

Wollongong Local Planning Panel Assessment Report | 11 February 2020

WLPP No.	Item No. 2
DA No.	DA-2019/1157
Proposal	Alterations and additions to the Salvation Army church
Property	Caldwell Ave Reserve, 85 Meadow Street, TARRAWANNA
Applicant	Salvation Army Tarrawanna c/- Oasis Building Design Pty Ltd
Responsible Team	Development Assessment and Certification - City Centre Team (RW)

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel

The proposal has been referred to Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979 and Schedule 2(1)(a) of the Local Planning Panels Direction of 1 March 2018. The landowner is Council.

Proposal

The proposal is for alterations and additions to the Salvation Army church.

Permissibility

The site is zoned RE1 Public Recreation pursuant to Wollongong Local Environmental Plan 2009. The proposal is categorised as a *place of public worship* which is not permissible in the RE1 zone however benefits from existing use rights.

Consultation

The proposal was notified in accordance with Council's Notification Policy and did not receive any submissions.

RECOMMENDATION

It is recommended that the application be approval subject to the conditions contained at attachment 4.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the development:

- SEPP No. 55 – Remediation of Land
- Wollongong Local Environmental Plan 2009
- Wollongong Development Control Plan (WDCP) 2009
- Wollongong City Wide Development Contributions Plan 2018

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the following:

Use

- The use as a church will not change. In addition to church services, the building is also used for ancillary activities including playgroups, ladies' group, youth activities.
- The deck will be used before and after indoor masses and other informal activities for social activities, barbeques etc. The applicant has advised that the Salvation Army has a zero alcohol policy at the site and at all events.

Site preparation

- There are a number of established trees within the site however not within the vicinity of the proposed works. No tree removal is required or proposed to construct the deck.

construction details

- Existing windows to be replaced with sliding doors to provide access to a new deck
- Construction of a timber framed deck with timber framed awning with colorbond roof sheeting

Traffic, parking and servicing

- No change to car parking layout, vehicle access or servicing is proposed. There is an at grade parking area to the south of the building.

1.3 BACKGROUND

- DA-1979/825 – Proposed church approved 13 November 1979
- DA-1981/388 – citadel – approved 7 May 1981

NB – The Salvation Army terminology states that a Citadel is the property or church building where Salvationists meet for worship.

No pre-lodgement meeting was held for the proposal.

Customer service actions

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

1.4 SITE DESCRIPTION

The site is located at Caldwell Ave Reserve, 85 Meadow Street, Tarrawanna and the title reference is Lot 1141 DP 870480. The site is irregular in shape, is relatively flat and positioned on the corner of Meadow Street and Caldwell Avenue. An existing single storey brick church occupies the north-eastern corner of the site with hard stand car parking area to the south of the building, with vehicle

access from Meadow Street. The remainder of the site is landscaped and also provides a playground area.

Adjoining development is as follows:

- North: Caldwell Avenue and Tarrawanna shops
- East: Residential, with townhouses directly adjoining the site
- South: single dwellings
- West: Meadow Street, with older residential dwellings and units

An aerial photo and zoning map forms attachment 1.

The property is owned by Council and is categorised as Community Land. An assessment against the applicable plan of management is provided below.

Generic Plan of Management for Community Land.

The subject site is not within a site specific Plan of Management ('PoM') and therefore falls under the requirements of the above Plan, identified as site 1039 and categorised as General Community Use under the Local Government Act 1993.

The General Community Use category states:

"Land should be categorised as general community use under Section 36(4) of the Act if the land:

may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and

is not required to be categorised as a natural area under Section 36A, 36B or 36C of the Act and does not satisfy the guidelines for categorisation as a park, sportsground, and an area of cultural significance or natural area."

The core objectives for land categorised as general community use are:

to encourage, promote and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- 1) *in relation to public recreation and physical, cultural, social and intellectual welfare or development of individual members of the public, and*
- 2) *in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).*

There is an existing lease over the subject site and Council's Property Division have not raised any concerns over the proposed development.

The current application does not raise any concerns with the objectives and provisions of this PoM.

Property constraints

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

- **Flooding:** The site is identified as being located within an uncategorised flood risk precinct. Council's Stormwater Officer has reviewed the application in this regard and provided a satisfactory referral subject to conditions.

There are no restrictions on the title.

1.5 SUBMISSIONS

The application was notified for 14 days in accordance with WDCP 2009 Appendix 1: Public Notification and Advertising. This included a notice in The Advertiser. No submissions were received following the notification.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Stormwater Engineer

Council's Stormwater Officer has reviewed the application and given a satisfactory referral. Conditions of consent were recommended and are included in the consent.

Property Officer

Council's Property Officer has reviewed the application and given a satisfactory referral, noting that the applicant has an existing licence with Council for the building. Conditions of consent were recommended and are included in the consent.

The current application was also referred to Council's Infrastructure Division as recommend by Property (given the building is a Council asset) and no objections to the proposed development were raised.

Environment Officer

Council's Environment Officer has reviewed the application in relation to potential noise/amenity impacts and given a satisfactory referral. Conditions of consent were recommended and are included in the consent.

Building officer

Council's Building Officer has reviewed the application and given a satisfactory referral. Conditions of consent were recommended and are included in the consent.

1.6.2 EXTERNAL CONSULTATION

None required

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

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

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

Council records indicate that the current use as a place of public worship has operated continuously since the early 1980s. Council records do not indicate any historic use that would contribute to the contamination of the site and the land is not identified as being contaminated on Council mapping. Earthworks proposed are limited to excavation for footings and the proposal does not comprise a change of use. No concerns are raised in regard to contamination as relates to the intended use of the land and the requirements of clause 7.

2.1.2 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

place of public worship means a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.

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 current use of the site is for the Salvation Army church. Although not a recreational use, the site benefits from existing use rights and is considered acceptable with regard to the above objectives.

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

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Boat sheds; Camping grounds; Caravan parks; Centre-based child care facilities; 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

4 Prohibited

Any development not specified in item 2 or 3

The proposal is categorised as a *place of public worship* which is not a permitted land use in the RE1 zone. The site is an existing use as discussed below.

Existing uses

Existing uses are defined in Division 4.11 of the Act as follows

In this Division, **existing use** means—

- (a) the use of a building, work or land for a lawful purpose immediately before the coming into force of an environmental planning instrument which would, but for this Division, have the effect of prohibiting that use, and*
- (b) the use of a building, work or land—*
 - (i) for which development consent was granted before the commencement of a provision of an environmental planning instrument having the effect of prohibiting the use, and*
 - (ii) that has been carried out, within one year after the date on which that provision commenced, in accordance with the terms of the consent and to such an extent as to ensure (apart from that provision) that the development consent would not lapse.*

Timeline of EPIs

- Wollongong Local Environmental Plan 2009 – Gazetted 26.2.2010
- Wollongong Local Environmental Plan 1990 – 28.12.1990
- Illawarra Regional Environmental Plan No. 1 – 11.4.1986
- Wollongong Local Environmental Plan no. 38 – 2.3.1984
- Illawarra Planning Scheme Ordinance – 1968
- County of Cumberland Planning Scheme Ordinance – 1951 to 1968

Zoning at time of original approval on which the existing use relies

6(a) Open space (recreation) under Illawarra Planning Scheme Ordinance 1968 (IPSO)

Land use at time of original approval

Hall

Categorisation of use at time of original approval

“Place of public worship” means a church, chapel or other place of public worship or religious instruction or for the purpose of religious training.

Consent was granted to the use of the site as a church under DA-1979/825 on 13 November 1979 and then a ‘Citadel’ on 7 May 1981 under DA-1981/388.

Under the Illawarra Planning Scheme Ordinance, the site was zoned open space (recreation). No development consents have been issued between DA-1981/388 and the current development application. Given the site is owned by Council, a lease/licence for the site is required. Information from Council’s Property Division indicates that a licence/lease arrangement with the Salvation Army has been in place continuously since 1982 (60 year term, expiring in 2042). Based on this, no concerns are raised with regard to existing use lapsing for the reason that the non-conforming use as a place of public worship has ceased for 12 months or more.

The EPA Regulations provide further framework for assessing existing use rights as discussed below:

41 Certain development allowed

(cf clause 39 of EP&A Regulation 1994)

(1) An existing use may, subject to this Division:

(a) be enlarged, expanded or intensified, or

(b) be altered or extended, or

(c) be rebuilt, or

(d) be changed to another use, but only if that other use is a use that may be carried out with or without development consent under the Act, or

(e) if it is a commercial use—be changed to another commercial use (including a commercial use that would otherwise be prohibited under the Act), or

(f) if it is a light industrial use—be changed to another light industrial use or a commercial use (including a light industrial use or commercial use that would otherwise be prohibited under the Act).

(2) However, an existing use must not be changed under subclause (1) (e) or (f) unless that change:

(a) involves only alterations or additions that are minor in nature, and

(b) does not involve an increase of more than 10% in the floor space of the premises associated with the existing use, and

(c) does not involve the rebuilding of the premises associated with the existing use, and

(d) does not involve a significant intensification of that existing use.

