

Wollongong Local Planning Panel Assessment Report | 22 May 2019

WLPP No.	Item No. 2
DA No.	DA-2018/1231
Proposal	Alterations and additions to North Wollongong Surf Lifesaving Club
Property	Lot 3, DP 1136814, Reserve D580060 Stuart Park, George Hanley Drive, North Wollongong
Applicant	Borst & Co Architecture
Responsible Team	Development Assessment and Certification - City Centre Team (RW)

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel - Determination

The proposal has been referred to LPP for determination pursuant to clause 2.19(1)(a) of the *Environmental Planning and Assessment Act 1979*. Under Clause 1(a) of Schedule 2 of the Local Planning Panels Direction of 1 March 2018, the development is on Crown land but under the care and control of Council.

Proposal

The proposal is for alterations and additions to North Wollongong Surf Lifesaving Club.

Permissibility

The site is zoned RE1 Public Recreation pursuant to Wollongong Local Environmental Plan 2009. The proposal is categorised as a *community facility* and is permissible in the zone with development consent.

Consultation

The proposal was notified in accordance with Council's Notification Policy and received two (2) submissions raising concern with the development which is discussed in detail at section 1.5 of this report. Wider notification of the development was carried out due to the heritage listing of the site, including Local Aboriginal Groups, the National Trust (Shoalhaven branch) and the Illawarra Historical Society.

Main Issues

The main issues are:

- Heritage impacts
- Coastal Protection
- Blue Mile Master Plan identifies the future demolition of the surf club and a new building constructed to the north-west of the existing surf club.

RECOMMENDATION

It is recommended that the application be conditionally approved subject to some design changes to resolve heritage concerns. In summary, the design changes involve the deletion of the first floor east facing balcony and reinstatement of original window and door openings to the original 1936 part of the surf club building. These changes are capable of being resolved through relatively minor reconfiguration of internal spaces as outlined in the body of this report.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the development:

State Environmental Planning Policies:

- SEPP No. 55 – Remediation of Land
- SEPP (Coastal Management) 2018
- SEPP 64 – Advertising and Signage
- SEPP (Infrastructure) 2007

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan (WDCP) 2009

Other policies

- Wollongong City Wide Development Contributions Plan 2018
- Blue Mile Masterplan
- Wollongong City Foreshore Plan of Management
- Wollongong Coastal Zone Management Plan (CZMP) – Management Study and Implementation Action Plan

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the following works:

Basement

- Partial demolition of the dinghy store (existing retaining walls and footings to remain), new wall and backfilling of basement store area

Ground Floor

- Relocation of the gymnasium
- First aid room relocated to south-east corner of the building
- Male amenities relocated
- Female amenities enlarged and upgraded
- Demolition of internal walls to provide a new eastern foyer and entrance, reduce size of boat storage room, provide a larger single patrol room
- New east facing observation deck off the patrol room and meeting room
- Changes to ground floor windows and door openings resulting from internal configuration of rooms

First floor

- New balcony on the eastern side with new bi-fold doors from function space
- New accessible lift for access to the function space
- Enclosure of the western balcony to provide additional storage area
- Demolition of the existing external eastern staircase and construct new concrete stairs to reflect the curved design of the southern elevation of the building.

External changes

The main external changes include:

- Changes to window and door openings to reflect the room layout changes listed above
- A new observation deck at ground level
- New first floor balcony on eastern elevation, external stairs and changes to existing balustrade
- Hard stand area on the northern side of the building to provide vehicle access and manoeuvring area to the boat and board storage area. This hard stand area will link the existing western car park to the proposed boat ramp access to the beach.
- Removal of existing signage and reinstatement of 'NSWSLSC' on the parapet of the western elevation as well as additional building identification signage on the western elevation.
- Reinstating the flagpole to the southern elevation
- New retaining wall/interim rock armouring adjacent to the eastern side of the building
- Repainting the original 1936 building exterior to reflect the original brick banding and colour of the face brick of nearby kiosk and bathers pavilion.
- Northern windows to boat store to be replaced with roller doors
- Stabilised turf accessway to existing boat ramp

Use

- No change of use or intensification of use is proposed under the current application. The surf club is used for functions associated with the surf club and for community use.
- Current operating hours are 7am to 12 midnight with the surf club operating between 9am and 6pm during summer which is not proposed to change.

Traffic, parking and servicing

- No additional car parking will be provided as part of the development. There is limited car parking available to the west of the surf club which is not proposed to change as part of the development.

1.3 BACKGROUND

The North Wollongong Surf Club building has been associated with North Wollongong Beach since 1936. Over the years it has been extended and altered, and this history has been addressed in the submitted Conservation Management Plan and by Council's Heritage Officer.

The subject site is part of the wider Stuart Park site, which has an extensive development application history. Recent development applications that specifically relate to the current surf club include DA-2016/1573 for replacement of the roof. There have been alterations and additions approved for the surf club building in the 60's, 70's and 80's which have removed much original fabric and are unsympathetic to the heritage significance of the building. All of the other recent approvals relate to other areas within the wider Stuart Park site.

Conservation Management Plan (CMP)

A CMP for the building was prepared by Rod Howard and Associates in 2005. This document highlights the significance of the building and its various components and includes conservation policies and recommendations. The CMP states that "Existing openings should be maintained and no further openings made in the 1936 section of the club building". This is further discussed in Part 1.6.1 of the report.

Pre-lodgement meeting

Pre-lodgement meeting PL-2017/210 was held on 27 November 2017 in relation to the current proposal for works to the surf club as well as a proposal for a new seawall. The approval pathway for the upgrade works to the seawall were identified as being capable of assessment as 'development without consent' under Part 5 of the EP& A Act 1979 under the (then) Infrastructure SEPP. The SEPP (Coastal Management) 2018 has since been adopted which contains provisions in relation to coastal protection works identifying that the seawall upgrade does not require development consent under Part 4 of the EP&A Act 1979. The seawall component of

the development discussed in the pre-lodgement meeting does not form part of the current application and is subject to separate approval.

The main issues raised in this meeting relating to the surf club refurbishment were heritage impacts, consideration of the proposed development in light of the CMP and whether the works to the surf club can be undertaken independently of the future seawall.

Community Engagement

The existing surf club was identified for replacement in the Blue Mile Masterplan; therefore the current proposal to refurbish the existing building represents a change in approach. On this basis, Community Engagement was carried out by Council in August 2018 prior to the current development application being lodged. The intent of the community engagement process was to outline the proposed works to North Beach Surf Lifesaving Club Refurbishment and seawall and better inform the design response.

Current application DA-2018/1231

- 2 October 2018 - application lodged. Shortly following lodgement the applicant advised that revised plans were to be submitted on their client's request.
- 15 November 2018 - revised plans received
- 23 November 2018 - Public notification commenced following receipt of the revised plans with extended timeframe due to holiday period. The notification included notification to Aboriginal Heritage Groups, the National Trust (Shoalhaven branch) and Illawarra Historical Society.
- 7 January 2019 – notification period ended
- 21 January 2019 – all internal referrals completed
- 5 February 2019 – letter sent requesting revised plans and additional information
- 6 March 2019 – revised plans and additional information received in response to Council's letter
- 16 April 2019 – further request to applicant requesting revised plans to address heritage concerns, primarily deletion of the first floor balcony and bi-fold doors, reinstating original door and window openings of the 1936 portion of the building and considering options to reduce the level of modification to/demolition of significant building fabric.
- 2 May 2019 – applicant's response to Council's letter dated 16 April received. Information available at this time forms the basis of this report. It is noted that no revised plans were submitted at this time however the following justification for pursuing the design was provided:
 - The first floor balcony will be designed for future removal;
 - Bi-fold door opening can be filled in to reinstate the 3 original window openings and style configurations within the cement rendered and painted walls;
 - Re-instatement of some window and door openings in the original 1936 building to match similar styles and configurations of the original units removed.

Comment on applicant's response

Construction of the first floor balcony in a way that enables future removal does not address the concerns around the visual impact of the deck on the heritage building and its visual relationship with the nearby state listed buildings (kiosk and Bathers pavilion).

The proposed first floor deck and the new openings within the original 1936 portion of the building do not adequately respond to the Conservation Management Plan (CMP) that exists for the building. The CMP recommends that no new openings or intrusions should occur. Supporting these aspects of the development is considered to further erode the heritage significance of the building. These concerns were identified in the pre-lodgement meeting and in the requests for revised plans and additional information; however concerns raised by Council have not been satisfactorily addressed during the course of the assessment.

The needs of the surf club to provide a functional building into the future are acknowledged, however these needs must be reasonably balanced with the known heritage constraints of the site.

In order to respond to the recommendations of the CMP, the first floor balcony and bi-fold doors should be deleted from the proposal and changes to existing openings should match the style and configuration of original openings. Conditions are recommended to be imposed on the consent requiring revised plans to be submitted to Council's satisfaction prior to issue of a construction certificate, as follows:

Heritage – Deletion of the First Floor Balcony

The first floor balcony off the original 1936 part of the surf club building must be deleted from the plans. Plans demonstrating that this requirement has been met must be submitted to Council's Heritage planner for written approval prior to issue of the construction certificate.

Heritage – reinstate Original Door and Window Openings

The window and door openings identified as D06, D07, D08 and W08 on the ground floor and D42 on the first floor must be reinstated to reflect the original openings as depicted on the 'East Elevation c. 1938' on Drawing DA28. Plans demonstrating that this requirement has been met must be submitted to Council's Heritage planner for written approval prior to issue of the construction certificate.

Conditions reflecting the above are included in the recommended conditions in Attachment 6.

Customer service actions

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

1.4 SITE DESCRIPTION

The site is located at Stuart Park, George Hanley Drive, NORTH WOLLONGONG NSW 2500 and the title reference is Lot 3 DP 1136814 Reserve D580060. The subject site is large, and extends from the surf club in the southeast portion, to the Lagoon (waterway and restaurant) in the north and the Illawarra Live Steamers in the west. The site is bordered by North Wollongong Beach to the east.

The property is Crown Land that is managed by Council, and provides a variety of public recreation spaces. The subject building is the North Wollongong Surf Life Saving Club, a community facility with the main function of providing beach patrol activities and ancillary uses.

Adjoining development is as follows:

- North: Stuart Park
- East: North Beach
- South: 'Diggies' cafe, Bathers Pavilion, foreshore
- West: residential uses fronting Blacket Street, Novotel North Beach occupies the site to the south-west fronting Cliff Road, and Blacket, Bourke and Kembla Streets.

The property is Crown land under the appointed management of Council. The site is Community land – Park /Wollongong City Foreshore Plan of Management.

An aerial photo and zoning map of the site forms Attachment 1.

Property constraints

- Council records identify the land as being impacted by acid sulphate soils.
- Council's mapping identifies the land as being flood affected, however Council's Stormwater Engineer has advised that the development site is outside the low floor risk precinct and no concerns have been raised with regard to flooding. The proposal will not increase the capacity of the use, nor will it change any floor levels. There will be no increased risk to public safety or property in relation to flood impacts.
- Local heritage item – see comments from Council's Heritage Officer in section 1.6 below.
- Council records identify the land as being located within the Coastal zone. The southern portion of the site, including approximately one third of the surf club building is identified as being subject to coastal geotechnical risk, increasing coastal inundation and reduced foundation capacity from 2010 to 2100.
- The lot is identified as being bushfire prone land however the closest bushfire prone land is vegetation buffer located a distance of approximately 380m north-west the surf club building. The

proposed development is not development for a *special fire protection purpose* and is not integrated development.

- An existing sewer main runs through the site and under the existing surf club building.
- There are no restrictions on the title that would prevent the current proposal.

1.5 SUBMISSIONS

The application was notified in accordance with WDCP 2009 Appendix 1: Public Notification and Advertising. This included a notice in The Advertiser. Two (2) submissions were received and the issues identified are discussed below. Revised plans and additional information were submitted in March 2019. Given the minor scope of changes proposed in response to Council's letter requesting additional information, the application did not require re-notification under Part 1.3(3) of Council's notification policy.

Table 1: Submissions

Concern	Comment
1. Requested that Council refer the proposal to the Design Review Panel	The proposed development does not require referral to the Design Review Panel. In addition, the impacts of the proposal have been thoroughly assessed by staff having regard to the planning controls and CMP
2. Disappointed with the design and heritage assessment	Council's consideration of the proposed design and heritage assessment is discussed within the body of this report.
3. Advise on timing, estimated costs and anticipated sources	The timing/delivery and anticipated sources (meaning funding?) of the proposed works will be in accordance with Councils infrastructure delivery plan and not a matter for consideration under S4.15 of the EP& A Act. The estimated cost of work as provided with the development application form is \$2,027,000.
4. Concern over sea level rises and future impacts on the surf club building, retaining walls, the beach and surrounding areas due to coastal erosion and shoreline recession	<p>The site is subject to coastal hazards including geotechnical risk and future coastal inundation. The current application includes interim rock armouring to the east of the ground floor observation deck.</p> <p>A new seawall in the vicinity of the surf club is proposed in the future as identified in the 2018 Community Engagement process. The seawall will provide structural support to the surf club building and other assets along the foreshore and is subject to a separate Part 5 application under the provisions of the SEPP (Coastal Management) 2018.</p> <p>Structural certification from Northrop Engineers has been submitted with the development application stating that the structural works proposed "...can be carried out independently of the proposed coastal protection works designed by others".</p>
5. Landscape plan does not consider the wider precinct, including other buildings in the North Beach precinct	The current development application seeks approval for works to the surf club building and associated landscaping around the building. Landscaping outside the lot boundaries is not required to be shown on the plans. Council's Landscape Division have considered the landscape design and found the landscaping satisfactory.
6. Proposed 'bland pastels' will weather and become indistinguishable and do not match the original brick colour	A condition is recommended requiring the external treatment and colour scheme to be submitted and approved by Council's Heritage Planner prior to issue of the construction certificate (refer Attachment 6).
7. The western face of the building is the	No significant works to the western façade of the building are

Concern	Comment
<p>public face of the building but has the appearance of the back of the building. There should be a more sympathetic treatment of this façade, possibly with a vertical element to separate the later additions.</p>	<p>proposed as can be seen for the historic west elevations plan (Dwg no. DA29 in Attachment 2). An upgraded balustrade, new entrance door will improve what is currently a functional façade.</p> <p>The removal of existing unsympathetic signage and reinstatement of new signage is an improvement to the existing western façade. The suggestion for a vertical element to separate the later additions is noted, however has not been identified as a necessary design outcome from a heritage perspective.</p>
<p>8. Concerns about the submitted heritage report, including:</p> <ul style="list-style-type: none"> - Report seems to be a justification of the architectural design rather than a collaboration. - The project/study area relates to the surf club building but the wider context including the adjoining state heritage listed kiosk and bathers pavilion building seems to have been ignored. - The building is not strictly interwar functionalist but has elements of oceanliner and streamlined art deco and there is little discussion of this style and not seen as a significant aspect of the building's heritage - The 2005 Conservation Management Plan (CMP) applying to the building should be reviewed every 5-10 years and especially when the building is modified. Why has this not been carried out? - Architect of the building (Hugh Britten) not discussed 	<p>Council's Heritage Planner has considered the application, including the submitted Heritage report prepared by Biosis. The heritage report identified that a number of aspects of the design were inconsistent with the recommendations of the Conservation Management Plan (CMP). The report has been considered in the assessment of the application and suitable conditions of consent are recommended to minimise adverse heritage impacts as a result of the development.</p> <p>Recommendations for an updated CMP to be provided prior to issue of an Occupation Certificate has also been recommended and is included in the conditions in Attachment 6.</p>
<p>9. Query about the status of the 2018 Blue Mile Masterplan and how will it inform the redesign of the surf club.</p>	<p>The Blue Mile Masterplan was informed by the Revitalising Wollongong City Centre Plan (2006) which set a 25 strategic framework for the city. The objectives of the Masterplan are met by the refurbishment of the existing surf club building, despite the Masterplan identifying the replacement of the surf club building in Precinct 6 North Beach.</p>
<p>10. Landscaping plans outlined in the Community Engagement differ from the landscape plans in the current development application. Are the landscape plans 'interim plans' in place until the approval/construction of the future seawall?</p>	<p>The submitted landscape plans relate to the works to the surf club building and immediate surrounds within the subject site's allotment boundaries. The future seawall incorporates additional landscaping to the east of the building, as well as to the south/south-east.</p> <p>The southern boundary of the subject site is just beyond the southern end of the surf club building which is why a landscape plan that captures the wider area was not provided or required as part of the current application.</p>
<p>11. Two hour information kiosk as part of Community Engagement is inadequate</p>	<p>The nature of community engagement undertaken prior to lodging the current application is not a matter for consideration for the development application under S4.15 of</p>

Concern	Comment
	the EP&A Act. The current development application was publicly notified in accordance with Council's requirements, including to identified heritage groups.
12. Recommend design changes to the building	<p>The proposed design is considered capable of receiving support subject to design changes including:</p> <ul style="list-style-type: none"> - deletion of the first floor balcony - deletion of bi-fold doors - reinstating door and window openings to reflect the original 1936 building,
13. Recommended that a review of the current State listing of the 'North Beach Precinct' with a view to including the North Beach Surf Life Saving Club building in the Precinct	This is a matter for the Office of Environment and Heritage and beyond the scope of the current development application. The visual, cultural and historical relationship of the surf club building to the North Beach Precinct has been considered in the assessment of the current application.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Heritage Officer

Council's Heritage Officer has reviewed the application, including the latest response to Council's request for revised plans and additional information and highlights two issues that remain outstanding. These comments are outlined below:

1. **Proposed Balcony**

The proposed addition of the eastern veranda to the original 1936 building has been raised as a matter of concern in a number of submissions and is noted as not being consistent with the CMP policies relating to additions. The proposed inclusion of this addition has the potential to obscure the vertical pillar details which were a significant architectural feature of the historic building, providing physical separation of the original window openings and visual relief and interest to the façade. Further, this addition has led to a proposal to include a large bi-fold door opening to the 1st floor of the façade of the 1936 building. These modifications, whilst impacting on altered fabric result in a substantial visual modification to the original building as viewed from the beach.

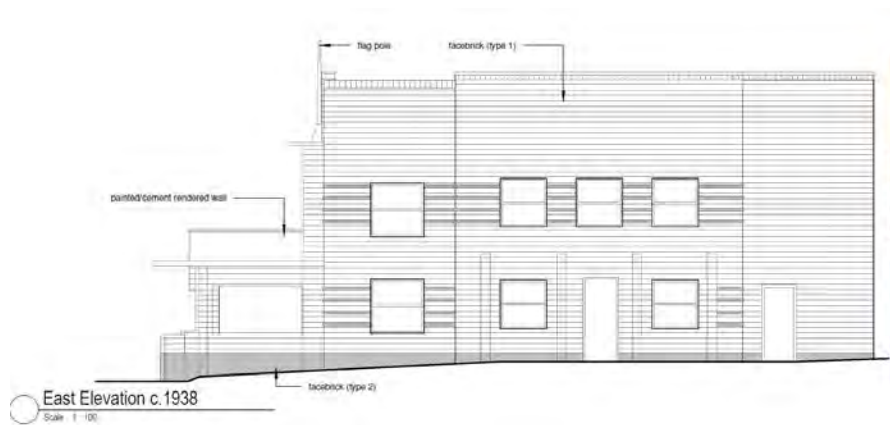
The proposed balcony along the eastern elevation of the building should be reduced in scale to reduce visual impacts on the relationship of the SLSC building and the SHR precinct. The balcony should be removed from the eastern façade of the 1936 building and be limited to the 1989-90 phase of development. This compromise provides the amenity of the open balcony for the surf club, whilst limited the potential impacts of the proposal on the 1936 building.

This will likely require some level of reconfiguration of the internal spaces on the first floor, including the Bar Space.

2. **New Openings**

The deletion of the proposed balcony on the 1936 building will also allow the proposed bi-fold door on the eastern elevation to be deleted. It is noted that all of the original ground floor windows on this façade (3) are proposed to be converted to doorways, whilst the original doorway (to the central bay) which has previously been converted to a window will be retained as the only window to the eastern façade. This is not considered an acceptable outcome from a heritage perspective.

The original window and door opening configurations from the 1936 building should instead be reinstated as per the below plans (East Elevation c. 1938 on Drawing DA28).



Council is satisfied that these two issues can readily be resolved through relatively minor reconfiguration of the internal spaces to accommodate the original opening configurations.

Conditions of consent were recommended and are included in the conditions forming Attachment 6.

Other referrals

Council's geotechnical, stormwater, landscape, traffic, building environment and property officers have all reviewed the application and provided satisfactory referrals subject to conditions where appropriate.

In terms of traffic it was noted that the surf club is an established use with existing and established car parking and traffic demands that is likely to remain unchanged because of the development.

1.6.2 EXTERNAL CONSULTATION

Local Aboriginal groups

The application was notified for 28 days to local Aboriginal groups as required by Clause 5.10(8) of WLEP2009 as the site is identified as an Aboriginal place of heritage significance. No responses were received.

Department of Industry – Lands and Water

The site is on Crown Land (under Council's Management) therefore landowner's consent from Department of Industry – Lands and Water was required for the current development application. Landowners consent was provided on 6 February 2019. Department of Lands was notified of the proposal as part of the public notification procedure, however no submission was received.

Other external referrals

Council's Heritage Officer recommended local heritage groups be notified of the application. This is not a statutory concurrence requirement however the following parties were notified during the public exhibition period. Their responses are outlined below:

Illawarra Shoalhaven Branch of the National Trust

- The following comments were made on the proposed design:
 - o Works related to the original 1936 part of the building should be limited to conservation of the original fabric of the building. Although the requirements for functioning of the building has changed, reconfiguration of the interior should aim to conserve as many of the items of High Significance as possible, as identified in the Conservation Management Plan (CMP)
 - o The first floor balcony and supporting columns encroaching on the eastern elevation are not supported
 - o Support of the re-instatement of original features such as flagpole, concrete lintels and 'NSWSLSC' letting on western elevation, replacement of western staircase balustrade to match eastern elevation and adjacent Bathers Pavilion, the use of heritage colours to distinguish original 1936 building.
- Greater emphasis on the relationship between the surf club building and the 'North Beach Precinct' should have been given in the Statement of Heritage Item submitted with the current application.

- The existing CMP should be reviewed and updated to reflect the latest status of the building
- The Trust recommends an urgent review of the current State listing of 'North Beach Precinct' with a view to including the North Beach Surf Lifesaving Club

Office of Environment and Heritage - Heritage Council of NSW

Although the subject building does not have a state heritage listing, the surf club adjoins the North Beach Precinct which is on the State Heritage Register (SHR); therefore comments were sought on the proposed development.

Council received a response from the Heritage Council on 14 December 2018 which acknowledged that the surf club building has strong associations with the Bathers Pavilion and the Kiosk buildings within the North Beach Precinct, also identifying that the statement of heritage significance for the SHR North Beach Precinct states:

"The surf Life Saving Club is sited on a separate title of land and this SHR listing may be later expanded to include the building because of its strong historical and geographical associations with this group."

In summary the following matters were raised regarding the proposed development:

- Any alterations and additions should minimise further loss of integrity and aim to enhance its architectural associations.
- Concern that the first floor balcony changes to openings on the eastern elevation will further obscure the architectural relationship of the building with the Bathers Pavilion and the Kiosk and will result in visual impact on the North Beach Precinct when looking from an eastward angle.
- Works proposed to the western façade of the building should avoid removal of original fabric.
- Landscaping around the building should minimise hard or paved surfaces to create a transition between built fabric and the adjacent cultural landscape.
- Conservation works such as flagpole and metal lettering on the western façade, as well as removal of intrusive signage are strongly supported.
- The impact of the extensive removal of internal walls to the ground floor of the building should be carefully considered as cumulatively with external impacts the works have the potential to affect the significance of the surf lifesaving club.

Comment

Revised plans and additional information submitted by the applicant were forwarded to the Heritage Council; however at the time of writing this report, no additional comments were received.

It is noted that the revised plans submitted in March 2019 reduced the extent of hard surfaces around the building; however the first floor balcony and internal modifications to the ground floor did not alter from the plans considered by the Heritage Council. The deletion of the first floor balcony and reinstating door and window openings to reflect the 1936 original building reasonably addresses the heritage concerns and minimises adverse impacts on the heritage significance of the building and the nearby state listed North Beach Precinct.

Illawarra Historical Society

No response received.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

Crown Lands Management Act 2016

The site is Crown land managed by Council in accordance with the public purposes of the land and the principles as set out in Section 1.4 of the Crown Lands Management Act 2016.

The principles for use and retention of Crown land under this Act are:

(a) that environmental protection principles be observed in relation to the management and administration of Crown land, and

- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and*
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and*
- (d) that, where appropriate, multiple use of Crown land be encouraged, and*
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and*
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.*

The proposed development is consistent with these principles.

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

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

A desktop audit of previous land uses does not indicate any historic use that would contribute to the contamination of the site. Earthworks are proposed however the proposal does not comprise a change of use. Documentation submitted with the application from Douglas Partners dated 24 March 2016 identified that there was no evidence of contaminated fill surrounding the existing surf club building. No concerns are raised in regard to contamination as relates to the intended use of the land which is considered suitable for the proposed development under clause 7

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (COASTAL MANAGEMENT) 2018

The site is identified as being within both the Coastal Environment Area and Coastal Use Area. The northern portion of the site is identified as being within the Proximity Area for Coastal Wetlands.

Clause 11 – Development on land in proximity to coastal wetlands or littoral rainforest

- (1) Development consent must not be granted to development on land identified as “proximity area for coastal wetlands” or “proximity area for littoral rainforest” on the Coastal Wetlands and Littoral Rainforests Area Map unless the consent authority is satisfied that the proposed development will not significantly impact on:*
 - (a) the biophysical, hydrological or ecological integrity of the adjacent coastal wetland or littoral rainforest, or*
 - (b) the quantity and quality of surface and ground water flows to and from the adjacent coastal wetland or littoral rainforest.*

Council’s Environmental Officer has considered this clause and notes that the proposed development is largely confined to the footprint of the existing building and drains away from the area identified as Coastal Wetlands. Subject to suitable conditions regarding erosion and sediment control, the development is not expected to significantly impact on the quantity or quality of surface and groundwater flows to the area mapped as Coastal Wetlands.

Clause 13 - Development on land within the coastal environment area

The development has been considered with regard to Clause 13, including assessment by Council’s Environment Officer, as outlined below.

- (1) Development consent must not be granted to development on land that is within the coastal environment area unless the consent authority has considered whether the proposed development is likely to cause an adverse impact on the following:*

<i>(a) the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment,</i>	The proposed development is largely confined to the footprint of the existing Surf Life Saving Club building with a new surf boat manoeuvring hardstand area extending into existing lawn. Erosion and sediment control measures are proposed and suitable conditions regarding these measures as well as the appropriate disposal of stormwater, the proposed development is not expected to cause an adverse impact on
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	the environment.
<i>(b) coastal environmental values and natural coastal processes,</i>	The proposed development is not expected to have an adverse impact on environmental values and coastal processes.
<i>(c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014), in particular, the cumulative impacts of the proposed development on any of the sensitive coastal lakes identified in Schedule 1,</i>	Provided usual erosion and sediment control measures are correctly installed and maintained during the demolition and construction phases of the proposed development and stormwater drainage is disposed of to Council's satisfaction, it is unlikely that the water quality of North Beach will be adversely impacted.
<i>(d) marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms,</i>	The proposed development would not be expected to cause an adverse impact on marine vegetation, native vegetation and fauna and their habitats, undeveloped headlands and rock platforms.
<i>(e) existing public open space and safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,</i>	The area around the surf club will be retained as public open space, with a small area north of the building being paved to facilitate vehicle access to the boat sheds from the northern side of the building. This will lead to a small reduction in grassed area for the general public's use and associated relocation of seating; however the impacts are relatively minor. These works should be considered in light of the intended works to improve public access along the foreshore which is intended to be carried out as part of the seawall upgrade. This works will also improve access for persons with a disability. On balance, no significant adverse impacts are anticipated.
<i>(f) Aboriginal cultural heritage, practices and places,</i>	Given the works are located predominantly within the footprint of the existing building, no adverse impacts are likely on Aboriginal Cultural Heritage, practices and places.
<i>(g) the use of the surf zone.</i>	No impact on the surf zone are anticipated.

- (2) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that:*

<i>(a) the development is designed, sited and will be managed to avoid an adverse impact referred to in subclause (1), or</i>	The proposed development is considered to be designed, sited and managed to avoid or minimise impacts referred to in subclause (1).
<i>(b) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or</i>	
<i>(c) if that impact cannot be minimised—the development will be managed to mitigate that impact.</i>	

Clause 14 - Development on land within the coastal use area

- 1) *Development consent must not be granted to development on land that is within the coastal use area unless the consent authority:*

<p>(a) <i>has considered whether the proposed development is likely to cause an adverse impact on the following:</i></p> <p>i) <i>existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,</i></p>	<p>Existing public access between the surf club and the beach will not be adversely impacted upon by the proposed development, noting that the area immediately to the north of the building will lose some grassed area to accommodate a hard stand area for boat maneuverability with lawn terraces being retained to the east of the building. It is noted that separate approval will be sought for a new seawall along North Beach, which incorporates an upgrade to public access along the foreshore and beach.</p>
<p>(ii) <i>overshadowing, wind funneling and the loss of views from public places to foreshores,</i></p>	<p>The proposed alterations and additions will not lead to additional overshadowing, wind funneling or loss of views.</p>
<p>(iii) <i>the visual amenity and scenic qualities of the coast, including coastal headlands,</i></p>	<p>The external alterations are compatible with the visual amenity of the area and will not impact on coastal headlands.</p>
<p>(iv) <i>Aboriginal cultural heritage, practices and places,</i></p>	<p>No adverse impact is anticipated noting that the works proposed under the current application are largely limited to the footprint of the existing building.</p>
<p>(v) <i>cultural and built environment heritage, and</i></p>	<p>The surf club is an identified local heritage item and adjacent to the state heritage listed 'North Beach Precinct'. The cultural and built environment heritage impacts have been considered. The existing building has had several unsympathetic alterations and additions over recent years that has compromised the heritage significance of the building (e.g rendering the original brickwork, changing door and window openings) and eroded the visual connection to the nearby state heritage listed Kiosk and Bathers Pavilion. The proposed alterations and additions will reinstate some of the building's original features (e.g flagpole, signage).</p> <p>The cultural heritage will be retained because of the proposed modifications to the building that will allow its ongoing use as a surf lifesaving club and reinstatement of some of the building's original features.</p>
<p>(b) <i>is satisfied that:</i></p> <p>(i) <i>the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or</i></p>	<p>The development involves substantial works to the building to retain the surf club in its current location rather than replacing it. The retention of the existing building avoids adverse impacts in that the original surf club building will be</p>

<p>(ii) <i>if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or</i></p> <p>(iii) <i>if that impact cannot be minimised—the development will be managed to mitigate that impact, and</i></p>	<p>refurbished rather than be demolished.</p> <p>When viewed in the context of necessary works required to upgrade the surf club to improve functionality and amenity of the ageing building, the scope of changes to the building, especially the original 1936 portion of the building, will be managed to mitigate adverse impacts to the heritage significance of the site.</p>
<p>(c) <i>has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.</i></p>	<p>The site adjoins the State Heritage listed ‘North Beach Precinct’ and is also within Stuart Park. Refurbishment of the existing building maintains the link between the surf club and the nearby Kiosk and North Beach Pavilion. The bulk, scale and size of the proposed development will not substantially change.</p>

15 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.

The proposed development is not expected to increase the risk of any coastal hazards, i.e.

- a beach erosion,
 - b shoreline recession,
 - c coastal lake or watercourse entrance instability,
 - d coastal inundation,
 - e coastal cliff or slope instability,
 - f tidal inundation, or
 - g erosion and inundation of foreshores caused by tidal waters and the action of waves, including the interaction of those waters with catchment floodwaters
- on the subject lot or other land.

Temporary rock armouring to the east of the building will be carried out to address the risk of shoreline recession until the new seawall is constructed.

Clause 16 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.

The Wollongong Coastal Zone Management Plan (CZMP) was adopted by Council on 19 February 2018.

The CZMP consists of two parts – the Management Study, which documents the risk levels and management options, and the Implementation Action Plan (IAP), which documents the preferred actions going forward.

The CZMP Management Study identifies the erosion and recession risk to the North Beach Surf Cub as extreme by 2050. The treatment options outlined in Table 6.1.6 identify nourishment and seawall as protection measures but also identify a ‘planned retreat’ option to relocate out of the hazard zone. The proposed development includes some interim rock armouring to provide appropriate structural support for the building until such time as the planned seawall is constructed, which is consistent with the identified protection measures. Engineering certification that the structural works shown on the submitted plans by Northrop can be carried out independently of the future coastal protection works has been submitted with the current application. The study also identifies North Beach SLSC as a suitable site where the option of redesigning structures in current location to withstand impacts with the aim of retaining existing community services while

reducing the coastal hazard risks (Option 'A2' in Part 5.4.4). The proposed 'interim rock armouring' will achieve this outcome for the proposed development.

The IAP outlines how the treatment options for dealing with coastal risks in relation to heritage items, seawalls and surf clubs and public buildings. A new seawall is identified for North Beach to address damaging erosion and recession and wave overtopping. Although this seawall does not form part of the current application, the proposed refurbishment of the SLSC does not compromise any future seawall and will become a lesser risk of coastal hazards once the seawall is constructed.

2.1.3 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Division 12 Parks and other public reserves

Although the subject site is within a public reserve, no provisions under this part are relevant to the current application. Coastal protection works previously under the ISEPP are now covered by the Coastal Management SEPP.

2.1.4 STATE ENVIRONMENTAL PLANNING POLICY 64 – ADVERTISING AND SIGNAGE

The aims/objectives of this policy are as follows:

(1) This Policy aims:

(a) to ensure that signage (including advertising):

(i) is compatible with the desired amenity and visual character of an area, and

(ii) provides effective communication in suitable locations, and

(iii) is of high quality design and finish, and

(b) to regulate signage (but not content) under Part 4 ;of the Act, and

(c) to provide time-limited consents for the display of certain advertisements, and

(d) to regulate the display of advertisements in transport corridors, and

(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.

Approval is sought for three building identification signs on the western elevation of the building, one of which is the reinstatement of the 'NSWSLSC' lettering across the parapet as it appeared on the original building. The other two signs are additional signs (one on the first floor and the other on the ground floor at the southern end of the building), as shown below:

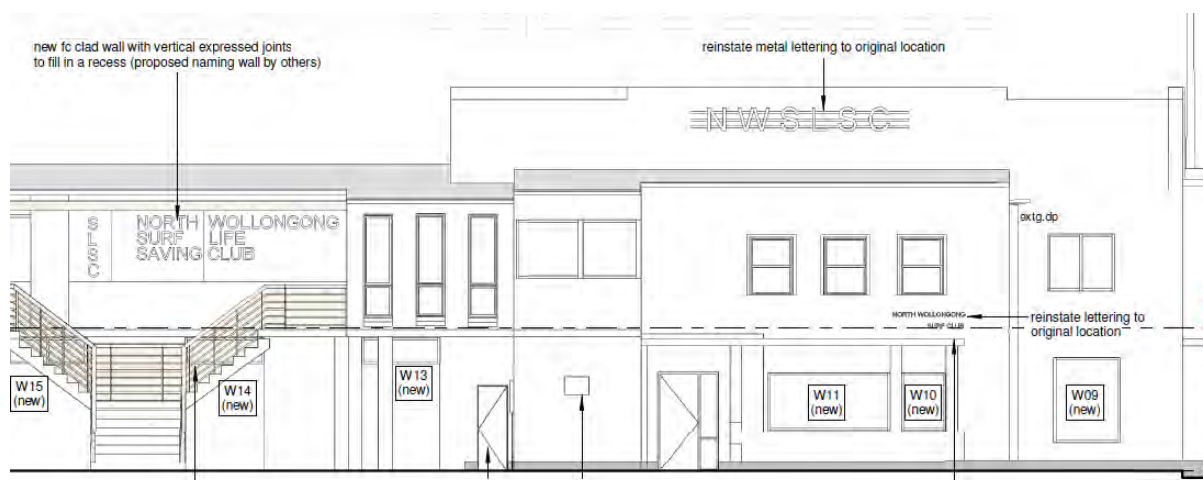


Figure 1: proposed signage on western façade

The proposed signage falls under the definition of 'building identification sign' as all three (3) signs will identify the building as the North Wollongong Surf Lifesaving Club. The applicant states that all existing advertising signage will be removed.

Clause 8 states that:

8 Granting of consent to signage

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

(a) that the signage is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and

(b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 1.

With regard to Clause 8, the signage is considered to be satisfactory with regard to the aims of this policy and the assessment criteria in Schedule 1 as outlined in Attachment 4 to this report.

2.1.5 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned RE1 Public Recreation.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To cater for the development of a wide range of uses and facilities within open spaces for the benefit of the community.*

The proposal is satisfactory with regard to the above objectives. The proposal relates to an existing **community facility** that contributes to the recreational setting of the area. The proposed alterations and additions will improve the visual appearance and functionality of the building and will contribute to the longevity of the existing and historic building's use as a surf club.

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

*Boat sheds; Camping grounds; Caravan parks; Child care centres; **Community facilities**; Environmental facilities; Environmental protection works; Extensive agriculture; Helipads; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures*

The proposal is categorised as a **community facility** as described below and is permissible in the zone with development consent.

The proposal is a *community facility* because it is owned and controlled by a public authority and is the building is used for the physical, social and cultural welfare of the community.

The proposal also includes the expansion of the *boat shed*; however this is within the existing footprint of the building. Notwithstanding this, this component is also an existing and permitted use.

Clause 2.7 Demolition

Demolition works are proposed under the current application, thereby satisfying the provisions of this clause.

Clause 1.4 Definitions

community facility means a building or place:

(a) owned or controlled by a public authority or non-profit community organisation, and

(b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

boat shed means a building or other structure used for the storage and routine maintenance of a boat or boats and that is associated with a private dwelling or non-profit organisation, and includes any skid used in connection with the building or other structure.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The maximum height permitted for the site is 9m. The existing building height remains unchanged by the proposed development, aside from the proposed reinstatement of the flagpole at the southern end of the building, which is 10.5m.

The definition of building height is:

building height (or height of building) means:

(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or

(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Based on the above definition and the exclusions (underlined), the reinstatement of the flagpole does not represent a departure to the maximum building height under this clause.

Clause 4.4 Floor space ratio

There is no floor space ratio applicable to the site under the floor space ratio map.

Part 5 Miscellaneous provisions

Clause 5.10 Heritage conservation

The North Wollongong Surf Lifesaving Club is a local heritage item under Schedule 5 of the WLEP 2009 (Item No. 61035 – ‘North Beach Surf Club’) and is also located within Stuart Park which is also a local heritage item (Item No 6283 - Group of Norfolk Island pines and Canary Island palms).

The site is also in the vicinity of the State Heritage ‘North Beach Precinct’ and is a related building to the North Beach Kiosk and Bathers Pavilion as shown below:



Figure 2: Plan showing local heritage items and state listed North Beach Precinct (red hatched area)

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

The effects of the proposed development on heritage significance have been considered by Council's Heritage division who have raised concerns with the proposed development having regard to the existing Conservation Management Plan (CMP), the extent of modification to the original 1936 portion of the building, and in light of the submissions received. Subject to some design changes to minimise the extent of alterations to the original portion of the building, the provisions of this clause are considered to be satisfied.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and*
- (b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.*

With regard to subclause (a), the development involves some ground disturbance and the site is identified as containing Aboriginal sites. The application has been considered by Council's Heritage division who has not raised any concerns regarding impacts on Aboriginal heritage and have recommended conditions to address any unanticipated finds of Aboriginal cultural heritage and the requirements of the National Parks and Wildlife Act 1974.

The application was notified to local Aboriginal groups for 28 days between in accordance with subclause (b).

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

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

Clause 7.2 Natural resource sensitivity – biodiversity

The location of the surf club building is not identified as being affected by “Natural Resource Sensitivity – Biodiversity” on the Natural Resource Sensitivity – Biodiversity Map.

Areas to the north and south of the North Beach Surf Life Saving Club building are mapped as Natural Resource Sensitivity–Biodiversity. Due to the distance of the proposed works from the areas mapped as Natural Resource Sensitivity–Biodiversity, impacts on the native vegetation in these mapped areas from the proposed development are not expected.

Clause 7.3 Flood planning area

Council’s Development Engineer has advised that land is not flood affected.

Clause 7.5 Acid Sulfate Soils

The proposal is mapped as being affected by class 4 and 5 acid sulphate soils. The proposal does not involve excavation works more than 2.0m below the natural ground level and therefore an acid sulphate soils management plan is not required. The applicant has advised that waste classification investigations were undertaken which did not reveal the presence of acid sulfate soils in the test area. Notwithstanding this, a standard condition is recommended to be imposed on any consent granted for the treatment of acid sulfate soils if encountered during works.

Clause 7.7 Foreshore building line

The site is not located within the “foreshore building line”.

Part 8 Local provisions—Wollongong city centre

Not applicable, the site is outside the Wollongong City Centre area.

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

None applicable.

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The relevant provisions of the DCP have been considered, no variations are proposed and no concerns are raised. An assessment against the relevant chapters of the DCP forms Attachment 3.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2018

The cost of works is \$2,030,000 however an exemption from a \$7.12 levy is applicable pursuant to clause 15(i) of this policy as follows:

The following exemption requests (partial or full) will require a comprehensive written submission:

- i. An application on behalf of Council for community infrastructure, such as but not limited to libraries, community facilities, child care facilities, recreational areas or facilities and car parks.

A formal request for an exemption under this clause has been provided by the applicant. Council’s Development Contributions Planner has considered this request and granted an exemption to the levies under part 15(i) of this plan. Therefore, no condition requiring payment of contribution levies will be applied where consent is granted.

2.4 OTHER RELEVANT POLICIES

2.4.1 BLUE MILE MASTERPLAN

The Blue Mile Masterplan was adopted by Council on 19 November 2007 and identifies city foreshore improvements including public infrastructure and recreation and tourism experiences in the foreshore area between Fairy Creek in the north to Wollongong Golf Course to the south. Many of the works programmed

under this plan have already been carried out (new seawall, widening of shared path, new promenades and viewing areas, seating, public art, etc).

