SHOWN ON THIS PLAN FOR ANY FINANCIAL DEALINGS INVOLVING THE LAND. THIS NOTE IS AN INTEGRAL
 PART OF THIS PLAN.

L.G.A.: WOLLONGONG CITY
 PARISH: SOUTHEND
 COUNTY: CUMBERLAND

CONSTRAINTS PLAN



BROADBRIDGE STREET



PLAN SHOWING THE
 CONSTRAINTS OVER LOT 4 IN
 DP1094807 BEING No.2
 BROADBRIDGE STREET,
 WOMBARRA.



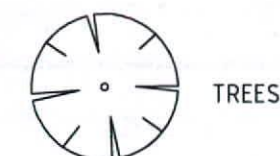
ABN 52 159 137 907
 UNIT 16/429 THE BOULEVARDE, KIRRAWEE NSW 2232
 c/- PO Box 559, SUTHERLAND NSW 1499
 PH 1300 525 584 FAX (02) 9521 6315 MOB 0418 477 341
 Email: mail@terralinks.com.au

| | |
|----------------|------------|
| JOB No. | YOUR REF. |
| 4027 | |
| DRAWING No. | CLIENT |
| 2185PROBDY.dwg | DE CLOUETT |

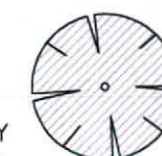
| | | | |
|-------------------|----------|----------|----------|
| SCALE: 1:200 (A3) | SURVEYED | DRAWN | CHECKED |
| DATUM: -/- | -/- | MS | JP |
| SHEET: 1 OF 1 | | 06.03.14 | 06.03.14 |

(A) ~ PROPOSED DRAINAGE EASEMENT 1.5 WIDE
 (B) ~ PROPOSED RIGHT OF CARRIAGE 1.15 WIDE & VARIABLE (FOR PROPOSED PARKING BAY)

| LEGEND | |
|-------------------|--------|
| SLOPE RESTRICTION | COLOUR |
| 0-10% | |
| 10-15% | |
| 15-20% | |
| 20% + | |



TREES



TREES TO BE REMOVED

PROPOSED TREES TO
 BE PLANTED AS
 COMPENSATORY PLANTING
 (SUGGESTED SMALL LEAF LILLY
 PILLY OR RED ASH - LOCATION
 & SPECIES SUBJECT TO A
 LANDSCAPE DESIGN)

PROPOSED RESTRICTION (APZ)

BASI[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 516310S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 18/09/2014 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 516310S lodged with the consent authority or certifier on 07 March 2014 with application DA-2014/245.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Director-General

Date of issue: Tuesday, 25 November 2014

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning &
Infrastructure

Project summary

| | |
|---------------------------|-----------------------------------|
| Project name | Declouett - Broadridge Street_02 |
| Street address | 2 Broadridge Street Wombarra 2515 |
| Local Government Area | Wollongong City Council |
| Plan type and plan number | deposited 1094807 |
| Lot no. | 4 |
| Section no. | - |
| Project type | separate dwelling house |
| No. of bedrooms | 3 |

Project score

| | | |
|-----------------|--------|-------------|
| Water | ✓ 41 | Target 40 |
| Thermal Comfort | ✓ Pass | Target Pass |
| Energy | ✓ 41 | Target 40 |

Certificate Prepared by

Name / Company Name: Illawarra Design Company

ABN (if applicable): 65 139 878 612

Description of project

| Project address | |
|------------------------------------|-----------------------------------|
| Project name | Declouett - Broadridge Street_02 |
| Street address | 2 Broadridge Street Wombarra 2515 |
| Local Government Area | Wollongong City Council |
| Plan type and plan number | Deposited Plan 1094807 |
| Lot no. | 4 |
| Section no. | - |
| Project type | |
| Project type | separate dwelling house |
| No. of bedrooms | 3 |
| Site details | |
| Site area (m ²) | 715 |
| Roof area (m ²) | 222 |
| Conditioned floor area (m2) | 161 |
| Unconditioned floor area (m2) | 11 |
| Total area of garden and lawn (m2) | 188 |

| Assessor details and thermal loads | | |
|---|--------|-------------|
| Assessor number | n/a | |
| Certificate number | n/a | |
| Climate zone | n/a | |
| Area adjusted cooling load (MJ/m².year) | n/a | |
| Area adjusted heating load (MJ/m².year) | n/a | |
| Other | | |
| none | n/a | |
| Project score | | |
| Water | ✓ 41 | Target 40 |
| Thermal Comfort | ✓ Pass | Target Pass |
| Energy | ✓ 41 | Target 40 |