(e) (Repealed)

(3) In this clause:

commercial use means the use of a building, work or land for the purpose of office premises, business premises or retail premises (as those terms are defined in the Standard Instrument).

light industrial use means the use of a building, work or land for the purpose of light industry (within the meaning of the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006).

Planner's comment

The existing use as place of public worship is proposed to continue and development consent is sought for this use to be altered and expanded through the addition to the building in the form of a covered deck.

Based on the above, the proposed development satisfies the provisions of Clause 41(1)(b)

42 Development consent required for enlargement, expansion and intensification of existing uses (cf clause 40 of EP&A Regulation 1994)

(1) Development consent is required for any enlargement, expansion or intensification of an existing use.

(2) The enlargement, expansion or intensification:

(a) must be for the existing use and for no other use, and

(b) must be carried out only on the land on which the existing use was carried out immediately before the relevant date.

Planner's comment

Although the proposal is for a covered deck area, it does not represent an expansion or intensification of the existing use. Development consent is sought for the deck area for use/activities that are already occurring and are ancillary to the church. The proposed development satisfies the provisions of Clause 42.

43 Development consent required for alteration or extension of buildings and works

(cf clause 41 of EP&A Regulation 1994)

(1) Development consent is required for any alteration or extension of a building or work used for an existing use.

(2) The alteration or extension:

(a) must be for the existing use of the building or work and for no other use, and

(b) must be erected or carried out only on the land on which the building or work was erected or carried out immediately before the relevant date.

Planner's comment

The proposal satisfies Clause 43 as approval is sought under the current development application for the extension of the building that is currently used as a place of public worship which will not change as a result of the current application. The proposed extension is wholly within the boundaries of the subject site (i.e. Lot 1141 DP 870480).

44 Development consent required for rebuilding of buildings and works

(cf clause 42 of EP&A Regulation 1994)

(1) Development consent is required for any rebuilding of a building or work used for an existing use.

(2) The rebuilding:

(a) must be for the existing use of the building or work and for no other use, and

(b) must be carried out only on the land on which the building or work was erected or carried out immediately before the relevant date.

Planner's comment

NA – no rebuilding is proposed, only alterations and additions as discussed above.

Further to the above, the planning principle established in *Fodor Investments v Hornsby Shire Council [2005] NSWLEC 71* provides a guide on how to assess the merit of applications involving existing use rights, noting that a merit assessment of a proposed development is required rather than strict application of relevant planning instruments. This involves four questions, which are addressed in turn below.

- *How do the bulk and scale (as expressed by height, floor space ratio and setbacks) of the proposal relate to what is permissible on surrounding sites?*
 - The bulk and scale of the proposed addition is compatible with the surrounding area, being below the 9m maximum building height, below the existing building height and below the floor space ratio permitted on surrounding sites.
- *What is the relevance of the building in which the existing use takes place?*
 - The existing building sits comfortably within the surrounding area in terms of scale and bulk. The site itself is zoned RE1 Public Recreation, adjoins R2 Low density residential zone and is opposite a neighbourhood centre. The proposed alterations and additions retain the existing scale of the building and is of a minor scale that will not have a significant visual impact on the subject site or surrounding area.
- *What are the impacts on adjoining land?*
 - No adverse visual impacts are anticipated on adjoining land. The use of the deck has the potential to lead to a slight increase in noise, however this is considered minor and can be reasonably addressed through operational conditions of consent. Existing activities occur on the existing grassed area therefore no significant additional noise impacts are anticipated.
- *What is the internal amenity?*
 - The internal amenity will be improved as the windows will be replaced with sliding doors, providing a direct link to the existing outdoor area and playground.

Clause 2.7 Demolition requires development consent

Minor demolition works will be required as part of the development, and development consent for demolition been sought under the current application in accordance with this clause. Suitable conditions of consent can be imposed.

Part 4 Principal development standards

Clause 4.3 Height of buildings

The proposed building height of 4.15m does not exceed the maximum of 9m permitted for the site.

Clause 4.4 Floor space ratio

The site does not have an applicable floor space ratio.

Part 5 Miscellaneous provisions

Clause 5.2 Classification and reclassification of public land

Not applicable - The site has an existing classification as community land and is not public land identified in Schedule 4.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

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

Clause 7.3 Flood planning area

The site is flood affected and part of the land is below the “flood planning level”, being the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard. In this instance the flood planning level is 20.6m RL. The floor levels of the development are above that level.

Council’s Stormwater Engineer has assessed the application in this regard and has not raised any objections subject to appropriate conditions of consent, which are included in the recommended conditions in attachment 4.

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

An assessment of the development under relevant chapters of the DCP forms attachment 3 to this report. The proposed development does not involve any variations to the DCP provisions.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2018

The estimated cost of works is \$40,000 and a levy is not applicable under this plan as the threshold value is \$100,000. It is noted that the plan provides for exemptions for places of public worship under 15(d) of the Plan.

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

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

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

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

Conditions of consent are recommended with regard to demolition.

93 Fire safety and other considerations

Not applicable – no change of building use and alterations and extensions of the building are proposed.

94 Consent authority may require buildings to be upgraded

The application has been considered by Council’s Building Officer having regard to Clause 94. Suitable conditions of consent have been recommended, noting that the proposed development does not trigger any building upgrades under this clause.

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

There are not expected to be adverse environmental impacts on either the natural or built environments or any adverse social or economic impacts in the locality.

This is demonstrated through the following:

- The proposal is satisfactory with regard to the applicable planning controls as detailed in the body of this report.
- No submissions were received following notification.
- Internal referrals are satisfactory subject to appropriate conditions of consent.

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

Does the proposal fit in the locality?

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

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

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

No submissions were received following public exhibition of the proposal.

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

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

3 CONCLUSION

The site benefits from existing use rights and has been operating as a church since the 1980's. The proposed deck is ancillary to the church and will improve the functionality of the building by providing a direct connection between the indoor area and the existing playground and open space areas. The addition will not increase the capacity of the church, however it is intended to be used for ancillary activities. As these activities are already occurring, no significant increase in noise impacts on adjoining properties are anticipated from the development. However, suitable conditions regarding the use of the deck are recommended to mitigate potential additional noise impacts.

4 RECOMMENDATION

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.

It is recommended that the development application be approved subject to the recommended conditions outlined in attachment 4.

5 ATTACHMENTS

- 1 Aerial photo and WLEP zoning map
- 2 Plans
- 3 Wollongong Development Control Plan 2009 compliance table
- 4 Recommended conditions

Attachment 1: Aerial photo and zoning map



Figure a: Aerial photo



Figure b: WLEP 2009 zoning map

PROPOSED ALTERATIONS & ADDITIONS

LOT 1141 DP870480 - 85 MEADOW STREET CNR CALDWELL AVENUE

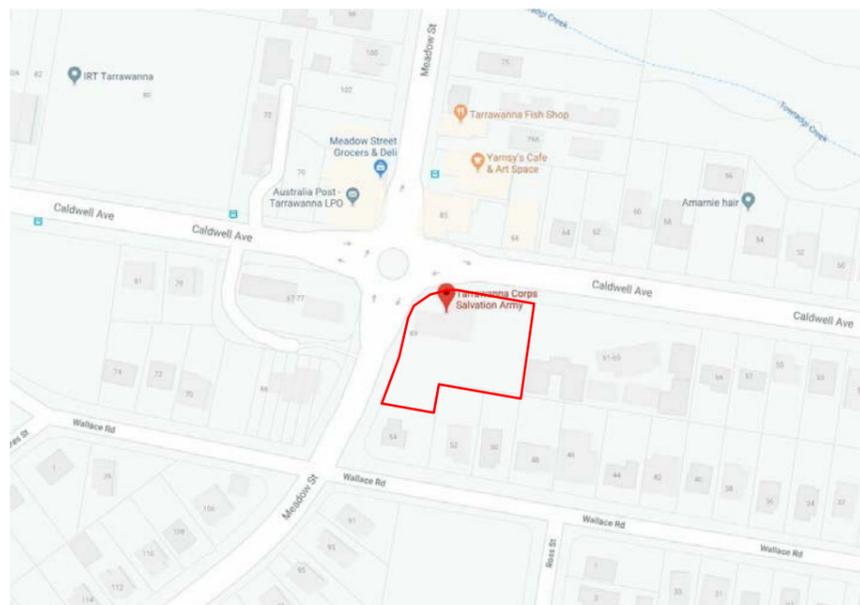
TARRAWANNA NSW 2518

FOR

SALVATION ARMY - TARRAWANNA

DRAWING SCHEDULE

193570	DETAIL SURVEY PLAN - BY C. ROBSON & ASSOCIATES PTY LTD
A - 00	COVER SHEET
A - 01	EXISTING SITE PLAN
A - 02	EXISTING AREA PLAN AND DEMOLITION PLAN
A - 03	PROPOSED AREA PLAN
A - 04	DIMENSIONED PLAN & ROOF PLAN
A - 05	ELEVATIONS & SECTION
A - 06	PERSPECTIVE VIEWS & FINISHES SCHEDULE
A - 07	EROSION & SEDIMENT CONTROL PLAN