The subject site is identified within the North Beach precinct of the Blue Mile (area 6) as shown below:

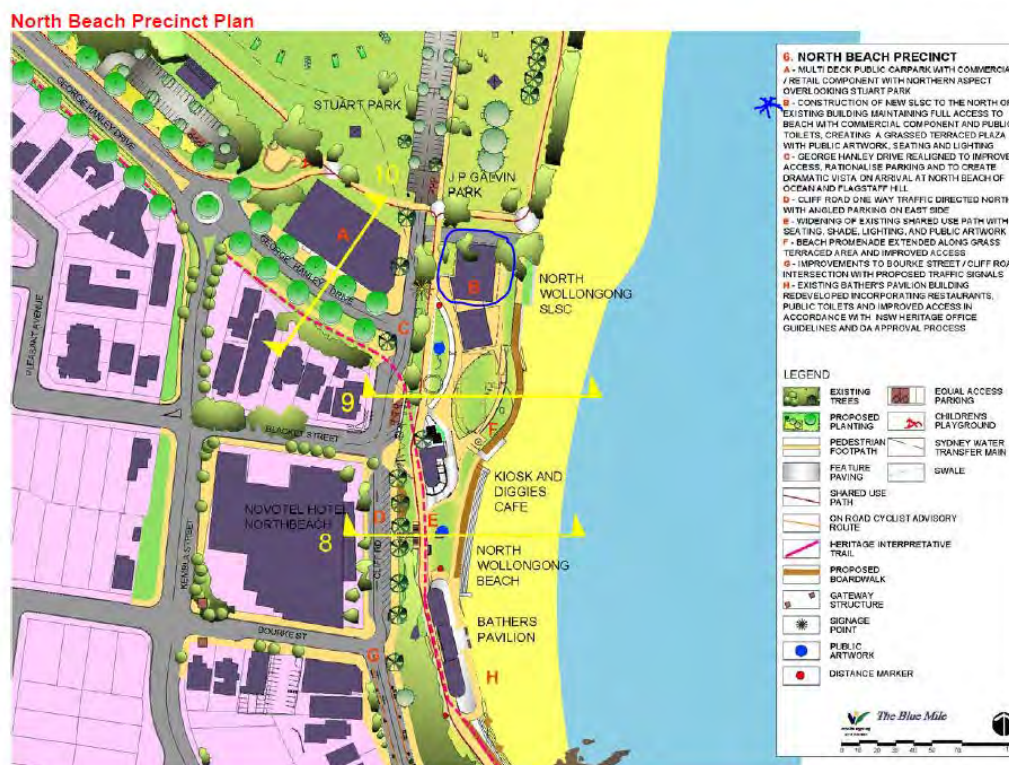


Figure 3: Map of North Beach Precinct identifying 'B' which is the location of a new SLSC to the north of the existing surf club building.

The Masterplan notes that structural investigations were carried out that revealed issues with the surf club building and identifies the following works within area '6 North Beach Precinct':

- Replacement of existing Surf Life Saving Club which would otherwise require extensive and ongoing, costly repairs.

The masterplan identifies that the surf club building should be replaced with a building to the northwest of the existing building's location as shown in Figure 3 above.

Advice from the applicant indicates the works proposed in this application will provide sufficient protection for the building to extend its life, and that the replacement of the building is not proposed in the foreseeable future.

The proposed development will help to address the structural problems identified in the building, will improve functionality and amenity and will improve the visual amenity and enhance the heritage significance of the site and surrounds. On this basis, although inconsistent with the replacement of the surf club, the proposed refurbishment is consistent with the objectives of the Blue Mile Masterplan for the north beach precinct, and there are no other objections raised under this policy.

The Blue Mile Masterplan led to the development of the Wollongong City Foreshore Plan of Management, which is discussed below.

2.4.2 WOLLONGONG CITY FORESHORE PLAN OF MANAGEMENT

The purpose of the Plan of Management (POM) is to outline to the public how Council plans to manage the foreshore area. The subject site is located in Zone 6: North Beach Precinct of the Wollongong City Foreshore Management Plan, which seeks to conserve the heritage buildings and coastal environment.



Figure 4: Map of existing and possible improvements for North Beach Precinct

Table 6 of this POM identifies that the future permissible uses as “*redevelopment of existing surf club building or the new construction of a surf lifesaving club facility to the north of the current building*”.

As the current application involves the refurbishment of the existing surf club building the proposed development is consistent with the options for future uses in the North Beach Precinct.

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

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

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

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

(1) *For the purposes of section 79C (1) (a) (iv) of the Act, the following matters are prescribed as matters to be taken into consideration by a consent authority in determining a development application:*

(a) *in the case of a development application for the carrying out of development:*

(i) *in a local government area referred to in the Table to this clause, and*

(ii) *on land to which the Government Coastal Policy applies,*

the provisions of that Policy,

(b) *in the case of a development application for the demolition of a building, the provisions of AS 2601.*

Condition(s) of consent are recommended with regard to demolition works.

The site is located within the Coastal Zone however this policy only applies in the Illawarra to the offshore component of the coastal zone, extending three nautical miles seaward from the open coast high water mark.

93 Fire safety and other considerations

As the proposed development involves building work, instead Clause 94 applies.

94 Consent authority may require buildings to be upgraded

The application has been considered by Council's Building Officer with regard to Clause 94 and the whole building is subject to upgrade conditions which have been included in Attachment 6.

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

In its current form, the proposed development would have adverse cumulative impacts on the heritage significance of the building and also the building's relationship to the nearby buildings within the state listed North Beach Precinct (Pavilion and the Kiosk). In order to minimise these impacts, it is considered appropriate to require removal of the first floor east facing balcony off the original southern end of the building, as well as maintaining and/or reinstating original window and door openings. With these changes made, the impacts of the development are considered acceptable having regard to the following matters:

- The retention of the existing surf club building is a better heritage outcome than the possibility of demolishing the existing building and constructing an entirely new building as identified as a possibility in the Blue Mile Masterplan.
- A degree of internal modifications to the building are necessary to provide a functional and sustainable surf club building into the future that meets current legislative requirements including BCA, Disability Discrimination Act (DDA), work cover, Work Health and Safety (WHS) and child protection requirements. The proposed conditions requiring some changes to the internal configuration are not considered to compromise the functionality for the surf club or legislative requirements.
- The ongoing use of the building for its original purpose as a surf club is a positive heritage outcome.
- The development will reinstate a number of original features of the original surf club building, including the flagpole, original building identification signage, and a painted exterior that reflects the original brick banding.

On balance, any negative impacts of the developments from a heritage perspective are considered acceptable in the light of the proposed works to provide a functional surf club building and reinstate original features of the building as outlined above.

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

Does the proposal fit in the locality?

Subject to some design changes being made to the original 1936 portion of the surf club building, the proposal is considered appropriate with regard to the zoning of the site and is not expected to have any negative impacts on the amenity of the locality or adjoining developments.

Are the site attributes conducive to development?

In its current form, the subject site and building is threatened by coastal erosion processes that limit the lifespan of the existing surf club building. The proposed seawall will address this constraint (this work is being carried out as 'development without consent' under Part 5 of the EP&A Act). The heritage attributes of the site allow development where the nature of the works strike a reasonable balance between the heritage constraints and operational requirements of the surf club building.

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

Refer Part 1.5 of this report.

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

Refurbishment of the surf club is considered to be in the wider community's interest. Substantial changes to the heritage building conflict with the recommendations of the Conservation Management Plan for the site and further erode the heritage significance of the building which is contrary to the public interest.

Subject to the design changes outlined in this report, the application is not expected to have any unreasonable impacts on the environment or the amenity of the locality. The development is considered appropriate with consideration to the zoning and the character of the area and is therefore considered to be in the public interest.

3 CONCLUSION

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

The existing surf club building is listed as a local heritage item under Wollongong Local Environmental Plan 2009. The site is at risk of coastal erosion, recession and inundation and the building requires substantial works to improve amenity, functionality and allow for the continued use as a contemporary surf club.

There have been a number of unsympathetic alterations and additions to the building that have eroded the heritage significance of the building in terms of its building fabric as well as the visual link between the surf club and the nearby related Kiosk and North Beach Pavilion buildings.

Council's Blue Mile Vision and the Wollongong City Foreshore Plan of Management both identify the possible demolition of the existing surf club building due to serious structural problems. These documents identify a new surf club building be built to the north west of the existing building. The current proposal seeks to retain the existing building and carry out the necessary works to address the structural issues and improve functionality and amenity so that it can continue to be used for its original purpose as a surf club.

The scope of works proposed under the current application is significant, and further erodes heritage features of the original 1936 surf club building (particularly internal works that result in window and door changes and the new balcony on the eastern elevation). As proposed, the development would lead to unacceptable cumulative impacts on the heritage significance of the building and its relationship to the adjacent North Beach Precinct. An improved outcome from a heritage perspective would be to limit the first floor deck to the later additions only, and to reinstate original door and window openings within the 1936 original part of the building.

On balance, the proposed development will maintain a visual link to the nearby state heritage listed area through the reinstatement of some original features of the building as well as facilitating the ongoing use as a surf club. The retention of the existing building is considered a preferred outcome to demolition of the building and construction of a new facility altogether.

Internal referrals are satisfactory (subject to conditions) and submissions have been considered in the assessment of the application. The first floor balcony and modifications to the existing door and window openings in the original part of the building require conditions of consent to minimise adverse heritage impacts as a result of the development. With these design changes, on balance the proposed development has been designed appropriately given the nature and characteristics of the site and is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area.

4 RECOMMENDATION

It is recommended that the development application be approved subject to appropriate conditions of consent outlined in Attachment 6 and as discussed in the body of this report.

5 ATTACHMENTS

- 1 Aerial photo and Wollongong Local Environmental Plan 2009 zoning map
- 2 Plans
- 3 Wollongong Development Control Plan 2009 assessment
- 4 SEPP 64 assessment table
- 5 Blue Mile Masterplan
- 6 Recommended conditions of consent

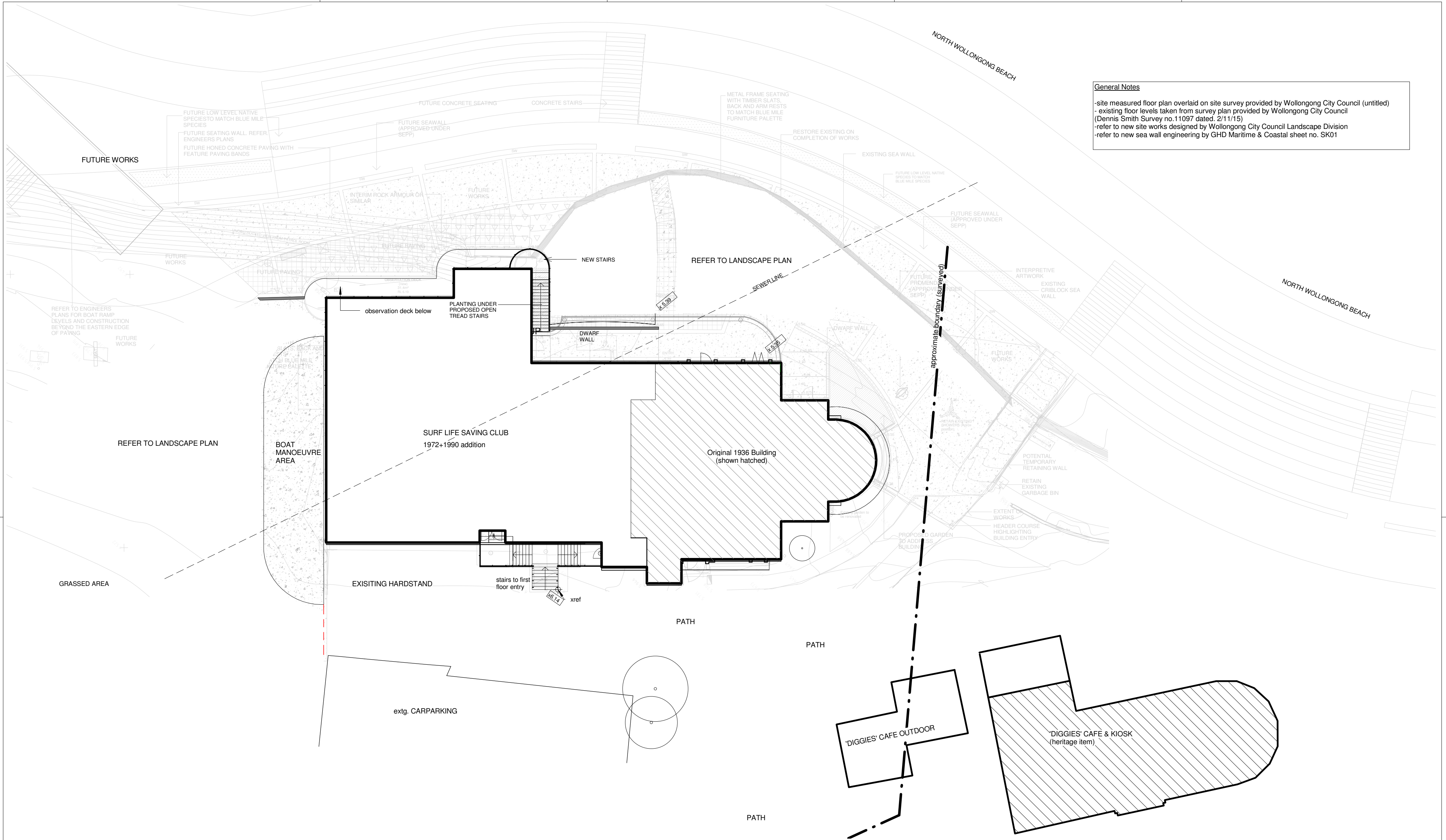
Attachment 1: Aerial map and zoning map



Figure 1: Aerial photograph



Figure 2: WLEP 2009 zoning map



General Notes

- site measured floor plan overlaid on site survey provided by Wollongong City Council (untitled)
- existing floor levels taken from survey plan provided by Wollongong City Council (Dennis Smith Survey no.11097 dated. 2/11/15)
- refer to new site works designed by Wollongong City Council Landscape Division
- refer to new sea wall engineering by GHD Maritime & Coastal sheet no. SK01

Site Plan
Scale 1:200 @ A2

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
4	DA Submission - RFI updated landscape notes reflected	JS	GB	20/04/19
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN

DATUM	SURVEYOR	DRAWN	DATE	APPROVED
AZIMUTH	FIELD BOOK	JS	DATE	(FOR COUNCIL USE ONLY)
RELATED PLANS		DESIGNED	DATE	SENIOR DESIGN ENGINEER
		CHECKED GB	DATE	STRUCTURAL/ARCHITECTURAL



SCALES	NORTH POINT
As Noted	

CITY OF WOLLONGONG

project:
Nth Beach Surf Lifesaving Club Refurbishment

at:
Cliff Road, NORTH WOLLONGONG NSW

Site Plan

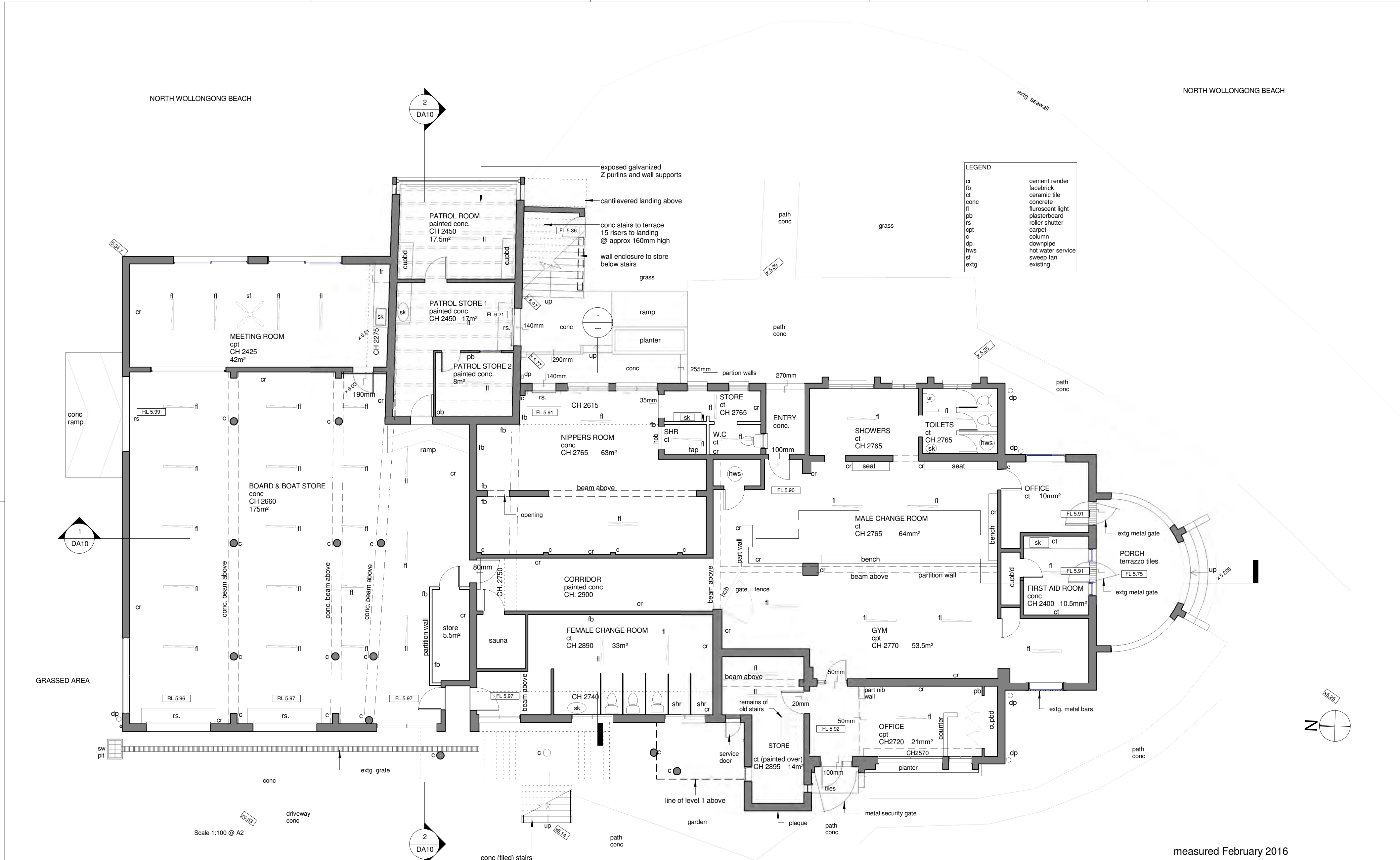
borst & co.
architecture

ABN: 39 130 701 076 Suite 1, Level 1, 6-8 Regent St (PO Box 1408)
(02) 422 283 794 info@bcarchitecture.com.au www.bccarchitecture.com.au
Nominated Architect: G.Borst NSW Board of Architects Registration No. 4888
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wollongong
city of innovation

DESIGN & TECHNICAL SERVICES
Ph 02 42277111

PJ or TR No.	PJ-2630-B	A2
SHEET	01 OF 42 SHEETS	ORIGINAL
DRAWING No.	SHEET No.	ISSUE
5662	DA01	4



Measured Ground Floor Plan
Scale 1:100

measured February 2016

borst & co.
architecture

ABN: 39 130 701 076 Suite 1, Level 1, 6-8 Regent St (PO Box 1408)
(02) 42 253 794 info@bcarchitecture.com.au www.bccarchitecture.com.au
Nominated Architect: G.Borst NSW Board of Architects Registration No. 4886
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PJ or TR No. PJ-2630-B

SHEET 03 OF 42 SHEETS

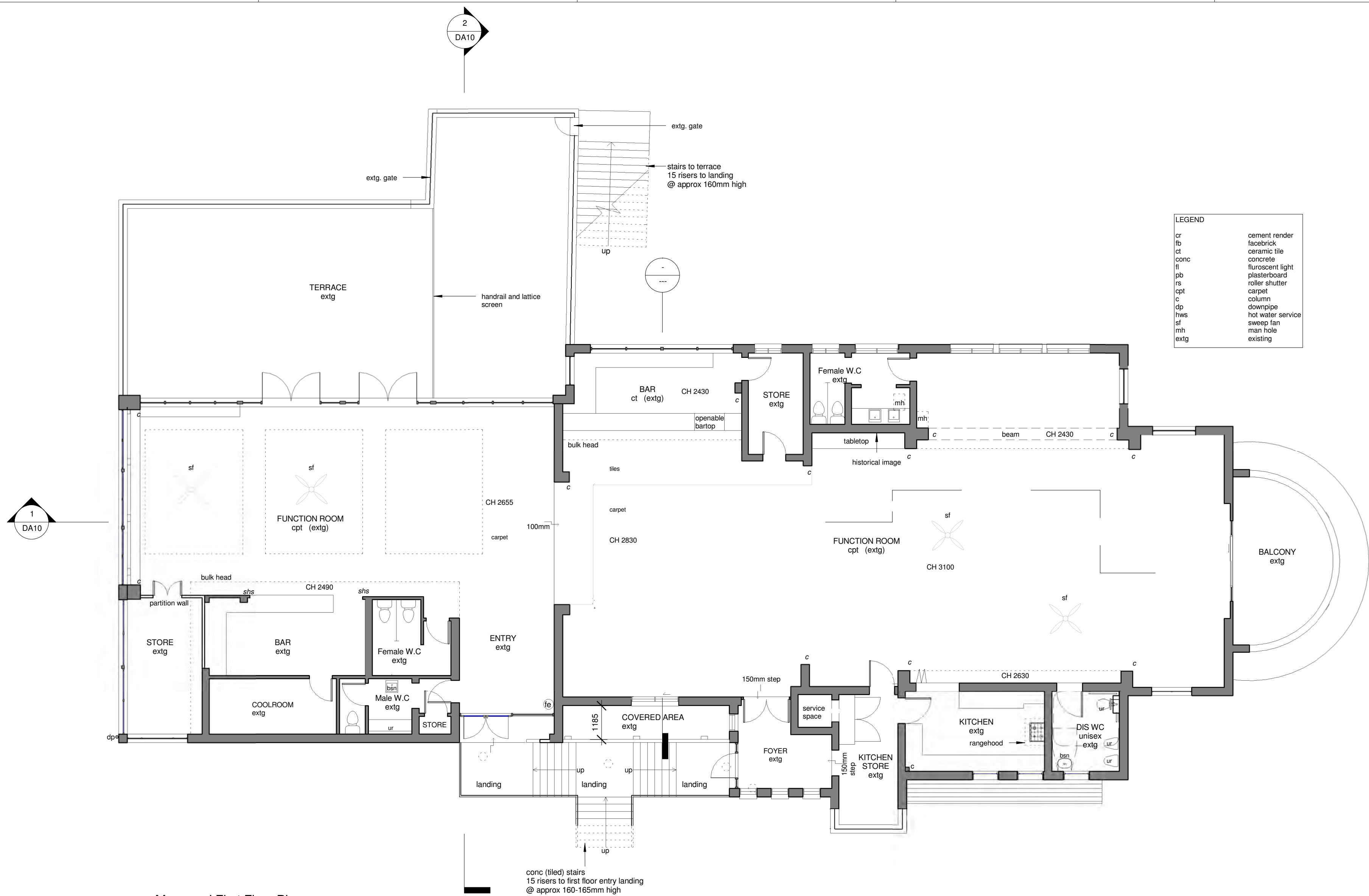
DRAWING No. 5662

SHEET No. DA03

ISSUE 3


3	DA Submission	JS	GB	28.09.18	RELATED PLANS	DATUM	SURVEYOR	DRAWN JS	DATE 19/07/17	APPROVED (FOR COUNCIL USE ONLY) SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL		SCALES As Noted	NORTH POINT 	CITY OF WOLLONGONG project: Nth Beach Surf Lifesaving Club Refurbishment at: Cliff Road, NORTH WOLLONGONG NSW Measured Ground Floor Plan
2	Design Development 95% Submission	JS	GB	01/02/18		AZIMUTH	FIELD BOOK	DESIGNED	DATE 19/07/17					
1	Design Development 50% Submission	JS	GB	07/12/17				CHECKED GB	DATE 19/07/17					
ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE										

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN



Measured First Floor Plan
Scale 1:100 @ A2

measured February 2016




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Nominated Architect: G.Borst NSW Board of Architects Registration No. 4886
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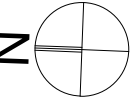
PJ or TR No. PJ-2630-B

SHEET 04 OF 42	SHEETS
DRAWING No. 5662	SHEET No. DA04

ISSUE 3



DESIGN & TECHNICAL SERVICES
Ph 02 42277111

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE	DATUM	SURVEYOR	DRAWN	DATE	APPROVED	SCALES	NORTH POINT	CITY OF WOLLONGONG
3	DA Submission	JS	GB	28.09.18	DA10	DA10	JS	19/07/17	APPROVED (FOR COUNCIL USE ONLY) SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL	As Noted		project: Nth Beach Surf Lifesaving Club Refurbishment at: Cliff Road, NORTH WOLLONGONG NSW Measured First Floor Plan
2	Design Development 95% Submission	JS	GB	01/02/18			DESIGNED	DATE 19/07/17				
1	Design Development 50% Submission	JS	GB	07/12/17			CHECKED	DATE 19/07/17				

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN



ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN

DATUM	SURVEYOR	DRAWN	DATE	APPROVED
AZIMUTH	FIELD BOOK	JS	DATE	(FOR COUNCIL USE ONLY)
RELATED PLANS		DESIGNED	DATE	SENIOR DESIGN ENGINEER
		CHECKED GB	DATE	STRUCTURAL/ARCHITECTURAL



SCALES	NORTH POINT
As Noted	


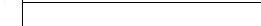
CITY OF WOLLONGONG
project:
Nth Beach Surf Lifesaving Club Refurbishment
at:
Cliff Road, NORTH WOLLONGONG NSW
Measured First Floor Image Details

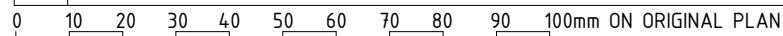
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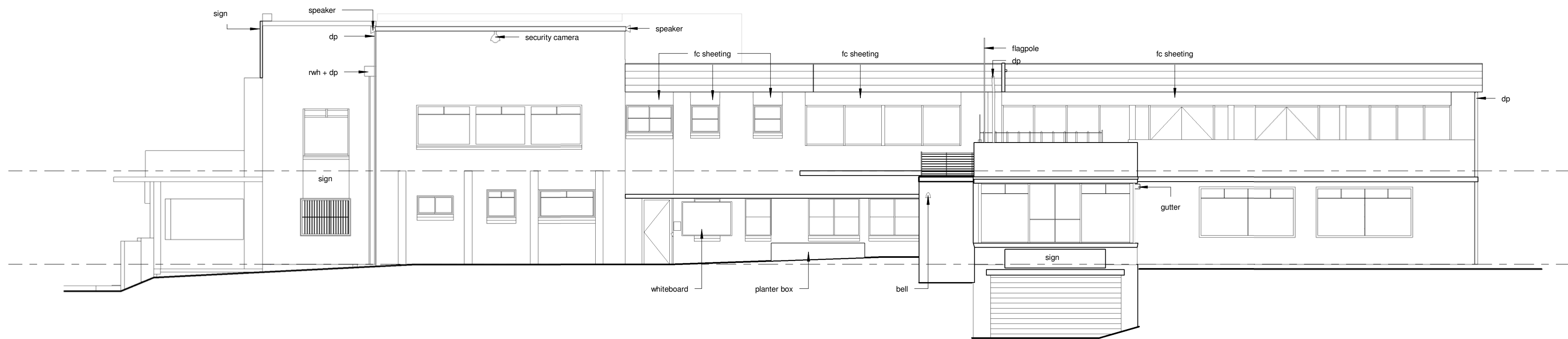
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PJ or TR No.	PJ-2630-B	A2
SHEET	06 OF 42	ORIGINAL
DRAWING No.	SHEET No.	ISSUE
	DA06	



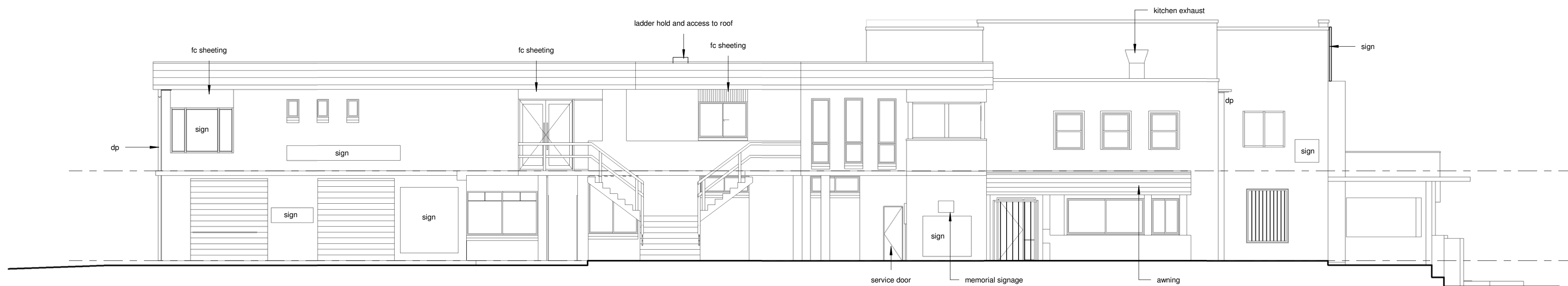
					DATUM	SURVEYOR	DRAWN JS	DATE	APPROVED (FOR COUNCIL USE ONLY)		SCALES	NORTH POINT	CITY OF WOLLONGONG		 DESIGN & TECHNICAL SERVICES Ph. 02.42277111	PJ or TR No. PJ-2630-B		A2
3	DA Submission	JS	GB	28.09.18	AZIMUTH	FIELD BOOK	DESIGNED	DATE	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL		As Noted		project: Nth Beach Surf Lifesaving Club Refurbishment at: Cliff Road, NORTH WOLLONGONG NSW Existing North/South Elevation	SHEET 08 OF 42 SHEETS		ORIGINAL		
2	Design Development 95% Submission	JS	GB	01/02/18	RELATED PLANS		CHECKED GB	DATE	DATE					DRAWING No. 5662		SHEET No. DA08	ISSUE	
1	Design Development 50% Submission	JS	GB	07/12/17														
ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE														





Existing East Elevation

Scale 1 : 100




Existing West Elevation

Scale 1 : 100


					DATUM	SURVEYOR	DRAWN JS	DATE	APPROVED (FOR COUNCIL USE ONLY) SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL	SCALES	NORTH POINT	CITY OF WOLLONGONG	PJ or TR No. PJ-2630-B	A2
3	DA Submission	JS	GB	28.09.18	AZIMUTH	FIELD BOOK	DESIGNED	DATE		As Noted		project: Nth Beach Surf Lifesaving Club Refurbishment	SHEET 09 OF 42 SHEETS	ORIGINAL
2	Design Development 95% Submission	JS	GB	01/02/18	RELATED PLANS		CHECKED GB	DATE				Cliff Road, NORTH WOLLONGONG NSW	DRAWING No. 5662	ISSUE
1	Design Development 50% Submission	JS	GB	07/12/17				DATE				Existing East/West Elevation	SHEET No. DA09	
ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE										

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN



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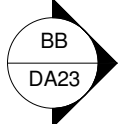


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Ph 02 42277111

NORTH WOLLONGONG BEACH



SECTION CC



BB

DA23

remove metal roller door

new wall

remove 'I' beam

DINGHY
STORAGE SHED
conc

remove 'I' beam

walls to be removed

outline of store above

retaining walls to remain

remove existing fixtures, steel beams and concrete ceiling

concrete floor to remain

outline of ground floor above

MAIN BUILDING FOOTPRINT

SECTION AA

SECTION AA

outline of porch
above

PORCH

outline of ground floor above

SECTION BB

Basement Plan-Demolition
Scale 1:100 @ A2

LEGEND:

- demolished walls / items
- new walls
- existing walls
- new work shown coloured

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR
AZIMUTH	FIELD BOOK
RELATED PLANS	

DRAWN	JS
DESIGNED	
CHECKED	GB

DATE	19/07/17
DATE	19/07/17
DATE	19/07/17
DATE	

APPROVED (FOR COUNCIL USE ONLY)	
SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL	



SCALES
As Noted

NORTH POINT
N

CITY OF WOLLONGONG	
project:	Nth Beach Surf Lifesaving Club Refurbishment
at:	Cliff Road, NORTH WOLLONGONG NSW
Basement Demolition & Proposed	

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PJ or TR No.	PJ-2630-B
SHEET	11 OF 42 SHEETS
DRAWING No.	5662
SHEET No.	DA11

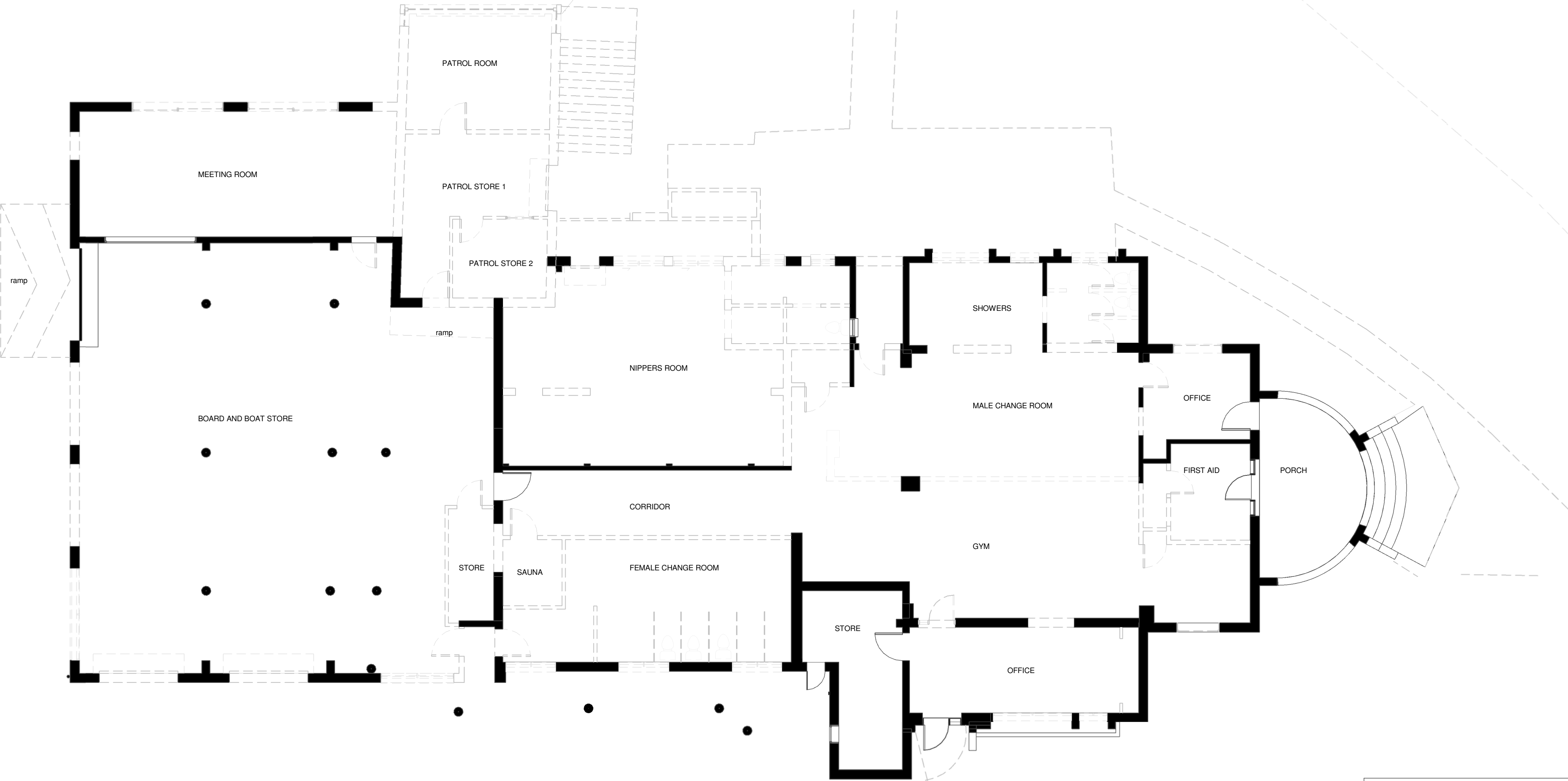
A2
ORIGINAL
ISSUE
3

NORTH WOLLONGONG BEACH

extg. seawall to be removed

extg. seawall

- LEGEND:
- demolished walls / items
 - existing walls / columns to remain



Ground Floor Demolition Plan

Scale 1: 100

DRIVE WAY

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR
AZIMUTH	FIELD BOOK
RELATED PLANS	

DRAWN JS	DATE
DESIGNED	DATE
CHECKED GB	DATE

APPROVED (FOR COUNCIL USE ONLY) SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL	DATE
--	------



SCALES	NORTH POINT
As Noted	

CITY OF WOLLONGONG

project:
Nth Beach Surf Lifesaving Club Refurbishment

at:
Cliff Road, NORTH WOLLONGONG NSW

Ground Floor Demolition Plan

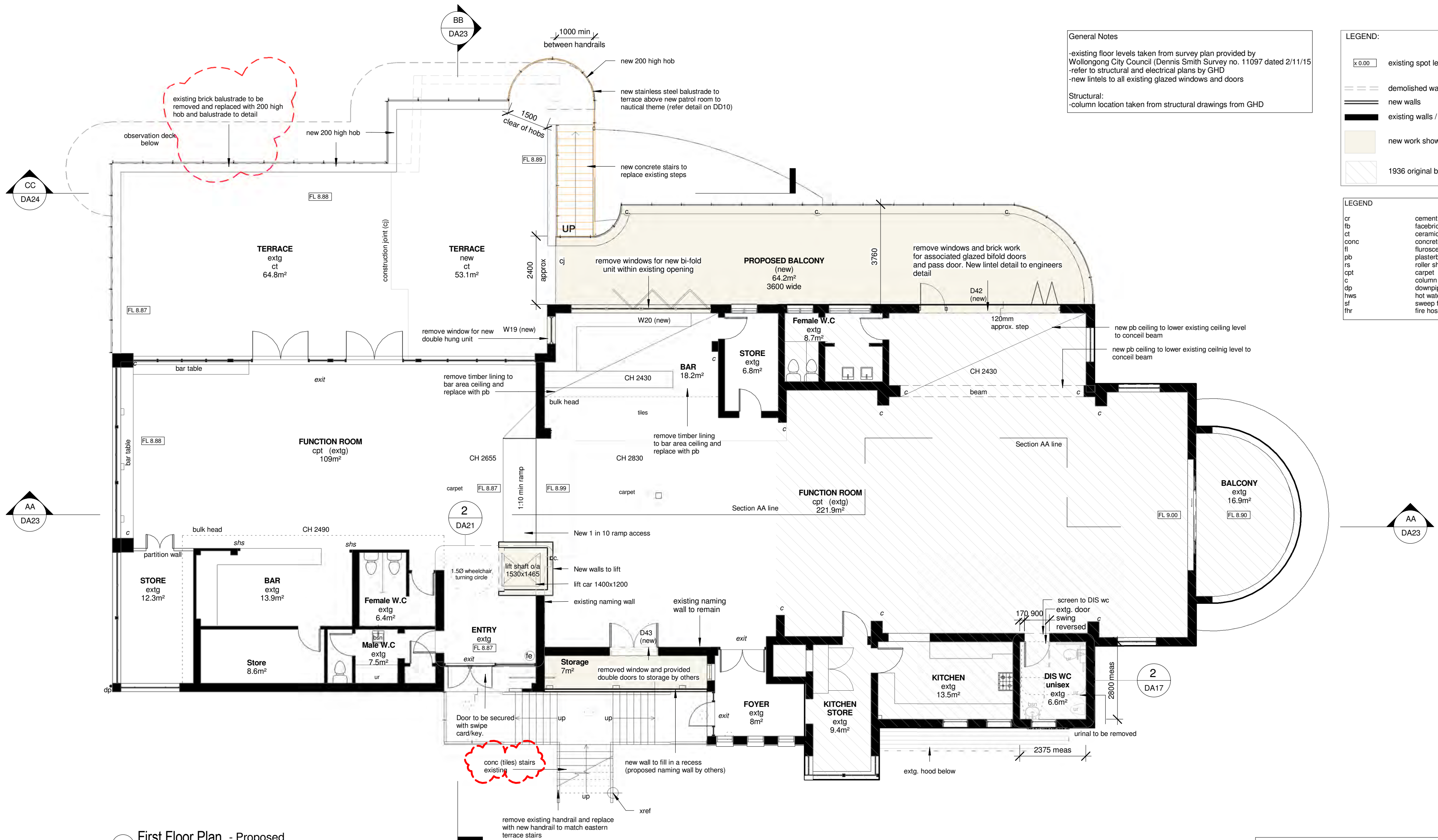
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PJ or TR No.	PJ-2630-B	A2
SHEET	12 OF 42	ORIGINAL
DRAWING No.	SHEET No.	ISSUE
5662	DA12	3



First Floor Plan - Proposed
Scale 1:100 @ A2

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
4	Removal of Brick Balustrade to Existing Terrace and note deleted, change of note	JS	GB	19/10/18
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR	DRAWN JS	DATE 19/07/17
AZIMUTH	FIELD BOOK	DESIGNED	DATE 19/07/17
RELATED PLANS		CHECKED GB	DATE 19/07/17