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

| Water Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| Landscape | | | |
| The applicant must plant indigenous or low water use species of vegetation throughout 25 square metres of the site. | ✓ | ✓ | |
| Fixtures | | | |
| The applicant must install showerheads with a minimum rating of 3 star (> 6 but ≤ 7.5 L/min) in all showers in the development. | | ✓ | ✓ |
| The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development. | | ✓ | ✓ |
| The applicant must install taps with a minimum rating of 5 star in the kitchen in the development. | | ✓ | |
| The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development. | | ✓ | |
| Alternative water | | | |
| Rainwater tank | | | |
| The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. | ✓ | ✓ | ✓ |
| The applicant must configure the rainwater tank to collect rain runoff from at least 75 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam). | | ✓ | ✓ |
| The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> the cold water tap that supplies each clothes washer in the development at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) | | ✓ ✓ | ✓ ✓ |

Thermal Comfort CommitmentsShow on
DA plansShow on CC/CDC
plans & specsCertifier
check**Floor, walls and ceiling/roof**

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.



| Construction | Additional insulation required (R-Value) | Other specifications |
|---|--|---|
| floor - suspended floor above enclosed subfloor, 52 square metres, framed | 0.60 (or 1.3 including construction) (down) | |
| floor - suspended floor above open subfloor, 27.35 square metres, framed | 0.8 (or 1.5 including construction) (down) | site slope > 10% below floor |
| floor - suspended floor above garage, framed | nil | |
| external wall - framed (weatherboard, fibre cement, metal clad) | 1.50 (or 1.90 including construction) | |
| ceiling and roof - flat ceiling / pitched roof | ceiling: 1.45 (up), roof: foil backed blanket (75mm) | unventilated; medium (solar absorptance 0.475-0.70) |
| ceiling and roof - raked ceiling / pitched or skillion roof, framed | ceiling: 1.74 (up), roof: foil backed blanket (75mm) | framed; medium (solar absorptance 0.475-0.70) |

Note Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

| Thermal Comfort Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| Windows, glazed doors and skylights | | | |
| The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door. | ✓ | ✓ | ✓ |
| The dwelling may have 1 skylight (<0.7 square metres) and up to 2 windows/glazed doors (<0.7 square metres) which are not listed in the table. | ✓ | ✓ | ✓ |
| The following requirements must also be satisfied in relation to each window and glazed door: | ✓ | ✓ | ✓ |
| <ul style="list-style-type: none"> Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. | | | ✓ |
| <ul style="list-style-type: none"> The leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 millimetres above the head of the window or glazed door, except that a projection greater than 500 mm and up to 1500 mm above the head must be twice the value in the table. | ✓ | ✓ | ✓ |
| <ul style="list-style-type: none"> Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. | | ✓ | ✓ |
| <ul style="list-style-type: none"> Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm. | | ✓ | ✓ |
| <ul style="list-style-type: none"> Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column. | ✓ | ✓ | ✓ |

| Window/glazed door no. | Orientation | Maximum area (square metres) | Type | Shading | Overshadowing |
|------------------------|-------------|------------------------------|---|--|-----------------------|
| GFW1 | S | 1.99 | standard aluminium, single clear (or U-value:7.63, SHGC:0.75) | eave/verandah/pergola/balcony 451-600 mm | not overshadowed |
| GFW2-5 | W | 4.09 | standard aluminium, single pyrolytic low-e (U-value:5.7, SHGC:0.47) | eave/verandah/pergola/balcony 450 mm | not overshadowed |
| GFW6,W8,W9 | N | 6.76 | standard aluminium, single clear (or U-value:7.63, SHGC:0.75) | eave/verandah/pergola/balcony 450 mm | >4m high, 8-12 m away |
| GFW10,11 | E | 1.96 | standard aluminium, single clear (or U-value:7.63, SHGC:0.75) | eave/verandah/pergola/balcony 451-600 mm | not overshadowed |
| GFW12 | S | 1.99 | standard aluminium, single clear (or U-value:7.63, SHGC:0.75) | eave/verandah/pergola/balcony 450 mm | not overshadowed |