LOCATION MAP

STREET MAP IMAGE
COURTESY GoogleMaps®

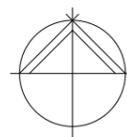


PHOTO MAP

ARIAL PHOTOGRAPHY IMAGE
COURTESY GoogleMaps®

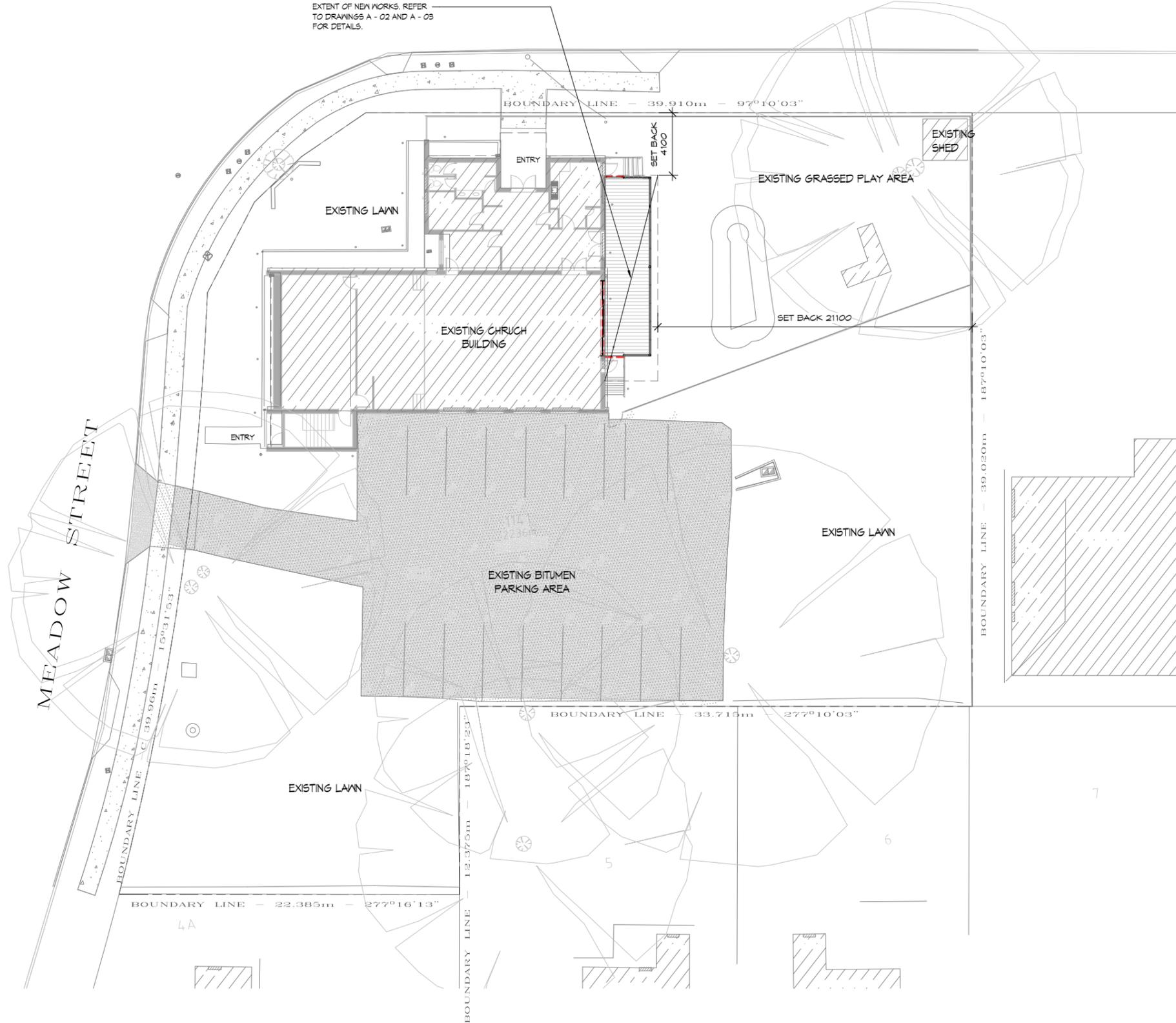
ISSUED FOR
DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

OASIS
Building Design Pty Ltd

BUILDING DESIGNERS AUSTRALIA
MEMBER No. : 1656-14
ACCREDITATION : UNRESTRICTED
ACCREDITATION No: 6315

CALDWELL AVENUE

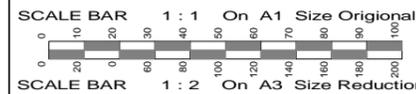
EXTENT OF NEW WORKS, REFER TO DRAWINGS A - 02 AND A - 03 FOR DETAILS.



SITE ANALYSIS	
NCC BUILDING CLASSIFICATION :	CLASS 9
TOTAL SITE AREA :	2,236m ²
EXISTING CHURCH :	312.0m ²
PROPOSED ADDITION DECK :	35.5m ²
TOTAL FLOOR AREA :	317.5m ²
DRIVEWAY AND PARKING AREA :	494m ²
PLAYGROUND & OTHER :	295m ²
TOTAL SITE COVERAGE :	1,106.5m ² OR 49.5%

GENERAL NOTES
 REFER TO SURVEY DRAWING 193570 PREPARED BY C. ROBSON & ASSOCIATES FOR FULL SURVEY DETAILS, LEVELS AND CONTOURS

EXISTING SITE PLAN



ISSUED FOR DEVELOPMENT APPROVAL
 NOT FOR CONSTRUCTION

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No.	Amendment
P4	DRAFT DA ISSUE FOR FINAL CLIENT APPROVAL. NOT FOR CONSTRUCTION.
DA1	ISSUED FOR DEVELOPMENT APPROVAL ONLY. NOT FOR CONSTRUCTION.
By	Date
VP	03.10.2019
VP	15.10.2019

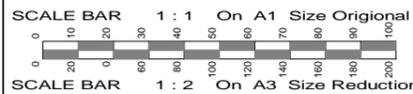
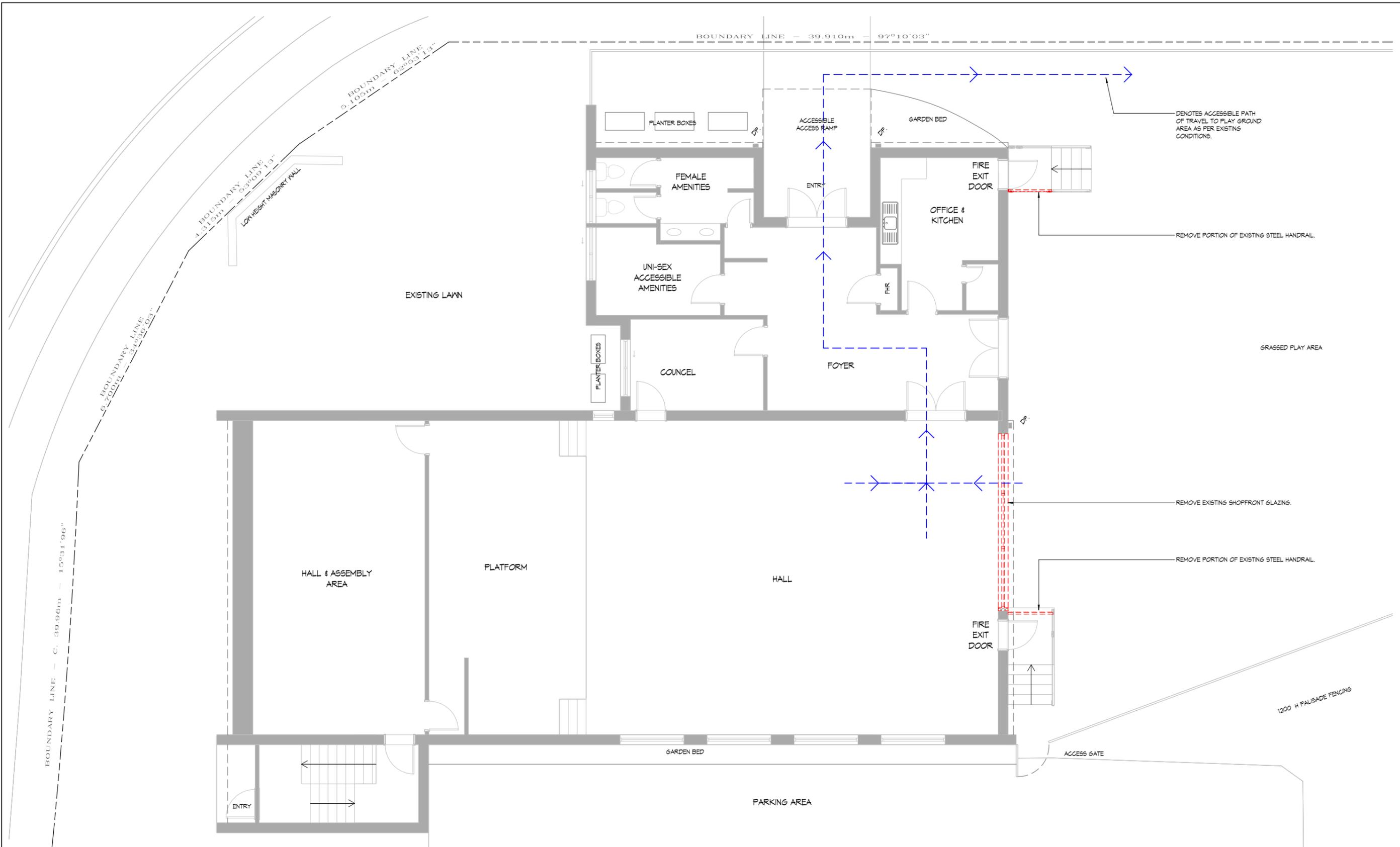
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 Shellharbour City Centre, NSW, 2529
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Project
 PROPOSED ALTERATIONS & ADDITIONS
 LOT 1141 DP870480 - 85 MEADOW STREET CNR CALDWELL AVENUE
 TARRAWANNA NSW 2518
 FOR
 SALVATION ARMY - TARRAWANNA