APPROVED	DATE
(FOR COUNCIL USE ONLY)	19/07/17
SENIOR DESIGN ENGINEER	
STRUCTURAL/ARCHITECTURAL	



SCALES	NORTH POINT
As Noted	N

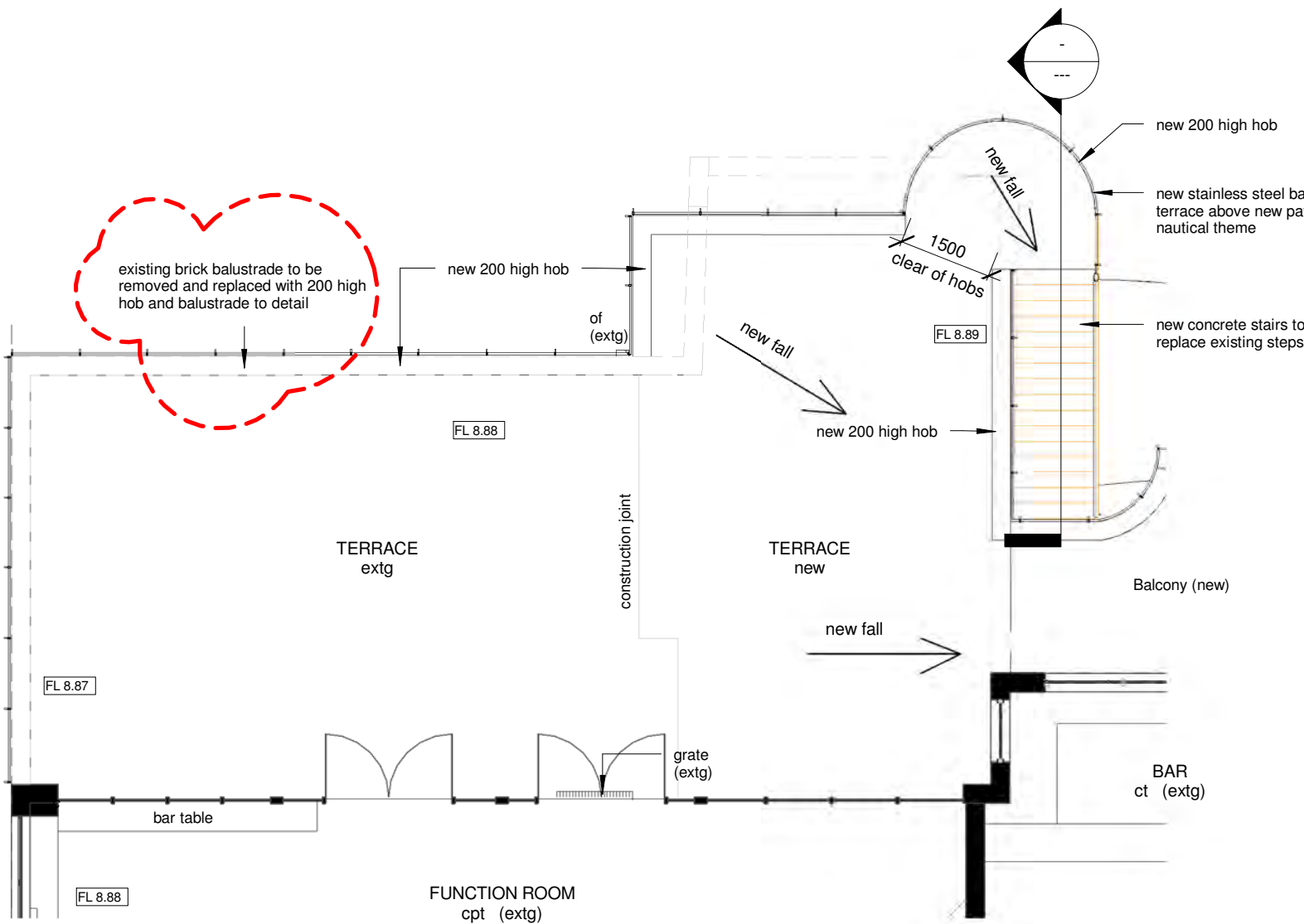
CITY OF WOLLONGONG
project: Nth Beach Surf Lifesaving Club Refurbishment
at: Cliff Road, NORTH WOLLONGONG NSW
First Floor Plan

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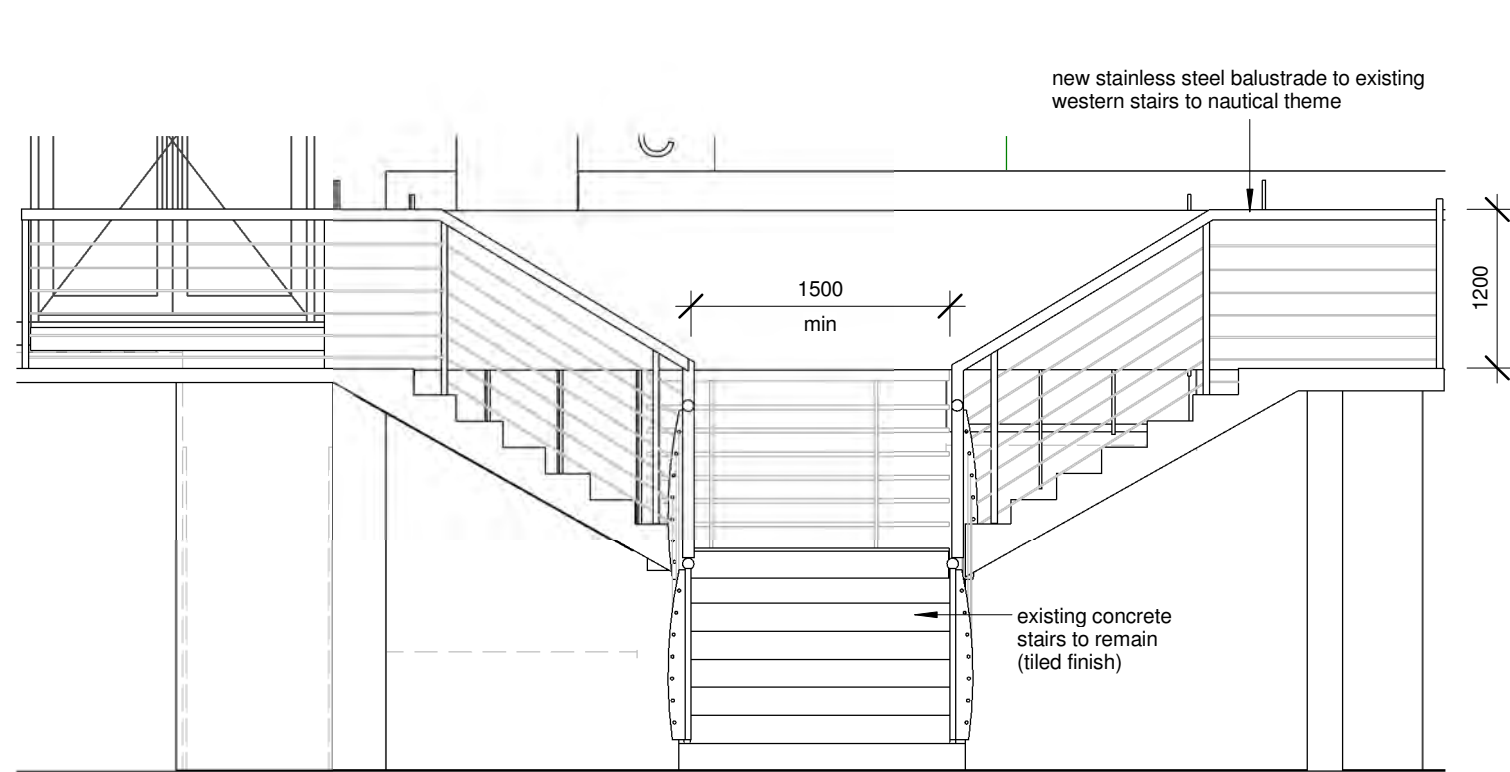
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PJ or TR No.	PJ-2630-B
SHEET	14 OF 42 SHEETS
DRAWING No.	5662
SHEET No.	DA14

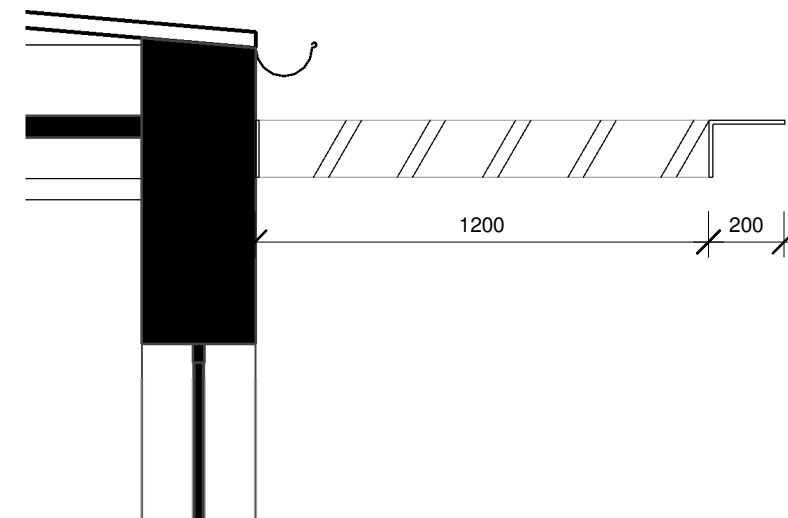
A2
ORIGINAL
ISSUE
4



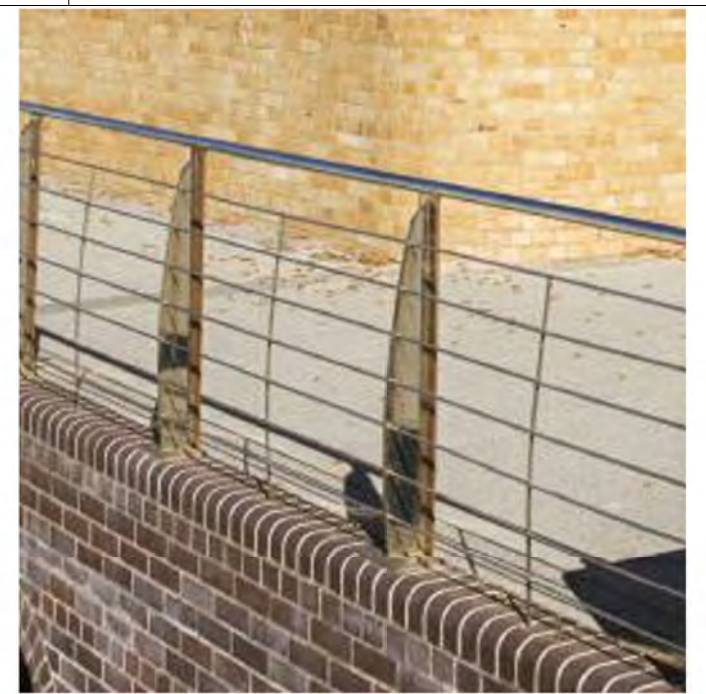
Terrace Plan (water run off)
Scale 1:100



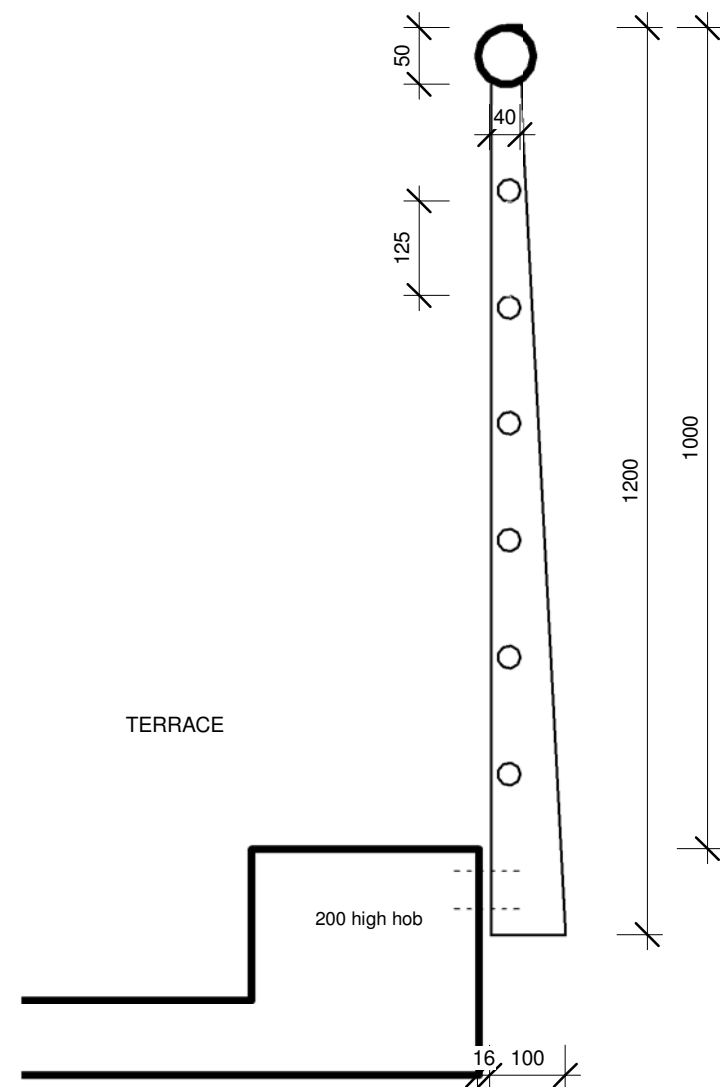
West Elevation Front stairs
Scale 1:50



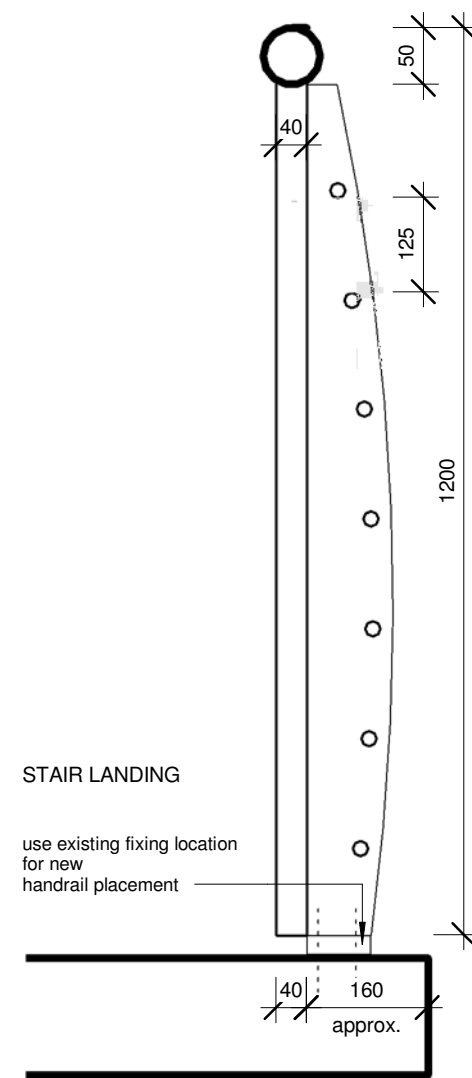
Louvered Sun Hood Detail
Scale 1:20



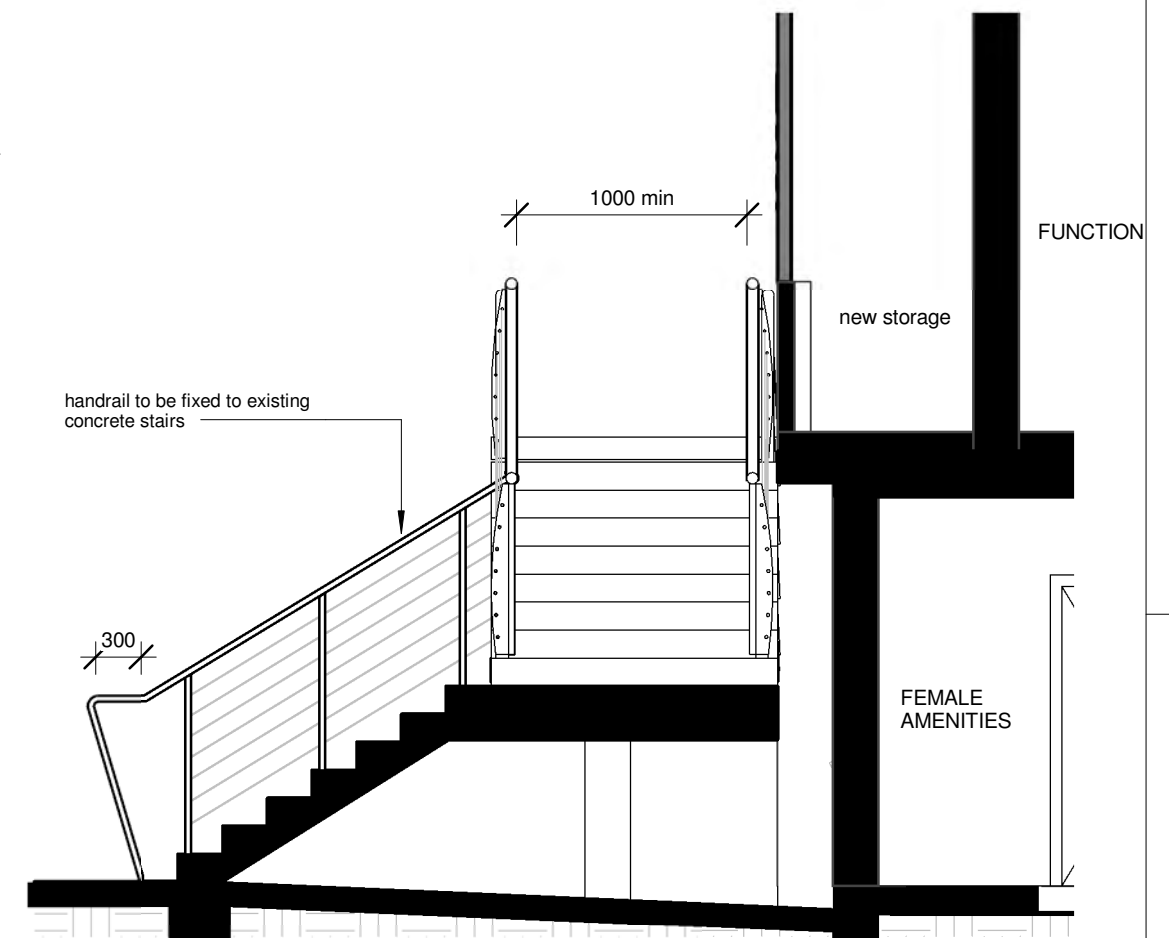
Handrail Type
Example image from North Beach Bathers Pavilion
Wollongong



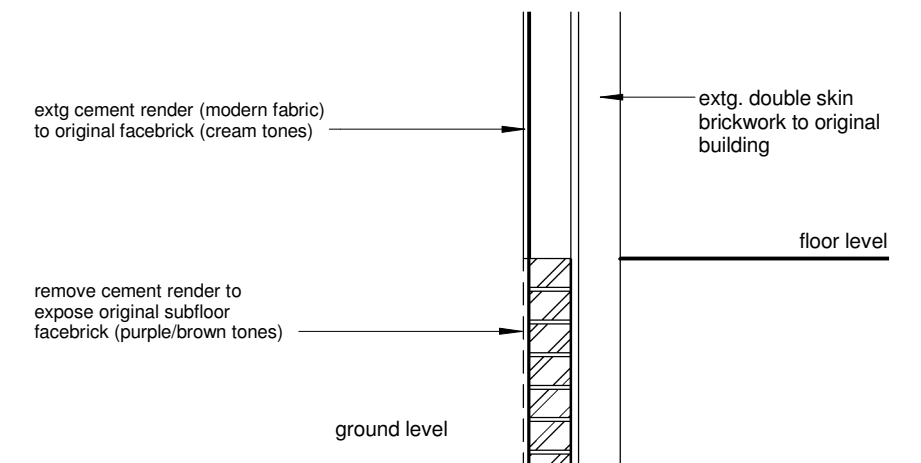
Handrail Detail - to Hob
Scale 1:10



Western stair Handrail detail
Scale 1:10



Handrail detail with stairs (section)
Scale 1:50



Optional Subfloor Facebrick detail (indicative)
Scale 1:20

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
4	Removal of Brick Balustrade to Existing Terrace and detail removed	JS	GB	19/10/18
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR	DRAWN	DATE
AZIMUTH	FIELD BOOK	JS	19/07/17
RELATED PLANS		DESIGNED	DATE
		GB	19/07/17
		CHECKED	DATE
		GB	19/07/17

APPROVED	DATE
(FOR COUNCIL USE ONLY)	19/07/17
SENIOR DESIGN ENGINEER	DATE
STRUCTURAL/ARCHITECTURAL	19/07/17
DATE	19/07/17



SCALES	NORTH POINT
As Noted	

CITY OF WOLLONGONG
project: Nth Beach Surf Lifesaving Club Refurbishment
Cliff Road, NORTH WOLLONGONG NSW
Terrace Plan & Handrail Details



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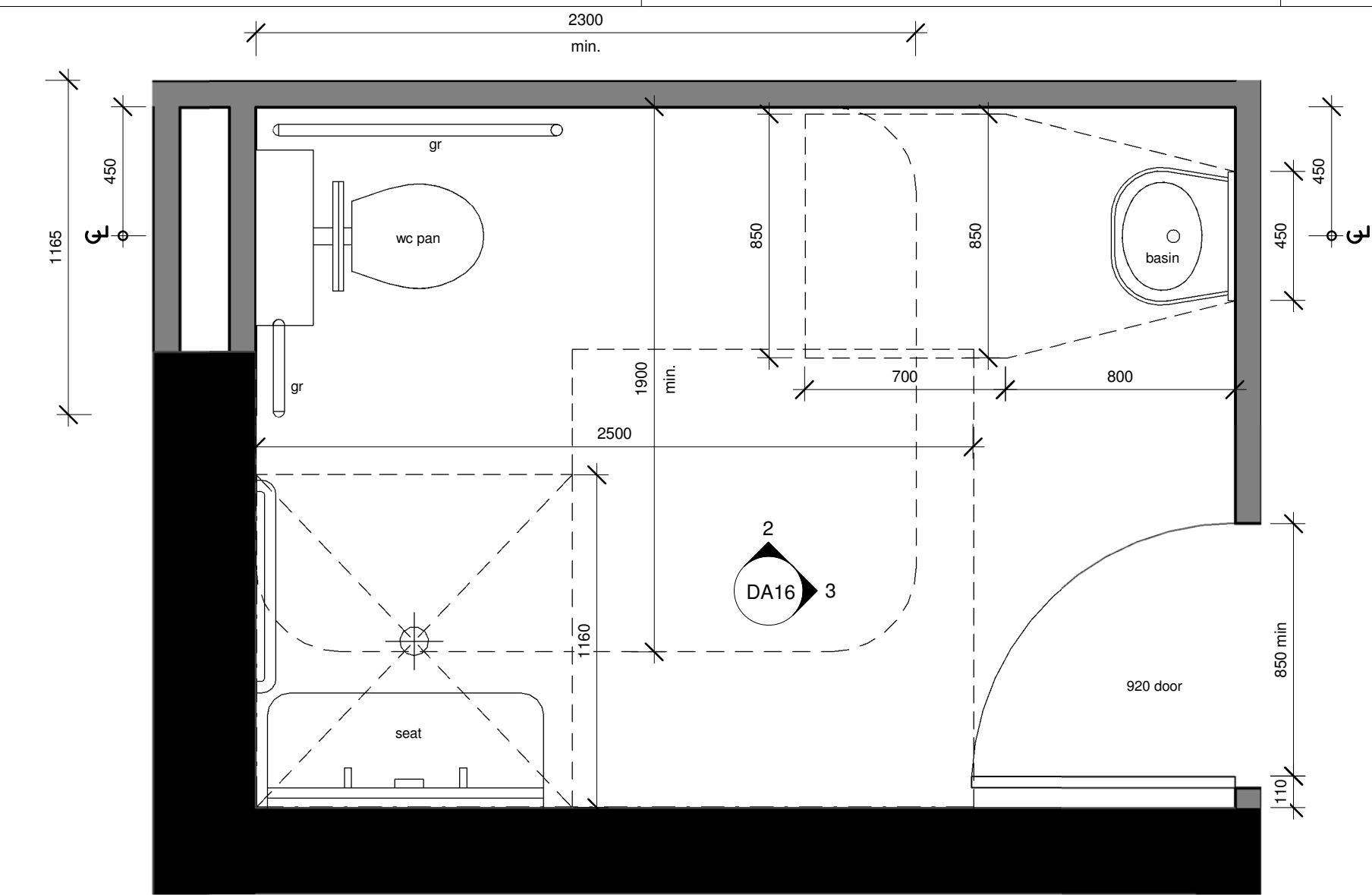
Nominated Architect: G.Borst NSW South Coast of Architects Registration No. 4968

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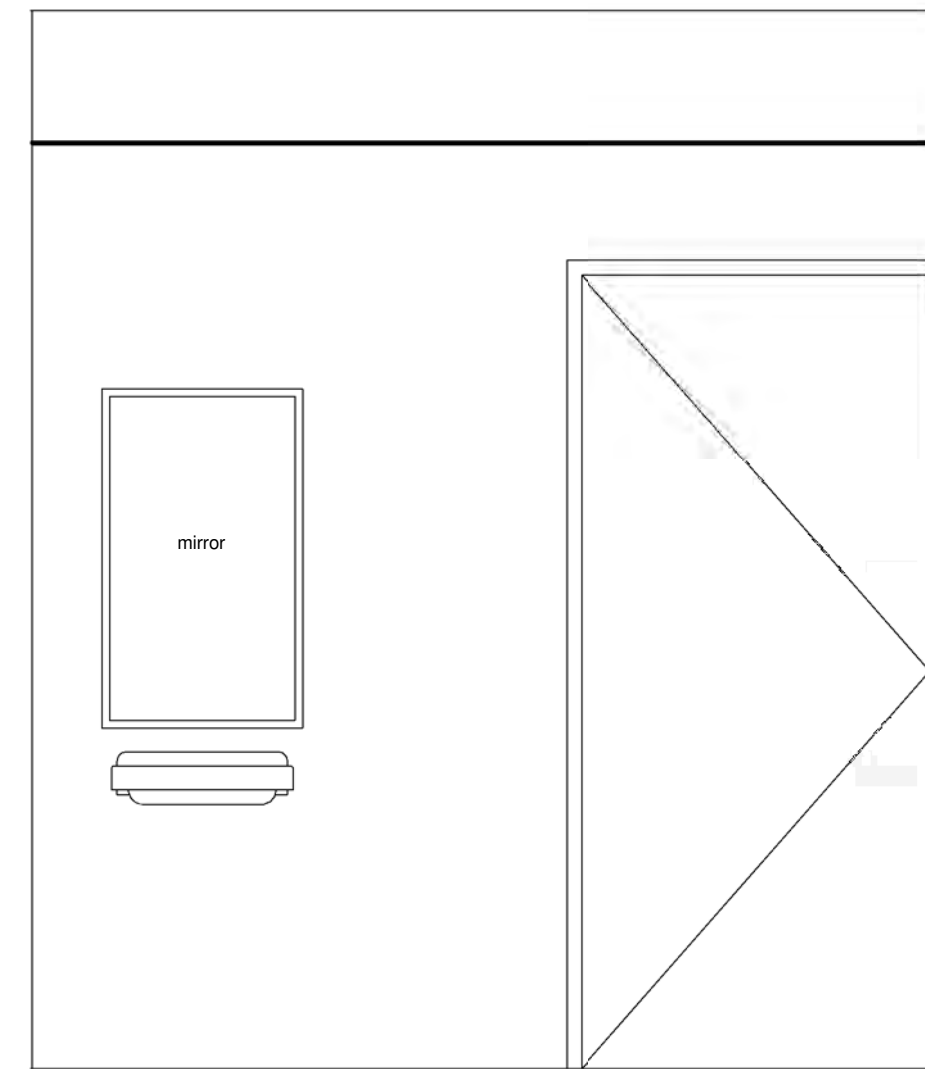
 <div> <div>wollongong</div> <div>city of innovation</div> </div>	P/J or TR No.		PJ-2630-B		<div>A2</div> <div>ORIGINAL</div>
	SHEET		20 OF 42		
	DRAWING No.		SHEET No.		ISSUE
	5662		DA20		4

DESIGN & TECHNICAL SERVICES

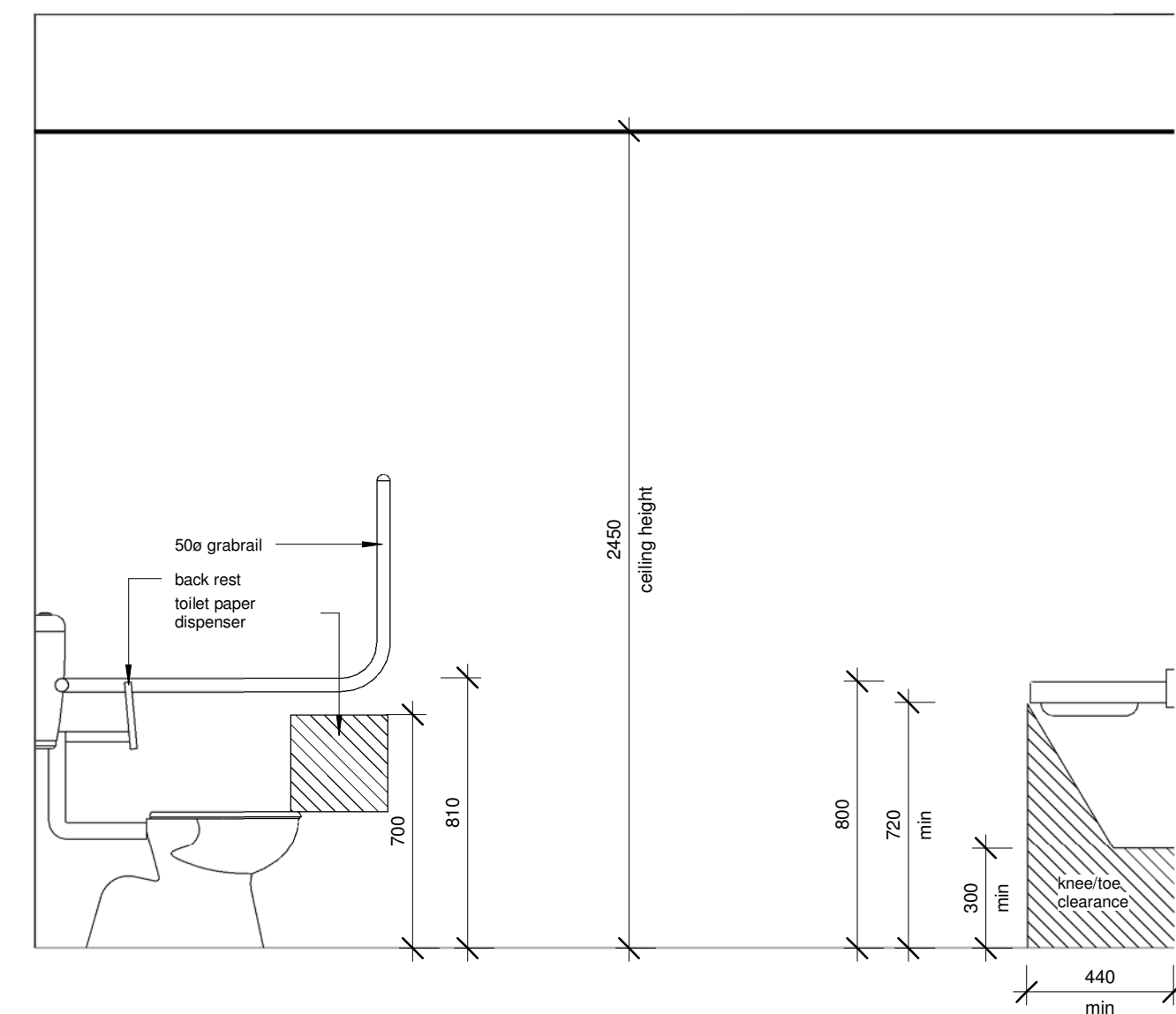
Ph 02 42277111



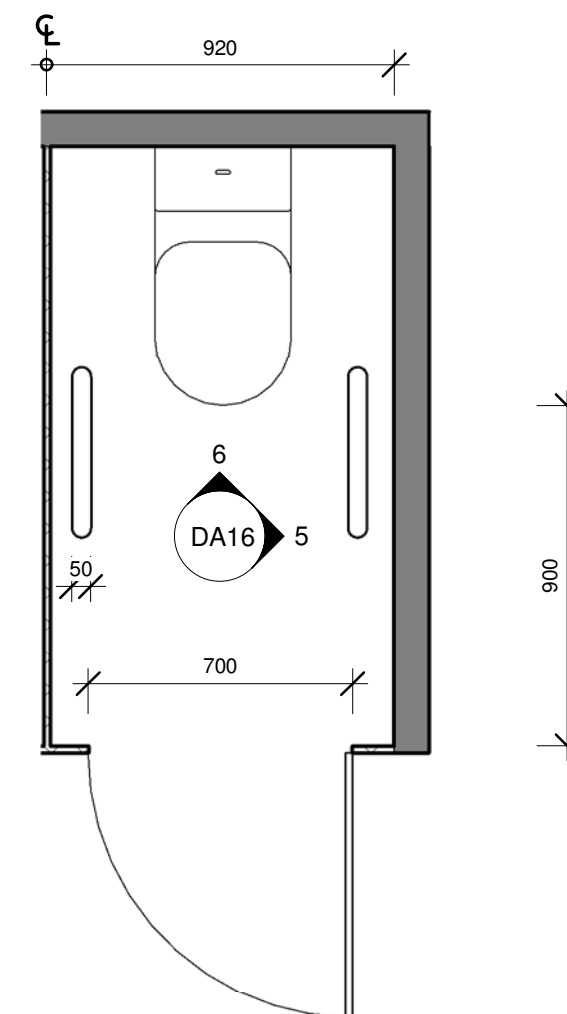
Ground Floor - Callout 1 Unisex WC pan
Scale 1 : 20



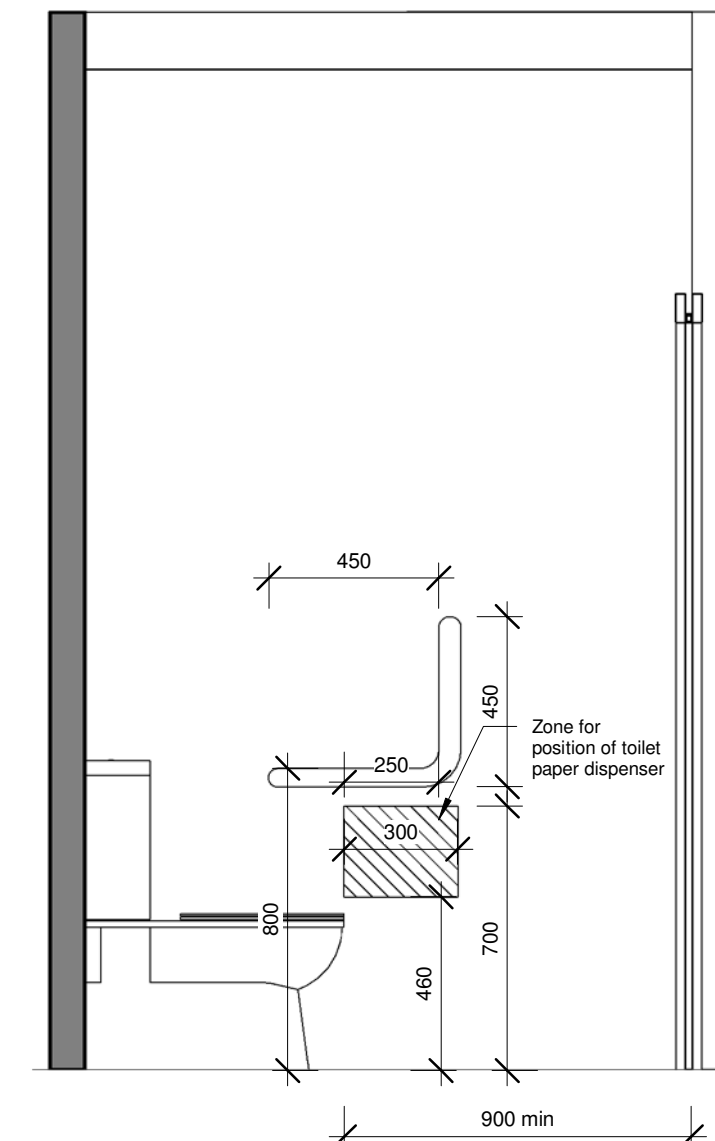
Dis. WC View 2
Scale 1 : 20



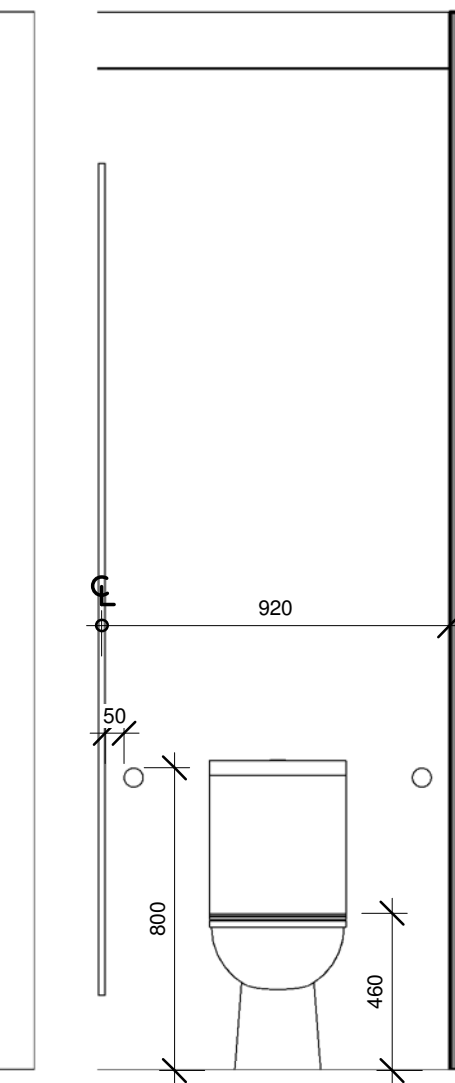
Dis. WC View 1
Scale 1 : 20



Ground Floor - Callout 2 Ambulant Toilet
Scale 1 : 20



Elevation 2 - b
Scale 1 : 20



Elevation 3 - a
Scale 1 : 20

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR	DRAWN JS	DATE	APPROVED (FOR COUNCIL USE ONLY)
AZIMUTH	FIELD BOOK	DESIGNED	DATE	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL
RELATED PLANS		CHECKED	DATE	DATE
		GB		



SCALES
As Noted

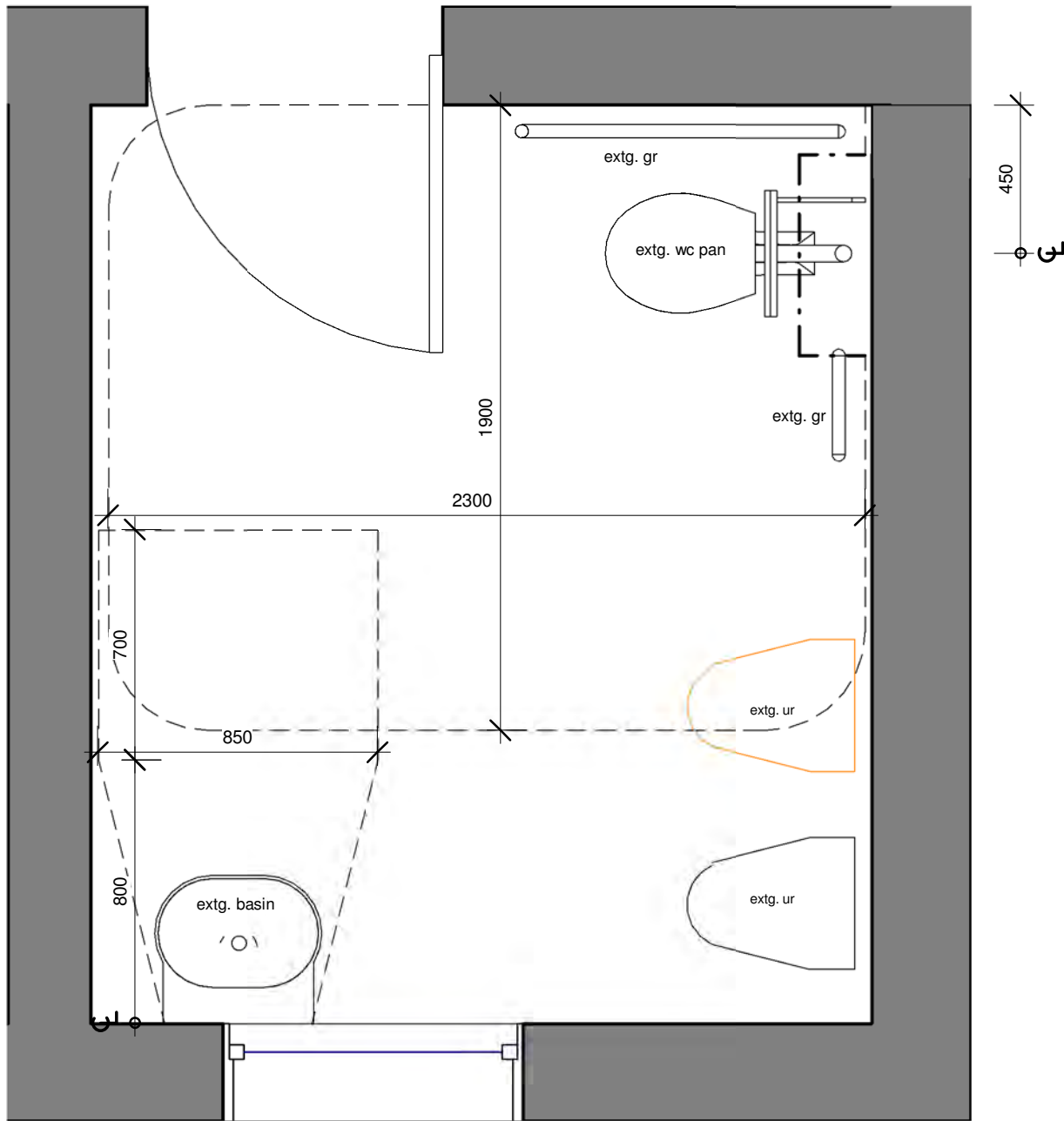
NORTH POINT

CITY OF WOLLONGONG
project:
Nth Beach Surf Lifesaving Club Refurbishment
at:
Cliff Road, NORTH WOLLONGONG NSW
Ground Floor Amb/Unisex WC Plan