| Window/glazed door no. | Orientation | Maximum area (square metres) | Type | Shading | Overshadowing |
|------------------------|-------------|---------------------------------|--|---|-----------------------|
| GFW13 | E | 1.20 | standard aluminium, single clear (or U-value:7.63, SHGC:0.75) | eave/verandah/pergola/balcony 450 mm | not overshadowed |
| GFW14,15,16 | S | 4.06 | standard aluminium, single clear (or U-value:7.63, SHGC:0.75) | eave/verandah/pergola/balcony 451-600 mm | not overshadowed |
| HIW1,W2 | E | 3.17 | standard aluminium, single clear (or U-value:7.63, SHGC:0.75) | eave/verandah/pergola/balcony 450 mm | not overshadowed |
| HIW3-W6 | N | 4.78 | standard aluminium, single clear (or U-value:7.63, SHGC:0.75) | eave/verandah/pergola/balcony 450 mm | >4m high, 8-12 m away |
| HIW7,W8 | W | 3.17 | standard aluminium, single clear (or U-value:7.63, SHGC:0.75) | eave/verandah/pergola/balcony 450 mm | >4m high, 8-12 m away |
| GFW7 | N | 11.76 | standard aluminium, single clear (or U-value:7.63, SHGC:0.75) | eave/verandah/pergola/balcony 450 mm | not overshadowed |

| Energy Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| Hot water | | | |
| The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars. | ✓ | ✓ | ✓ |
| Cooling system | | | |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 3.5 Star (new rating) | | ✓ | ✓ |
| The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system. | | ✓ | ✓ |
| Heating system | | | |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: wood heater; Energy rating: n/a | | ✓ | ✓ |
| The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system. | | ✓ | ✓ |
| The wood heater must have a compliance plate confirming that it complies with the relevant Australian standards, and must be installed in accordance with the requirements of all applicable regulatory authorities. | | | ✓ |
| Ventilation | | | |
| The applicant must install the following exhaust systems in the development: | | | |
| At least 1 Bathroom: individual fan, not ducted; Operation control: manual switch on/off | | ✓ | ✓ |
| Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off | | ✓ | ✓ |
| Laundry: natural ventilation only, or no laundry; Operation control: n/a | | ✓ | ✓ |
| Artificial lighting | | | |
| The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: | | | |
| • all bathrooms/toilets; | | ✓ | ✓ |
| • the laundry; | | ✓ | ✓ |

| Energy Commitments | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|---------------------|---------------------------------|--------------------|
| Natural lighting | | | |
| The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting. | ✓ | ✓ | ✓ |
| The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting. | ✓ | ✓ | ✓ |
| Other | | | |
| The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. | | ✓ | |
| The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions. | | ✓ | |
| The applicant must install a fixed outdoor clothes drying line as part of the development. | | ✓ | |

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

ATTACHMENT 3 – DRAFT CONDITIONS

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION

Issued under Section 4.16 of the Environmental Planning and Assessment Act 1979

The development application described below has been determined:

| | |
|-----------------|---|
| Proposal | Residential - alterations and additions |
| Location | Lot 2 DP 1235308 |
| | 2A Broadridge Street, WOMBARRA NSW 2515 |

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 |
|---------|-------------|-------------------|--------------------------|------------|
| A02 | A | Site Plan | Illawarra Design Company | 08.09.2021 |
| A04 | A | Sub-Floor Plan | Illawarra Design Company | 22.10.2021 |
| A05 | A | Ground-Floor Plan | Illawarra Design Company | 22.10.2021 |
| A07 | A | Elevations | Illawarra Design Company | 22.10.2021 |
| A08 | A | Elevations | Illawarra Design Company | 08.09.2021 |
| A09 | A | Sections | Illawarra Design Company | 22.10.2021 |

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. 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 Part 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 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 Section 13 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

3. Occupation Certificate

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

4. Geotechnical Works

All work is to be in accordance with the geotechnical recommendations contained in report No. R.002.Rev1 dated 26 November 2021 by Douglas Partners and any subsequent conditions encountered during construction.

Before the Issue of a Construction Certificate

5. 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 (2021), a monetary contribution of \$735.00 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

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

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

To request an invoice to pay the contribution go to www.wollongong.nsw.gov.au/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.nsw.gov.au.

6. Present Plans to Sydney Water

Approved plans must be submitted online using Sydney Water Tap, available through www.sydneywater.com.au to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

The Principal Certifier must ensure that Sydney Water has issued an approval receipt prior to the issue of a Construction Certificate.