Drawing Title
 EXISTING SITE PLAN

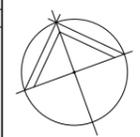
Approved	Designed
	VP
Date	Drawn
July 2019	VP
Scale	Checked
1 : 150 @ A1 & 1 : 300 @ A3	
Project No.	Amt.
16 - 095	DA1
Drawing No.	
A - 01	



EXISTING AREA PLAN AND DEMOLITION PLAN

ISSUED FOR DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

No.	Amendment	By	Date
P1	PRELIMINARY ISSUE FOR DISCUSSION PURPOSES ONLY. NOT FOR CONSTRUCTION.	VP	30.01.2019
P2	PRELIMINARY ISSUE FOR DISCUSSION PURPOSES ONLY. NOT FOR CONSTRUCTION.	VP	01.08.2019
P3	PRELIMINARY ISSUE FOR CLIENT APPROVAL ONLY. NOT FOR CONSTRUCTION.	VP	13.08.2019
P4	DRAFT DA ISSUE FOR FINAL CLIENT APPROVAL. NOT FOR CONSTRUCTION.	VP	03.10.2019
DA1	ISSUED FOR DEVELOPMENT APPROVAL ONLY. NOT FOR CONSTRUCTION.	VP	15.10.2019



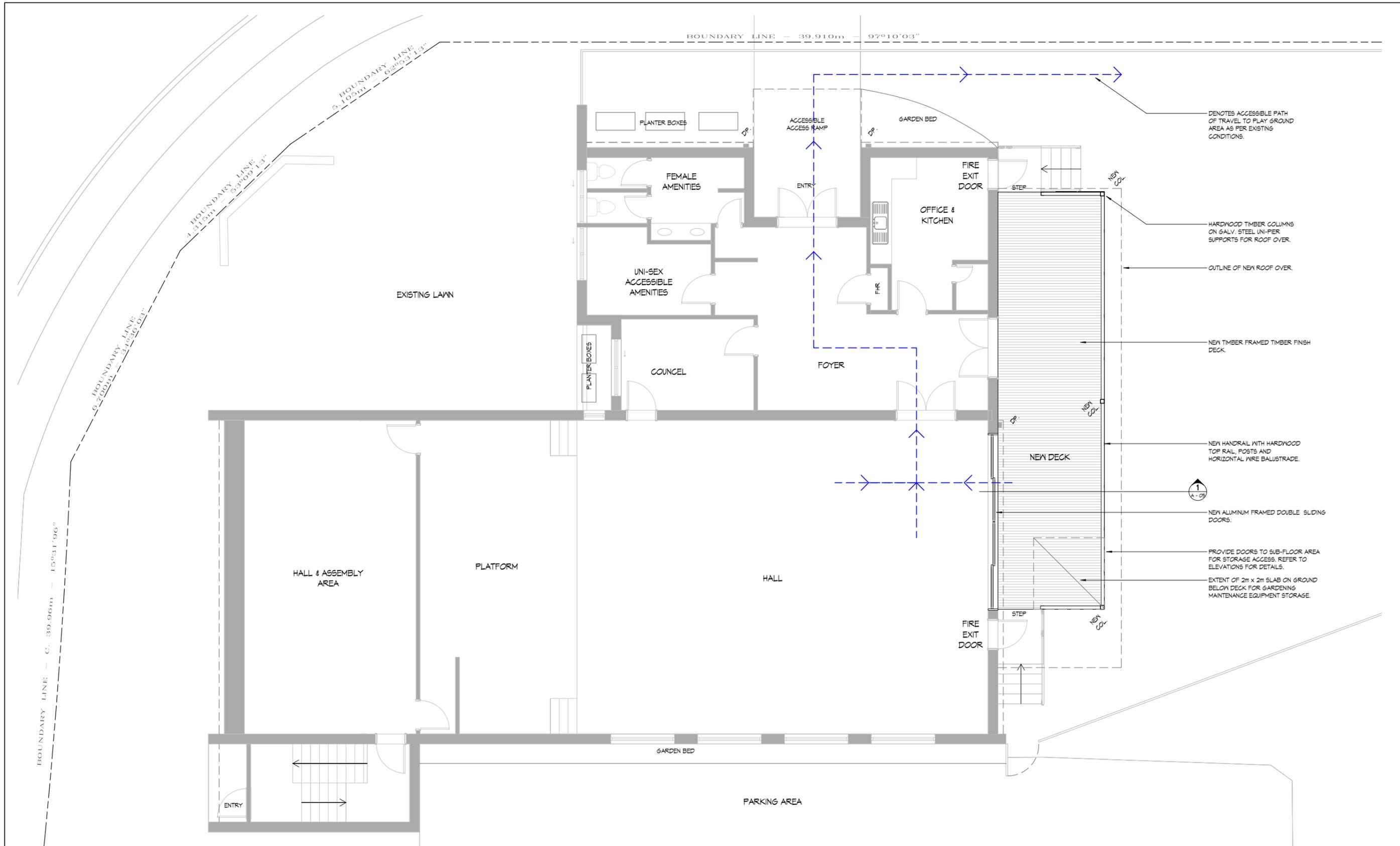
BUILDING DESIGNERS AUSTRALIA
MEMBER OF THE INSTITUTE OF BUILDING DESIGNERS AUSTRALIA
ACCREDITATION NUMBER 6315

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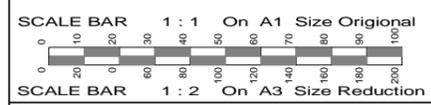
Project
PROPOSED ALTERATIONS & ADDITIONS
LOT 1141 DP870480 - 85 MEADOW STREET CNR CALDWELL AVENUE
TARRAWANNA NSW 2518
FOR
SALVATION ARMY - TARRAWANNA
Drawing Title
EXISTING AREA PLAN AND DEMOLITION PLAN

Approved	Designed
	VP
Date	Drawn
July 2019	VP
Scale	Checked
1 : 50 @ A1 & 1 : 100 @ A3	
Project No.	Amt.
16 - 095	DA1
Drawing No.	
A - 02	



- DENOTES ACCESSIBLE PATH OF TRAVEL TO PLAY GROUND AREA AS PER EXISTING CONDITIONS.
- HARDWOOD TIMBER COLUMNS ON GALV. STEEL UNI-PIER SUPPORTS FOR ROOF OVER.
- OUTLINE OF NEW ROOF OVER.
- NEW TIMBER FRAMED TIMBER FINISH DECK.
- NEW HANDRAIL WITH HARDWOOD TOP RAIL, POSTS AND HORIZONTAL WIRE BALUSTRADE.
- NEW ALUMINUM FRAMED DOUBLE SLIDING DOORS.
- PROVIDE DOORS TO SUB-FLOOR AREA FOR STORAGE ACCESS. REFER TO ELEVATIONS FOR DETAILS.
- EXTENT OF 2m x 2m SLAB ON GROUND BELOW DECK FOR GARDENING MAINTENANCE EQUIPMENT STORAGE.