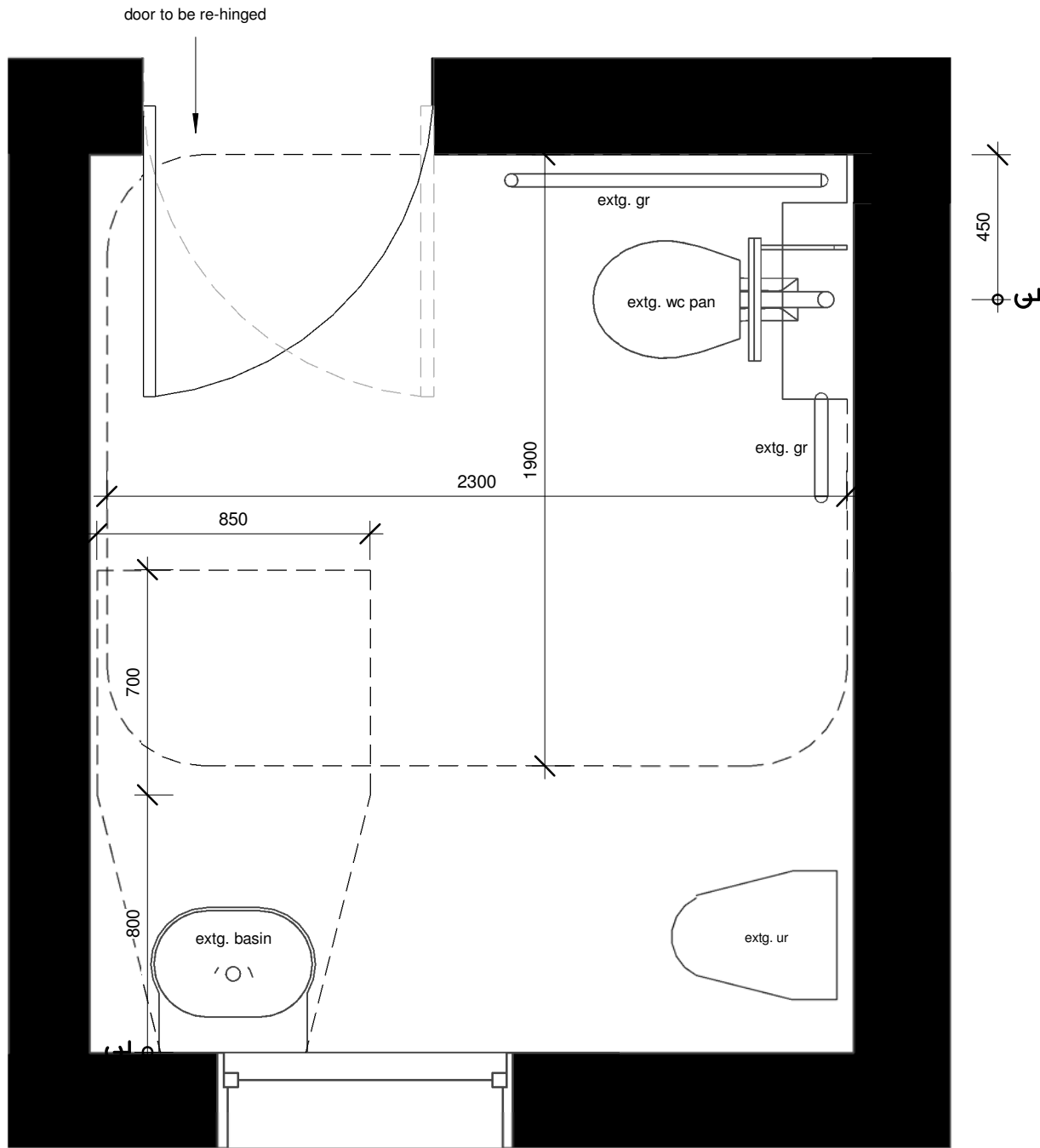
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SHEET	16 OF 42	ORIGINAL
DRAWING No.	5662	ISSUE
SHEET No.	DA16	



First Floor Plan - Existing Unisex WC Pan
Scale 1 : 20



First Floor Plan - Proposed Unisex WC Pan
Scale 1 : 20


ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR	DRAWN	DATE	APPROVED
AZIMUTH	FIELD BOOK	JS		(FOR COUNCIL USE ONLY)
RELATED PLANS		DESIGNED	DATE	SENIOR DESIGN ENGINEER
		CHECKED	DATE	STRUCTURAL/ARCHITECTURAL
		GB	DATE	DATE




SCALES	NORTH POINT
As Noted	

CITY OF WOLLONGONG
project: Nth Beach Surf Lifesaving Club Refurbishment at: Cliff Road, NORTH WOLLONGONG NSW First Floor Amb/Unisex WC Plan



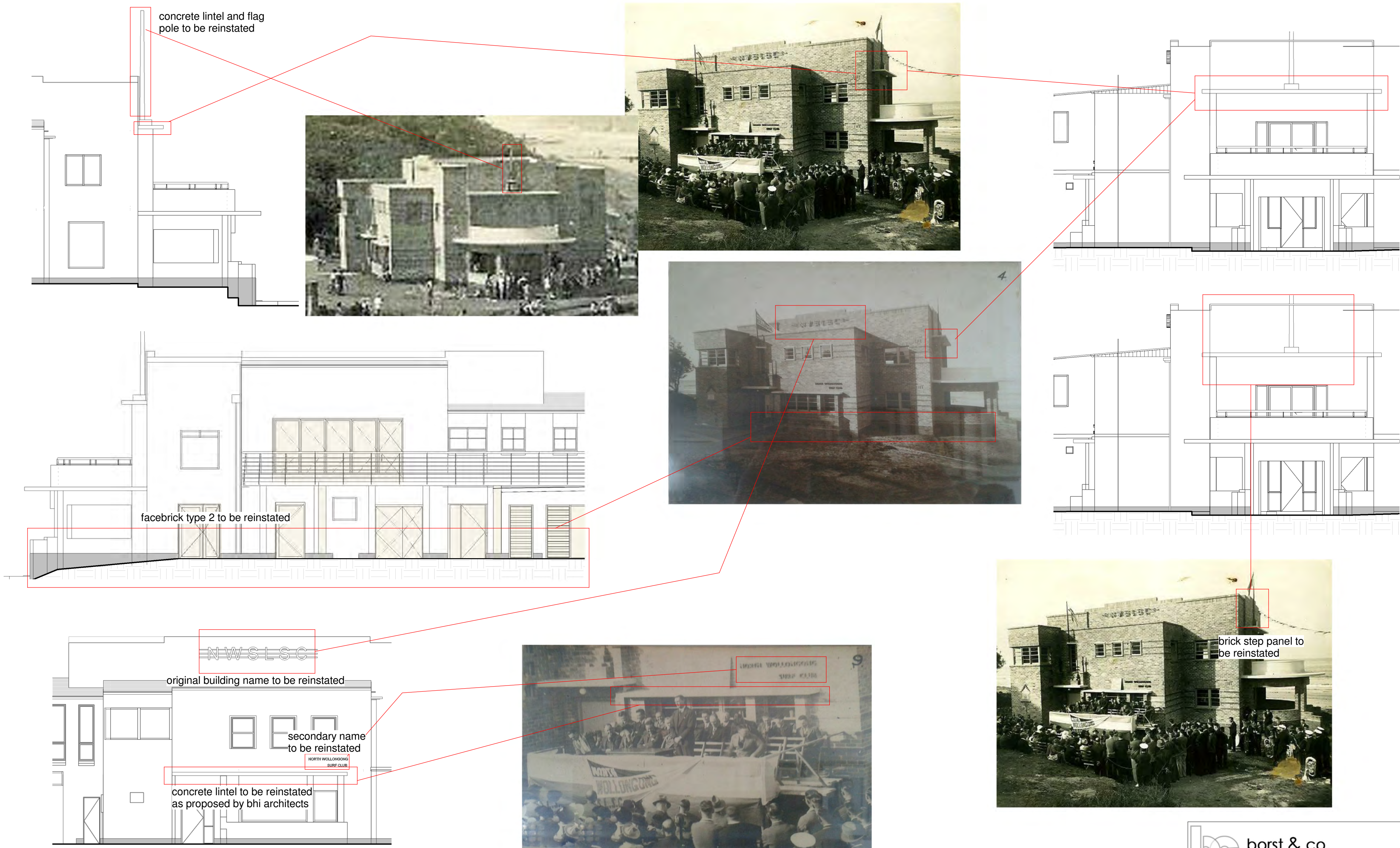
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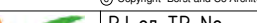
PJ or TR No.	A2
SHEET 17 OF 42 SHEETS	ORIGINAL
DRAWING No.	ISSUE
SHEET No.	
DA17	



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ARCHITECTURAL FEATURES TO BE REINSTATED



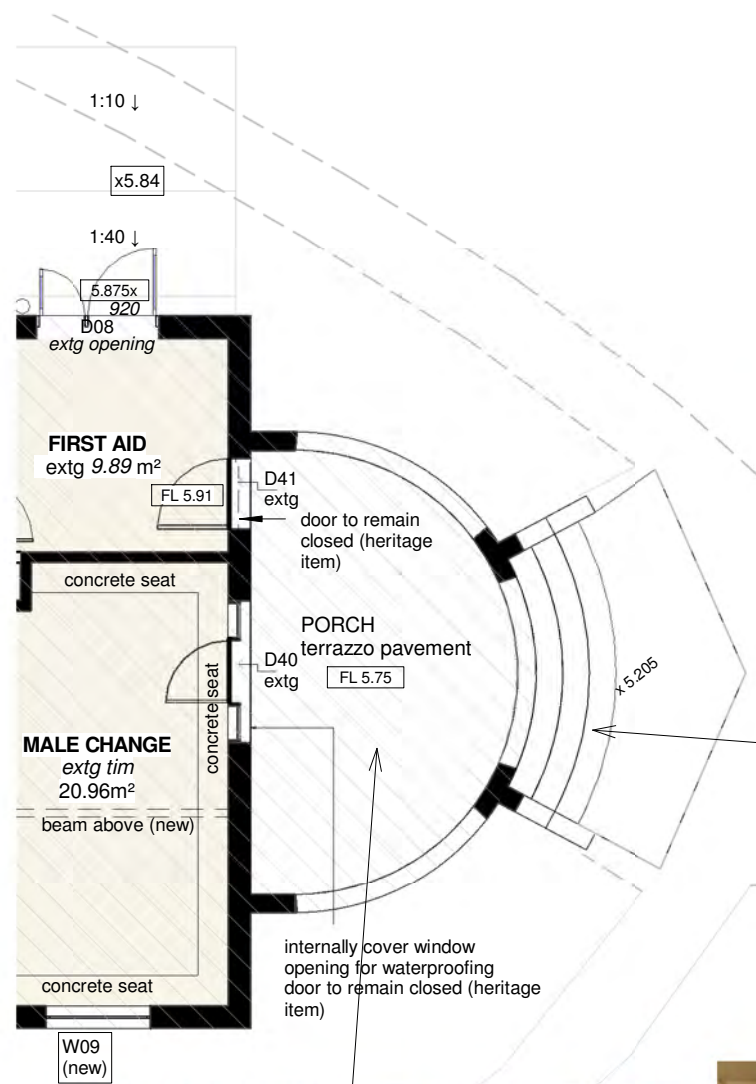
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3	DA Submission	JS	GB	28.09.18	AZIMUTH	FIELD BOOK	DESIGNED	DATE		SHEET 18 OF 42 SHEETS	ORIGINAL					
2	Design Development 95% Submission	JS	GB	01/02/18	RELATED PLANS		CHECKED GB	DATE		DATE	DRAWING No.			SHEET No. DA18	ISSUE	
1	Design Development 50% Submission	JS	GB	07/12/17												
ISSUE	DESCRIPTION			DRAWN	APPR'D	DATE										

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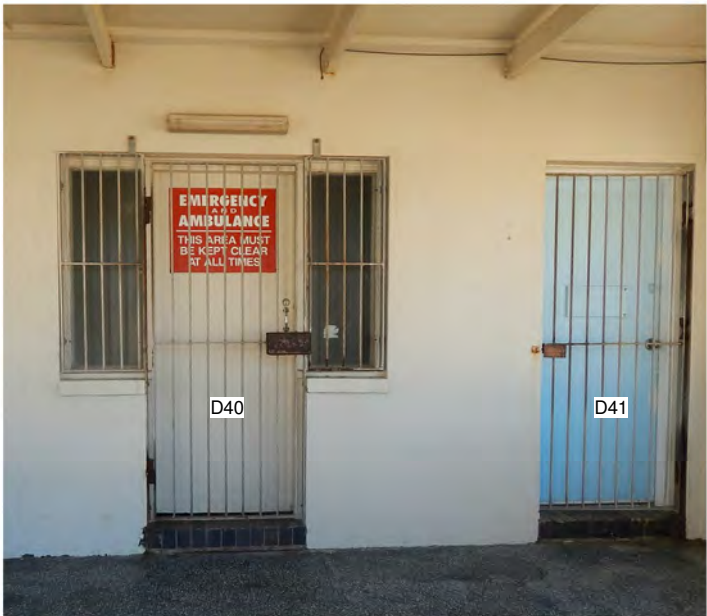
ARCHITECTURAL FEATURES TO BE RETAINED



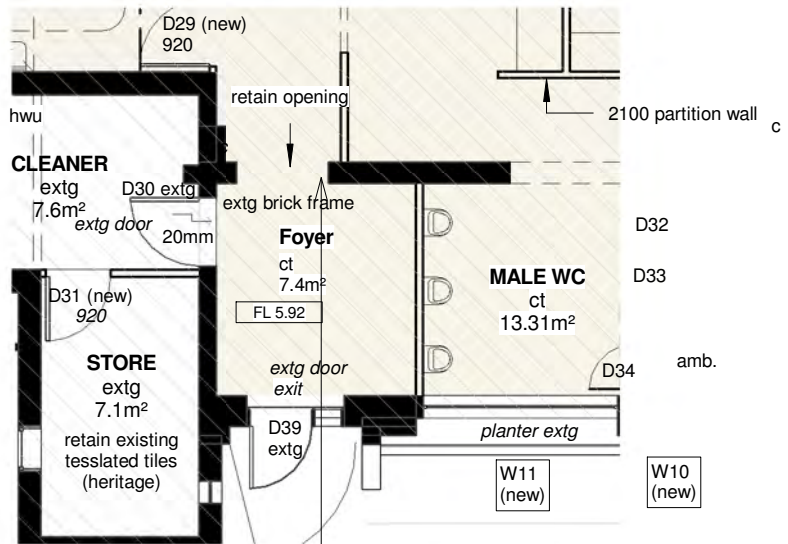
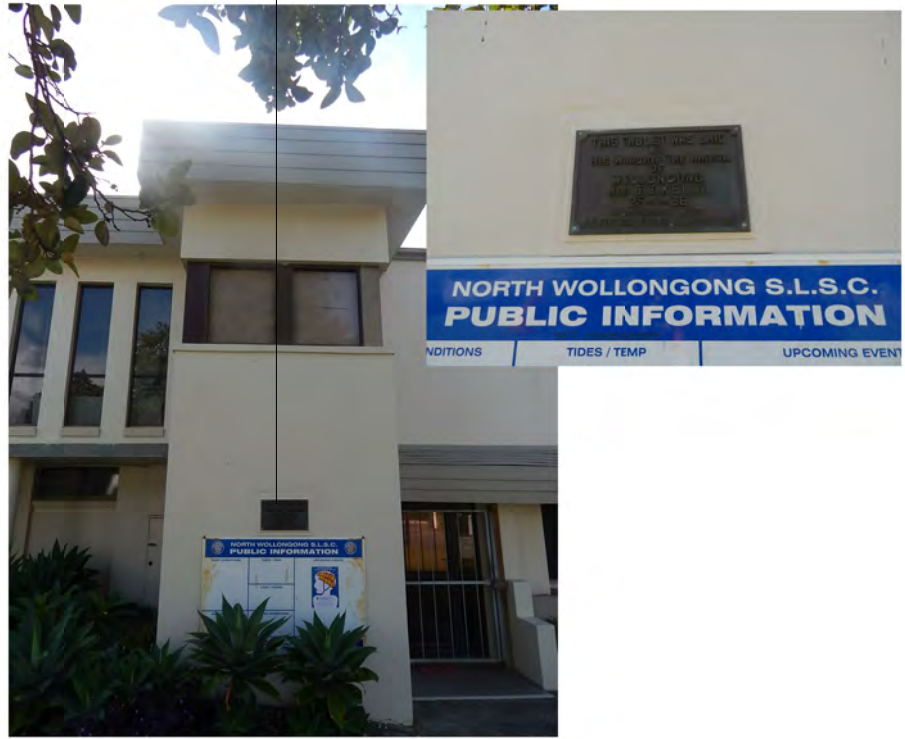
stairs to be retained




terrazzo screed to be retained



ramp 2
5800



brick frame to be retained

				DATUM	SURVEYOR	DRAWN JS	DATE	APPROVED (FOR COUNCIL USE ONLY)		SCALES	NORTH POINT	CITY OF WOLLONGONG project: Nth Beach Surf Lifesaving Club Refurbishment at: Cliff Road, NORTH WOLLONGONG NSW Architectural features to be retained	 DESIGN & TECHNICAL SERVICES Ph 02 42277111	PJ or TR No.		A2 ORIGINAL	
3	DA Submission	JS	GB	28.09.18	AZIMUTH	FIELD BOOK	DESIGNED	DATE		As Noted				SHEET 19 OF 42 SHEETS	ISSUE		
2	Design Development 95% Submission	JS	GB	01/02/18	RELATED PLANS		CHECKED	DATE						DATE	DRAWING No.		SHEET No.
1	Design Development 50% Submission	JS	GB	07/12/17			GB	DATE									DA19
ISSUE	DESCRIPTION			DRAWN	APPR'D	DATE											

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN

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PJ or TR No.

SHEET 19 OF 42 SHEETS

DRAWING No.

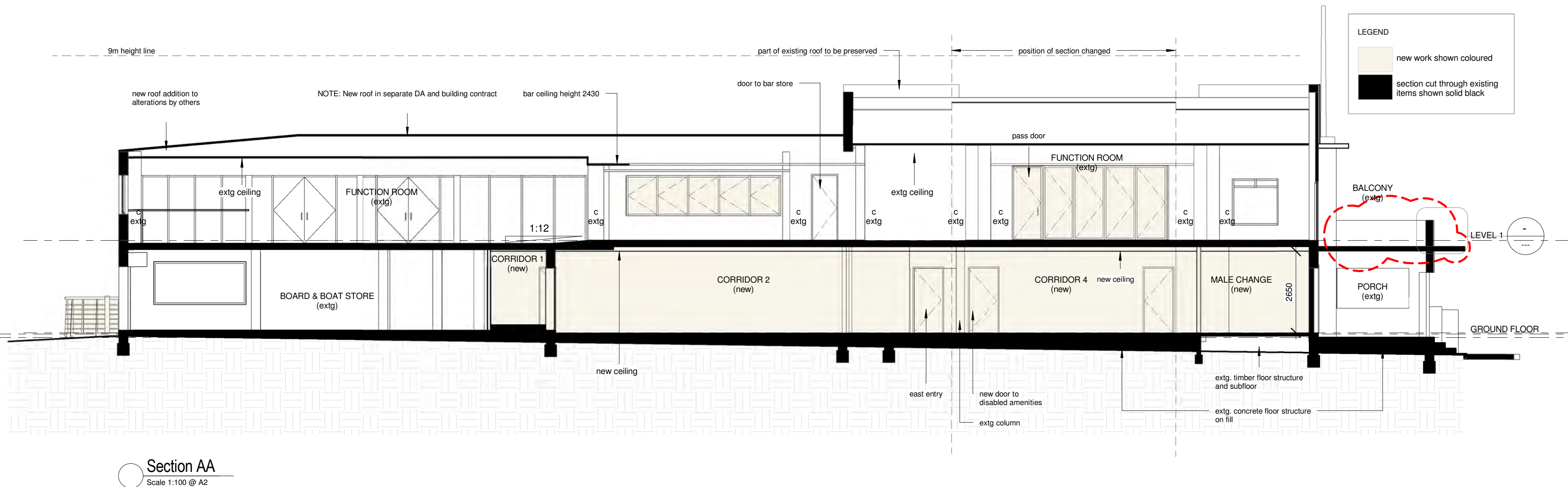
SHEET No.

DA19

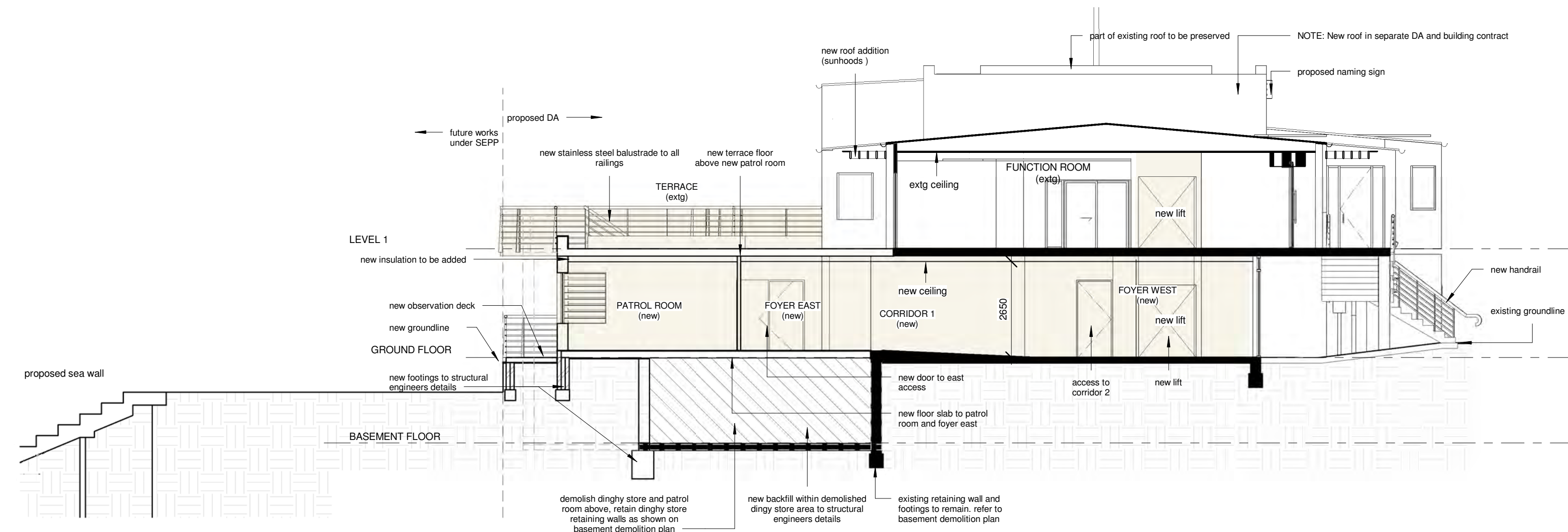
A2

ORIGINAL

ISSUE



Section AA
Scale 1:100 @ A2



Section BB
Scale 1:100 @ A2

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PJ or TR No. PJ-2630-B

SHEET 23 OF 42 SHEETS

DRAWING No. 5662 SHEET No. DA23

ISSUE 3

wollongong
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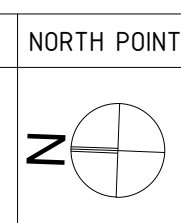
ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
4	Handrail to south balcony removed			
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR	DRAWN	DATE
AZIMUTH	FIELD BOOK	JS	19/07/17
RELATED PLANS		DESIGNED	DATE
		CHECKED	DATE
		GB	19/07/17

APPROVED	DATE
(FOR COUNCIL USE ONLY)	19/07/17
SENIOR DESIGN ENGINEER	DATE
STRUCTURAL/ARCHITECTURAL	19/07/17
	DATE
	19/07/17



SCALES	NORTH POINT
As Noted	N



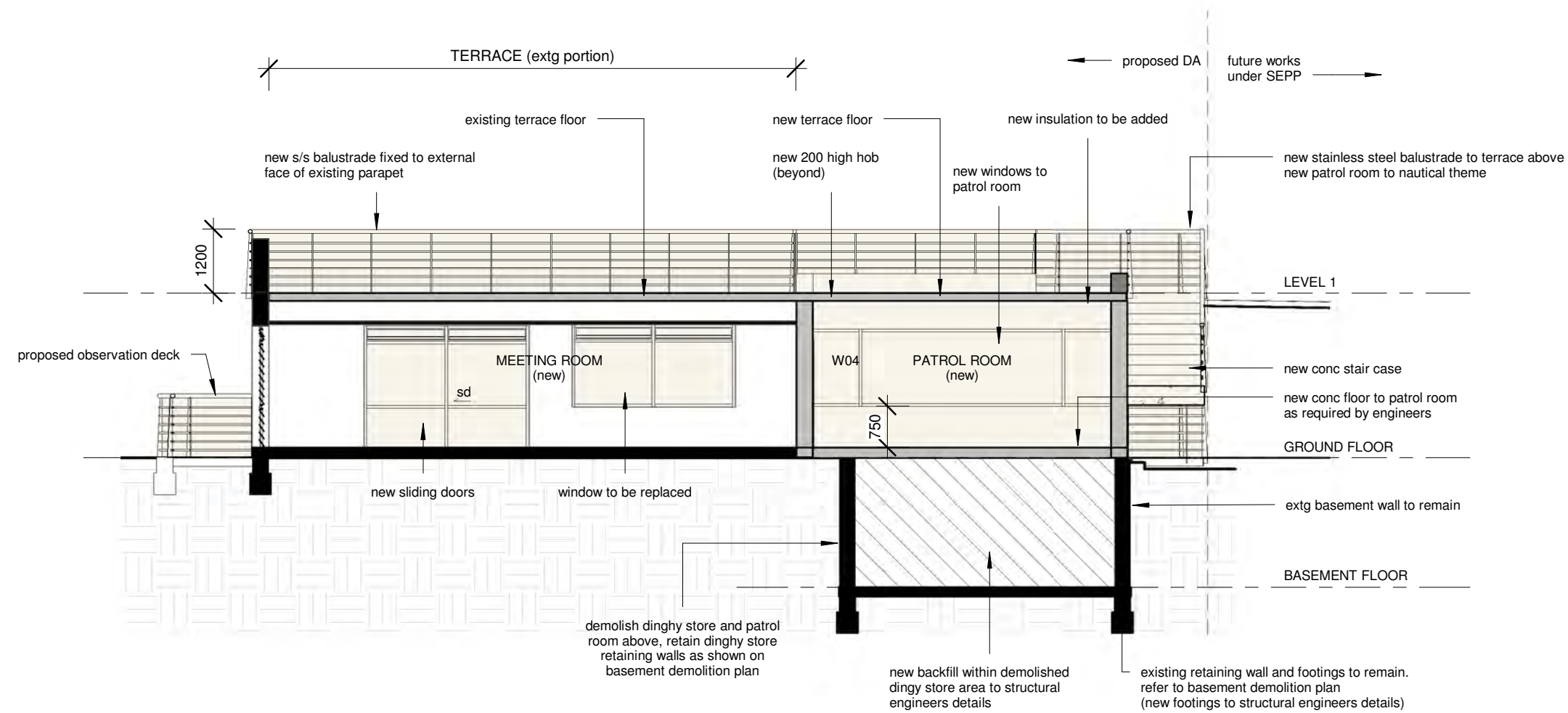
CITY OF WOLLONGONG

project:
Nth Beach Surf Lifesaving Club Refurbishment

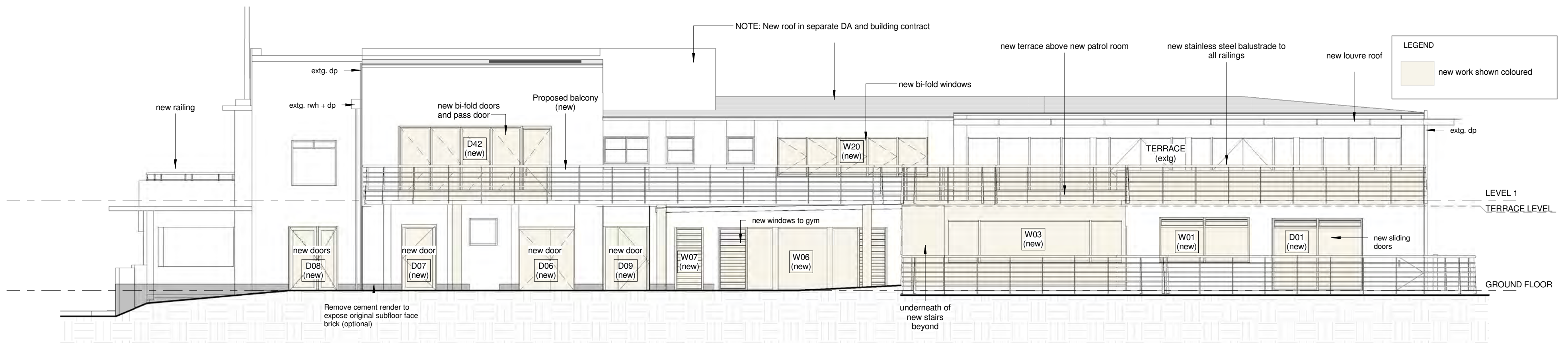
at:
Cliff Road, NORTH WOLLONGONG NSW

Section AA & Section BB

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN



Section CC
Scale 1:100



East Elevation
Scale 1:100

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR
AZIMUTH	FIELD BOOK
RELATED PLANS	

DRAWN JS	DATE 19/07/17
DESIGNED	DATE 19/07/17
CHECKED GB	DATE 19/07/17

APPROVED (FOR COUNCIL USE ONLY) SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL	DATE
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SCALES	NORTH POINT
As Noted	

CITY OF WOLLONGONG
project: Nth Beach Surf Lifesaving Club Refurbishment
at: Cliff Road, NORTH WOLLONGONG NSW
Section C-C & East Elevation

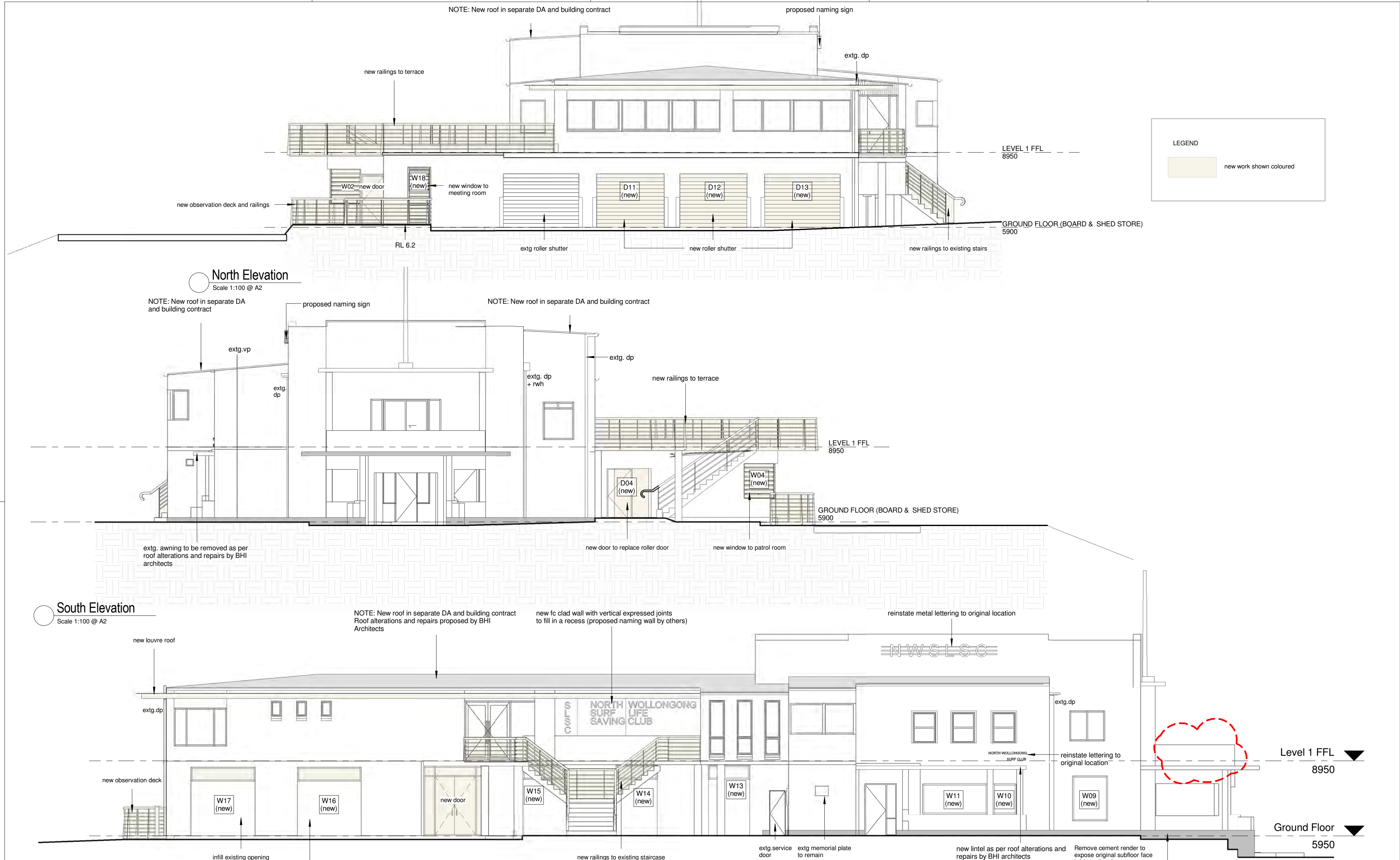
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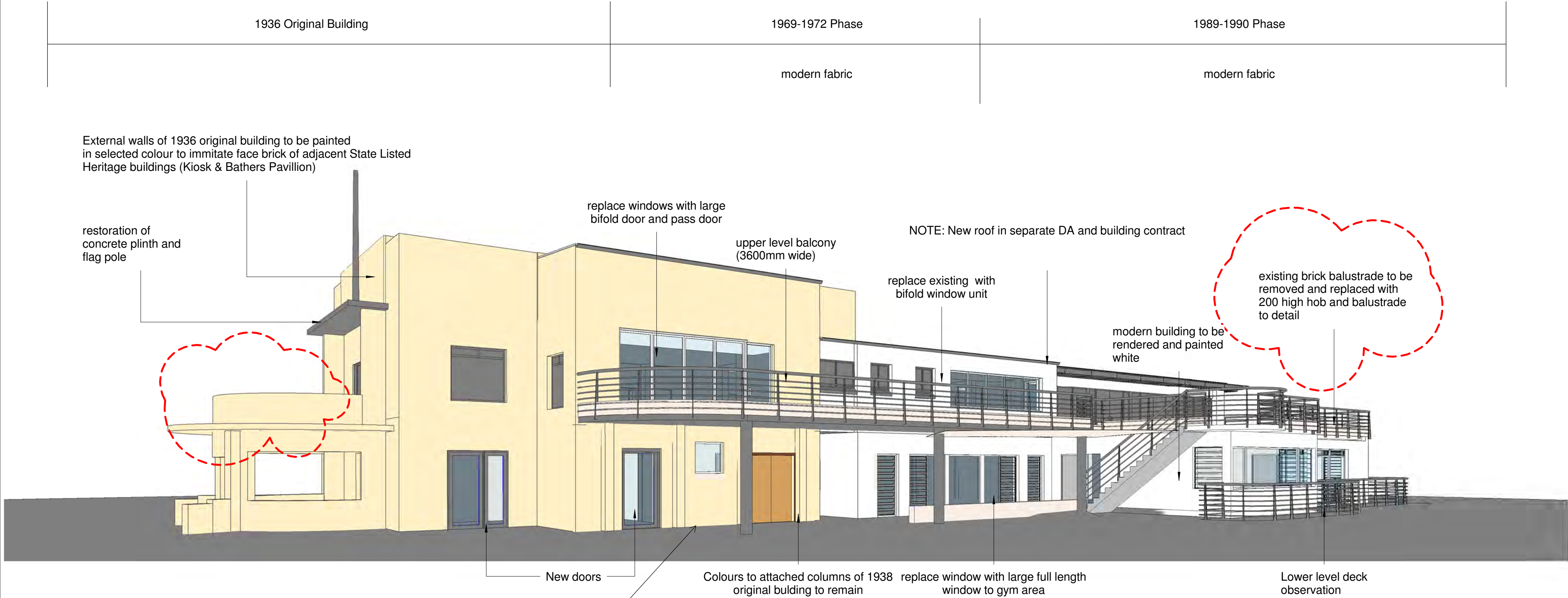
PJ or TR No.	PJ-2630-B
SHEET	24 OF 42 SHEETS
DRAWING No.	5662
SHEET No.	DA24

A2 ORIGINAL
ISSUE
3



4	Removal of handrail to southern balcony				DATUM	SURVEYOR	DRAWN JS	DATE	APPROVED (FOR COUNCIL USE ONLY)	SCALES	NORTH POINT	CITY OF WOLLONGONG	PJ or TR No. PJ-2630-B	A2
3	DA Submission	JS	GB	28.09.18	AZIMUTH	FIELD BOOK	DESIGNED	DATE	SENIOR DESIGN ENGINEER	As Noted		project: Nth Beach Surf Lifesaving Club Refurbishment	SHEET 25 OF 42 SHEETS	ORIGINAL
2	Design Development 95% Submission	JS	GB	01/02/18	RELATED PLANS		CHECKED GB	DATE	STRUCTURAL/ARCHITECTURAL			Cliff Road, NORTH WOLLONGONG NSW	DRAWING No. 5662	ISSUE
1	Design Development 50% Submission	JS	GB	07/12/17				DATE				North, South, West Elevations	SHEET No. DA25	3
ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE										

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South East Perspective



Remove cement render to expose original subfloor face brick (optional)

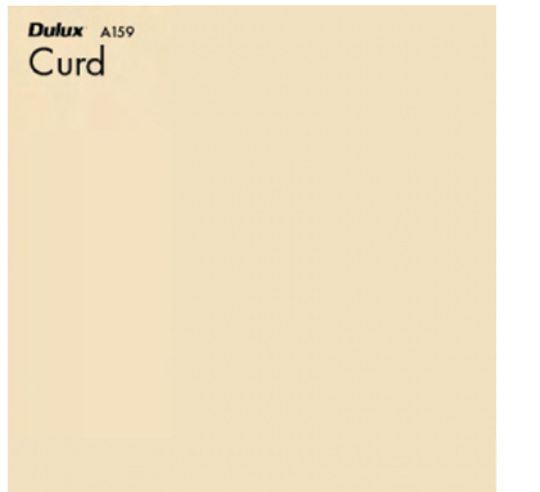
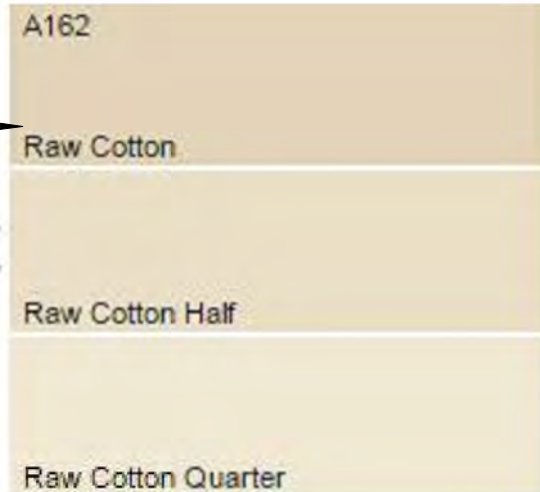
All external walls and miscellaneous surfaces (eg. eave soffits, columns, underside concrete balconies) are to be painted

Five colour options to external walls of 1938 original building to immitate face brick of adjacent state listed heritage buildings (Kiosk & Bathers Pavillion). A preferred option to be decided on at time of construction with colour swatch samples on rendered wall.

Post 1938 (modern) portion of building to be rendered white.