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

7. Flooding

To ensure adequate floor protection to the proposed ground floor office / studio from flood impacts a ground level concrete path is to be provided on the western side of the existing dwelling, in accordance with the recommendations from Detom Design dated 5 July 2022 ref:14014-3 that achieves the minimum 500mm freeboard above the 1% AEP flood event. In accordance with the recommendation from Detom Design the following information must be included in the construction certificate application:

- The proposed concrete path is to be designed to ensure that it is structurally suitable for the impact of floodwaters, debris and buoyancy forces up to the 1% AEP flood event plus 500mm freeboard
- The footpath must be set no lower than the adjoining 1% AEP flood level plus 500mm freeboard, and no higher than 300mm from the existing ground level.

Evidence that this requirement has been met shall be provided from an appropriately qualified Civil Engineer and to the Principle Certifiers satisfaction prior to the issue of the construction certificate

8. Bush Fire Attack Level (BAL)

New construction on Southern elevation shall comply with the requirements for Section 3 and 6 (BAL 19) Australian Standard AS 3959:2018: 'Construction of buildings in bush fire prone areas' and Section 7.5 of 'Planning for Bush Fire Protection' or the applicable version (as prescribed by the current National Construction Code) of NASH Standard 'National Standard Steel Framed Construction in Bush Fire Areas' as appropriate.

The construction requirements for BAL 19 Australian Standard AS 3959:2018: 'Construction of buildings in bush fire prone areas' and Section 7.5 of 'Planning for Bush Fire Protection' or the applicable version (as prescribed by the current National Construction Code) of NASH Standard 'National Standard Steel Framed Construction in Bush Fire Areas' as appropriate shall be reflected on the Construction Certificate plans and supporting documentation for the endorsement of the Principal Certifier prior to the issue of the Construction Certificate.

New construction on Northern, Eastern and Western elevations shall comply with Sections 3 and 7 (BAL 29) Australian Standard AS 3959:2018: 'Construction of buildings in bush fire prone areas' and Section 7.5 of 'Planning for Bush Fire Protection' or the applicable version (as prescribed by the current National Construction Code) of NASH Standard 'National Standard Steel Framed Construction in Bush Fire Areas' as appropriate.

The construction requirements for BAL 29 Australian Standard AS 3959:2018: 'Construction of buildings in bush fire prone areas' and Section 7.5 of 'Planning for Bush Fire Protection' or the applicable version (as prescribed by the current National Construction Code) of NASH Standard 'National Standard Steel Framed Construction in Bush Fire Areas' as appropriate shall be reflected on the Construction Certificate plans and supporting documentation for the endorsement of the Principal Certifier prior to the issue of the Construction Certificate.

Before the Commencement of Building Work

9. Appointment of Principal Certifier

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

- appoint a Principal Certifier and notify Council in writing of the appointment irrespective of whether Council or a Registered Certifier is appointed; and
- notify Council in writing of their intention to commence work (at least two [2] days notice is required).

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

10. Home Building Act requirements

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information -

- In the case of work for which a principal contractor is required to be appointed -
 - the name and licence number of the principal contractor, and
 - the name of the insurer by which the work is insured under Part 6 of that Act,
- In the case of work to be done by an owner-builder -

- i. the name of the owner-builder, and
- ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

11. Signs On Site

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

- a. showing the name, address and telephone number of the Principal Certifier for the work, and
- b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- c. stating that unauthorised entry to the worksite is prohibited.

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

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

12. 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.

- a. Each toilet provided must be:
- b. a standard flushing toilet; and
- c. 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.

13. Structural Engineer's Details

Structural Engineer's details for all structurally designed building works such as reinforced concrete footings, reinforced concrete slabs and structural steelwork must be submitted to the Principal Certifier, prior to the commencement of any works on the site.

14. Enclosure of the Site

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

15. Demolition Works

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

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

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

16. Demolition Notification to Surrounding Residents

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

17. 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.

18. Temporary Sediment Fences

Temporary sediment fences (eg haybales or geotextile fabric) must be installed on the site, prior to the commencement of any excavation, demolition or construction works in accordance with Council's guidelines. Upon completion of the development, sediment fencing is to remain until the site is grassed or alternatively, a two (2) metre strip of turf is provided along the perimeter of the site, particularly lower boundary areas.