PROPOSED AREA PLAN



ISSUED FOR DEVELOPMENT APPROVAL
 NOT FOR CONSTRUCTION

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No.	Amendment	By	Date
P1	PRELIMINARY ISSUE FOR DISCUSSION PURPOSES ONLY. NOT FOR CONSTRUCTION.	VP	30.01.2019
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P3	PRELIMINARY ISSUE FOR CLIENT APPROVAL ONLY. NOT FOR CONSTRUCTION.	VP	13.08.2019
P4	DRAFT DA ISSUE FOR FINAL CLIENT APPROVAL. NOT FOR CONSTRUCTION.	VP	03.10.2019
DA1	ISSUED FOR DEVELOPMENT APPROVAL ONLY. NOT FOR CONSTRUCTION.	VP	15.10.2019



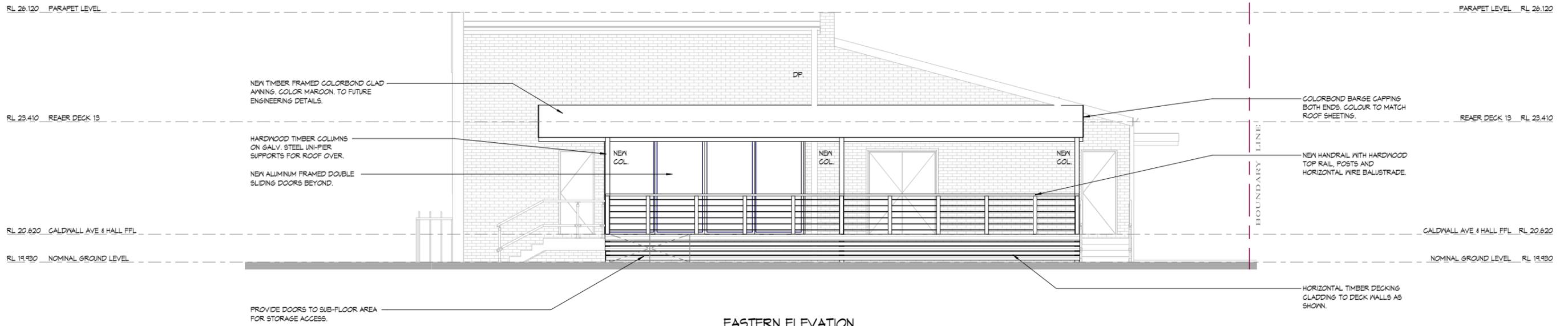
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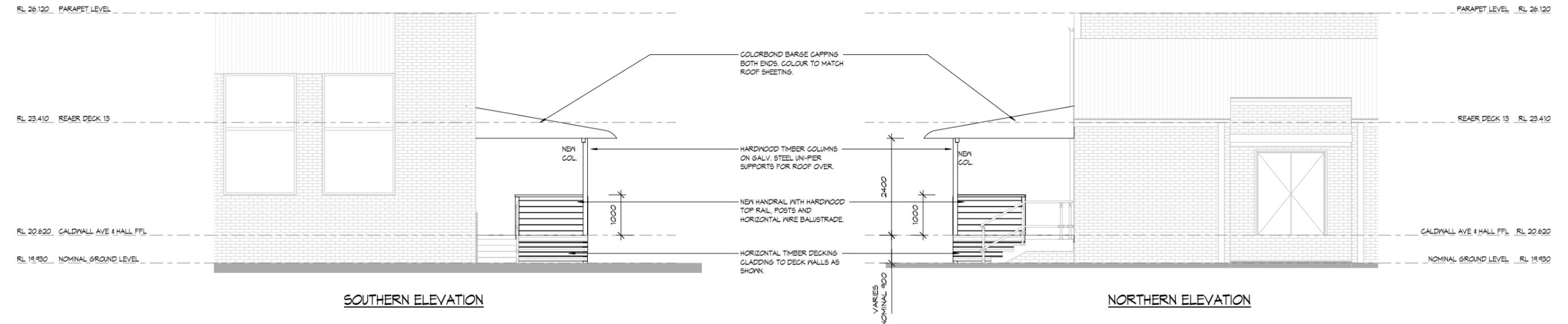
Project
PROPOSED ALTERATIONS & ADDITIONS
 LOT 1141 DP810480 - 85 MEADOW STREET CNR CALDWELL AVENUE
TARRAWANNA NSW 2518
 FOR
SALVATION ARMY - TARRAWANNA

Drawing Title
 PROPOSED AREA PLAN

Approved	Designed
	VP
Date	Drawn
July 2019	VP
Scale	Checked
1 : 50 @ A1 & 1 : 100 @ A3	
Project No.	Amt.
16 - 095	DA1
Drawing No.	
A - 03	