Kiosk & Bathers Pavillion brick wall example



ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
4	Removal of Brick Balustrade to Existing Terrace and handrail removed for south balcony	JS	GB	19/10/18
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR
AZIMUTH	FIELD BOOK

DRAWN	JS
DESIGNED	
CHECKED	GB

DATE	19/07/17
DATE	19/07/17
DATE	19/07/17

APPROVED	(FOR COUNCIL USE ONLY)
SENIOR DESIGN ENGINEER	
STRUCTURAL/ARCHITECTURAL	

SCALES	As Noted
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NORTH POINT	
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CITY OF WOLLONGONG
project: Nth Beach Surf Lifesaving Club Refurbishment
Cliff Road, NORTH WOLLONGONG NSW
South East Perspective

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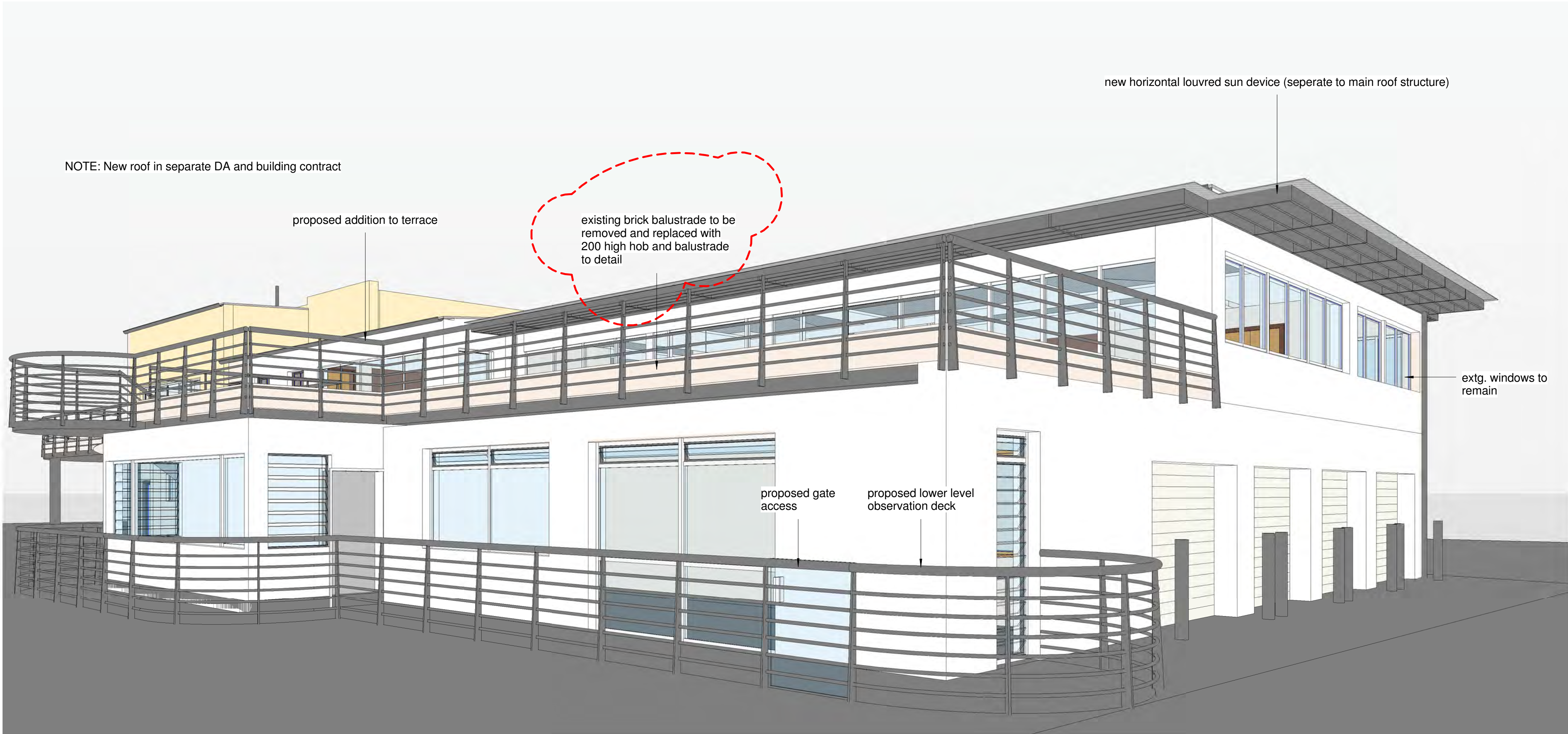
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PJ or TR No.	PJ-2630-B
SHEET	37 OF 42 SHEETS
DRAWING No.	5662
SHEET No.	DA37

A2 ORIGINAL

ISSUE 4



North East Perspective
Scale

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
4	Removal of Brick Balustrade to Existing Terrace	JS	GB	19/10/18
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR	DRAWN JS	DATE 19/07/17
AZIMUTH	FIELD BOOK	DESIGNED	DATE 19/07/17
RELATED PLANS		CHECKED GB	DATE 19/07/17

APPROVED	DATE
(FOR COUNCIL USE ONLY)	19/07/17
SENIOR DESIGN ENGINEER	DATE
STRUCTURAL/ARCHITECTURAL	19/07/17
	DATE
	19/07/17



SCALES	NORTH POINT
As Noted	

CITY OF WOLLONGONG
project: Nth Beach Surf Lifesaving Club Refurbishment
dt: Cliff Road, NORTH WOLLONGONG NSW
North East Perspective

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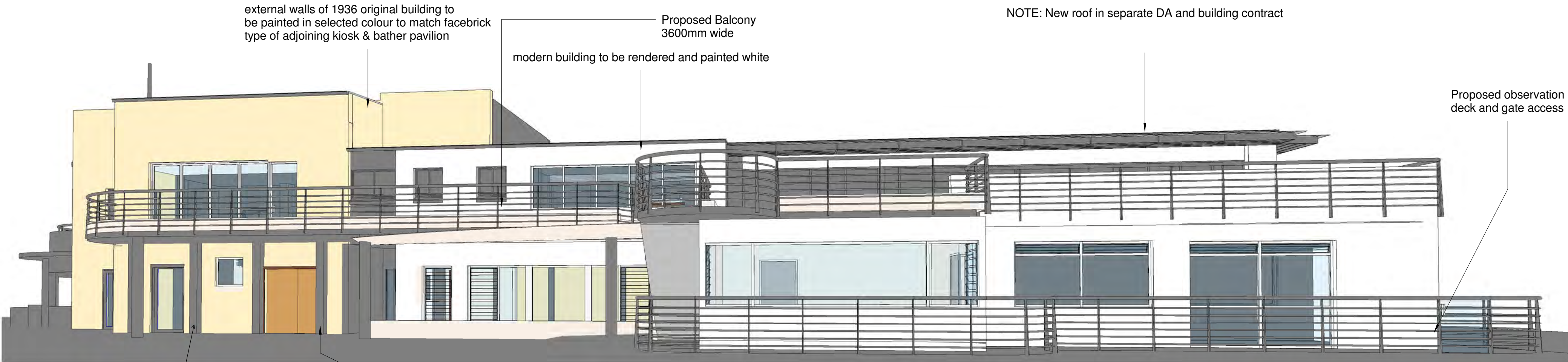
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PJ or TR No.	PJ-2630-B	A2
SHEET	38 OF 42	ORIGINAL
DRAWING No.	5662	ISSUE
SHEET No.	DA38	4

1936 Original Building	1969-1972 Phase	1989-1990 Phase
	modern fabric	modern fabric



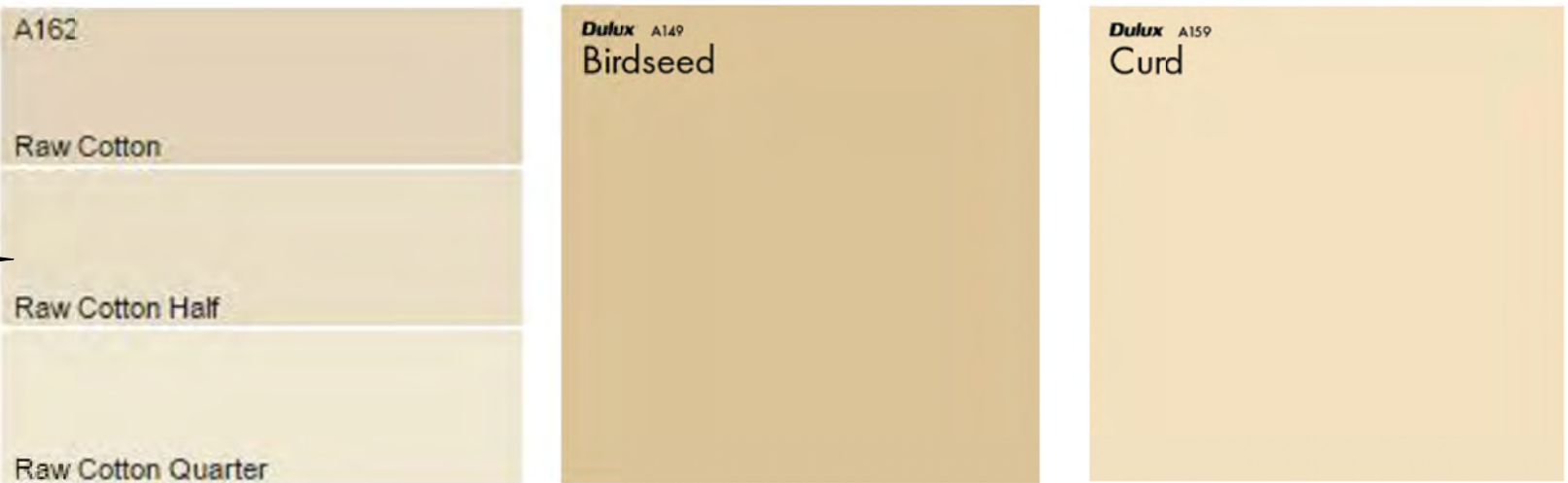
Remove cement render to expose original subfloor face brick (optional)

Colour to attached columns of 1936 original building to remain


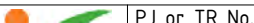
All external walls and miscellaneous surfaces (eg. eave soffits, columns, underside concrete balconies) are to be painted

Five colour options to external walls of 1938 original building to immitate face brick of adjacent state listed heritage buildings (Kiosk & Bathers Pavillion). A preferred option to be decided on at time of construction with colour swatch samples on rendered wall.

Post 1938 (modern) portion of building to be rendered white.



East Perspective
Scale

					DATUM	SURVEYOR	DRAWN JS	DATE 19/07/17	APPROVED (FOR COUNCIL USE ONLY) SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL		As Noted	SCALES	NORTH POINT	CITY OF WOLLONGONG	 project: Nth Beach Surf Lifesaving Club Refurbishment at: Cliff Road, NORTH WOLLONGONG NSW East Perspective	PJ or TR No. PJ-2630-B		A2 ORIGINAL
3	DA Submission	JS	GB	28.09.18	AZIMUTH	FIELD BOOK	DESIGNED	DATE 19/07/17	SHEET 36 OF 42 SHEETS									
2	Design Development 95% Submission	JS	GB	01/02/18	RELATED PLANS			CHECKED GB	DATE 19/07/17							DRAWING No. 5662	SHEET No. DA36	ISSUE 3
1	Design Development 50% Submission	JS	GB	07/12/17				DATE 19/07/17										
ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE					DATE									

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN

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NOTE: New roof in separate DA and building contract



South West Perspective
Scale

wall plaque
to remain

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
4	Removal of handrail to south balcony			
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR
AZIMUTH	FIELD BOOK
RELATED PLANS	

DRAWN	JS	DATE	19/07/17
DESIGNED		DATE	19/07/17
CHECKED	GB	DATE	19/07/17

APPROVED (FOR COUNCIL USE ONLY)	
SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL	
DATE	19/07/17



SCALES
As Noted

NORTH POINT

CITY OF WOLLONGONG	
project:	Nth Beach Surf Lifesaving Club Refurbishment
at:	Cliff Road, NORTH WOLLONGONG NSW
	South West Perspective

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PJ or TR No.	PJ-2630-B	A2
SHEET	39 OF 42 SHEETS	ORIGINAL
DRAWING No.	5662	ISSUE
	DA39	3




North West Elevation

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR	DRAWN	DATE	APPROVED
JS	GB	JS	28.09.18	(FOR COUNCIL USE ONLY)
AZIMUTH	FIELD BOOK	DESIGNED	DATE	SENIOR DESIGN ENGINEER
RELATED PLANS		CHECKED	DATE	STRUCTURAL/ARCHITECTURAL
		GB	DATE	

SCALES	NORTH POINT
As Noted	

CITY OF WOLLONGONG
project: Nth Beach Surf Lifesaving Club Refurbishment
at: Cliff Road, NORTH WOLLONGONG NSW
North West Perspective



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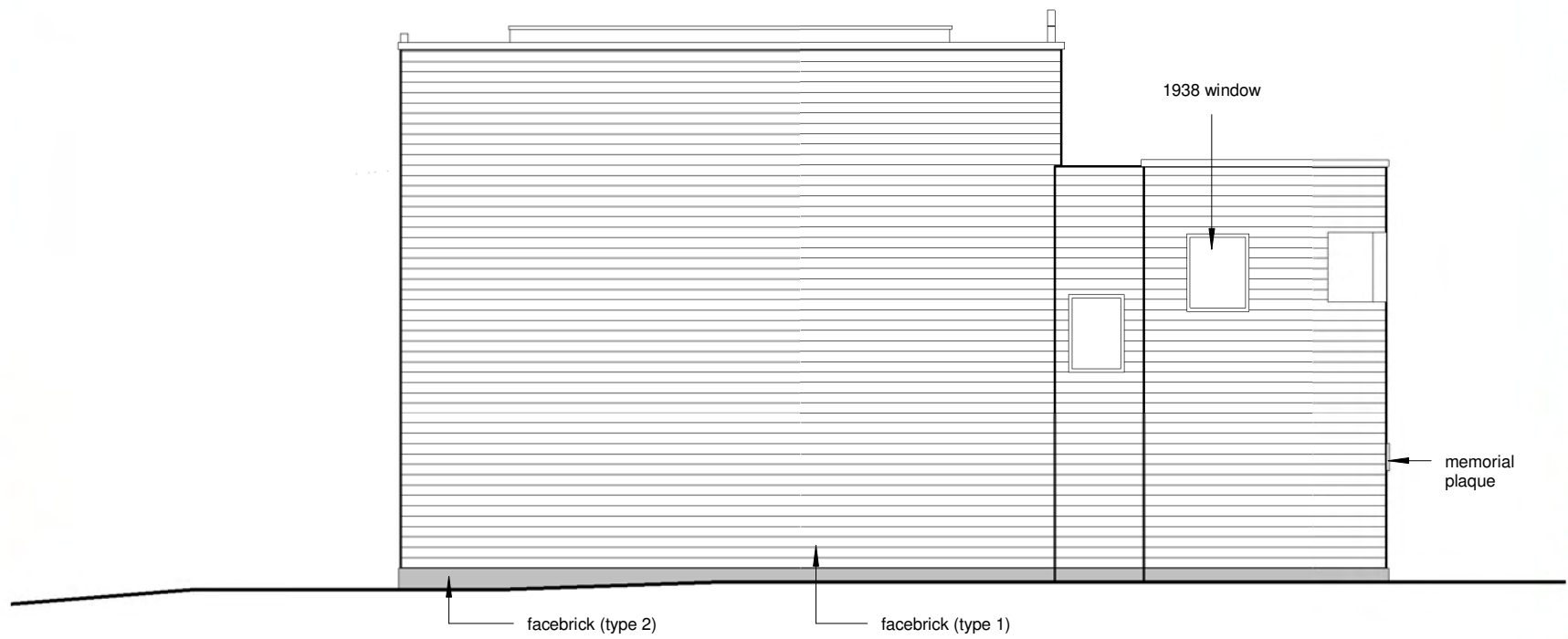
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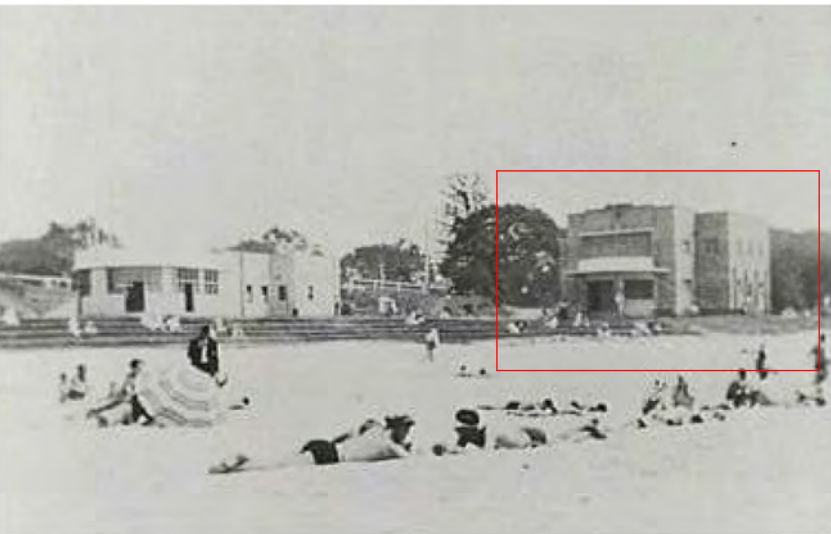
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SHEET	40 OF 42	ORIGINAL
DRAWING No.	5662	ISSUE
SHEET No.	DA40	3



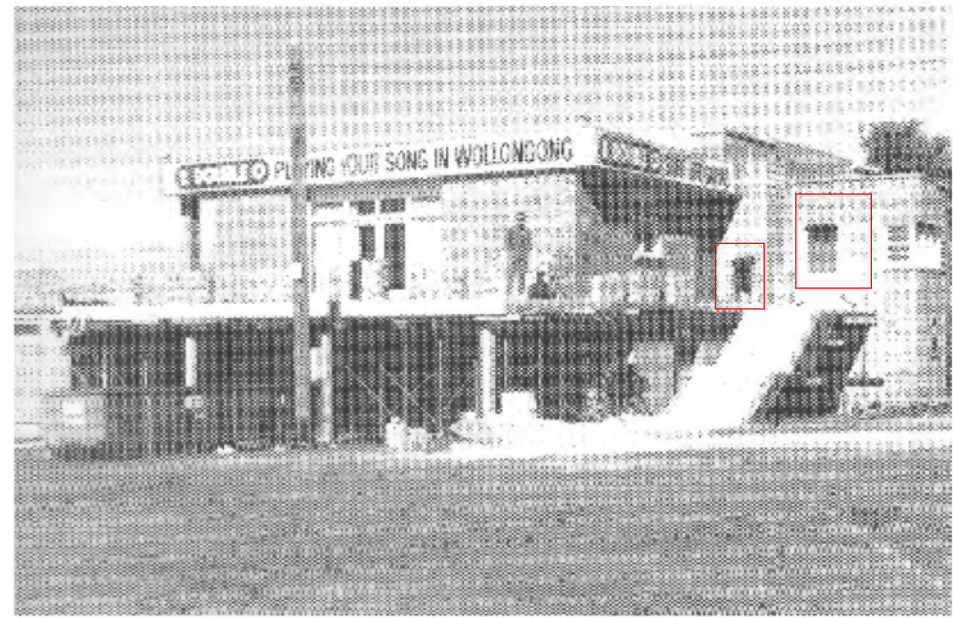
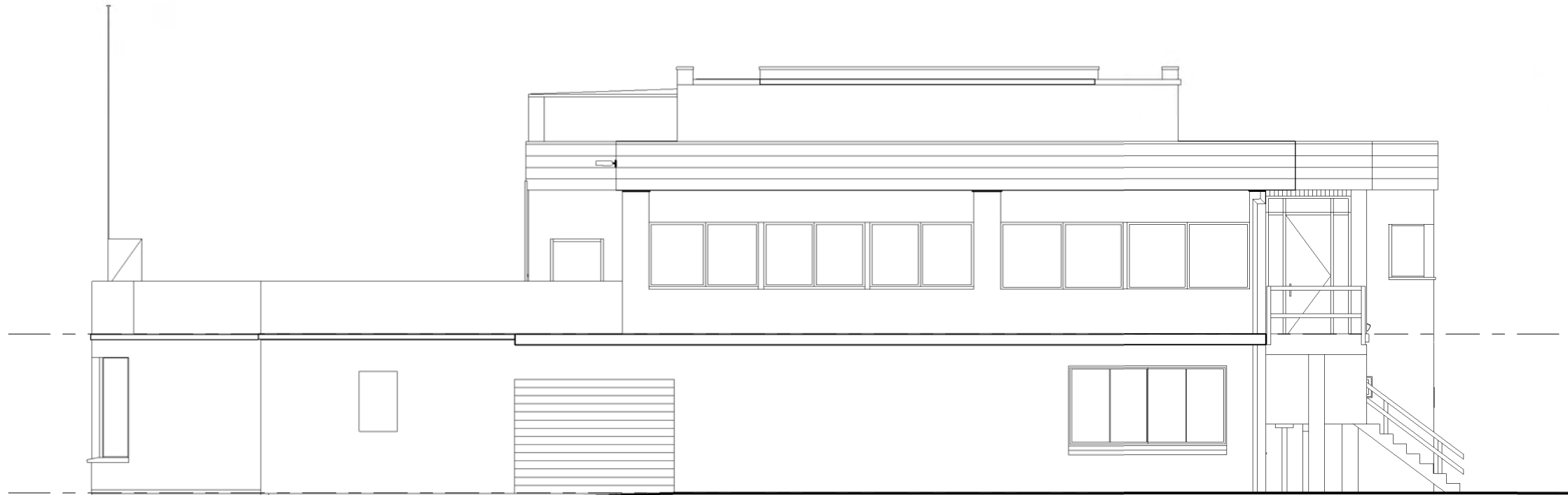
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(From the collections of Wollongong City Libraries and the Illawarra Historical Society, Illawarra images)



(taken from Conservation Management Plan. page 54)



(taken from Conservation Management Plan. page 62)

North Elevation (existing)
Scale 1:100



North Elevation (proposed)
Scale 1:100

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR	DRAWN	DATE	APPROVED
AZIMUTH	FIELD BOOK	JS		(FOR COUNCIL USE ONLY)
RELATED PLANS		DESIGNED	DATE	SENIOR DESIGN ENGINEER
		CHECKED	DATE	STRUCTURAL/ARCHITECTURAL
		GB		
			DATE	



SCALES	NORTH POINT
As Noted	

CITY OF WOLLONGONG
project: Nth Beach Surf Lifesaving Club Refurbishment
at: Cliff Road, NORTH WOLLONGONG NSW
Historic North Elevations

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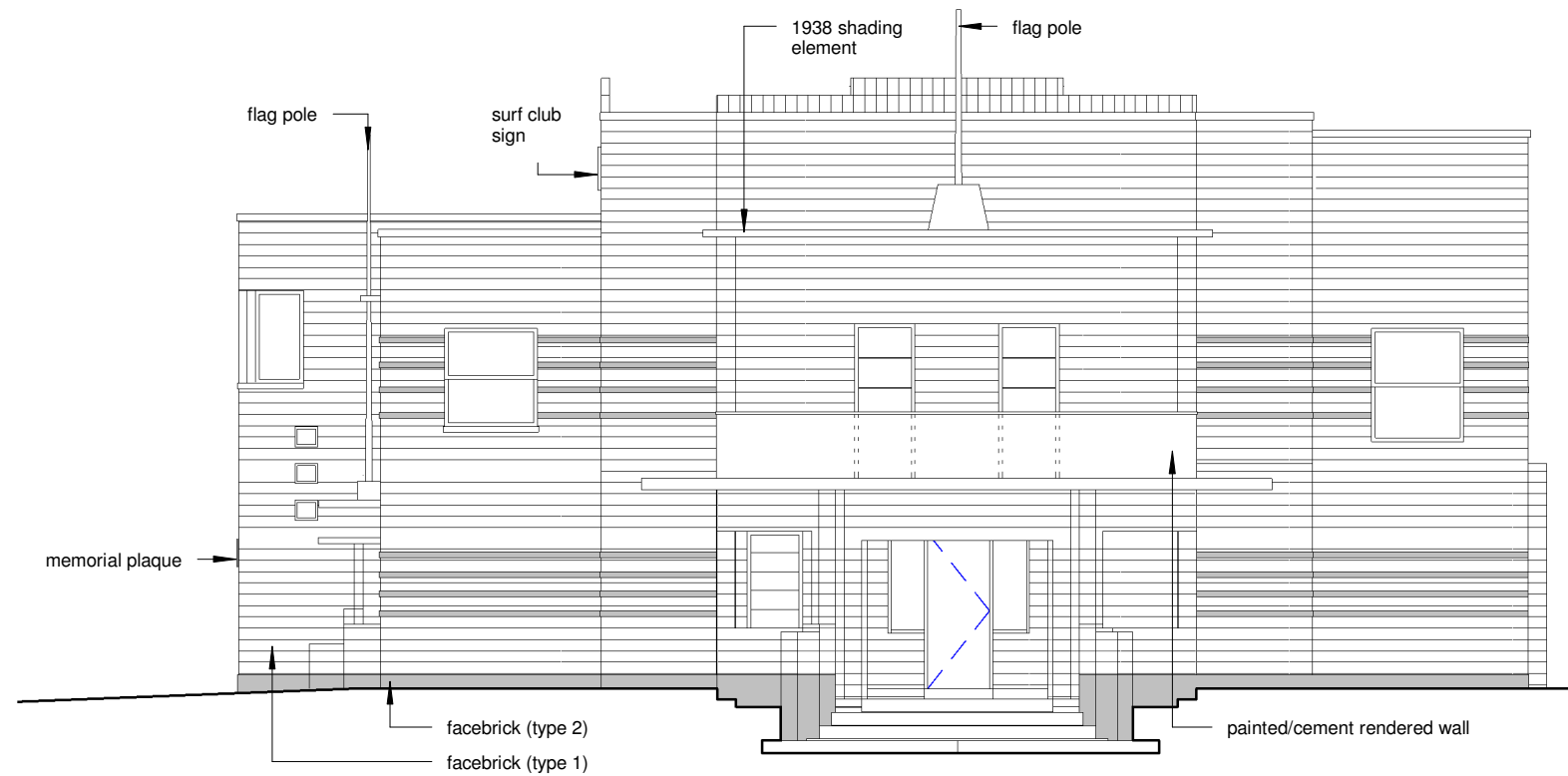
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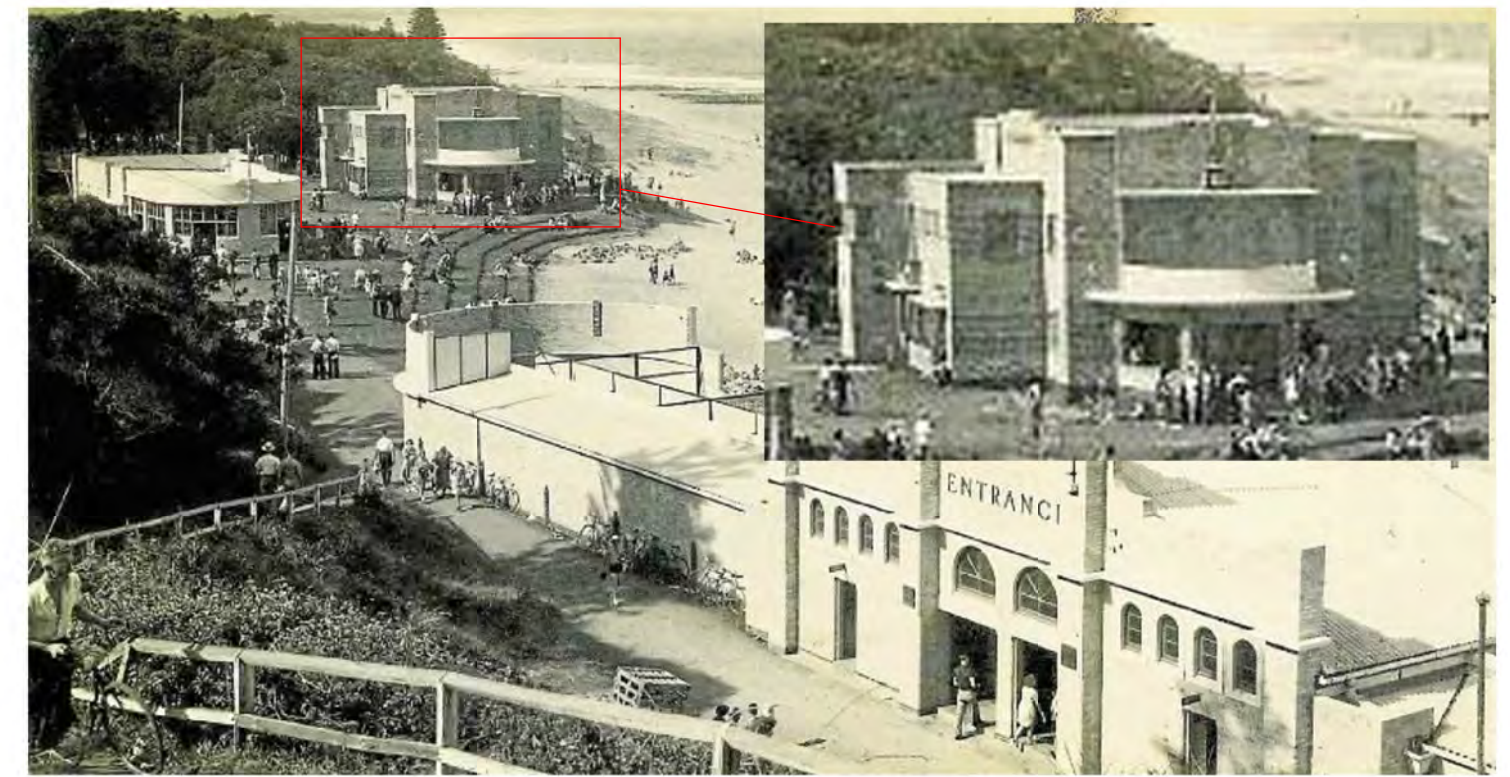
PJ or TR No.	PJ-2630-B	A2
SHEET	26 OF 42	ORIGINAL
DRAWING No.	5662	ISSUE
SHEET No.	DA26	

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN



South Elevation c. 1938

Scale 1:100

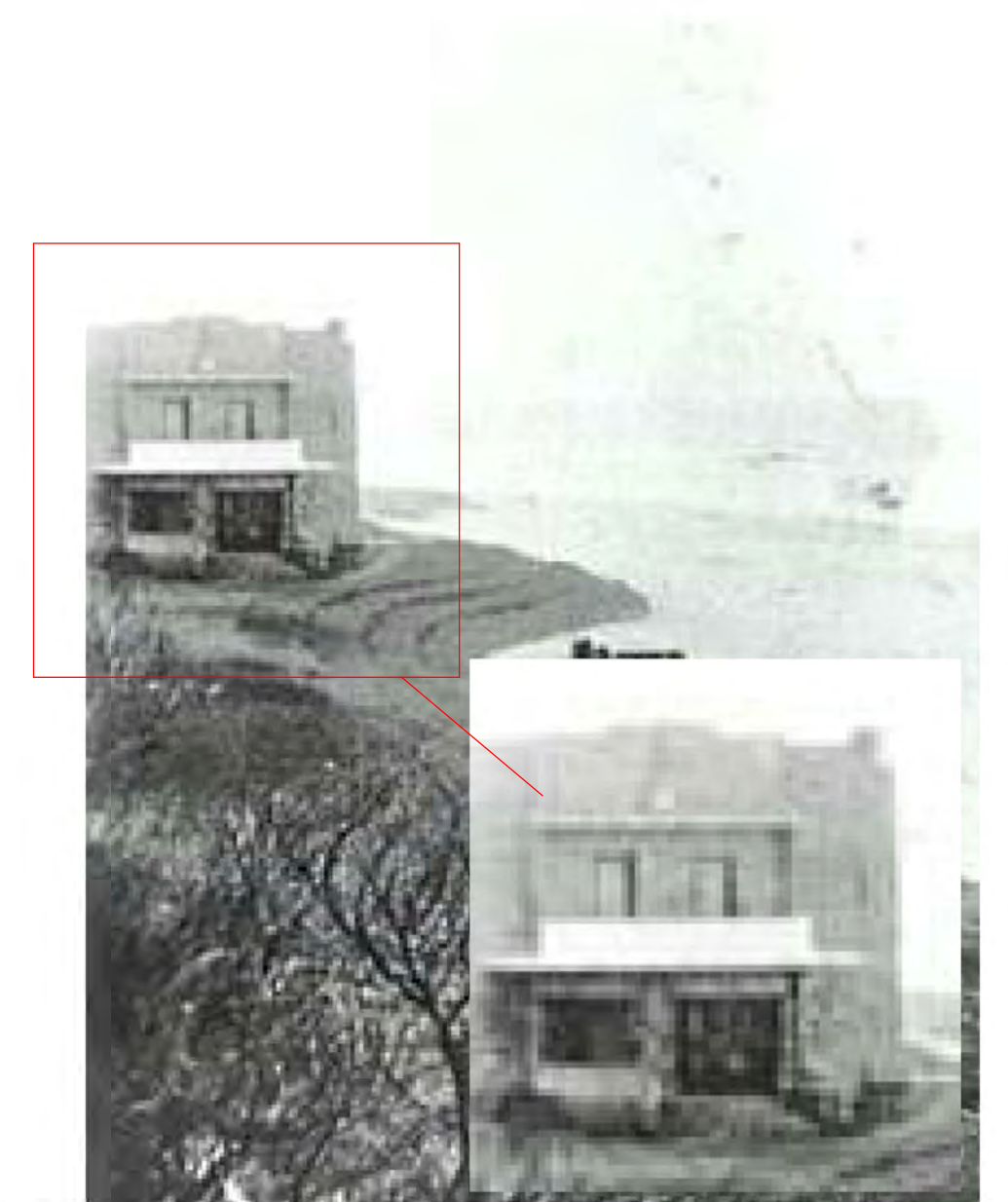


(taken from illawarra mercury, September 23 2012)

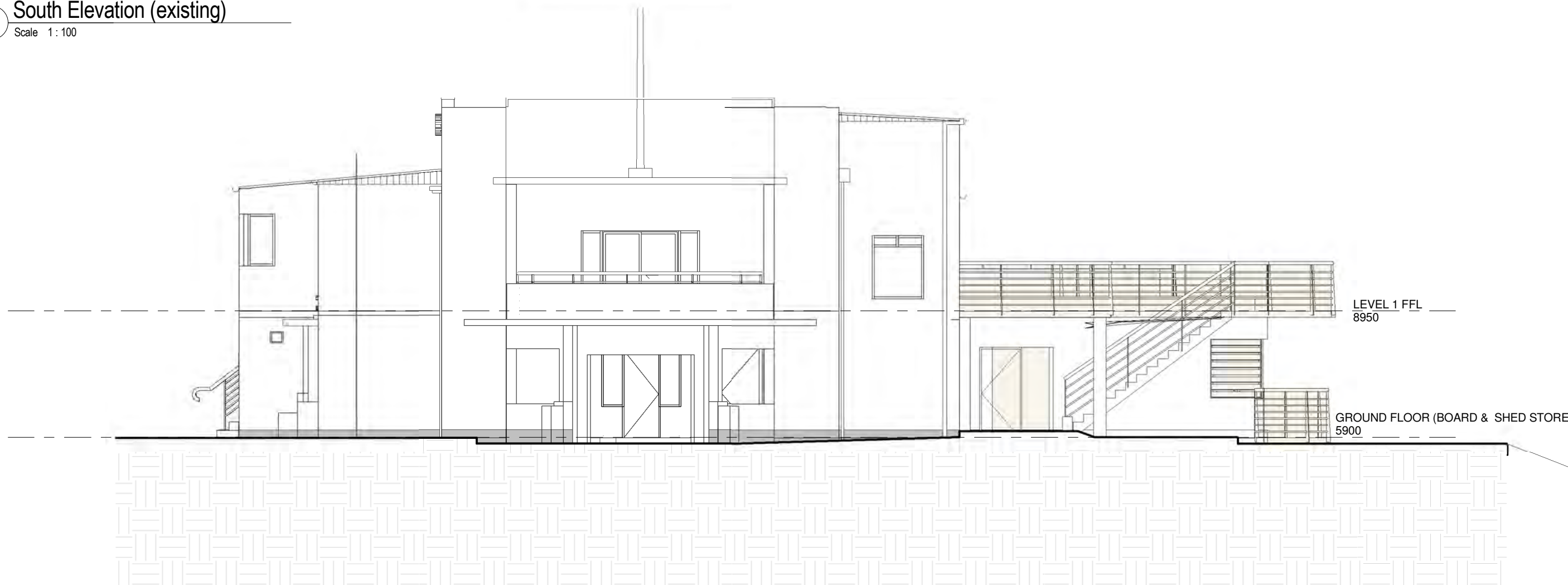


South Elevation (existing)

Scale 1:100




(taken from Conservation Management Plan. page 55)

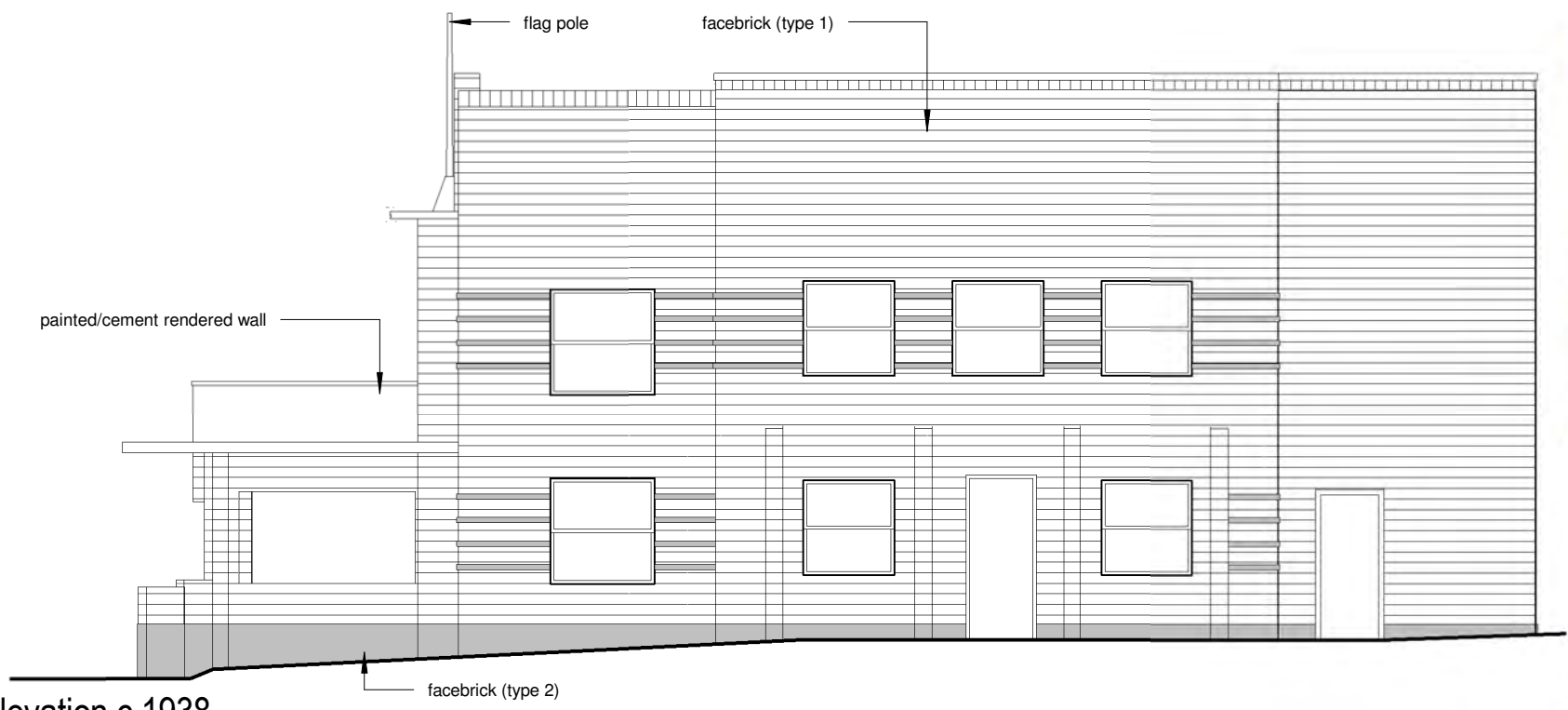


South Elevation (proposed)

Scale 1:100

				DATUM	SURVEYOR	DRAWN	DATE	APPROVED		As Noted	SCALES	NORTH POINT	CITY OF WOLLONGONG	P/J or TR No. PJ-2630-B		A2
3	DA Submission	JS	GB	28.09.18	AZIMUTH	FIELD BOOK	DESIGNED	DATE						SHEET 27 OF 42 SHEETS	ORIGINAL	
2	Design Development 95% Submission	JS	GB	01/02/18	RELATED PLANS		CHECKED	DATE						DRAWING No. 5662	SHEET No. DA27	ISSUE
1	Design Development 50% Submission	JS	GB	07/12/17			GB	DATE								
ISSUE	DESCRIPTION			DRAWN	APPR'D	DATE										

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East Elevation c.1938
Scale 1:100



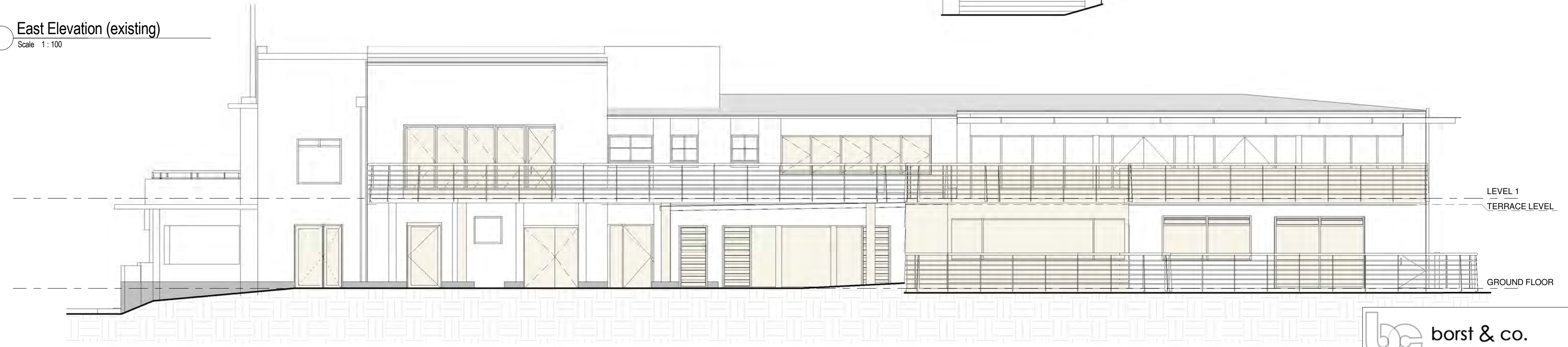
(From the collections of Wollongong City Libraries and the Illawarra Historical Society, Illawarra images)



(From the collections of Wollongong City Libraries and the Illawarra Historical Society, Illawarra images)



East Elevation (existing)
Scale 1:100



East Elevation (proposed)
Scale 1:100

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

			DATUM	SURVEYOR	DRAWN	DATE	APPROVED
					JS		(FOR COUNCIL USE ONLY)
JS	GB	28.09.18	AZIMUTH	FIELD BOOK	DESIGNED	DATE	SENIOR DESIGN ENGINEER
JS	GB	01/02/18	RELATED PLANS				STRUCTURAL/ARCHITECTURAL
JS	GB	07/12/17					
DRAWN	APPR'D	DATE	CHECKED			DATE	DATE
			GB				



SCALES	NORTH POINT
As Noted	

CITY OF WOLLONGONG
project: Nth Beach Surf Lifesaving Club Refurbishment
at: Cliff Road, NORTH WOLLONGONG NSW
Historic East Elevations

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SHEET	28 OF 42	ORIGINAL
DRAWING No.	5662	ISSUE
SHEET No.	DA28	



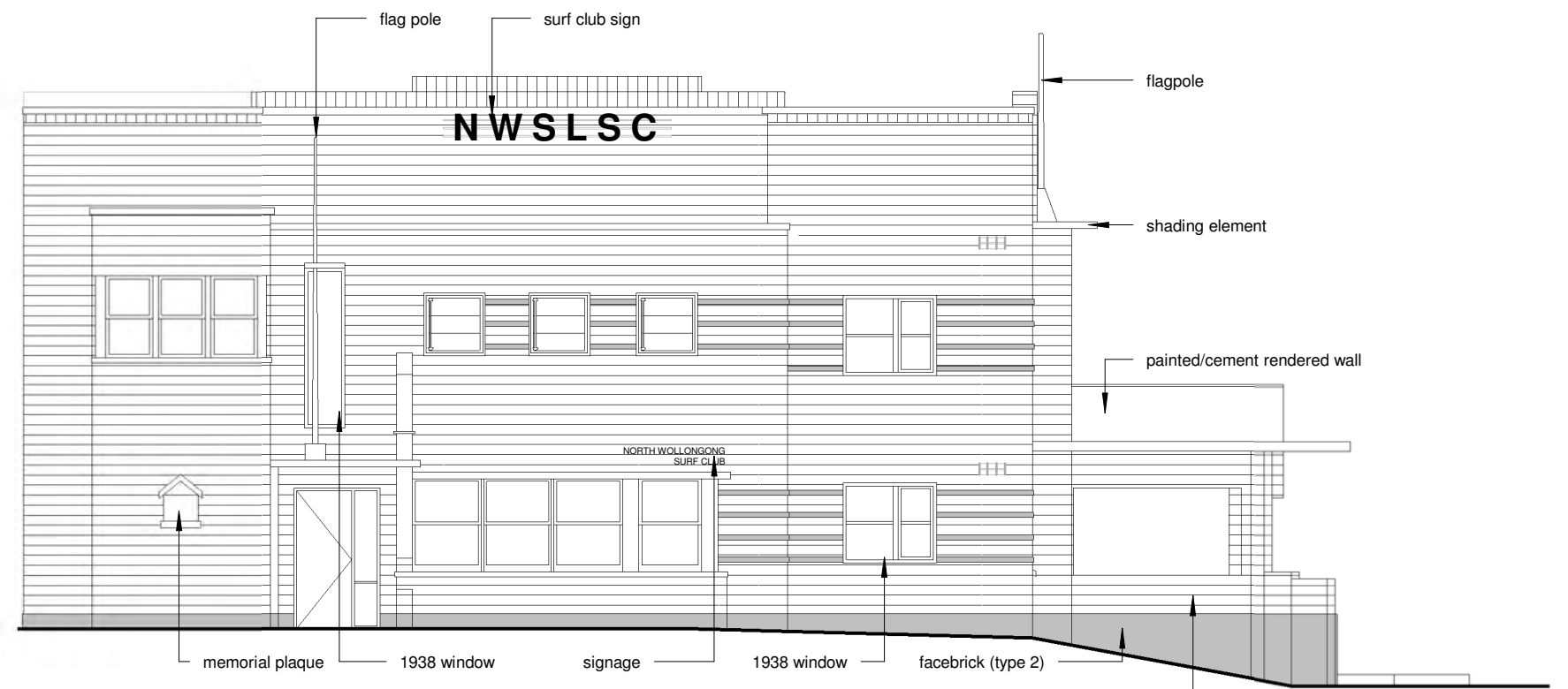
(From the collections of Wollongong City Libraries and the Illawarra Historical Society, Illawarra images)