19. All-weather Access

An all-weather stabilised access point must be provided to the site to prevent sediment leaving the site as a result of vehicular movement. Vehicular movement should be limited to this single accessway.

20. 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.

21. Tree Protection

Prior to commencement of any work on the site, including any demolition, all trees not approved for removal as part of this consent that may be subjected to impacts of this approved development must be protected in accordance with Section 4 of the Australian Standard Protection of Trees on Development Sites (AS 4970:2009).

Tree Protection Zones must be established prior to the commencement of any work associated with this approved development.

No excavation, construction activity, grade changes, storage of materials stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within Tree Protection Zones.

22. Bush Fire - Inner Protection Area

At the commencement of building works and in perpetuity the entire property shall be managed as an Inner Protection Area (IPA) as outlined within Appendix 4 of 'Planning for Bush Fire Protection 2019' and the NSW Rural Fire Service's document 'Standards for Asset Protection Zones'.

While Building Work is Being Carried Out

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

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

24. Piping of Stormwater to Existing Stormwater Drainage System

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

25. Hours of Work

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

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

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

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

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

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

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

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

26. Excavation/Filling/Retaining Wall Structures

Any proposed filling on the site must not:

- a. Encroach onto the adjoining properties, and
- b. adversely affect the adjoining properties with surface run-off.

27. Cut and Fill Retained

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

28. 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>).

29. 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.

30. Provision of Waste Receptacle

The developer must provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle must be regularly emptied and waste must not be

allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.

31. Implementation of BASIX commitments

While building work is being carried out, the applicant must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies.

32. Water and Utilities

Residential Infill Development

Water, electricity and gas are to comply with Section 7 of 'Planning for Bush Fire Protection 2019'.

33. Acid Sulfate Soils

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

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

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

Before the Issue of an Occupation Certificate

34. BASIX

An Occupation Certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The Principal Certifier must not issue the 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.

35. Flooding Certification

Prior to the release of the occupation certificate, certification must be provided by an appropriately qualified and experienced Civil Engineer that the concrete path as recommended in the Detom Design report dated 5 July 2022 ref:14014-3 has been constructed in accordance with the requirements of the approved construction certificate plans.

36. Bush Fire Compliance Certificate

A Compliance Certificate shall accompany any Occupation Certificate for Bush Fire construction works as have been completed, verifying that the development has been constructed in accordance with the relevant Bush Fire Attack Level (BAL) requirements of the Development Consent and Construction Certificate.

Occupation and Ongoing Use

37. Maintenance of Inner Protection Area

The Inner Protection Area must be maintained, at all times as follows:

- There shall be minimal fine fuel at ground level which could be set alight by a bush fire. Leaves and vegetation debris should be removed.

- Use of non combustible ground surfaces such as gravel roads, paved areas, in-ground pools, etc is acceptable.
- Lawn areas shall be maintained low cut and clear.
- Areas under fences, fence posts, gates and trees shall be raked and kept clear of fine fuel.
- Gutters, roofs and roof gullies shall be kept free of leaves and other debris.
- Verandahs, decks, carports, etc shall not be used to store combustible materials and shall be kept free of leaves and other debris.
- Areas within courtyards shall be maintained free of leaves and other debris.
- Climbing species are avoided to walls and pergolas.
- Reticulated or bottle gas services shall be installed and maintained in accordance with AS 1596.
- Gas cylinder relief valves shall be directed away from the building and away from any hazardous materials such as firewood, etc.
- Trees may be retained within the IPA where:
 - tree canopy cover should be less than 15% at maturity;
 - trees at maturity should not touch or overhang the building;
 - lower limbs should be removed up to a height of two (2) metres above the ground;
 - the canopy is discontinuous such that tree canopies should be separated by two (2) to five (5) metres;
 - they are smooth barked species or, if rough barked, shall be maintained free of decorticated bark and other ladder fuels (rough barked species are not encouraged);
 - create large discontinuities or gaps in the vegetation to slow down or break the progress of fire towards a building should be provided;
 - shrubs should not be located under trees;
 - shrubs should not form more than 10% ground cover;
 - clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation;
 - no part of a tree shall be closer to a power line than the distances set out in the current edition of "Planning for Bush Fire Protection 2019"
 - the use of local native plants with features that minimise the extent to which they contribute to the spread of bush fires is encouraged within the above constraints.