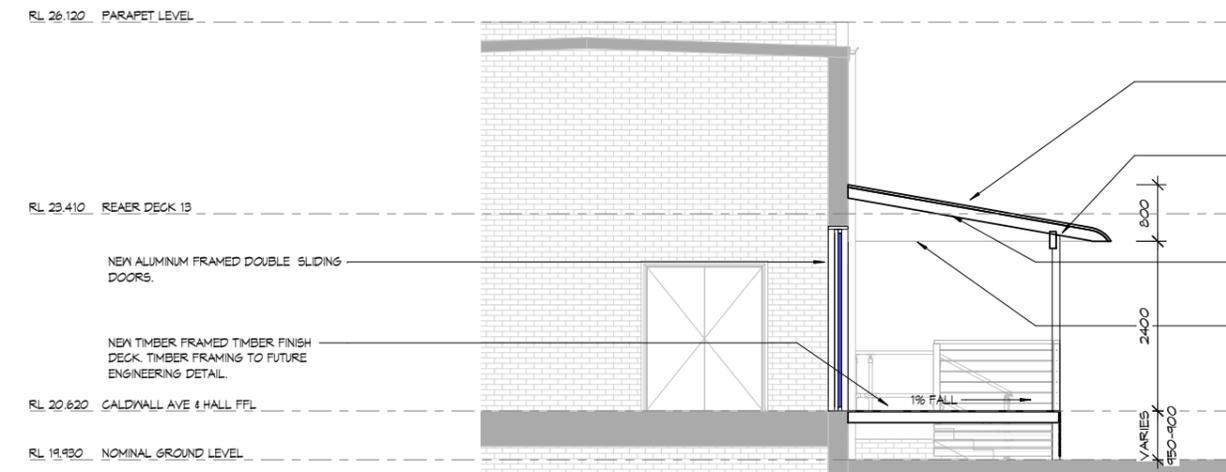


EASTERN ELEVATION



SOUTHERN ELEVATION

NORTHERN ELEVATION



SECTION 1
SCALE: 1 : 50
A - 03



ISSUED FOR DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

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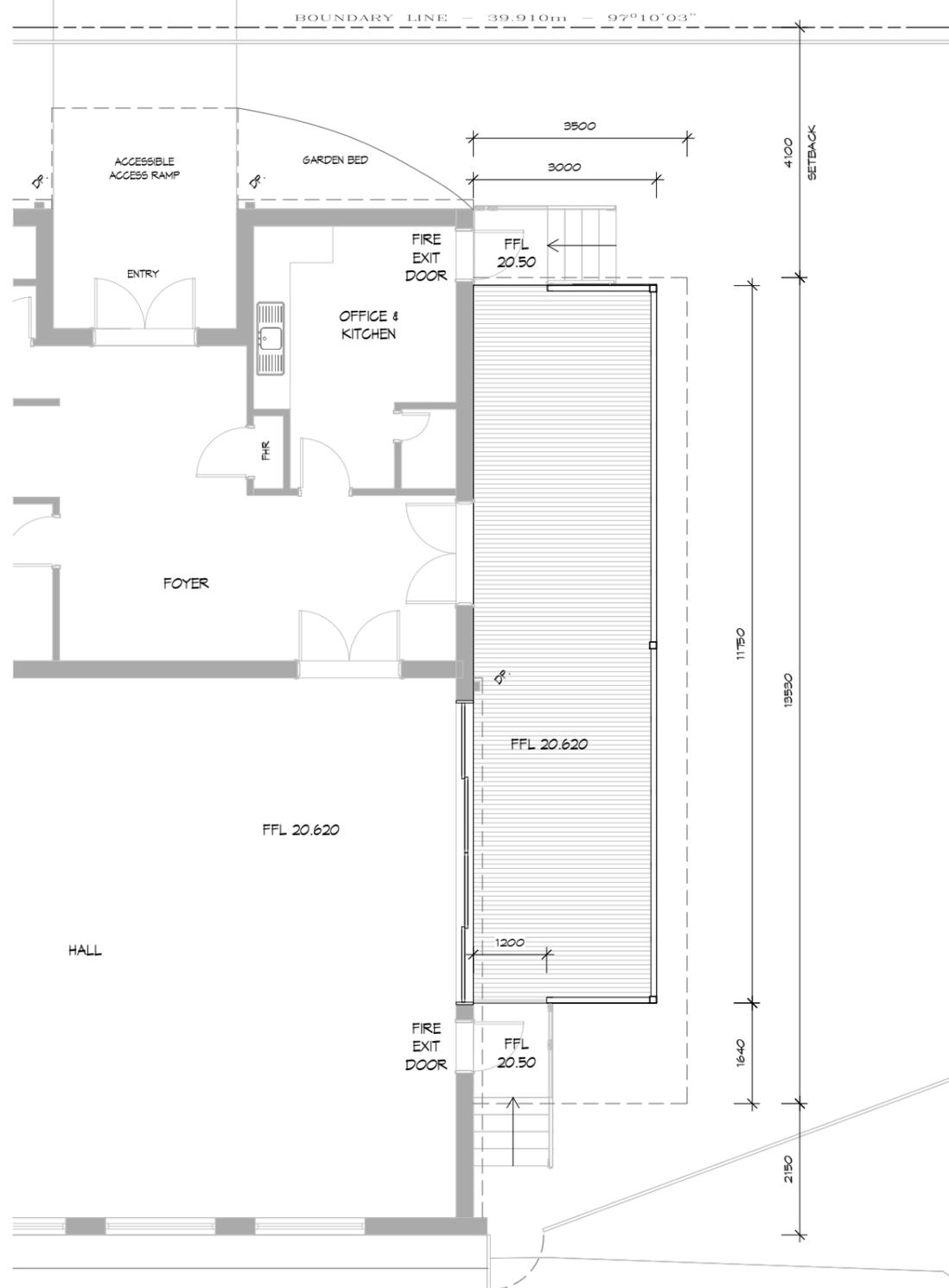
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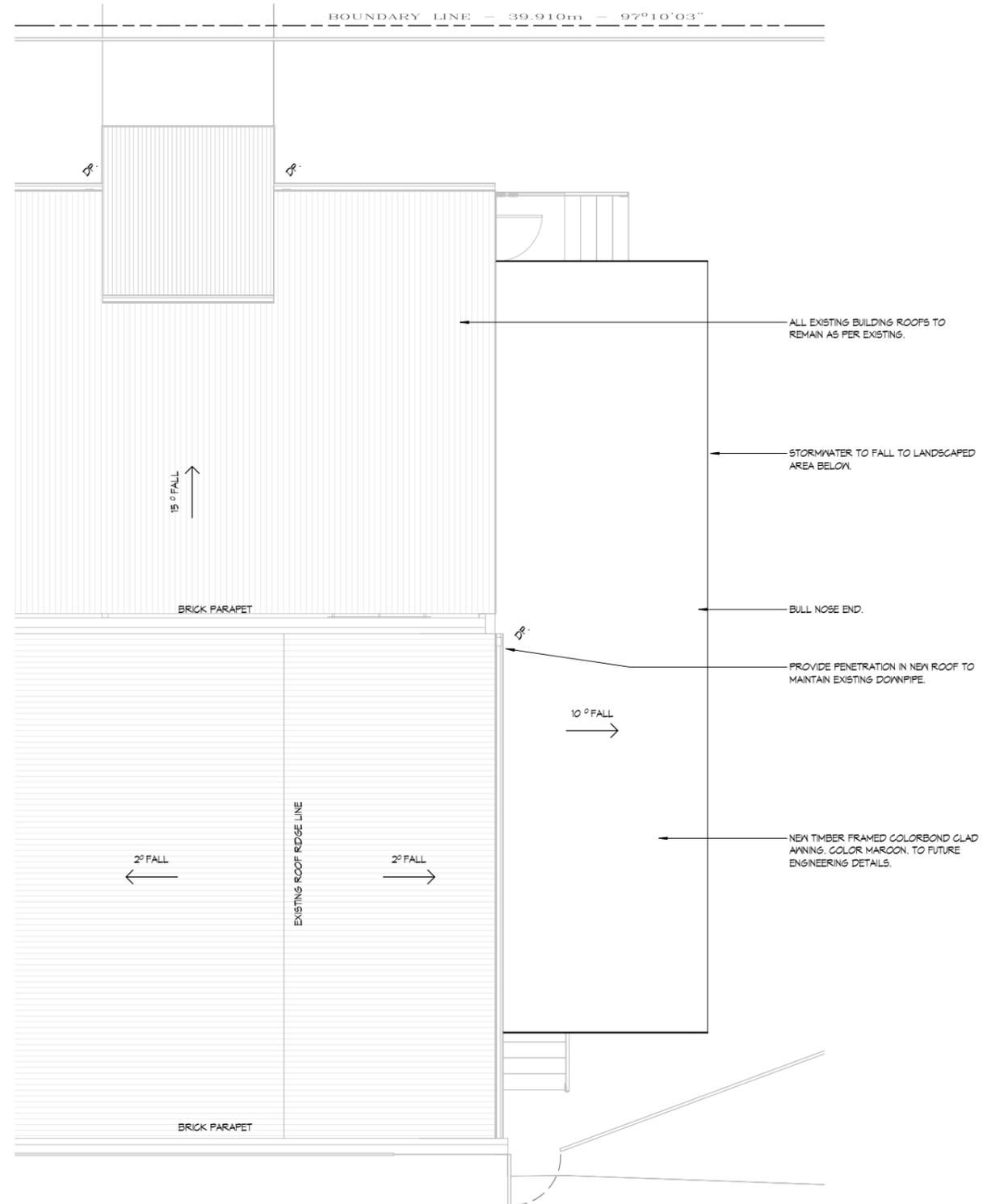
Project
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LOT 1141 DP870480 - 85 MEADOW STREET CNR CALDWELL AVENUE
TARRAWANNA NSW 2518
FOR
SALVATION ARMY - TARRAWANNA

Drawing Title
ELEVATIONS & SECTION

Approved	Designed
Date July 2019	VP
Scale 1 : 50 @ A1 & 1 : 200 @ A3	VP
Project No. 16 - 095	Checked DA1
Drawing No. A - 05	Amt. DA1



DIMENSIONED PLAN



ROOF PLAN

SCALE BAR 1 : 1 On A1 Size Original
 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200
 SCALE BAR 1 : 2 On A3 Size Reduction

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TARRAWANNA NSW 2518
 FOR
SALVATION ARMY - TARRAWANNA
 Drawing Title
 DIMENSIONED PLAN & ROOF PLAN

Approved	Designed
Date July 2019	VP
Scale 1 : 50 @ A1 & 1 : 100 @ A3	VP
Project No. 16 - 095	Checked
Drawing No. A - 04	DA1



EXISTING - NORTH EASTERN PERSPECTIVE



EXISTING - SOUTH EASTERN PERSPECTIVE



PROPOSED - NORTH EASTERN PERSPECTIVE



PROPOSED - SOUTH EASTERN PERSPECTIVE

FINISHES SCHEDULE



DECKING AND DECK WALLS - MILLBOARD - LIME OAK



ROOF/FLASHINGS/TRIMS - COLORBOND - PROFILED AND FLAT - COLOUR TERRAIN



COLUMNS/ TOP CHORD OF BALUSTRADE - HARKWOOD - NATURAL



EXISTING DP/DOORS FLASHING, EAVES GUTTERS, NEW DOOR FRAMING - POWDER COATED - COLOUR TO MATCH COLORBOND TERRAIN



WIRE BALUSTADING - STAINLESS STEEL WIRE



EXISTING EXTERNAL WALLS

SCALE BAR 1 : 1 On A1 Size Original



SCALE BAR 1 : 2 On A3 Size Reduction

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BUILDING DESIGNER AUSTRALIA
ACCREDITED PROFESSIONAL DESIGNER
ACCREDITATION No. 6315

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Building Design Pty Ltd

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ABN: 41626779235

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Project
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TARRAWANNA NSW 2518
FOR
SALVATION ARMY - TARRAWANNA