(taken from Conservation Management Plan. page 56)



(taken at the first floor of the North Beach Surf Club display)



West Elevation c.1938

Scale 1: 100




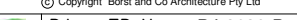

West Elevation (existing)


Scale 1: 100



West Elevation (proposed)

Scale 1: 100

				DATUM	SURVEYOR	DRAWN JS	DATE	APPROVED (FOR COUNCIL USE ONLY)		SCALES	NORTH POINT	CITY OF WOLLONGONG				PJ or TR No. PJ-2630-B		A2 ORIGINAL
3	DA Submission		JS	GB	28.09.18	AZIMUTH	FIELD BOOK	DESIGNED		DATE	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL	As Noted	project: Nth Beach Surf Lifesaving Club Refurbishment at: Cliff Road, NORTH WOLLONGONG NSW Historic West Elevations		SHEET 29 OF 42 SHEETS			
2	Design Development 95% Submission		JS	GB	01/02/18	RELATED PLANS		CHECKED		DATE	DATE				DRAWING No.	SHEET No.	ISSUE	
1	Design Development 50% Submission		JS	GB	07/12/17			GB		DATE	DATE				5662	DA29		
ISSUE		DESCRIPTION		DRAWN	APPR'D	DATE		DATE		DATE					DATE		DATE	



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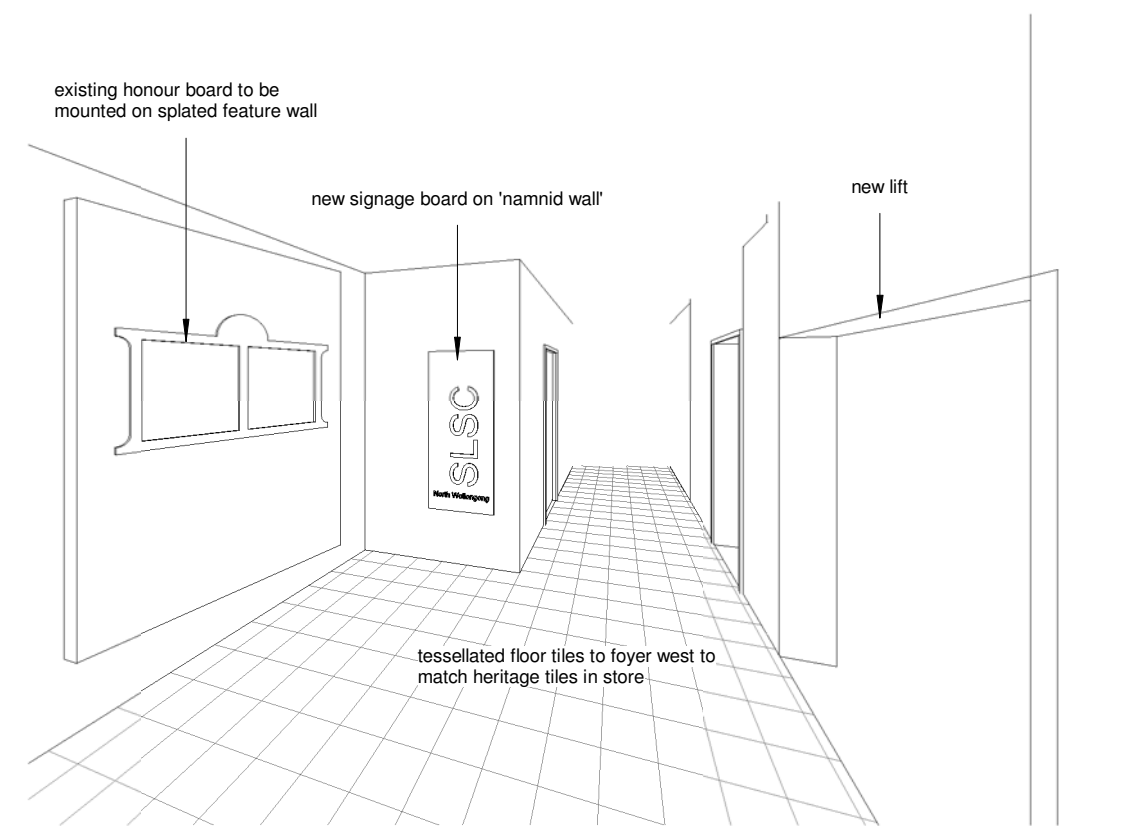


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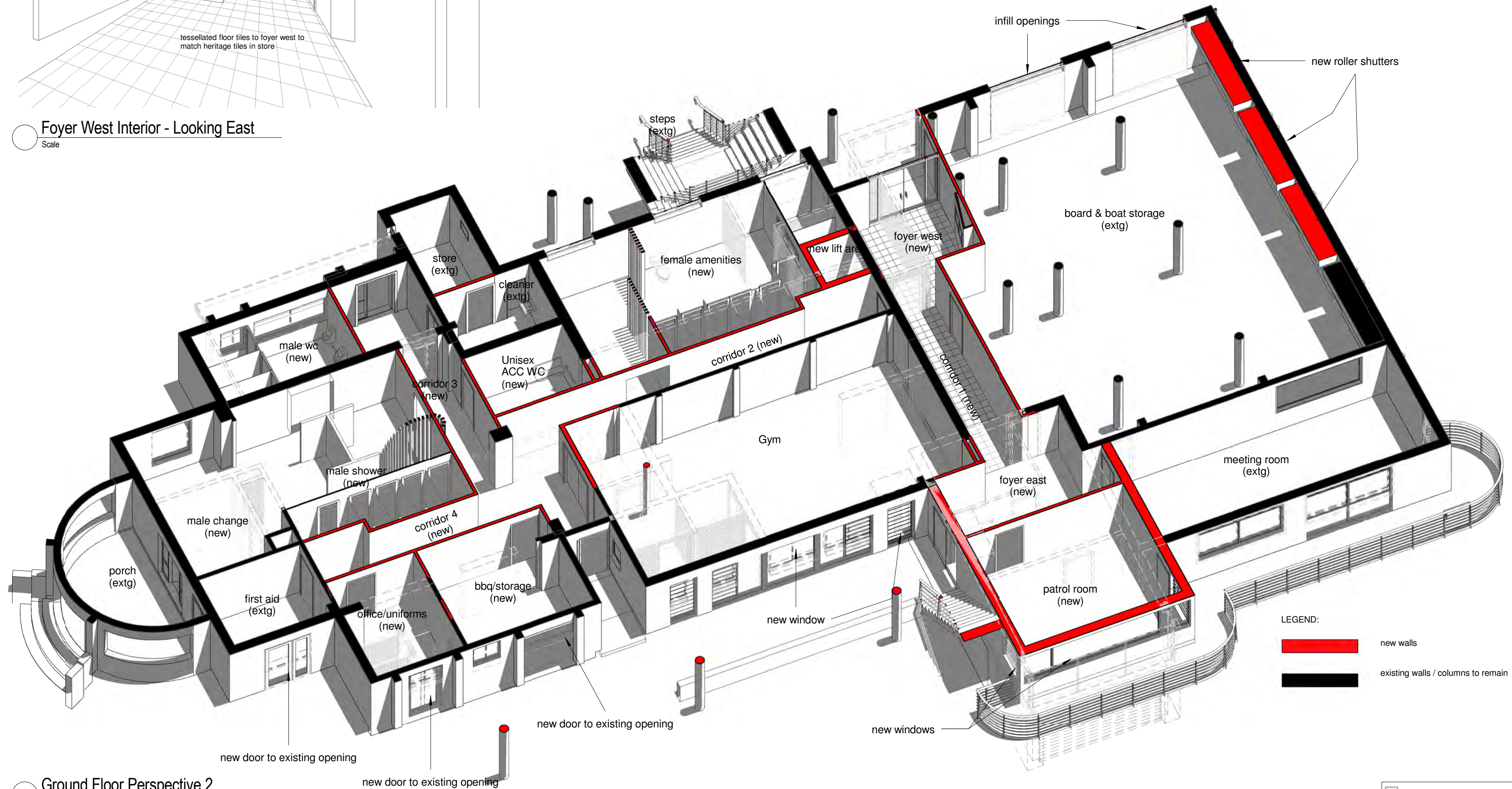
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Foyer West Interior - Looking East
Scale



Ground Floor Perspective 2
Scale

ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR	DRAWN JS	DATE 19/07/17	APPROVED (FOR COUNCIL USE ONLY)
AZIMUTH	FIELD BOOK	DESIGNED	DATE 19/07/17	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL
RELATED PLANS		CHECKED GB	DATE 19/07/17	DATE



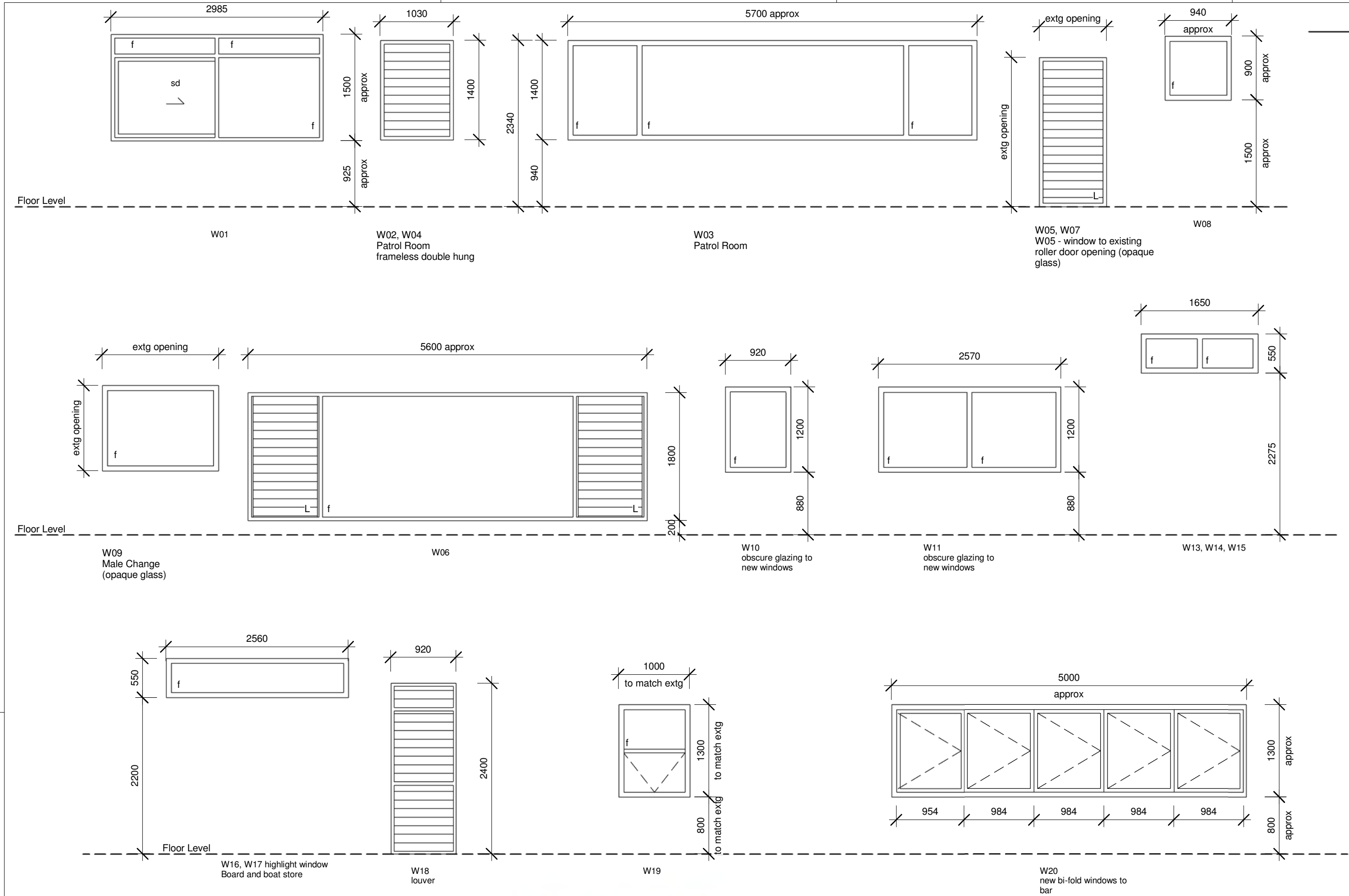
SCALES	NORTH POINT
As Noted	

CITY OF WOLLONGONG
project:
Nth Beach Surf Lifesaving Club Refurbishment
at:
Cliff Road, NORTH WOLLONGONG NSW
Ground Floor Perspective 2

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Ph 02 42277111

PJ or TR No.	PJ-2630-B	A2
SHEET	31 OF 42 SHEETS	ORIGINAL
DRAWING No.	5662	ISSUE
SHEET No.	DA31	3



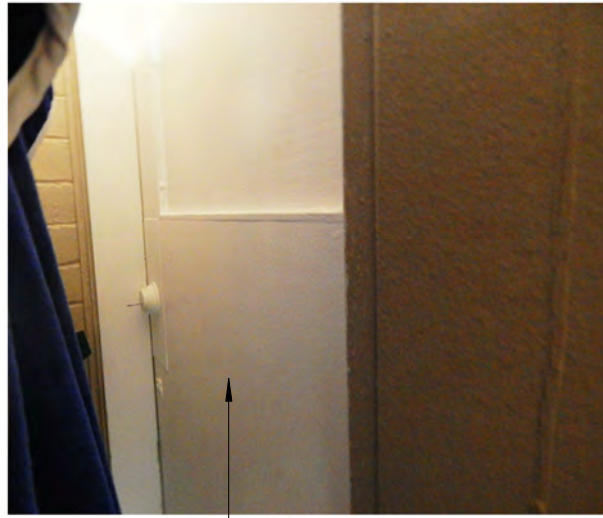
No.	Location	Description
REFER TO EXISTING GROUND FLOOR PLAN AND PROPOSED GROUND FLOOR PLAN FOR WINDOW NUMBERING/LOCATIONS		
W01	Meeting Room	existing opening to remain and replaced with new window
W02	Patrol Room	new powdercoated aluminium with louvers
W03	Patrol Room	new fixed powdercoated aluminium
W04	Patrol Room	new powdercoated aluminium with louvers
W05	Gym	new powdercoated aluminium with louvers
W06	Gym	new powdercoated aluminium with louver windows
W07	Gym	new powdercoated aluminium with louvers
W08	BBQ/Storage	existing opening to remain and replaced with new window
W09	Male Change	existing opening to remain and replaced with new window - obscure glazing to new windows
W10	Male WC	existing opening to remain and replaced with new window - obscure glazing to new windows
W11	Male WC	existing opening to remain and replaced with new window - obscure glazing to new windows
W12	Store	existing to remain
W13	Female Amenities	existing opening to remain and replaced with new powdercoated aluminium
W14	Female Amenities	existing opening to remain and replaced with new powdercoated aluminium
W15	Female Amenities	new powdercoated aluminium
W16	Board & Boat Store	new powdercoated aluminium
W17	Board & Boat Store	new powdercoated aluminium
W18	Meeting Room	new full height powdercoated aluminium with louvers
W19	Board and Boat Store	existing to remain
W20	First Floor Bar	existing opening to remain and replaced with new powdercoated aluminium
W21	First Floor Bar	existing opening to remain and replaced with aluminium bifold windows

rs01	Board and Boat Store	new metal roller shutter
rs02	Board and Boat Store	new metal roller shutter
rs03	Board and Boat Store	existing to remain
rs04	Board and Boat Store	to be removed
rs05	Board and Boat Store	existing to remain
rs06	Patrol Store 1	to be removed
rs07	Existing Nippers room	to be removed
rs08	Existing Dinghy Shed	to be removed

NOTES:
NOT FOR CONSTRUCTION
New windows scheduled for Design Development purposes only.
Refer to figured dimentions only. Do not scale. Check measures on site.
New lintels to all existing glazed windows and doors on ground floor and level 1
All new toilet and shower partitions to have new doors at 720 wide.
Refer to Floor Plan for locations:
-windows located on plan (W)
-doors located on plan (D) refer to openings and swings on plan
-roller shutters located on plan (rs)

Existing window sills to be packed and adjustmented to window sills which are deflecting.
Rub back and re-paint water stained window sills.
Install missing flashings to windows
Lintel features to be reinstated (refer to historical elevations).

Legend;
f fixed
dh double hung
L louvre



D31 to be removed, relocated or stored (heritage)
to provide open access into corridor 4
brick arch surround to be retained (heritage)



D28 to be removed



W01 & W02 to be replaced with D01 and D02
W22, W23 & W24 to be removed and replaced with W01, W02 & W03



rs07 to be removed and replaced with W06 within existing opening
rs06 to be removed and replaced with D04



windows to be replaced by W06



D22 to remain security gate to be removed
W11 & W12 to be replaced with opaque glass



D24 to remain
D25 & side lights to remain
security gates to be removed

				DATUM	SURVEYOR	DRAWN JS	DATE 19/07/17	APPROVED (FOR COUNCIL USE ONLY) SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL	bsi	SCALES	NORTH POINT	CITY OF WOLLONGONG	PJ or TR No. PJ-2630-B	A2 ORIGINAL
3	DA Submission	JS	GB	28.09.18	FIELD BOOK	DESIGNED	DATE 19/07/17			As Noted		project: Nth Beach Surf Lifesaving Club Refurbishment	SHEET 33 OF 42 SHEETS	ISSUE
2	Design Development 95% Submission	JS	GB	01/02/18		CHECKED GB	DATE 19/07/17					Cliff Road, NORTH WOLLONGONG NSW	DRAWING No. 5662	
1	Design Development 50% Submission	JS	GB	07/12/17	RELATED PLANS							Window and Door Schedule	SHEET No. DA33	3
ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE										

0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN

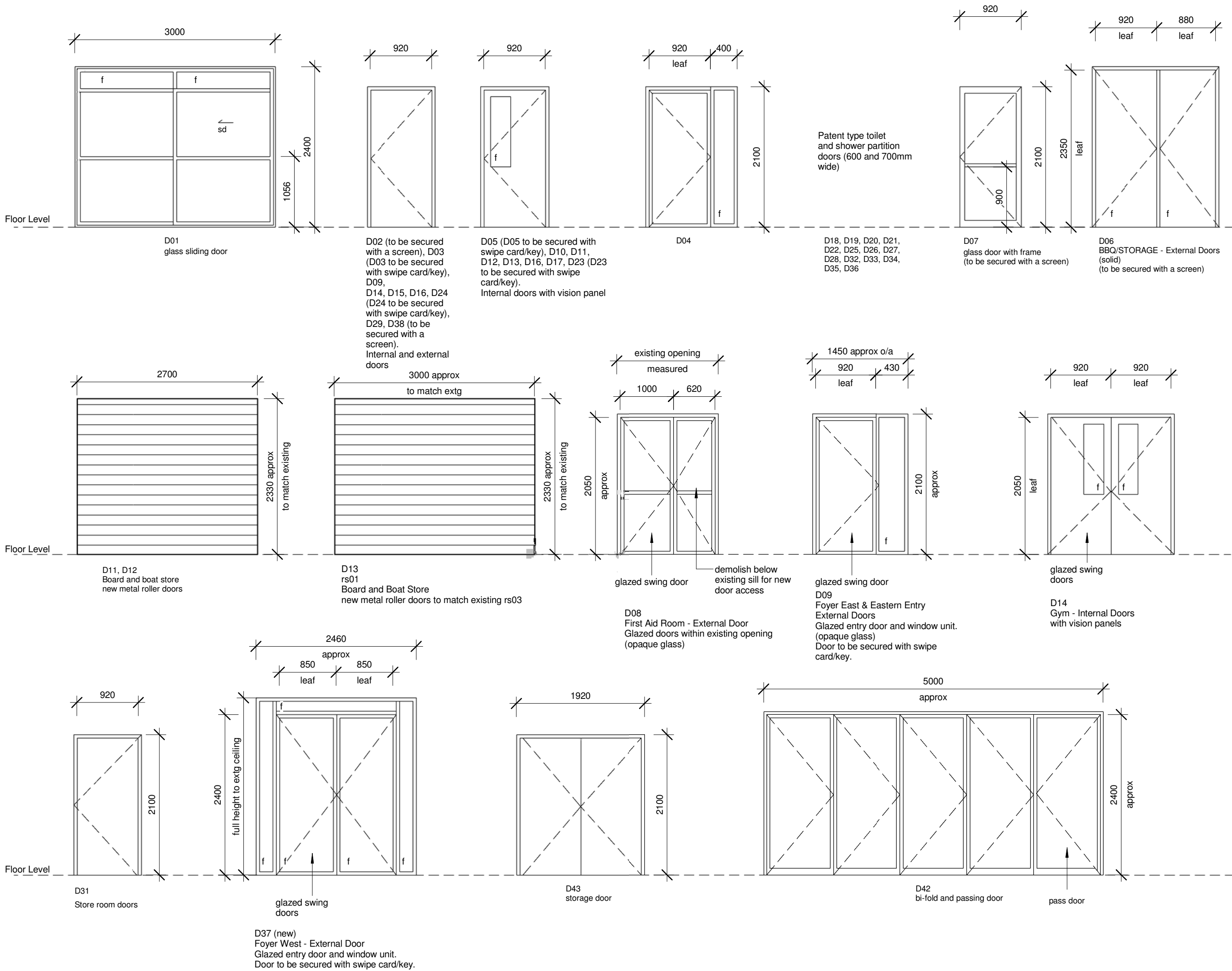
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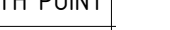


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NOTES:
NOT FOR CONSTRUCTION
New windows scheduled for Design Development purposes only.
Refer to figured dimentions only. Do not scale. Check measures on site.
New lintels to all existing glazed windows and doors on ground floor and level 1
All new toilet and shower partitions to have new doors at 720 wide.
Refer to Floor Plan for locations:
-windows located on plan (W)
-doors located on plan (D) refer to openings and swings on plan
-roller shutters located on plan (rs)
-all doors secured with swipe card/key to also have a physical key for access
-All external doors to have stainless steel mortice protection in place.

Legend;
f fixed
dh double hung



No.	Location	Description
REFER TO EXISTING GROUND FLOOR PLAN AND PROPOSED GROUND FLOOR PLAN FOR DOOR NUMBERING/LOCATIONS		
D01	Meeting Room	new powdercoated aluminium framed glazed sliding door
D02	Patrol Room	new powdercoated aluminium framed door. Door to be secured with a screen.
D03	Patrol Room	new solid core timber door within steel jambs. To be secured with swipe card/key.
D04	Foyer East	new solid core timber door within steel jambs with glass panel. Exit door.
D05	Foyer East	new solid core timber door within steel jambs. To be secured with swipe card/key.
D06	BBQ/Storage	new double solid core timber door within steel jambs. Door to be secured with a screen.
D07	Office/Uniforms	new powdercoated aluminium framed glazed door. Door to be secured with a screen.
D08	First Aid	new powdercoated aluminium framed glazed door (opaque glass)
D09	East Entry	new solid core timber door within steel jambs. To be secured with swipe card/key. Exit door.
D10	Board and Boat Store	existing roller shutter to remain
D11	Board and Boat Store	new roller shutter
D12	Board and Boat Store	new roller shutter
D13	Board and Boat Store	new roller shutter to match existing
D14	Gym	new double solid core timber doors within steel jambs
D15	BBQ/Storage	new solid core timber door within steel jambs
D16	Office/Uniform	new solid core timber door with vision panel
D17	First Aid	new solid core timber door with vision panel
D18	Male Shower	new toilet cubicle door
D19	Male Shower	new toilet cubicle door
D20	Male Shower	new toilet cubicle door
D21	Male Shower	new toilet cubicle door
D22	Male Shower	new toilet cubicle door
D23	Corridor 2	existing to remain (heritage)
D24	Board and Boat Store	new solid core timber door within steel jambs. To be secured with swipe card/key
D25	Female Amenities	new toilet cubicle door
D26	Female Amenities	new toilet cubicle door
D27	Female Amenities	new toilet cubicle door
D28	Female Amenities	new toilet cubicle door
D29	Unisex ACC WC	new accessible door
D30	Cleaner	existing to remain
D31	Store	new solid core timber door
D32	Male WC	new toilet cubicle door
D33	Male WC	new toilet cubicle door
D34	Male WC	new toilet cubicle door
D35	Female Amenities	new toilet cubicle door
D36	Female Amenities	new toilet cubicle door
D37	Foyer West	new glazed double door. To be secured with swipe card/key. Exit door.
D38	Board and Boat Store	new solid core timber door
D39	Foyer from Corridor 3	existing to remain and existing gate to be removed. Exit door.
D40	Male Change	existing to remain (heritage), locked and weatherproofed.
D41	First Aid	existing to remain (heritage). To be secured with a new screen.
D42	First Floor	Solid core exit door
D43	First Floor Storage	Solid double door
rs01	Board and Boat Store	new metal roller shutter
rs02	Board and Boat Store	new metal roller shutter
rs03	Board and Boat Store	existing to remain
rs04	Board and Boat Store	to be removed
rs05	Board and Boat Store	existing to remain
rs06	Patrol Store 1	to be removed
rs07	Existing Nippers room	to be removed
rs08	Existing Dinghy Shed	to be removed

							DATUM	SURVEYOR	DRAWN JS	DATE	APPROVED (FOR COUNCIL USE ONLY)		SCALES	NORTH POINT	CITY OF WOLLONGONG		PJ or TR No. PJ-2630-B	A2	
3	DA Submission	JS	GB	28.09.18	AZIMUTH	FIELD BOOK	DESIGNED	DATE	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL		As Noted		project: Nth Beach Surf Lifesaving Club Refurbishment dl: Cliff Road, NORTH WOLLONGONG NSW Window and Door Schedule 2	SHEET 34 OF 42 SHEETS	ORIGINAL				
2	Design Development 95% Submission	JS	GB	01/02/18	RELATED PLANS		CHECKED GB	DATE	DATE					DRAWING No.	SHEET No.	ISSUE			
1	Design Development 50% Submission	JS	GB	07/12/17										DRAWN	APPR'D	DATE	5662	DA34	3
ISSUE				DESCRIPTION															
0 10 20 30 40 50 60 70 80 90 100mm ON ORIGINAL PLAN																			

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PJ or TR No. PJ-2630-B

SHEET 34 OF 42 SHEETS

DRAWING No. 5662

SHEET No. DA34

ISSUE 3

Construction Notes:

- New wall construction to be 92 steel stud or 90 preservative timber stud with 9mm thick villaboard.
- New ceilings to be suspended plasterboard to conceal beam and services projecting from floor above.
- Existing masonry walls to be made good are to be cement rendered for paint or tiled finish.
- Provide acoustic rated perforated plywood ceiling to Gym finishing approximately 450mm off main walls.
- Provide acoustic rated perforated plasterboard ceilings to the Amenities areas
- One colour floor tile throughout (where noted) or epoxy coating to concrete finish. Except a small pattern tessellated tile to the Foyer West to immitate the existing heritage tile in the existing Store (Former Entry).
- Generally cornice detail shall match the original building and shall be carried through into the Foyer East, Corridors 1, 2, 3 & 4 and Foyer West.
- Contemporary cornice (ie P50) to be included in the Amenities areas, Unisex Accessible WC, Gym, Patrol Room, BBQ and office.
- Full height wall tiles of pixilated colour to all Amenities areas and Unisex Accessible WC. Tiles to be 400x100 vertically laid.
- Repair cracks in walls prior to painting
- Fill hairline cracks throughout prior to painting
- Removal of all asbestos fragments including vaccuming of the entire ceiling space by an approved asbestos removal company
- Replace drummy render and repainted.
- Concrete repairs to be undertaken where evidence of concrete cancer
- Replacement of broken and damaged ceiling panels on ground floor

Room Data Schedule

Room	Proposed Finishes
Patrol Room	Floor: Concrete Walls: 9mm villaboard - painted Ceiling: plasterboard -painted
Meeting Room	Floor: Existing Wall: Existing to be repainted Ceiling: Existing to be repainted
Foyer East, Foyer West & Foyer	Floor: Ceramic Tile Walls: 9mm villaboard - painted Ceiling: plasterboard -painted
Corridors 1,2,3 & 4	Floor: Ceramic Tile Walls: 9mm villaboard - painted Ceiling: plasterboard -painted
Cleaner	Floor: Existing Walls: Ceramic Tile Ceiling: plasterboard -painted
Store	Floor: Existing (tessellated tiles) Walls: Existing Ceiling: Existing (remnant steps)
Gym	Floor: Carpet Walls: 9mm villaboard - painted Mirrors attached to walls where shown on floor plan Ceiling: acoustic rated perforated plywood
Male & Female Amenities	Floor: Ceramic Tile Walls: Ceramic Tile Ceiling: acoustic rated perforated plasterboard
Accessible Unisex WC	Floor: Ceramic Tile Walls: Ceramic Tile Ceiling: plasterboard -painted
Office/Uniform room	Floor: Conc Walls: 9mm villaboard - painted Ceiling: Plasterboard -painted
First Aid Room	Floor: Existing (concrete) Walls: Existing to be repainted Ceiling: Existing to be repainted
BBQ	Floor: Concrete Walls: Existing to be repainted. new walls 9mm villaboard painted Ceiling: plasterboard - painted

Photo example of interior design view to Meeting Room (west wall identified)



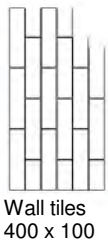
Photo example of wall mural to Female Amenities



Colour suggestion to internal walls
Dulux White Duck / Half / Quarter



Photo example of acoustic perforated ceiling



Wall tiles
400 x 100



Photo example of wall tiles to amenities

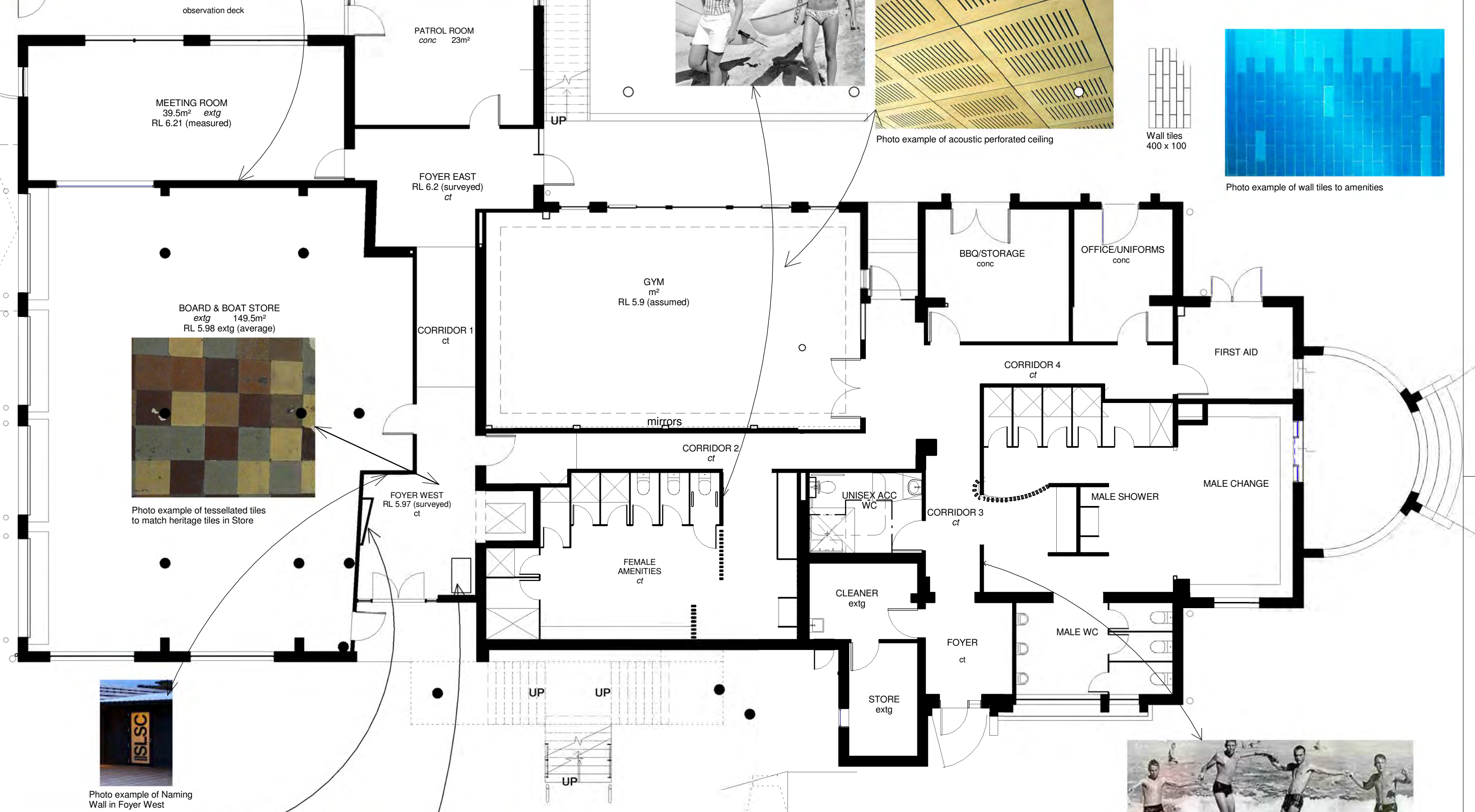
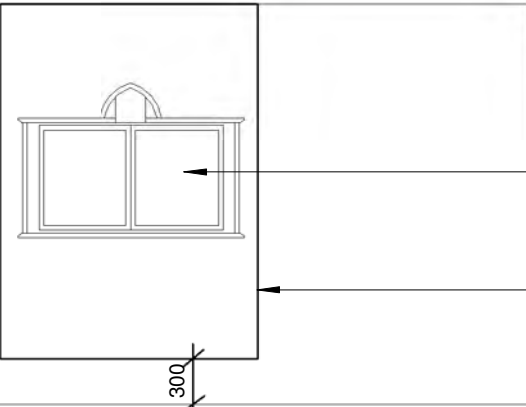


Photo example of tessellated tiles
to match heritage tiles in Store



Photo example of Naming
Wall in Foyer West

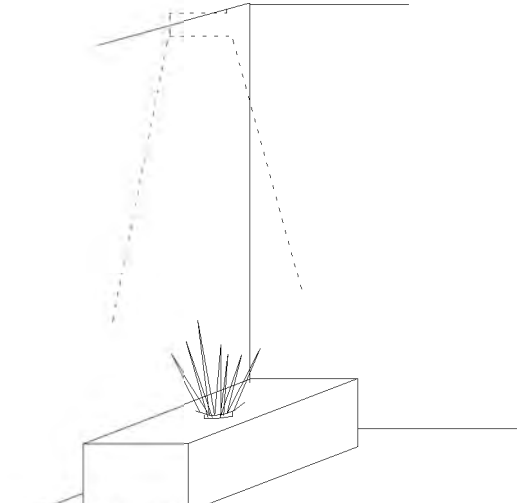


extg honour board

wall hung
feature splay wall



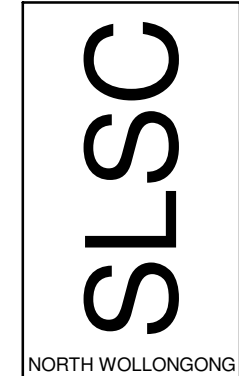
Photo example of Display Bench



Sketch example of Floral Display Bench



Photo example of wall mural to Male Amenities



Sketch example of Naming
Wall in Foyer West

Foyer West - Northern Wall
1:50 @ A2

					DATUM	SURVEYOR	DRAWN	DATE	APPROVED	SCALES	NORTH POINT	CITY OF WOLLONGONG	
					AZIMUTH	FIELD BOOK	JS	19/07/17	(FOR COUNCIL USE ONLY)			project:	
3	DA Submission	JS	GB	28.09.18			DESIGNED	DATE	SENIOR DESIGN ENGINEER			Nth Beach Surf Lifesaving Club Refurbishment	
2	Design Development 95% Submission	JS	GB	01/02/18				19/07/17	STRUCTURAL/ARCHITECTURAL			at:	
1	Design Development 50% Submission	JS	GB	07/12/17			CHECKED	DATE				Cliff Road, NORTH WOLLONGONG NSW	
ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE	RELATED PLANS		GB	19/07/17	DATE			Materials and Finishes Schedule (Interior)	
0	10	20	30	40	50	60	70	80	90	100mm ON ORIGINAL PLAN			

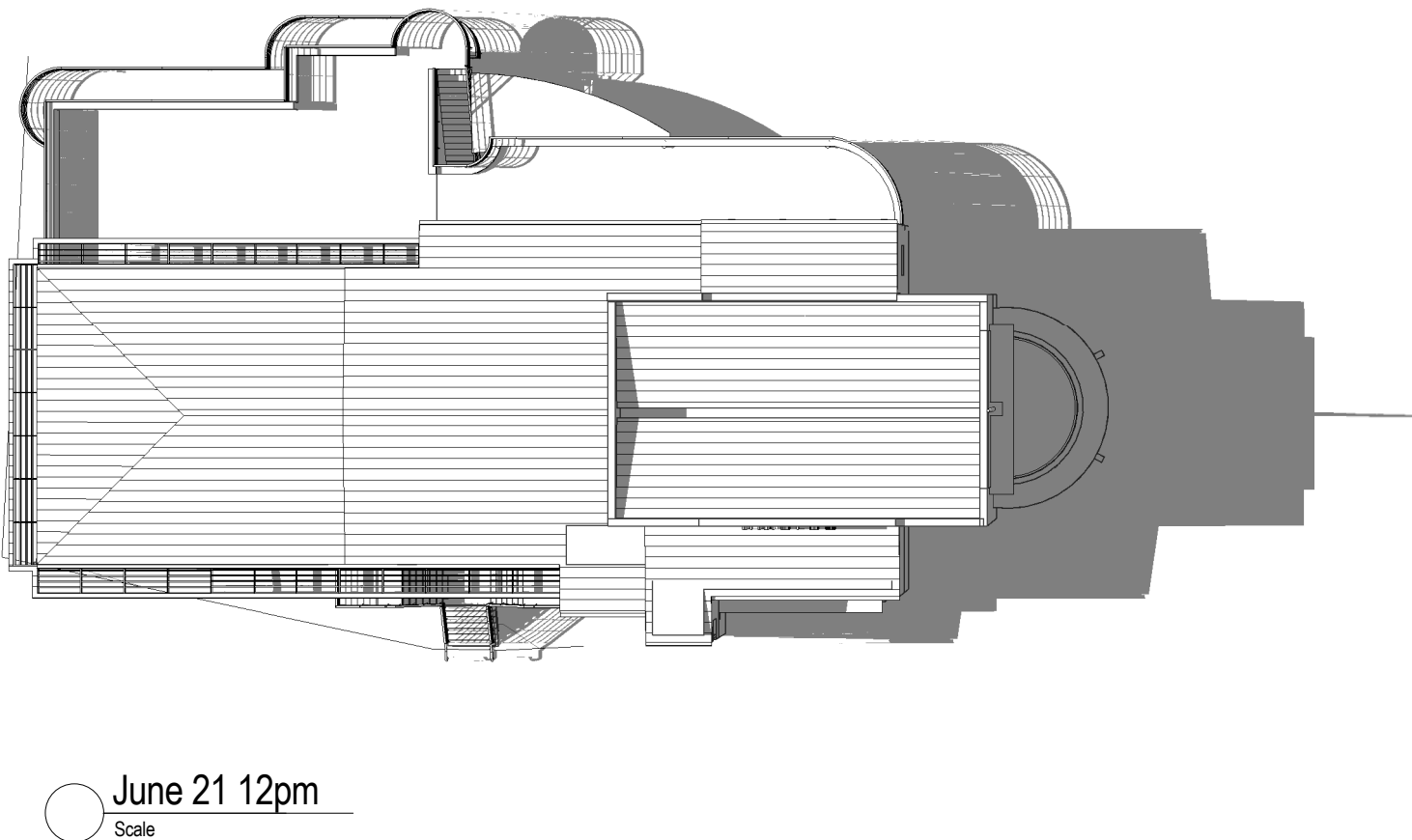
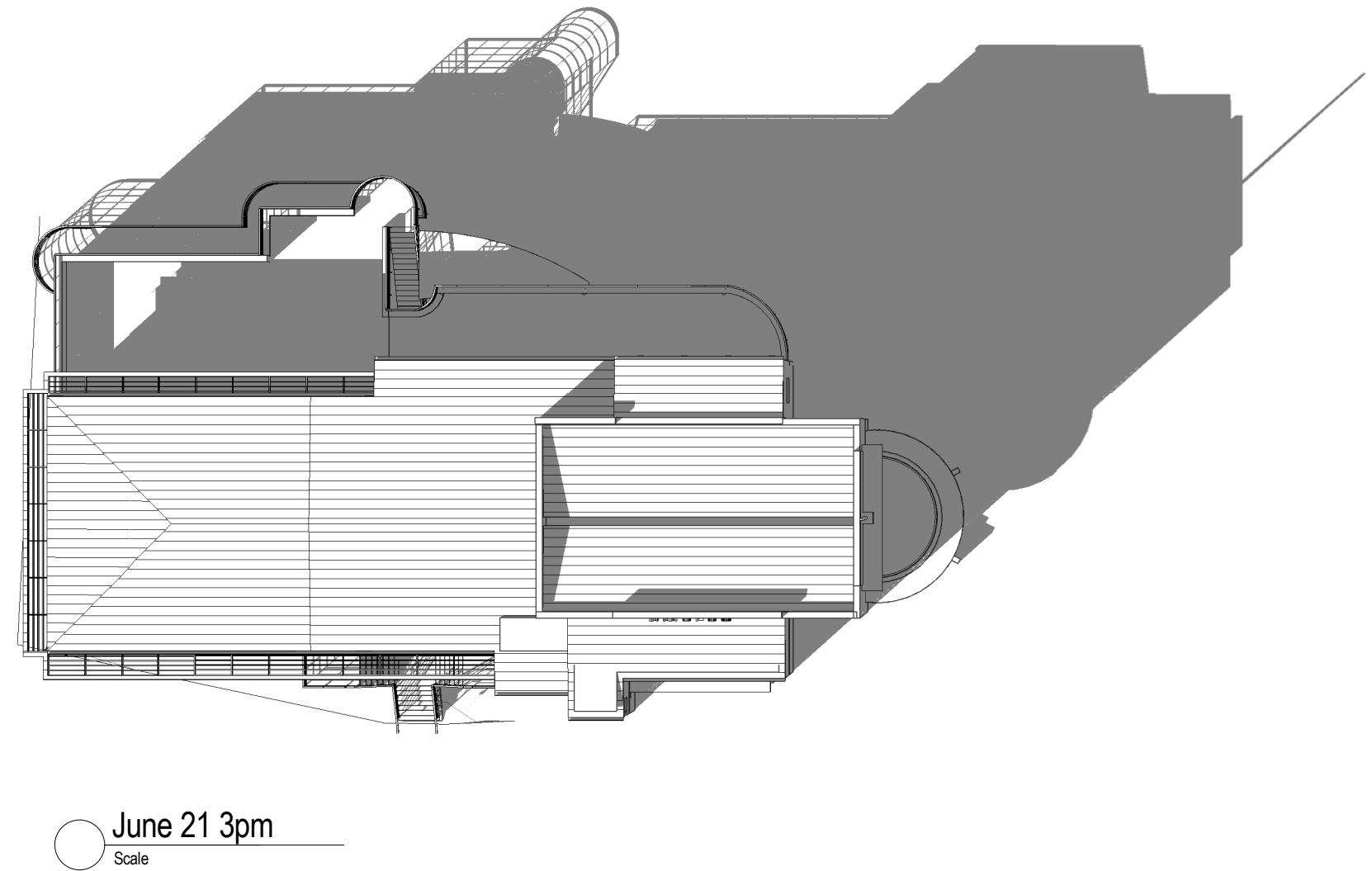
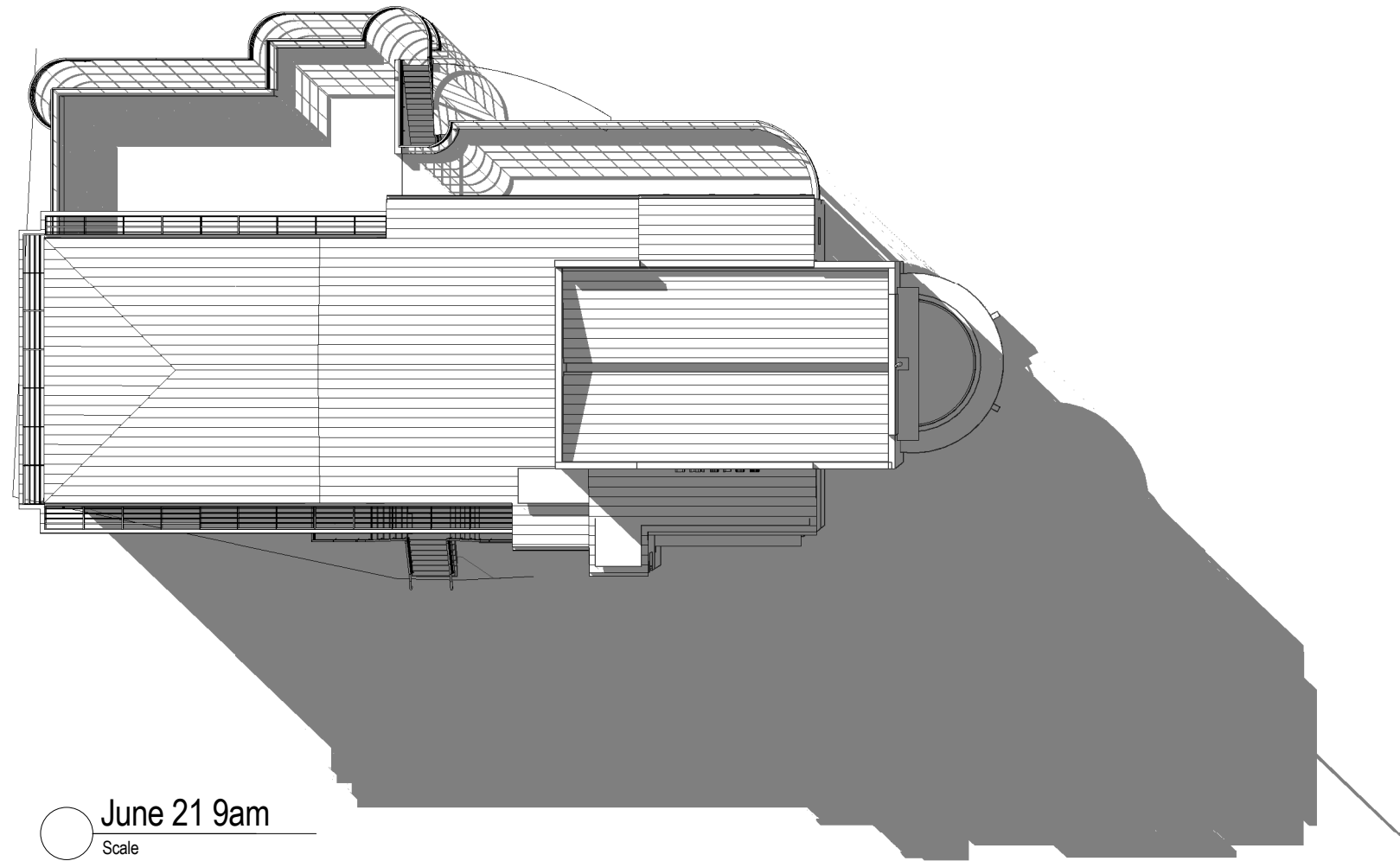
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PJ or TR No. PJ-2630-B
SHEET 35 OF 42 SHEETS
DRAWING No. 5662
SHEET No. DA35

A2
ORIGINAL
ISSUE
3



ISSUE	DESCRIPTION	DRAWN	APPR'D	DATE
3	DA Submission	JS	GB	28.09.18
2	Design Development 95% Submission	JS	GB	01/02/18
1	Design Development 50% Submission	JS	GB	07/12/17

DATUM	SURVEYOR	DRAWN	DATE	APPROVED (FOR COUNCIL USE ONLY)
AZIMUTH	FIELD BOOK	JS	DATE	SENIOR DESIGN ENGINEER STRUCTURAL/ARCHITECTURAL
RELATED PLANS		CHECKED	DATE	
		GB	DATE	



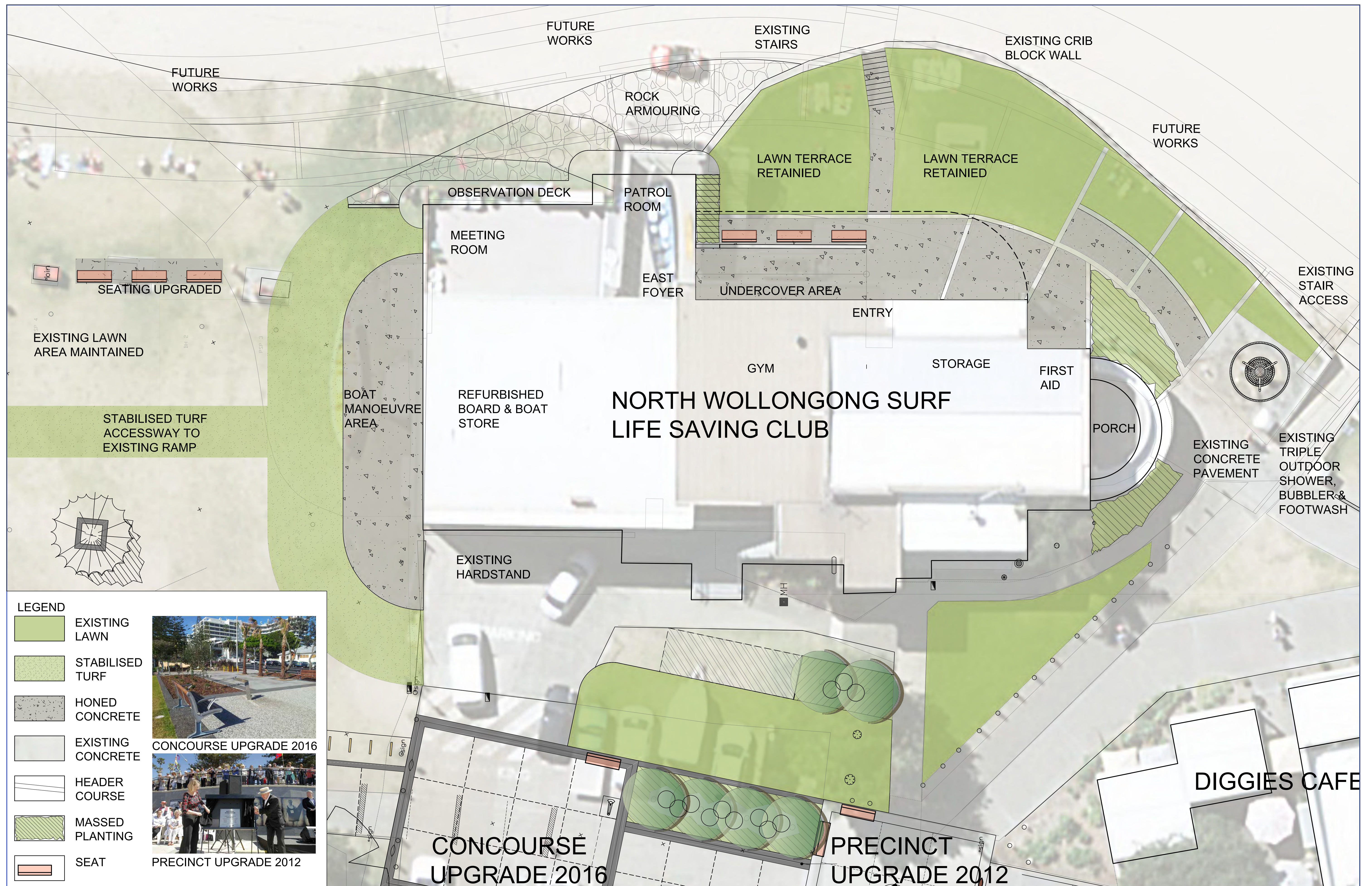
SCALES	NORTH POINT
As Noted	

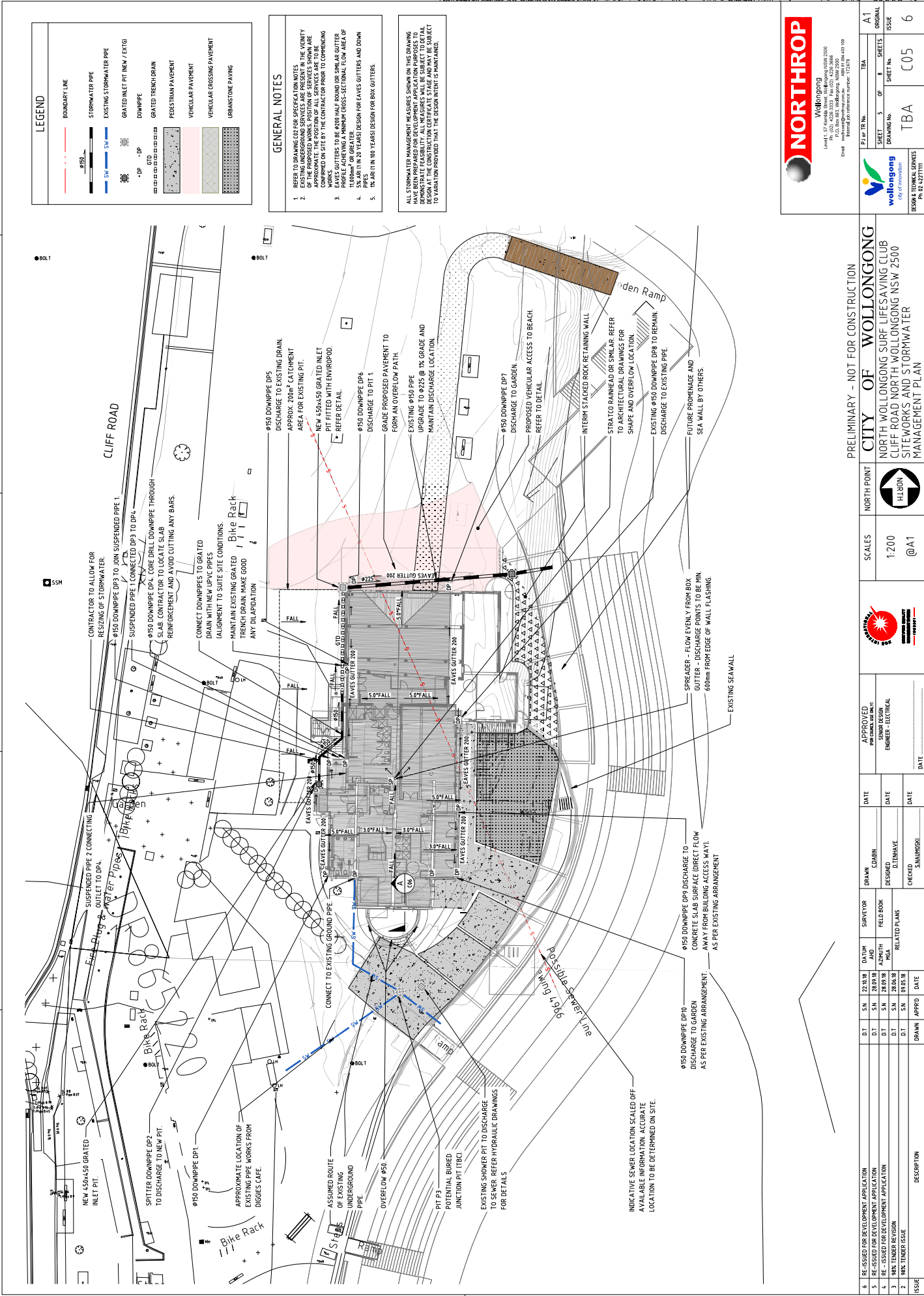
CITY OF WOLLONGONG
project: Nth Beach Surf Lifesaving Club Refurbishment at: Cliff Road, NORTH WOLLONGONG NSW Shadow Diagram

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PJ or TR No.	PJ-2630-B	A2
SHEET	41 OF 42 SHEETS	ORIGINAL
DRAWING No.	SHEET No.	ISSUE
5662	DA41	3

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LEGEND	
BOUNDARY LINE	STORMWATER PIPE
SW	EXISTING STORMWATER PIPE
SW	GRATED INLET PIT (NEW / EXIST)
DP	DOWNSPOUT
DP	GRATED TRENCH DRAIN
DP	PEDESTRIAN PAVEMENT
DP	VEHICULAR PAVEMENT
DP	VEHICULAR CROSSING PAVEMENT
DP	URBANTONE PAVING

- GENERAL NOTES**
- REFER TO DRAWING C02 FOR SPECIFICATION NOTES
 - EXISTING UNDERGROUNDS SERVICES ARE PRESENT IN THE VICINITY OF THE BUILDING. THE POSITION OF ALL SERVICES ARE TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING WORKS.
 - EXISTING GUTTERS TO BE 420mm HALF ROUND OR SIMILAR GUTTER PROFILE ACHIEVING A MINIMUM CROSS-SECTIONAL FLOW AREA OF 11000mm² OR GREATER
 - EXISTING 150mm DIA 100 YEARS DESIGN FOR LEAVES GUTTERS AND DOWN PIPES
 - 150mm DIA 100 YEARS DESIGN FOR BOX GUTTERS.

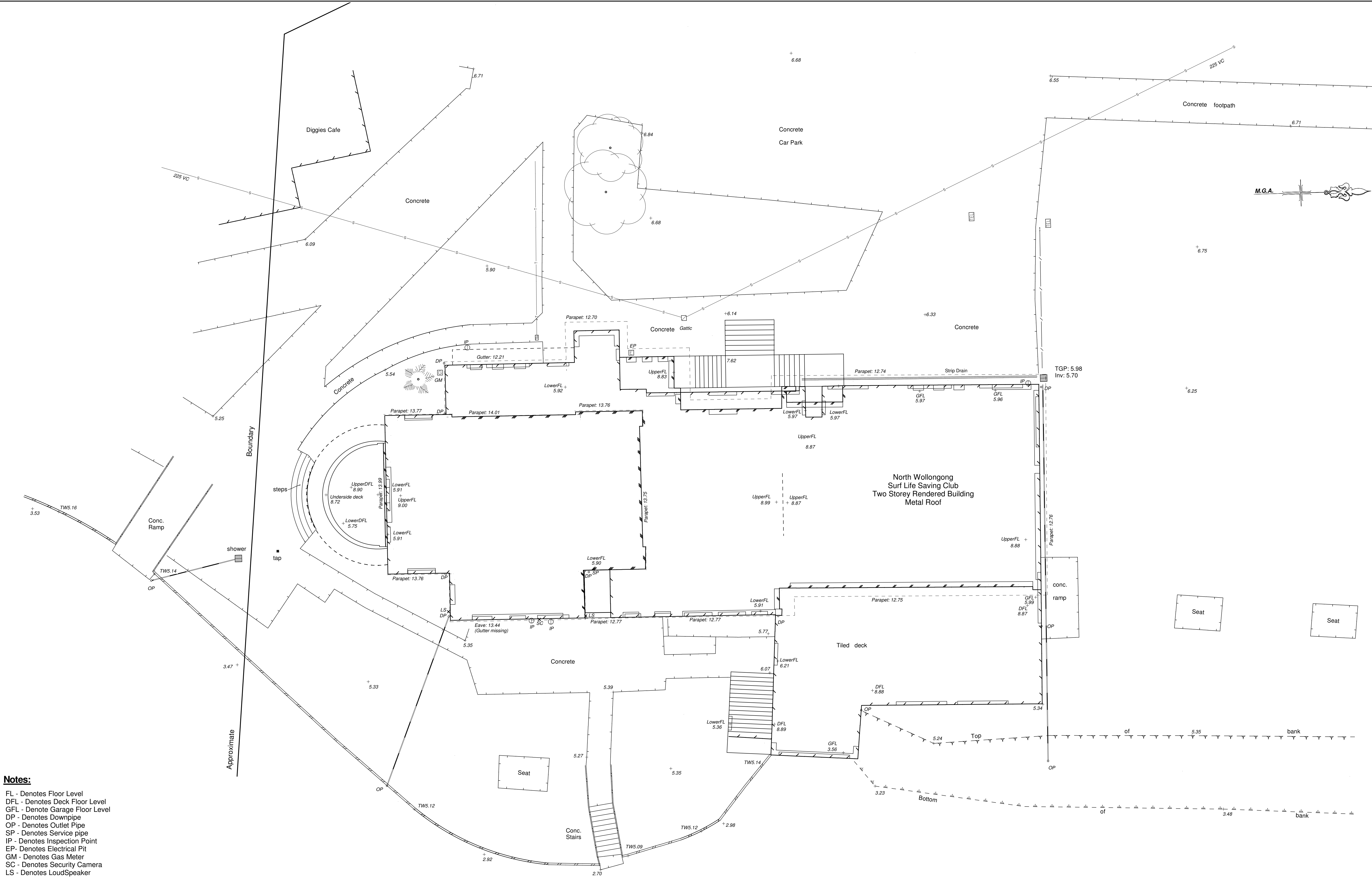
ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS DRAWING HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES TO OBTAIN A DEVELOPMENT APPROVAL. THE DESIGN IS SUBJECT TO VARIATION PROVIDED THAT THE DESIGN INTENT IS MAINTAINED.



Northrop

Wollongong
City of Innovation

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Notes:

FL - Denotes Floor Level
DFL - Denotes Deck Floor Level
GFL - Denote Garage Floor Level
DP - Denotes Downpipe
OP - Denotes Outlet Pipe
SP - Denotes Service pipe
IP - Denotes Inspection Point
EP - Denotes Electrical Pit
GM - Denotes Gas Meter
SC - Denotes Security Camera
LS - Denotes LoudSpeaker

This plan has been prepared from field survey and existing records for the purpose of 1:200 general planning and should not be used for any other purpose. Boundaries shown are approximate only and have been derived from aerial imagery only.

Visible service pits/chambers have been located where possible, underground services are interpreted from the records of the relevant authority unless stated as 'located'. The relevant authority should be contacted and all services accurately located prior to any excavation/construction works or design of buildings/extensions. Please call 1100 or visit www.1100.com.au for 'Dial Before You Dig' service location plans.

Tree details are approximate only.



	8 Railway Street Bulli NSW 2516 Ph: 02 4284 9402 Fax: 02 4285 7042 E-mail: info@dssurvey.com.au Web: www.dssurvey.com.au	PLAN: DETAILS OF NORTH WOLLONGONG S.L.S.C ADDRESS: 1 CLIFF ROAD NORTH WOLLONGONG. TITLE: 3/1136814 CLIENT: B.H.I Architects Pty Ltd	ORIENTATION: Map Grid of Australia Origin: DP1136814 DATUM: A.H.D. Origin: PM16934	P.R.: 11097 SCALE 1: 100 DATE: 2/11/2015 SHEET 1 of 1 (A1) Drawn: D.K.C. Check: M.S.

Attachment 3 – Wollongong Development Control Plan 2009 assessment

CHAPTER A1 – INTRODUCTION

8 Variations to development controls in the DCP

No variations to the DCP are sought under the current application.

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

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

CHAPTER C1 – ADVERTISING SIGNAGE AND STRUCTURES

Approval is sought for three (3) building identification signs on the western elevation of the building. Two (2) of the proposed signs reflect the signage as it appeared on the original surf club building. One (1) new building identification sign is proposed on the first floor. Existing signage on the building will be removed.

The proposed building identification signs are not prohibited under Part 7 of this chapter and satisfy the aims and assessment criteria under SEPP 64.

CHAPTER D1 – CHARACTER STATEMENTS

North Wollongong

The existing local and state listed heritage items within North Beach and Stuart Park are recognised within the existing character. The proposal is considered to be consistent with the existing and desired future character for the locality noting that the substantial alterations and additions that are proposed to retain the existing surf club is considered a positive outcome to maintain and enhance the character of the area.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The proposed development will bring the building into compliance with regard to access and facilities for persons with a disability, including a new entrance, lift to access the first floor and accessible toilet facilities. An Access Report was submitted with the application which concludes the proposed works are capable of meeting Access to Premises Standards and the relevant Building Code of Australia deemed to satisfy provisions. The application has been considered by Council's building officer who has recommended appropriate conditions to be imposed on any consent granted with regard to the necessary upgrades to the building. These conditions are included in Attachment 6.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposed works will improve opportunities for casual surveillance to surrounding public space in the form of new ground and first floor balconies. The design does not present any concealment opportunities and suitable landscaping will not compromise safety or security around the building. The entrances to the building are clearly visible. The development satisfies the objectives and provisions of this chapter.

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

The provisions of this chapter have been considered. The proposed scope of works does not seek to change the existing parking arrangements and does not increase the demand for parking. There is some parking available on the western side of the building which will be retained. Public parking is available in the vicinity of the site, including a public car park off George Hanley Drive.

The changes to the board and boat store will necessitate an additional manoeuvring area to the north of the building, however no significant impacts are anticipated from this change.

Given the North Beach precinct is highly utilised, there is likely to be some disruption to traffic and parking during construction works. A Traffic Management Plan has been submitted and Council's Traffic Engineer has recommended a condition requiring a site management, pedestrian and traffic management plan to be approved prior to works commencing on the site. No other concerns were raised by the Traffic Engineer.

CHAPTER E6: LANDSCAPING

A landscape plan has been submitted in accordance with the provisions of this chapter. Council's Landscape Officer has reviewed the proposal and found the landscape plan satisfactory.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan was submitted with the application for the demolition and construction phase of the development. Suitable conditions of consent will be imposed to ensure the appropriate management and disposal of waste. The operational waste management arrangements will not change as a result of the proposed development.

CHAPTER E10 ABORIGINAL HERITAGE

The provisions of this chapter have been considered having regard to the National Parks and Wildlife Act 1974 and a place of Aboriginal cultural heritage significance. An AHIMS search was carried out and there are two known aboriginal sites within the vicinity of the development. The area to the north of the building is highly disturbed and geotechnical investigations identified fill to a depth of 4.8m in this area. The likelihood of disturbing a relic is considered low and suitable conditions are recommended to address unexpected archaeological items.

CHAPTER E11 HERITAGE CONSERVATION

The provisions of this chapter have been considered by Council's Heritage Division. A Heritage Impact Assessment was submitted with the application. A full discussion regarding heritage impacts can be found under Part 1.4.1 (Heritage referral) and Part 3.1.5 of the assessment report under Clause 5.10 of the WLEP 2009.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

The application has been reviewed by Council's Geotechnical Engineer in relation to site stability and the suitability of the site for the development. No objections were raised and no conditions were recommended.

CHAPTER E13 FLOODPLAIN MANAGEMENT

Council's Stormwater Engineer has advised that the site is not flood affected therefore the provisions of this chapter are not relevant to the proposed development.

CHAPTER E14 STORMWATER MANAGEMENT

A Stormwater plan has been submitted with the application and assessed as satisfactory by Council's Stormwater Engineer. The stormwater will connect to the existing system and incorporate the upgrading of stormwater pipes.

CHAPTER E16 BUSHFIRE MANAGEMENT

This chapter applies to land that is identified as bushfire prone land, including Category 1 and 2 Vegetation and the associated buffer distances. The subject site is within the same lot of land as Stuart Park and contains bushfire prone land. The surf club is located in the southern tip of the lot and is located some 380m from the buffer area, as shown below (the surf club is circled in blue):



Part 3 of this chapter identifies that if any part of a development falls within an area mapped as bushfire prone (including a buffer area), bushfire risk must be considered as part of the development application process. As can be seen from the map above, the surf club is well outside the buffer area no Bush Fire Risk Assessment report is required and no further assessment under this chapter is required.

CHAPTER E18 THREATENED SPECIES

The location of the surf club building is not identified as being affected by “Natural Resource Sensitivity – Biodiversity” on the Natural Resource Sensitivity – Biodiversity Map.

Council’s Environmental Officer has considered the application and noted that although the areas to the north and south of the North Beach Surf Life Saving Club building are mapped as Natural Resource Sensitivity–Biodiversity, due to the distance of the proposed works from the areas mapped as Natural Resource Sensitivity–Biodiversity, impacts on the native vegetation in these mapped areas from the proposed development are not expected.

CHAPTER E21 DEMOLITION AND ASBESTOS MANAGEMENT

Conditions of consent are recommended in regard to demolition works and asbestos management measures to be in place during works. These conditions are included in Attachment 6.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions of consent are recommended in regard to appropriate sediment and erosion control measures to be in place during works. These conditions are included in Attachment 6.

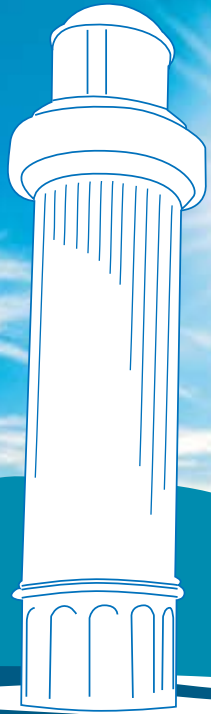
Attachment 4: SEPP 64 assessment criteria under Schedule 1

Objectives/controls	Comment	✓/✗
1 Character of the area		
<p><i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i></p> <p><i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i></p>	The proposed signage is consistent with the character of the area.	✓
2 Special areas		
<p><i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i></p>	The proposal does not detract from the amenity of any special areas. Two (2) original building identification signs will be reinstated on the western elevation of the building.	✓
3 Views and vistas		
<p><i>Does the proposal obscure or compromise important views?</i></p> <p><i>Does the proposal dominate the skyline and reduce the quality of vistas?</i></p> <p><i>Does the proposal respect the viewing rights of other advertisers?</i></p>	The proposal does not compromise the quality of views, vistas or viewing rights of other advertisers.	✓
4 Streetscape, setting or landscape		
<p><i>Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?</i></p> <p><i>Does the proposal contribute to the visual interest of the streetscape, setting or landscape?</i></p> <p><i>Does the proposal reduce clutter by rationalising and simplifying existing advertising?</i></p> <p><i>Does the proposal screen unsightliness?</i></p> <p><i>Does the proposal protrude above buildings, structures or tree canopies in the area or locality?</i></p> <p><i>Does the proposal require ongoing vegetation management?</i></p>	The proposal is consistent with the streetscape, setting and landscape with regard to scale and visual interest.	✓
5 Site and building		
<p><i>Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?</i></p> <p><i>Does the proposal respect important features of the site or building, or both?</i></p> <p><i>Does the proposal show innovation and imagination in its relationship to the site or building, or both?</i></p>	The proposal is compatible with site and building in terms of scale, proportion and respects the important heritage features. It is noted that existing advertising signs will be removed.	✓
6 Associated devices and logos with advertisements and advertising structures		
<p><i>Have any safety devices, platforms, lighting devices</i></p>	No associated devices or logos are proposed.	NA

Attachment 4: SEPP 64 assessment criteria under Schedule 1

Objectives/controls	Comment	✓/✗
<i>or logos been designed as an integral part of the signage or structure on which it is to be displayed?</i>		
7 Illumination		
<i>Would illumination result in unacceptable glare?</i> <i>Would illumination affect safety for pedestrians, vehicles or aircraft?</i> <i>Would illumination detract from the amenity of any residence or other form of accommodation?</i> <i>Can the intensity of the illumination be adjusted, if necessary?</i> <i>Is the illumination subject to a curfew?</i>	No signs are proposed to be illuminated	✓
8 Safety		
<i>Would the proposal reduce the safety for any public road?</i> <i>Would the proposal reduce the safety for pedestrians or bicyclists?</i> <i>Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?</i>	The proposal will have no effect on safety of vehicles, pedestrian or bicyclists.	✓

→ SUMMARY 12/2007



→ THE BLUE MILE VISION

a master plan to maximise Wollongong's advantages
as a city by the sea



→ REVITALISING WOLLONGONG - THE BLUE MILE MASTER PLAN

→ SUMMARY OF THE FULL REPORT ADOPTED BY COUNCIL 19 NOVEMBER 2007

The Revitalising Wollongong City Centre Plan (2006) sets a 25 year strategic framework for the city centre to grow into a prosperous, vibrant and attractive regional city. The plan presents an exciting vision for the city centre:

"As a regional city for the Illawarra, Wollongong will be a vibrant centre for jobs, key regional services, cultural activity, entertainment and tourism. Jobs will focus on high growth industries that build the city's strengths in business services, health, education, retail, tourism and cultural activities."

The city centre foreshore is highlighted as a critical component of that vision and the plan identifies redevelopment of the city foreshore as one of eight civic improvement projects that present major opportunities to achieve the vision for the growth, revitalisation and development of the city centre.

"The foreshore will be a significant destination where locals and tourists celebrate the beautiful natural environment and the heritage port. Pedestrian promenades, cycleways, foreshore parks, outdoor cafes and entertainment facilities will be developed to increase foreshore use and visitation."

The city centre strategy was endorsed by Wollongong City Council in November 2006, and includes a new Local Environmental Plan (LEP), Development Control Plan (DCP), and Civic Improvement Plan (CIP) which provide the necessary planning context for the development of *The Blue Mile Master Plan*.

The Blue Mile Master Plan proposes a range of city foreshore improvements to deliver on this promise and to fully realise the potential of the iconic urban beach and foreshore as a major people oriented place and the focus for public activities. The aim is to significantly improve public infrastructure and recreation and tourism experiences in the foreshore area stretching from the Wollongong Golf Course in the south to Fairy Creek in the north. A significant program of works is targeted over the next five years in order to stimulate and support the city's revitalisation.

The master plan has been branded '*The Blue Mile*' - Blue for the broad expanse of ocean and sky and Mile both as a reference to the rich cultural heritage and the physical distance between Crown Street and North Beach, and to depict the unique stretch of coastline with the ocean, sandy beaches, picturesque harbour, dramatic headland and recreational parklands edging the city centre. The master plan addresses public facilities, beaches and open space, parks and playgrounds, recreation facilities, footpaths and cycleways, cafes and restaurants, tourism and other commercial opportunities, pedestrian and traffic movement and car parking issues. *The Blue Mile Master Plan* will allow Wollongong to capitalise on its magnificent setting - as a city by the sea.

Major foreshore upgrades have already been undertaken in the Wollongong City Beach area following the earlier development of the new surf club building, function centre, restaurant and cafe. In particular, the Wollongong City Beach promenade works were completed in 2005, and significant upgrade works at Quilkey Place and Andrew Lysaght Rest Park were undertaken during 2006 and 2007.

Other improvement works in the Brighton Lawn area, incorporating the replacement of the failing sea wall, are in the design phase with construction planned for the autumn/winter 2008. Priority progress of this project has been necessary to address sea wall safety and amenity issues and has been informed by the overall master planning exercise.

In addition, proposed pavement upgrades around Diggies Restaurant at North Beach were recently completed and form the first stage of the planned upgrade to this important precinct.



→ THE BLUE MILE VISION - SUMMARY

→ THE FORESHORE'S IMPORTANCE TO WOLLONGONG AND THE REGION

The city foreshore precinct is increasingly under pressure from changing lifestyles and escalating patterns of use. These include increases in traffic volume, visitation by locals and tourists alike, employment in and around the city centre and population density within and surrounding the precinct. Demand has outgrown the ability of existing infrastructure to provide the leisure and recreational amenities expected of a vibrant regional city.

The embellishment of the city foreshore area will have many social, economic and environmental benefits for Wollongong, its community and the wider region.

EMPLOYMENT

The city centre plan reports that there are currently about 2500 jobs in the waterfront and North Wollongong area. Furthermore it anticipates that 10 000 new jobs will result in the city centre from the revitalisation over the next 25 years. The foreshore area has enormous potential to attract greater numbers of locals and visitors, particularly if it is revitalised, and to deliver a large proportion of the anticipated job growth, especially in tourism and hospitality services.

TOURISM

The tourism industry will play a key role in the economic growth of Wollongong as a regional city. Improvements in the public infrastructure in the foreshore area and the subsequent expansion in commercial recreation and leisure opportunities will be a major catalyst for tourism growth.

Southern Gateway Centre

The new Southern Gateway Centre at Bulli Tops will make an important contribution to tourism growth by capturing more visitors out of the all important Sydney market and directing them into Wollongong and throughout the Illawarra.

Grand Pacific Drive

The promotion of the Grand Pacific Drive, the scenic coastal drive from Loftus at the entry to the Royal National Park, over the Sea Cliff Bridge between Coalcliff and Clifton, to Wollongong and into Shellharbour, Kiama, the Southern Highlands and the Shoalhaven, will increase visitation to the Wollongong city foreshore area, hence creating greater demand for supportive infrastructure. *The Blue Mile Master Plan* provides a framework for delivering the necessary infrastructure to support the development of the Grand Pacific Drive as a premier drive touring route and destination of choice for tourists.

INVESTMENT AND THE INNOVATION CAMPUS

The University of Wollongong Innovation Campus directly north of the study area presents a major opportunity for Wollongong's future with plans to establish around 135 000 m² floor space comprising of lecture theatres, cafes, research facilities and businesses in this precinct. The campus has the potential to attract a new generation of skills, research talent and technology businesses into Wollongong. Proposed improvements to the foreshore area will play a key role in making the precinct attractive to business investors and the new generation of residents, technicians and researchers that are expected to emerge as a result of the Innovation Campus and improve linkages with the University of Wollongong and the CBD. In addition, the development of the campus will increase demand for dining and recreational amenities in the foreshore precinct, with the campus contributing to increased concentration of people working, studying and living nearby.

RECREATION AND LEISURE

The city foreshore is extensively used for leisure, recreation and fitness by locals living nearby, people working in the city centre and the general Wollongong local government area community. With the city centre plan providing for increased density for employment and living opportunities (10 000 new jobs and 6 000 new residents) the use of the city foreshore area for dining, recreation and leisure opportunities will expand. Higher density living in the city centre will create strong demand for accessible open space and recreation areas that can accommodate intensive and frequent use and provide a range of leisure and recreation activities both day and night.



→ THE BLUE MILE STRATEGY

VISION STATEMENT

The Blue Mile Master Plan has been guided by the vision statement: the Blue Mile will become a high quality, popular and beautiful open space area that links the city centre to its magnificent foreshore, and provides a substantially enhanced amenity for residents and visitors.

OBJECTIVES

The principal objectives articulate the guiding vision above.

- Establish high quality open space
- Improve pedestrian/cycle access to and along the foreshore
- Provide high quality facilities of distinctive local design that respond to and enhance the unique natural environment
- Provide a range of facilities for families, visitors and local residents
- Ensure design proposals maximise the safety of visitors
- Improve vehicular access and parking opportunities
- Integrate public art into design proposals

INPUTS INTO THE MASTER PLAN

The Blue Mile Master Plan has been developed with a wide range of data from background research and supporting studies. A summary of these findings is included in the full report.

COMMUNITY ENGAGEMENT

In early 2005, Wollongong City Council undertook an initial community engagement and intelligence-gathering exercise in order to:

- canvas a broad cross section of the community,
- obtain a profile of issues, views and comments, and
- gain an understanding of the background to issues associated with the city foreshore area.

Community engagement was considered an essential input into the planning of improvements to the foreshore because it could establish community needs and views, but also empower people to participate actively in the development of this special community space. Over 2000 individuals and groups participated in a range of engagement methods including: individual consultations, information hotline, suggestion boxes, focus groups, dedicated email address, community kiosk and telephone and intercept (free range) survey.

From this engagement process a number of key recommendations were made:

Amenity: streetscapes be improved, integrated building design be provided, heritage features be retained and commercial opportunities identified.

Access: footways and viewing areas be wider, cyclists and pedestrians be better separated and the footways and signage be of a high quality.

Culture: more outdoor entertainment facilities, increased opportunity for alfresco dining and a celebration of Indigenous and European heritage via an interpretive trail along the foreshore.

Traffic: the ongoing issue of traffic congestion needs to be addressed, as does lack of parking, noise, speed and the impact of 'car enthusiasts'.

Safety: poor lighting and the dominance of anti-social groups was identified as areas in need of attention.

ACCESS AND MOVEMENT

As part of the master planning process, specialist transport consultants were engaged to prepare an 'Access and Movement' strategy for the foreshore area.

The overall goal of the strategy is to increase the amenity of the foreshore area and to provide attractive safe and efficient access to transport modes. This strategy (detailed in the full report) not only considers traffic management, but also integrates all transport modes including pedestrian, cyclist, public transport and car parking.



→ THE BLUE MILE VISION - SUMMARY

→ THE BLUE MILE STRATEGY

PLAN OF MANAGEMENT

The Blue Mile Master Plan process has led to the development of a City Foreshore Plan of Management (POM) which was exhibited for public comment concurrently with the master plan. The POM is necessary under legislation to allow for commercial activities such as lease and licence improvements and to allow for private sector investment. An example of this is the North Beach Surf Club. The POM incorporates the key proposals contained within the master plan.

Areas to be upgraded

- Foreshore shared way across all zones
- Lang Park
- Wollongong City Beach
- Wollongong Foreshore Park
- Flagstaff Hill
- Brighton Lawn
- Osborne Park
- Battery Park
- North Beach
- Stuart Park

Facilities to be redeveloped

- Continental Baths
- North Beach Bathers Pavilion

New facilities

- North Beach Surf Club building north of existing building
- North Beach open space with acknowledgement to history of North Beach precinct especially the old Surf Club
- Underground car park in Lang Park and a North Beach multi level car park with tourist retail space on ground level to provide a long term parking solution for the Wollongong city foreshore
- Visitor Information Centre with cafe and public amenities at Flagstaff Hill
- Possible new commercial facility (cafe/dining/tourism activity) at Belmore Basin/Flagstaff Hill entry





→ THE BLUE MILE MASTER PLAN

DESIGN PRINCIPLES

Taking account of the wealth of analysis and research input and applying accepted landscape architectural and urban design principles, *The Blue Mile Master Plan* has been formulated in line with the following overarching design concepts:

- Express the urban character of the city centre in the foreshore precinct with refined high quality materials of a long service life that will enhance the linkage of the city with its coastline, and compliment and protect the city's magnificent natural setting
- Recognise and enhance the major movement corridors for pedestrians, cyclists, and vehicles applying the requirements of equal access
- Provide a series of destinations along these movement corridors at intervals to reward, surprise, please, excite, stimulate, replenish and satisfy visitors to the city foreshore
- Provide a high quality, continuous pedestrian/cycle route
- Upgrade traffic and parking infrastructure
- Develop two major gateways at the northern and southern arrival points of the city foreshore featuring major public art installations
- Clearly define and embellish paths of travel between the city and the heart of the city foreshore – the Wollongong Harbour with Flagstaff Hill as the backdrop
- Ensure all design proposals are based on Crime Prevention through Environmental Design (CPTED) principles
- Draw upon the rich heritage of the foreshore area as inspiration for key projects within the master plan.

→ THE BLUE MILE MASTER PLAN PRECINCTS

BLUE MILE MASTER PLAN PRECINCTS

The Blue Mile Master Plan encompasses the city foreshore from the golf course in the south to Stuart Park and Fairy Creek in the north. Distinct precincts exist within the overall plan, as follows:

- | | |
|---------------------------|------------------------|
| 1. Entertainment Precinct | 5. Cliff Road Precinct |
| 2. City Beach/Lang Park | 6. North Beach |
| 3. Flagstaff Hill | 7. Stuart Park |
| 4. Harbour Precinct | |

NOTE REGARDING IMPLEMENTATION OF INDIVIDUAL PROJECTS

The design proposals that follow for each precinct have been developed to express the principles of the master plan and will be subject to relevant statutory requirements regarding consultation, heritage and design during the detailed design phase of each project within the precinct.



→ THE BLUE MILE VISION - SUMMARY

→ 1 ENTERTAINMENT PRECINCT

One of the prime visitor drawcards to the city foreshore is the grouping of major entertainment facilities on the original site of the Wollongong Showground - the Wollongong Entertainment Centre (WEC) and the WIN Stadium. Importantly this precinct also includes Wollongong's first Catholic cemetery, and its designation as a 'Rest Park' by act of state government.