Drawing Title
PERSPECTIVE VIEWS & FINISHES SCHEDULE

ISSUED FOR DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

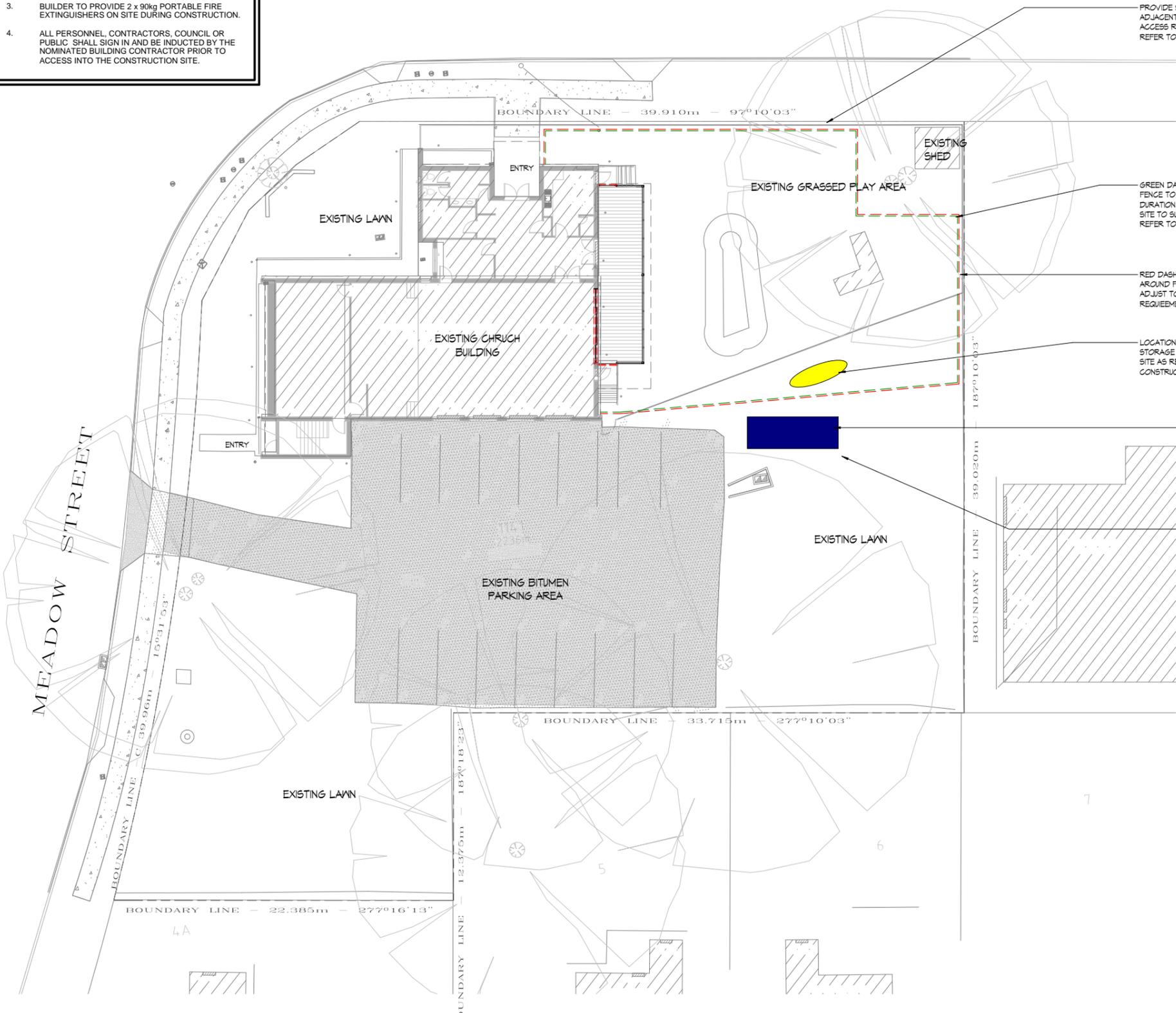
Approved	Designed
Date	Drawn
Scale	Checked
Project No.	Drawing No.
Amt.	

July 2019
NTS
16 - 095
A - 06
VP
VP
DA1

GENERAL NOTES

1. REFER TO DRAWINGS A - 03 FOR DEMOLITION PLAN.
2. UNLOADING OF MATERIALS BY CRANE MUST BE COMPLETED WHOLLY WITHIN SITE BOUNDARY - REFER TO NOTES ON DWG No. CMP - 02.
3. BUILDER TO PROVIDE 2 x 90kg PORTABLE FIRE EXTINGUISHERS ON SITE DURING CONSTRUCTION.
4. ALL PERSONNEL, CONTRACTORS, COUNCIL OR PUBLIC SHALL SIGN IN AND BE INDUCTED BY THE NOMINATED BUILDING CONTRACTOR PRIOR TO ACCESS INTO THE CONSTRUCTION SITE.

CALDWELL AVENUE



PROVIDE SITE SIGNAGE TO COUNCIL REQUIREMENTS ADJACENT TO MAIN ENTRY GATES - INCLUDE SITE ACCESS REQUIREMENTS AND VISITOR INSTRUCTIONS REFER TO NOTES ON DWG No. CMP-02

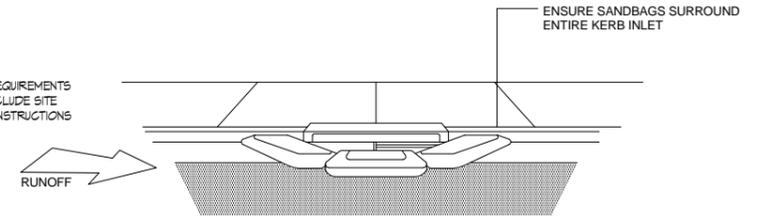
GREEN DASHED LINE DENOTES SILTATION FENCE TO LOW SIDE OF SITE FOR THE DURATION OF CONSTRUCTION. RELOCATED ON SITE TO SUIT CONSTRUCTION SEQUENCE. REFER TO DWG No. CMP-02 FOR DETAILS.

RED DASHED LINE DENOTES SECURITY FENCE AROUND FULL PERIMETER OF WORK ZONE. ADJUST TO SUIT CONSTRUCTION SEQUENCE AND REQUIREMENTS.

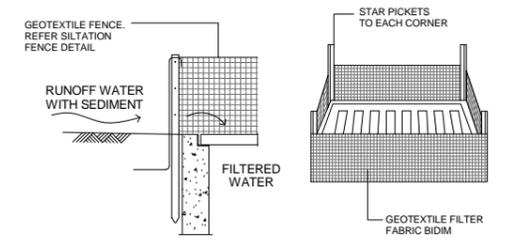
LOCATION OF BULK MATERIAL STORAGE AREA. RELOCATE ON SITE AS REQUIRED TO SUIT CONSTRUCTION PHASES.

NOMINAL POSITION FOR TEMPORARY OFFICE/AMENITIES SHED AND TOILET - PROVIDE TEMPORARY WATER, SEWER AND ELECTRICAL CONNECTIONS TO COMPLY WITH COUNCIL REQUIREMENTS. RELOCATE ON SITE AS NECESSARY TO SUIT CONSTRUCTION SEQUENCE.

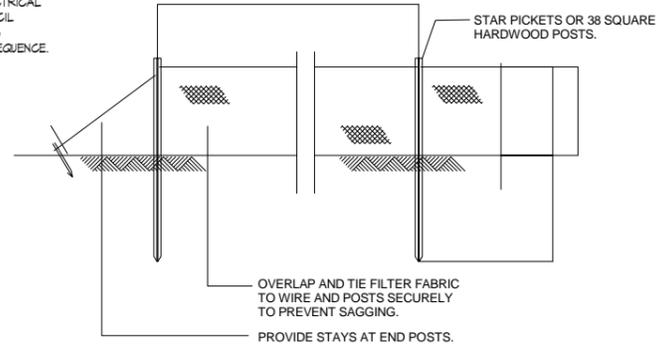
FIRST AID, EMERGENCY PLAN & EVACUATION ASSEMBLY POINT



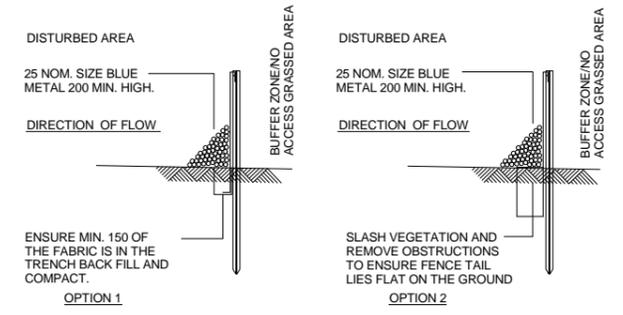
SANDBAG SEDIMENT TRAP AT EXISTING STORMWATER PIT



GEOTEXTILE FILTER PIT (GFP)



TYPICAL SILT FENCE ELEVATION



TYPICAL SILT FENCE SECTIONS

SCALE BAR 1 : 1 On A1 Size Original

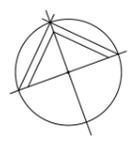


SCALE BAR 1 : 2 On A3 Size Reduction

EROSION & SEDIMENT CONTROL PLAN

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No.	Amendment	By	Date
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BUILDING DESIGNERS AUSTRALIA
ACCREDITED UNDER THE
ACCREDITATION No. 6315

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Project
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TARRAWANNA NSW 2518
FOR
SALVATION ARMY - TARRAWANNA

Drawing Title
EROSION & SEDIMENT CONTROL PLAN

ISSUED FOR DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

Approved	Designed
	VP
Date	Drawn
July 2019	VP
Scale	Checked
As indicated	
Project No.	Amtd.
16 - 095	DA1
Drawing No.	
A - 07	



NOTES: SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DEMOLITION, DESIGN, EXCAVATION OR CONSTRUCTION ON SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.

RELATIONSHIPS OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

BEARINGS AND DISTANCES ARE BY TITLE/DEED ONLY. NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT.

× CODE LIST

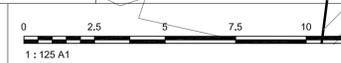
E/L	- ENTRY LEVEL
G/H	- GUTTER HEIGHT
R/H	- RIDGE HEIGHT
E/H	- EAVE HEIGHT
S.V.	- STOP VALVE
HYD.	- WATER HYDRANT
ELP	- ELECTRICITY LIGHT POLE
W.M.	- WATER METER
B.O.W.	- BOTTOM OF WALL
T.O.W.	- TOP OF WALL



AN UNDERGROUND SERVICES SEARCH SHOULD BE UNDERTAKEN PRIOR TO ANY EXCAVATION TAKING PLACE UPON THE SITE

No	DATE	REVISION DETAILS	BY
A	12.08.19	ISSUE FOR INFORMATION	AH.