Work has been completed to create the important southern 'missing link' in the foreshore pedestrian/cycle shared way, and the establishment of a suitably upgraded southern gateway to the foreshore area. The Quilkey Place reserve has been redesigned and reconstructed as a formal car park, and the Andrew Lysaght Rest Park has been created on the site of the Catholic cemetery adjacent to the Wollongong Entertainment Centre.

The terminus of Crown Street at the beach offers an unparalleled opportunity to physically link the CBD street axis with the sea as part of the long term plans for the southern edge of Lang Park.







→ THE BLUE MILE VISION - SUMMARY

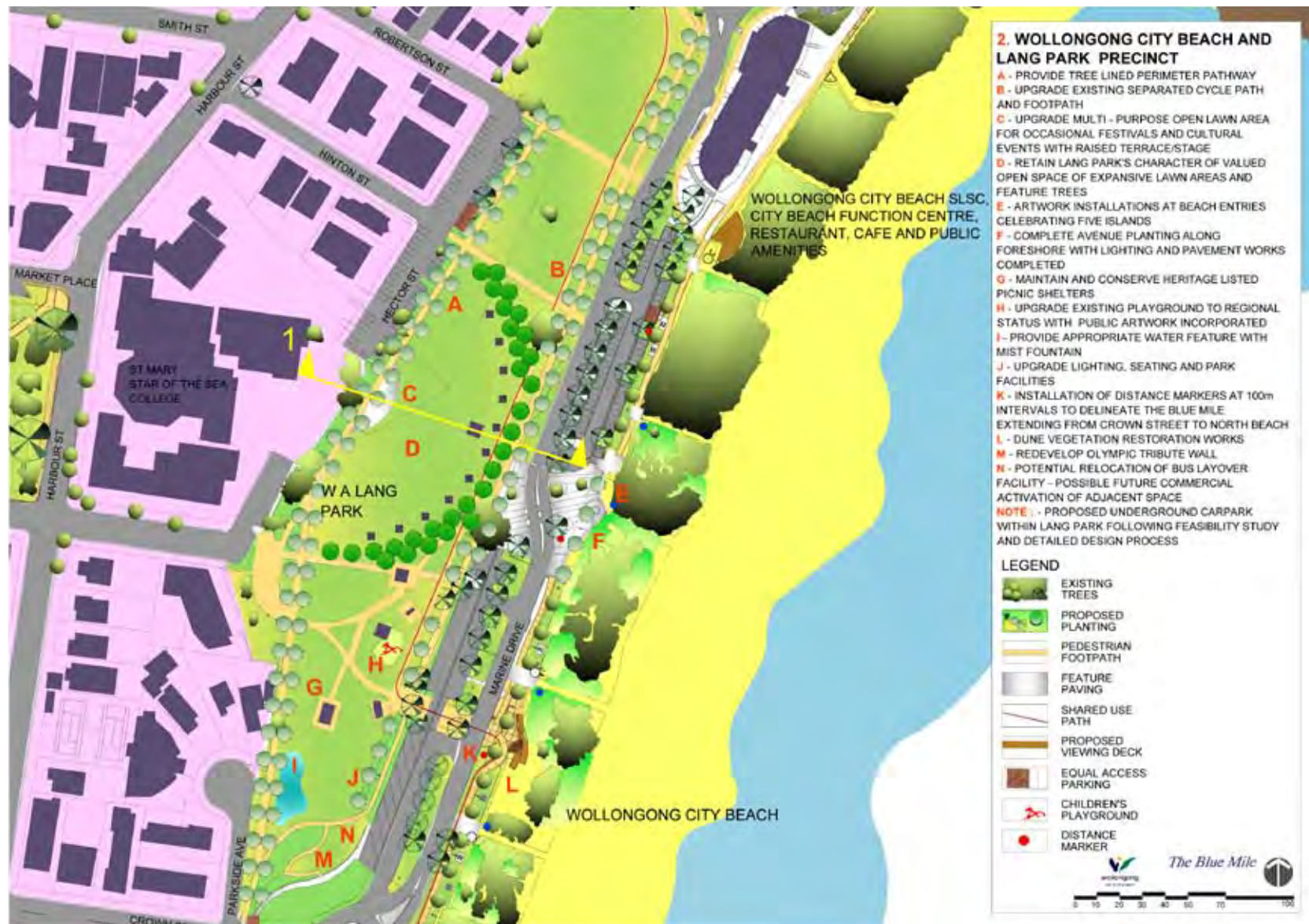
→ 2 WOLLONGONG CITY BEACH/LANG PARK

The Wollongong City Beach Precinct contains significant features from a historical, recreational, institutional, and commercial point of view. With the Wollongong Museum and Market Square, the open grasslands of Lang Park and Wollongong City Beach foreshore, St Mary Star of the Sea College and Wollongong City Beach Surf Club, this precinct is a focus for visitors and is regularly used for large scale events.

The area south of the new City Beach Surf Club and function centre has been upgraded recently with high quality shared ways, furniture, lighting, tree planting, a viewing platform, and artwork, forming a suitably urban and refined character. Lang Park is proposed to be developed incorporating additional perimeter and east-west pathways on the alignment of the adjacent streets, avenue tree planting, upgraded shelters, and a regional scale playground. A proposal for an underground carpark will also be investigated through a feasibility study that retains the high quality of the resultant park area, and heritage and visual impact as primary guiding principles.

In aiming to achieve the best and highest use of the public open space in the precinct, public transport arrangements will be reviewed with potential for relocation of the current bus layover facility and some commercial activation of the area.







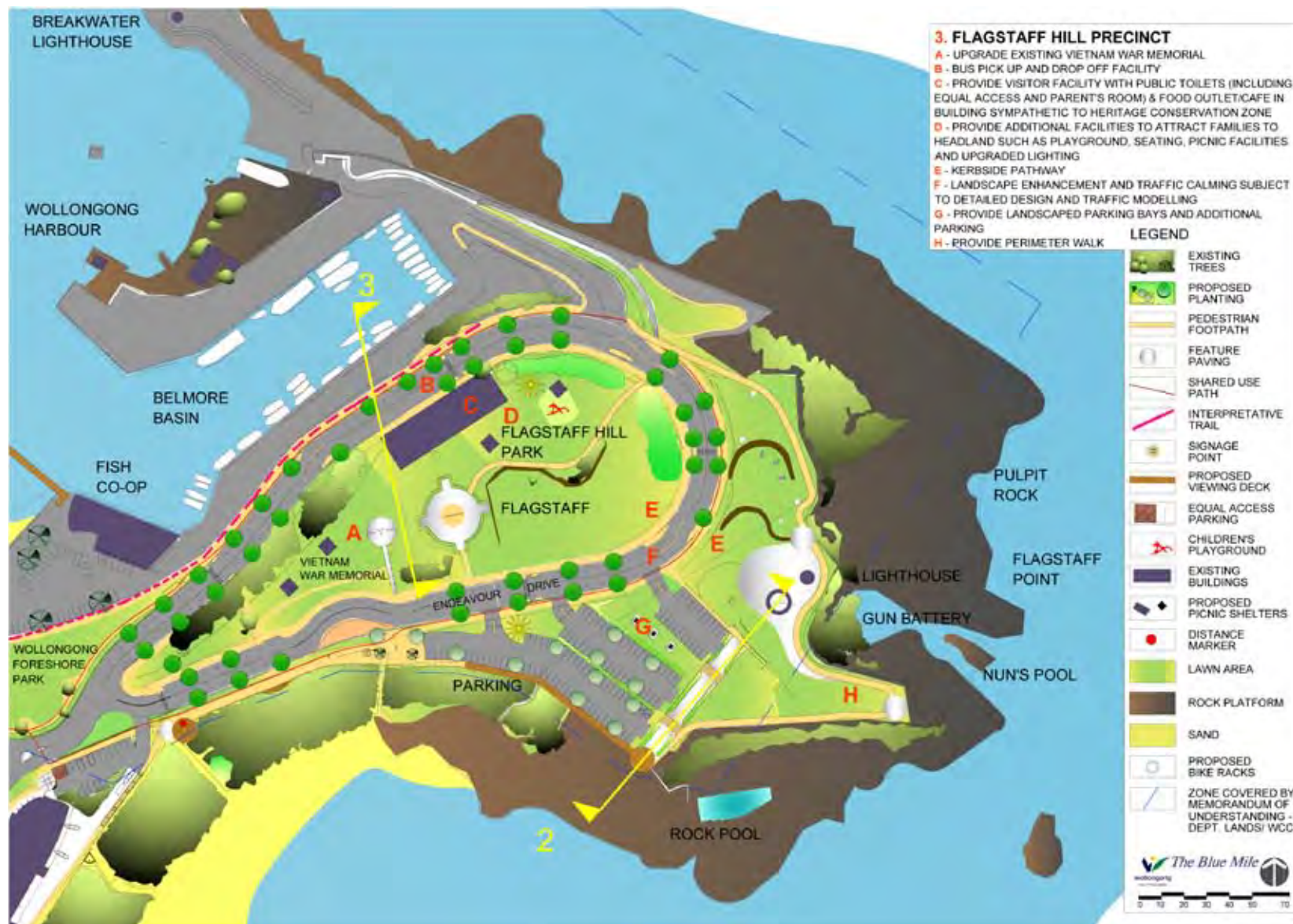
→ THE BLUE MILE VISION - SUMMARY

→ 3 FLAGSTAFF HILL

The Flagstaff Hill Precinct includes the iconic and significant headland within the master plan study area. This dramatic rocky landform provides both a picturesque focal point when viewed from the city, and a superb location for viewing the harbour, north and south coastlines, the escarpment, city, and Port Kembla. Currently the headland is dominated by the road network and has no facilities for families and poor access for pedestrians or cyclists. Typically on a Sunday this magnificent open space asset is used by only a narrow range of visitors taking advantage of the road access. One of the primary aims of the master plan is to widen the range of visitors by increasing the facilities on offer. To this end the following works are proposed:

- Perimeter pathway and viewing platforms incorporating an interpretive trail
 - Improved cycle access
 - Flagstaff memorial upgrade
 - Paved plaza around lighthouse incorporating and enhancing heritage items
 - Themed regional playground
 - Improved lighting
 - Footpaths and shared way along Endeavour Drive to improve pedestrian access, appearance and safety
 - Bus and other vehicle drop-off and pick-up points
 - Creation of Flagstaff Visitor Centre designed with equal access provision, toilets and parents room, cafe and visitor information provision. Building design to be sympathetic with the important landscape quality and rich history of the peninsula.
- The Flagstaff Hill Precinct forms part of the area now subject to a Memorandum of Understanding between Wollongong City Council and the Department of Lands to appropriately enhance the Heritage Port area.







→ THE BLUE MILE VISION - SUMMARY

→ 4 HARBOUR PRECINCT

The Harbour Precinct, rich in items of historical significance, animated by recreational and commercial boating activities, and possessing a warm sheltered north east aspect, draws significant numbers of visitors to the foreshore area.

This precinct encompasses land owned by the Crown but under Council's management, and land under the control of the Department of Lands. Improvement proposals in this precinct will be developed in close consultation with the state government. The Department of Lands announced in early 2007 its intention to call for Expressions of Interest from the private sector to partner in the redevelopment of the heritage harbour and to provide for enhanced marine, commercial, recreation and tourism use. A Memorandum of Understanding has now been signed between Council and the State Government to further progress this development.

In principle, the design proposals reflect the existing and on going significance and popularity of the precinct by upgrading facilities, increasing walking and cycling areas, and presenting opportunities for community events. To that end, the following works are proposed:

- Provision of a connected series of promenades and viewing platforms
- Historically interpretive signage and artwork
- Major upgrade to pedestrian and cycle circulation both to and through the precinct
- Upgrade to playground as an expression of local history or local/maritime theme
- Improvement of traffic facilities to encourage slower vehicle movements and safer pedestrian routes
- New sea wall adjacent to Brighton Lawn providing better beach access and more seating
- Possible expansion of commercial opportunities to provide for further dining, cafe, recreation and leisure options
- Protection of existing midden sites and provision of interpretative material.







→ THE BLUE MILE VISION - SUMMARY

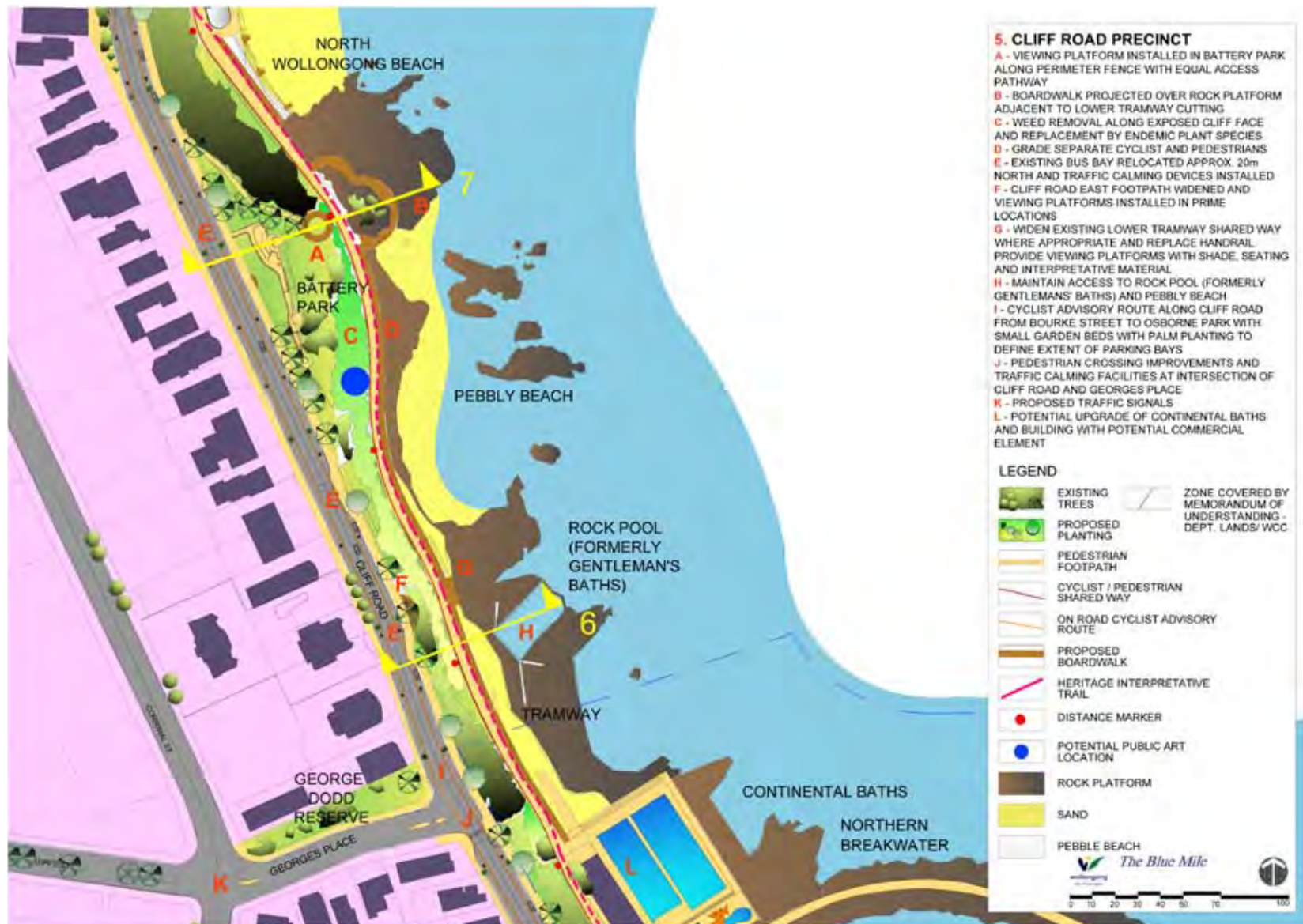
→ 5 CLIFF ROAD PRECINCT

This precinct is significant from a number of perspectives. It provides a vital pedestrian and cycle connection between the major drawcards of North Beach and Belmore Basin and a link to Wollongong's early pioneering achievements. It encompasses another significant heritage site – Battery Park, which is uniquely picturesque in its own right.

The design proposals seek to enhance these features by providing more adequate space for circulation of pedestrians and cyclists, reduce traffic and pedestrian conflicts, provide improved historical interpretation, and take advantage of the superb views from both the upper and lower levels of the cliff face. To this end, the following works are proposed:

- Widening of both the upper Cliff Road footway and lower shared way with the addition of promenades and viewing areas
- Separation of pedestrian and cyclist traffic on both the upper and lower levels
- Cliff stabilisation works as required
- Improved lighting throughout the precinct
- Improvements to the Battery Park facilities
- Installation of historically interpretive signage and artwork at appropriate places
- Installation of traffic calming devices on Cliff Road that will also improve the streetscape of this important road
- Install bus bay facilities in appropriate locations
- Possible redevelopment of the Continental Baths including commercial activities
- Provision of cycle advisory route along Cliff Road in both directions.







→ THE BLUE MILE VISION - SUMMARY

→ 6 NORTH BEACH

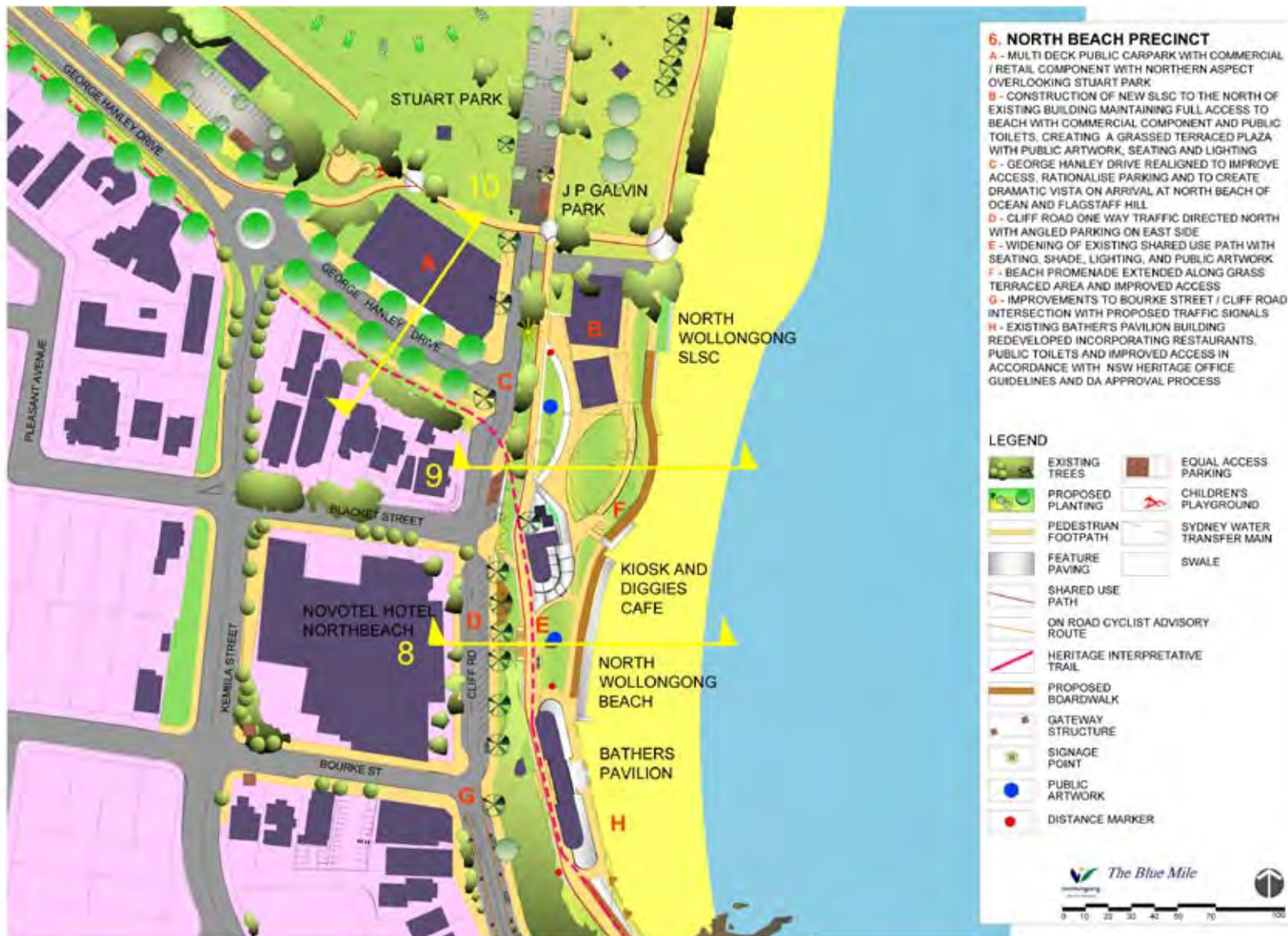
North Beach can be considered the most cosmopolitan of Wollongong's beaches with an established popularity, existing high quality commercial facilities, significant heritage buildings, and a relatively protected beautiful beach with a superb outlook.

Two of the three buildings of significance in the precinct are at various stages of redevelopment with the old kiosk now a successful restaurant and cafe, and the Bathers Pavilion with various detailed design proposals for high quality dining. The North Beach Surf Club has undergone a structural investigation, revealing serious problems. Council and the club have been investigating various redevelopment proposals.

The following works are proposed:

- Demolition of the existing upper crib lock wall and relocation of wall in order to increase available recreational space and reduce pedestrian/cyclist conflicts
- Expansion of open recreational space directly alongside the beach through the relocation of the surf club northwards
- Replacement of existing Surf Life Saving Club which would otherwise require extensive and ongoing, costly repairs
- Installation of historically interpretive signage and artwork at appropriate locations
- Improved access from road and grassed area to beach by providing stairways, improved ramps, and a terraced sea wall with both standard size and seating steps
- Pedestrian promenade along the eastern edge of the grassed area in conjunction with a new sea wall while retaining appropriate access to the beach for rescue equipment and club activities
- Improved parking opportunities in conjunction with Traffic Management Plan and the Plan of Management
- Installation of bus drop-off and pick-up points in the North Beach/Stuart Park area
- Installation of multi-deck carpark with commercial/retail component, on site of existing carpark







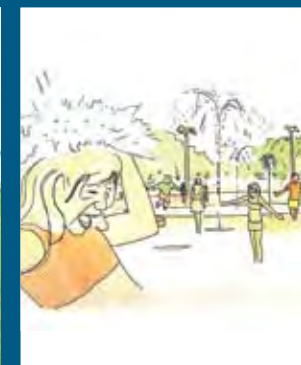
→ THE BLUE MILE VISION - SUMMARY

→ 7 STUART PARK

In terms of scale, Stuart Park is the most significant open space area in the city foreshore area. Located adjacent to the highly popular attraction of North Beach, and the natural areas of Puckeys Estate and Fairy Creek, Stuart Park provides a significant open area for recreation, and is an extremely valuable recreation asset.

The master plan proposals aim to enhance this significance through the provision of some major recreation facilities, creating a more legible structure to the park, improving circulation of pedestrians and cyclists, and increasing parking opportunities. To this end the following works are proposed:

- Establishment of a path network including a perimeter pathway, axial paths, and cycleway additions for children and adults
- Creation of significant tree avenues
- Creation of perimeter landscape works and artwork around the old cricket ground celebrating the colour and excitement of skydiving
- Increasing the parking provision
- Creation of a series of small lakes along the major drainage line in order to provide visual and recreational interest, habitat, to improve stormwater water quality and potential water harvesting for irrigation purposes
- Creation of a major water-play fountain or similar adjacent to the lagoon and beach
- Provision of youth space/playground at southern end of park catering for older children
- Additional facilities for the existing, popular playground including shade structures and seating
- Provision of park facilities and shade tree planting along the western edge of park
- Restoration works for existing swamp oak forest and additional planting.







→ THE BLUE MILE VISION - SUMMARY

→ PROPOSED STAGING OF THE PLAN

The implementation of *The Blue Mile Master Plan* will be staged over five years. Works have already commenced with the refurbishment of the Wollongong City Beach area, Quilkey Place and Andrew Lysaght Rest Park over the past three years. These improvements have done much to build a suitably refined and urban character in this southern area of the city foreshore.

The proposal is now to embark on an ambitious program of upgrade works to transform the remainder of the city foreshore area over the next five years.

→ FUNDING FORESHORE IMPROVEMENTS

The Blue Mile Master Plan incorporates an estimated \$44 million worth of public recreation and tourism amenity and car parking improvements, and a further \$4 million in road works and traffic facilities. The Wollongong City Council *Corporate Plan 2007-11* incorporates an in principle commitment to proceed with the implementation of *The Blue Mile Master Plan* over the five year period 2007-08 to 2011-12. It includes in its expenditure forecast allocations to accommodate this capital project and its associated recurrent costs for depreciation and cost of capital.

However, funds for this master plan implementation will be sought from multiple sources including both federal and state government grant funding, development levies from city centre and city wide development, and private sector contributions from public private partnerships established to deliver commercial components of the plan.

As one of the special civic improvements identified in the *Revitalising Wollongong City Centre Plan*, the foreshore improvement project is targeted to benefit from an estimated \$11 million in anticipated Section 94A contributions levies (being 2% of the cost of development) for the commercial core of the Wollongong city centre.

Work to replace the Brighton Lawn seawall and enhance the surrounding Belmore Basin parklands are well progressed in design with the commencement of works scheduled to start in the first half of 2008.

Furthermore, the Heritage Port Development is identified in the revitalisation plan as a project for support through the Section 94EE Special Contributions Levy (1% of the cost of developments in the city core) to be collected by the NSW Government. It is anticipated that improvements to public infrastructure around the harbour will be funded from the special contributions levy and public private partnerships established by the state government for the redevelopment of the harbour.



→ CONCLUSION

Wollongong is Australia's ninth largest city, and boasts both natural and built features that provide a unique and magnificent setting in comparison to cities of similar size. Its proximity to the nation's largest metropolitan area, balanced with its environmental appeal and relaxed, coastal lifestyle, has made the city a 'sleeping giant' in terms of the future.

The adoption of the Revitalising Wollongong - City Centre Strategy as a Local Environment Plan, and the undertaking of planning and development for some 50 000 new residents in the West Dapto precinct, offer untold potential opportunities for investment, employment growth and augmentation of the city's burgeoning share of the tourism market. These achievements will also help fortify Wollongong's key economic platforms in retail, services, education and small to medium industries as the city moves further from its heavy industrial and mining heritage.

In order to complement these advantages, it is important infrastructure and facilities in focal public domains such as *The Blue Mile* keep pace. While Wollongong residents are proud of the natural and heritage aspects of the city's foreshore, from previous community consultation there is a universal view that things could be even better.

This desire of the community is well supported by numerous existing examples of how the improvement of prime public domain in other cities has had a substantial positive impact on the social and economic life of the local community.

The Blue Mile, therefore, is a vision with potential to deliver enormous benefits to Wollongong and the wider region. Through this vision, the community, Government, private business and investors all have the opportunity to contribute to a project which will leave a lasting impression, maximising the benefits Wollongong has as a modern, progressive city between an unparalleled green backdrop, the majesty of golden beaches, and a clean, azure sea.



Attachment 6 - Recommended conditions

Approved Plans and Specifications

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on:
 - Site Plan DA01-4 dated 20 April 2019
 - Basement Demolition & Proposed DA11-3 dated 28 September 2018
 - Ground Floor Demolition Plan DA12-3 dated 28 September 2018
 - Ground Floor Plan DA13-4 dated 28 September 2018
 - First Floor Plan – Proposed DA14-4 dated 19 October 2018
 - Ground Floor Amb/Unisex WC Plan DA16-3 dated 28 September 2018
 - First Floor Amb/Unisex WC Plan DA17-3 dated 28 September 2018
 - Architectural Features to be Reinstated DA18-3 dated 28 September 2018
 - Architectural Features to be Retained DA19-3 dated 28 September 2018
 - Terrace Plan and Handrail Details DA20-4 dated 19 October 2018
 - Lift Details DA21-3 dated 28 September 2018
 - Lift Details 2 DA22-3 dated 28 September 2018
 - Section AA and Section BB DA23-4 dated 28 September 2018
 - Section C-C and East Elevation DA24-3 dated 28 September 2018
 - North, South and West Elevations DA25-4 dated 28 September 2018
 - Historic North Elevations DA26-3 dated 28 September 2018
 - Historic South Elevations DA27-3 dated 28 September 2018
 - Historic East Elevations DA28-3 dated 28 September 2018
 - Historic West Elevations DA29-3 dated 28 September 2018
 - Materials and Finishes Schedule (Interior) DA35-3 dated 28 September 2018prepared by Borst & Co Architecture and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

General Matters

- 2 **Access to Premise Standards**

Access for people with disabilities must be provided to the extent as required by and in accordance with the Commonwealth Disability (Access to Premises – Buildings) Standards 2010 (the Premises Standards) and AS1428.1.
- 3 **Building Work - Compliance with the Building Code of Australia**

All building work must be carried out in compliance with the provisions of the Building Code of Australia.
- 4 **Construction Certificate**

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

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

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

This consent authorises the erection of building identification signs only as shown on the approved plans. All existing advertising signs must be removed.

Attachment 6 - Recommended conditions

6 **Separate Consent Required for Advertising Signage**

This consent does not authorise the erection of any advertising signage. Any such advertising signage will require separate Council approval, in the event that such signage is not exempt development, under Schedule 2 of Wollongong Local Environmental Plan 2009.

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

7 **Occupation Certificate**

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

Prior to the Issue of the Construction Certificate

8 **Details of Stormwater Outlets**

Details of Stormwater Outlets shall be provided. Details shall ensure that there is no risk to public safety (e.g. trip hazard).

9 **Building Upgrade Requirements**

Pursuant to Section 4.15(1)(e) of the *Environmental and Planning and Assessment Act, 1979* and Clause 94 of the *Environmental Planning and Assessment Regulation, 2000*, the whole of the building is subject to the following upgrade requirements:

- a Fire resistant construction is to be provided as required by and compliant with Part C of the National Construction Code Series - Building Code of Australia (Vol 1) (BCA).
- b Travel distances and widths to required exits through the whole building is to be compliant with D1.4 and D1.6 of the BCA.
- c The operation of all required exit doors throughout the building is to be compliant with D2.19, D2.20 and D2.21 of the BCA.
- d The stairways and landings serving the first floor of the building are to be compliant with D2.13 and D2.14 of the BCA.
- e The threshold of all doorways and the finish of the surface to which the doorway opens is to be compliant with D2.15 of the BCA.
- f Install barriers to prevent falls to areas of the building where required by and compliant with D2.16 of the BCA.
- g Provide portable fire extinguishers where required by and compliant with E1.6 of the BCA and AS2444.
- h Install emergency lighting in the building where required by and compliant with the provisions of E4.2 and E4.4 of the National Construction Code Series- Building Code of Australia (Vol 1)(BCA) and AS2293.1.
- i Install exit signage where required by and compliant with the provisions of E4.5, E4.6 and E4.8 of the BCA and AS2293.1.
- j Install hose reel system where required by and compliant with the provisions of E1.4 of the BCA and AS2441.
- k Hydrant coverage to be available as required by and compliant with the provisions of E1.3 of the BCA and AS2419.1.
- l Ensure throughout the building that the operation of any installed air-handling system (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS/NZS 1668.1) which does not form part of the smoke hazard management system, will automatically shut down on the activation of smoke detectors, where required by E2.2 of the BCA and compliant with Clause 5 of Specification E2.2a of the BCA and AS1670.1.
- m Sanitary facilities are to be provided where required by and compliant with F2.2, F2.3 and F2.4 of the BCA.
- n Accessible sanitary facilities are to be provided where required by and compliant with Part F2.4 of the AS1428.1.

Attachment 6 - Recommended conditions

This condition may be addressed through compliance with the deem-to-satisfy requirements of the National Construction Code - Building Code of Australia (Vol 1), or a formulated alternative solution satisfying the requirements of clause A0.5 and prepared in accordance with A0.8, A0.9 and A0.10 of the National Construction Code - Building Code of Australia (Vol 1).

Design details are to be submitted to the appointed certifying authority prior to the release of the construction certificate.

10 **Heritage – Deletion of the First Floor Balcony**

The first floor balcony off the original 1936 part of the surf club building must be deleted from the plans. Plans demonstrating that this requirement has been met must be submitted to Council's Heritage Staff for written approval prior to issue of the Construction Certificate.

11 **Heritage – Reinstate Original Door and Window Openings**

The window and door openings identified as D06, D07, D08 and W08 on the ground floor and D42 on the first floor must be reinstated to reflect the original openings as depicted on the 'East Elevation c. 1938' on Drawing DA28. Plans demonstrating that this requirement has been met must be submitted to Council's Heritage Staff for written approval prior to issue of the Construction Certificate.

12 **Heritage – External Colour Scheme**

The final details of the proposed external treatment/appearance of the SLSC including the use of a related paint scheme to the Kiosk and Bathing Pavilion for the original portion of the building and interpretive band stripe, shall be submitted for the written approval of Wollongong City Council Heritage Officers, prior to the release of the Construction Certificate.

13 **Heritage – Signage**

Final details of the signage strategy should be provided to Council's Heritage Officer for written approval prior to release of the Construction Certificate.

14 **Fire Safety Schedule**

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

15 **Present Plans to Sydney Water**

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

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

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

16 **Endeavour Energy Requirements**

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

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

17 **Depth and Location of Services**

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

Attachment 6 - Recommended conditions

18 Landscaping

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

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

20 Tree Protection and Management

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

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

21 Roofwater Drainage

All roof gutters, downpipes, pits, and pipelines draining roof areas and other impervious surfaces shall be designed to cater for a 1 in 100 year ARI storm event in accordance with AS 3500.3 – Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe/pipeline sizes and locations shall be reflected on the Construction Certificate plans.

22 Stormwater Drainage Design

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

- a Be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent, and generally in accordance with the Stormwater Management Plan lodged for development approval, prepared by Northrop, Reference No.C05, revision 5, dated 28 September 2018.
- b Include details of the method of stormwater disposal appropriate to the site including scour protection.
- c Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties. The plan must indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.
- d Overflow paths shall be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1 in 100 year ARI events shall be incorporated in the design. Overflow paths shall also be provided in low points and depressions. Each overflow path shall be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto any adjoining property. Details of each overflow path shall be shown on the detailed drainage design.

Attachment 6 - Recommended conditions

23 Scour Protection

All stormwater outlets must be treated with appropriate scour/erosion protection measures designed in accordance with good engineering practice based on calculated 1 in 100 year ARI flow velocities.

Prior to the Commencement of Works

24 Heritage - Photographic Recording

Prior to the commencement of works the existing building condition is to be documented through a photographic recording prepared in accordance with the NSW Heritage Branch Guidelines. A copy of the recording is to be provided to Council's Heritage Staff for written approval prior to the commencement of works. A copy of the final recording is to be provided to Wollongong City Council for inclusion in the local studies collection of the Wollongong City Library.

25 Appointment of Principal Certifying Authority

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

- a Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed; and
- b notify Council in writing of their intention to commence work (at least two days notice is required).

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

26 Sign – Supervisor Contact Details

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

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

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

27 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 Certifying Authority, prior to the commencement of any works on the site.

28 Enclosure of the Site

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

29 Demolition Works

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

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

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Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

30 **Demolition Notification to Surrounding Residents**

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

31 **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.

32 **Contaminated Roof Dust**

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

33 **Temporary Sediment Fences**

Temporary geotextile fabric sediment fences must be correctly installed on the site, prior to the commencement of any excavation, demolition or construction works in accordance with “Managing Urban Stormwater: Soils and Construction”, 4th edition, Landcom, 2004. The temporary sediment fences shall be maintained throughout the entire demolition, excavation and construction phases of the development and until the site has become stabilised.

34 **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.

35 **Sediment Control Measures**

Sediment-laden runoff from the site shall be controlled at all times subsequent to commencement of any excavation, demolition or construction works. Sediment control measures shall be maintained at all times and checked for adequacy at the conclusion of each day’s work, and after any rain event of 10mm or more.

36 **Application for Occupation, Use, Disturbance or Work on Footpath/Roadway**

Any occupation, use, disturbance or work on the footpath or road reserve for construction purposes, which is likely to cause an interruption to existing pedestrian and/or vehicular traffic flows requires Council consent under Section 138 of the Roads Act 1993. An application must be submitted and approved by Council prior to the works commencing where it is proposed to carry out activities such as, but not limited to, the following:

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

37 **Site Management, Pedestrian and Traffic Management**

The submission, as part of an application for a permit under Section 138 of the Roads Act 1993, of a Site Management, Pedestrian and Traffic Management Plan to Council’s Manager Regulation and Enforcement for approval is required, prior to works commencing on the site. This plan shall address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS1742 - Traffic Control Devices for Works on Roads and the RMS Traffic Control at Worksites Manual.

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

- a proposed ingress and egress points for vehicles to/from the construction site;
- b proposed protection of pedestrians, adjacent to the construction site;
- c proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- d proposed measures to be implemented for the protection of all roads and footpath areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;
- e proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;
- f proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- g proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed where works are in progress in any road reserve and shall be in accordance the latest versions of the NSW Roads and Maritime Service's Specification - "Traffic Control at Work Sites Manual" and the Australian Standard AS1742. – "Manual of Uniform Traffic Control Devices" and accompanying field handbooks (SAA HB81);
- h proposed method of support of any excavation, adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by an accredited certifier in Civil Engineering; and
- i proposed measures to be implemented, in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the roadway.

The approved plan shall be implemented, prior to the commencement of any works upon the construction site.

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

38 **Protection of Public Infrastructure**

Council must be notified in the event of any existing damage to any of its infrastructure such as the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development site, prior to commencement of any work.

Adequate protection must be provided for Council infrastructure prior to work commencing and during building operations.

Any damage to Council's assets shall be made good, prior to the issue of any Occupation Certificate or commencement of the operation.

During Demolition, Excavation or Construction

39 **No Nuisance**

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

40 **Heritage – Unexpected Archaeological Finds**

Should any unexpected find be identified during ground disturbing works, work should cease and an archaeologist engaged to assess the condition and significance of the find. Should the find be determined to be of heritage significance (local or State), the Heritage Council should be notified under s.146 of the NSW Heritage Act 1977. Depending on the nature of the discovery, additional assessment and possibly an excavation permit may be required prior to the recommencement of excavation in the affected area.

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41 **Heritage - Unanticipated Finds of Aboriginal Cultural Heritage**

If unanticipated Aboriginal objects or human skeletal remains are found during works, all work must stop without causing further harm to the suspected Aboriginal objects. Wollongong City Council must be contacted immediately on 4227 7111. The OEH must also be contacted immediately by calling the Environment Line on 131 555. An Aboriginal Heritage Impact Permit (AHIP) under the National Parks & Wildlife Act 1974 may be required if harm to Aboriginal objects cannot be avoided. NSW Police must also be notified if human skeletal remains are found.

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

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

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

43 **Waste Inventory Report**

A Waste Inventory report must be maintained on-site during demolition work. The waste inventory is a register of all materials and waste removed from the site during the demolition work. The register must record each load or movement of material and waste from the site and must include at a minimum the following information:

- a the description of the material (including identified hazardous material);
- b an estimate of the quantity by volume and weight;
- c the name of the transporter and the registration details of the relevant vehicle;
- d the intended destination of the material.

44 **Restricted Hours of Construction Work**

The developer must not carry out any work, other than emergency procedures, to control dust or sediment laden runoff outside the normal working hours, namely, 7.00 am to 5.00 pm, Monday to Saturday, without the prior written consent of the Principal Certifying Authority and Council. No work is permitted on public holidays or Sundays.

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

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

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

- 45 Any waste material or construction material accidentally or otherwise spilled, tracked or placed on the road or footpath area during demolition or construction without the prior approval of Council's Regulation and Enforcement Division shall be immediately swept up, or immediately removed by "dry" methods. Collected material shall be disposed of in a way that prevents its mobilisation. Evidence that any approval to place material on the road or road reserve shall be available for inspection by Council officers on site at any time.

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

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

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47 **Asbestos Waste Collection, Transportation and Disposal**

Asbestos waste must be prepared, contained, transported and disposed of in accordance with SafeWork NSW and NSW Environment Protection Authority requirements. Asbestos waste must only be disposed of at a landfill site that can lawfully receive this type of waste. A receipt must be retained and submitted to the Principal Certifying Authority, and a copy submitted to Council (in the event that Council is not the Principal Certifying Authority), prior to commencement of the construction works.

48 **Acid Sulfate Soils**

The Wollongong Local Environmental Plan 2009 Acid Sulfate Soils Map has identified that this property may be affected by classes 3, 4 or 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.

49 **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.

Prior to the Issue of the Occupation Certificate

50 **Building Upgrade Works**

All building upgrade works prescribed by this consent are to be completed prior to the release of the occupation certificate.

51 **Fire Safety and Capacity Signage**

Prior to the issue of occupation certificate:

- a display in a prominent location of the building, the current fire safety schedule and fire safety certificate, in accordance with Part 9 of the *Environmental Planning and Assessment Regulation, 2000*.
- b prominently display signage stating the maximum occupant capacity of the building is limited to 42 people at the ground level and 260 people at the first floor.

52 **Heritage Interpretation**

Prior to the release of the occupation certificate the applicant is to prepare and install a Heritage Interpretation Sign for the North Wollongong Surf Life Saving Club. This sign should provide onsite heritage interpretation material to reference the history of the site and its significance in the North Beach Precinct. The sign should complement the existing interpretation material in the precinct, identify the key stages of the buildings construction (and modification) and be developed in accordance with the Blue Mile Heritage Interpretation Strategy by Conybeare Morrison.

53 **Heritage – Updated Conservation Management Plan**

Prior to the release of the occupation certificate, the 2005 Conservation Management Plan for the Surf Life Saving Club prepared by Rod Howard & Associates is to be revised and updated to reflect the new situation of the heritage item. A digital copy and a single hard copy of the new

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Conservation Management Plan document are to be provided to Council for inclusion in the Wollongong City Library collection.

54 **Fire Safety Certificate**

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

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

55 **Waste Inventory**

A copy of the Waste Inventory which was maintained on-site during the demolition work and copies of relevant receipts of waste material being deposited at a waste disposal facility shall be forwarded to the Principal Certifying Authority and Council's Regulation and Enforcement Division (in the event that Council is not the Principal Certifying Authority), prior to the issue of the Occupation Certificate or commencement of the use.

Operational Phases of the Development/Use of the Site

56 **Display of Fire Safety and Capacity Signage**

At all times prominently display within the building the:

- a current fire safety schedule and fire safety certificate/statement.
- b signage stating the maximum occupant capacity of the building is limited to 42 people at the ground level and 260 people at the first floor

57 **Fire Safety Measures**

All new and existing fire safety measures shall be maintained in working condition, at all times.

Reasons

The reasons for the imposition of the conditions are:

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