CONSULTING REGISTERED SURVEYORS
C. ROBSON & ASSOCIATES PTY. LTD.
 LAND & ENGINEERING SURVEYORS
 UNIT 1, LEVEL 6, 85-87 SMYTH STREET WOLLONGONG 2500
 Phone: 02 4243 1645 Fax: 02 4243 1658 Mobile 0402 641 693
 Email: crobsonsur@optusnet.com.au
 A.B.N. 63 105 569 837



WEATHER BOARD CLIENT: THE SALVATION ARMY

W-T25.52
W-B24.52

SCALES:	AS SHOWN
DATUM:	APD
WEATHER BOARD COLours:	LOCAL
JOB REF:	19357/0
APPROVED:	CR

PROJECT:
 CRN MEADOW ST & CALDWELL AVE - TARRAWANNA
 LOT 1141 DP 870480

DRAWING
 DETAIL SURVEY PLAN

DRAWING No	19357/0	REVISION	A
SHEET 1 OF 1 SHEETS			A1
ISSUED FOR:	INFORMATION		

Attachment 3: Wollongong Development Control Plan 2009 assessment

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

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

CHAPTER C13: PLACES OF PUBLIC WORSHIP

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<p><u>4.1 Locational Requirements</u></p> <p>250m distance from other place of public worship</p> <p>400m away from existing/approved sex industry premises</p> <p>150m distance away from existing/approved firearm or weaponry store</p>	<p>NA - The use of the site for a place of public worship is existing.</p>	<p>NA</p>
<p><u>4.2 Minimum Lot Size & Lot Width Requirements</u></p>	<p>As above</p>	<p>NA</p>
<p><u>Residential Zones</u></p>		
<p><u>4.3 Maximum Site Coverage</u></p> <p>50% site coverage within any residential zone</p>	<p>NA- site is zoned RE1</p>	<p>NA</p>
<p><u>4.4 Maximum Building Height</u></p> <p>Refer height of buildings map under WLEP 2009</p>	<p>Proposed addition is well below the maximum building height of 9m permitted under WLEP2009</p>	<p>Yes</p>
<p><u>4.5 Front Setbacks</u></p> <p>1. Applies to places of public worship located on land zoned R1, R2, R3, R4, B1 and B2</p> <p>2. Corner allotments require a minimum building line setback of 5m off the secondary road frontage.</p>	<p>The front setback is existing, no change is proposed, and the site is zoned RE1.</p> <p>The site is a corner allotment. The Caldwell Avenue frontage has a 4.1m setback to the boundary which will continue. This is considered acceptable.</p>	<p>NA</p> <p>No (refer point 3)</p>
<p>3. Balconies can extend up to 900mm closer than the required front of secondary setback</p>	<p>The continued setback of 4.1m meets this requirement.</p>	<p>Yes</p>

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<p><u>4.6 Side Setbacks</u></p> <ul style="list-style-type: none"> • Minimum 3m setback required on land zoned R1, R2, R3, R4, B1 and B2 • on land zoned B3 or B4 in Wollongong City Centre, setbacks under D13 apply • Minimum 5m side setback required for buildings on B6 or IN2 zones 	<p>Although the site falls outside the identified zones, the proposed deck is setback over 21m from the eastern side boundary and meets all side setback requirements.</p>	<p>NA</p>
<p><u>4.7 Rear Setbacks</u></p> <ul style="list-style-type: none"> • Minimum 5m rear setback required for land zoned R1, R2, R3, R4, B1 and B2, B6 or IN2 • on land zoned B3 or B4 in Wollongong City Centre, setbacks under D13 apply 	<p>As above</p>	<p>NA</p>
<p><u>4.8 Building Form and Character</u></p> <p>Any Development Application for a place of public worship (church, mosque, synagogue, temple etc) must consider the amenity of the surrounding locality, especially sites within or near residential localities. Any place of public worship within or near a residential neighbourhood must be well designed and incorporate high quality external materials and finishes as well as suitable landscape treatment around the perimeter of the site.</p>	<p>Existing church building, however deck addition is modest in scale and sympathetic to surrounding residential character.</p> <p>Existing landscaping will remain and is considered adequate</p>	<p>Yes</p>
<p><u>4.9 Noise Impact Assessment</u></p> <p>A Noise Impact Assessment report will be required for any proposed new place of public worship or any proposed major alterations and additions to an existing place of public worship where Council is of the opinion the alterations or additions may cause potential adverse noise impacts upon the surrounding locality. The noise impact assessment report must be prepared by a suitably qualified and experienced acoustic consultant and lodged with the Development Application.</p>	<p>No Noise Impact Assessment is required as the church is an existing use and the scope of works is relatively minor. The deck is proposed to be used for ancillary activities including morning teas, playgroups, and the like. A condition is recommended for the doors leading to the deck to remain closed during mass to minimise noise impacts to adjoining properties.</p>	<p>Yes, subject to operational conditions</p>

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.10 Car Parking, Access and Traffic Impact Assessment Requirements</u> Refer Part E of DCP Traffic Impact Assessment required for alts and adds resulting in increase of 50 or more patrons	No increase in patrons proposed. Refer Chapter E3 assessment	NA
<u>4.11 Solar Access</u> Minimum 3 hours sunlight access maintained to adjoining residential dwellings on June 21	21m setback to eastern boundary will not lead to additional overshadowing to adjoining residential properties. No shadow diagrams required.	Yes
<u>4.12 Crime Prevention Through Environmental Design</u>	Refer Part E	
<u>4.13 Access for People with a Disability</u>	The application has been considered by Council's Building Officer and suitable conditions recommended.	Yes
<u>4.14 Landscaping Requirements</u> 5m landscape buffer required within front setback 3m landscape buffer required along all side and rear property boundaries	No change to existing landscaping is proposed nor considered necessary as part of the deck addition.	NA
<u>4.15 Hours of Operation</u>	No change to hours of operation are proposed.	NA

CHAPTER D1 – CHARACTER STATEMENTS

Tarrawanna

The proposal is considered to be consistent with the existing and desired future character for the locality.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The application has been considered by Council's Building Officer and found acceptable subject to conditions recommended to meet Access to Premises standards. Suitable conditions are included as part of the recommended conditions of consent in Attachment 4.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposed deck does not raise any concerns regarding safety or security having regard to the provisions of this chapter. The deck will improve natural surveillance between the building and the playground area and does not present any concealment opportunities.

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

The proposed development is for a deck to an existing church. The deck will provide for an area for the congregation to meet before and after services and will not increase the capacity of the building. The existing car parking and vehicle access arrangements are not proposed to change and are considered adequate.

CHAPTER E6: LANDSCAPING

The proposed deck is located over an existing grassed area, therefore reducing the landscape area. The site has ample landscaped area therefore no objection is raised to the minor reduction of landscaping.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided in accordance with this chapter for the demolition and construction phases. Suitable conditions regarding waste management are recommended as part of Attachment 4.

No changes to the existing operational waste management arrangements are proposed (Council waste collection)

CHAPTER E13 FLOODPLAIN MANAGEMENT

The application has been considered by Council's Stormwater division and appropriate conditions recommended as outlined in Attachment 4.

CHAPTER E14 STORMWATER MANAGEMENT

The application has been considered by Council's Stormwater division and conditions recommended requiring the stormwater disposal from the proposed development to connect to the existing underground stormwater system.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Partial demolition works can be appropriately managed through suitable conditions of consent, which are included in the recommended conditions in Attachment 4.

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.

Attachment 4 – Recommended Conditions

Approved Plans and Specifications

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on Project No 16-095 Drawing A-01-DA1 to A-06-DA1 dated 15 October 2019 prepared by Oasis Building Design Pty Ltd and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

General Matters

2 Occupation Certificate

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

3 Disability Discrimination Act 1992

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

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

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

5 Building Work - Compliance with the Building Code of Australia

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

6 Access to Premise Standards

Access for people with disabilities must be provided as required by and in accordance with the Commonwealth Disability (Access to Premises – Buildings) Standards 2010 (the Premises Standards) and AS1428.1.

Prior to the Issue of the Construction Certificate

7 Flood Level Requirements

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

- a Any portion of the building or structure below RL 20.60 metres AHD should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of ‘flood compatible materials’ as stated in Chapter E13 of the Wollongong DCP2009.

- b The proposed additions shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including RL 20.60 metres AHD.

8 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.

9 **Present Plans to Sydney Water**

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

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

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

10 **Fire Safety Schedule**

When issuing a Construction Certificate, a Principal Certifier 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.

11 **Building Upgrade Requirements**

Pursuant to Section 4.15(1) of the Environmental and Planning and Assessment Act, 1979 the tenancy unit is subject to the following building upgrade requirements:

- a. Provide a minimum 1.0 metre width of path of travel to the required exit as required by and compliant with D1.6 of the National Construction Code Series – Building Code of Australia – Vol 1 (BCA).
- b. Provide ventilation to each room and area as required by and compliant with Part F4.5 of the BCA.

This condition may be addressed through compliance with the deem-to-satisfy requirements of the National Construction Code Series - Building Code of Australia (Vol 1), or a formulated alternative solution satisfying the requirements of clause A2.2 and prepared in accordance with A2.4 of the National Construction Code Series- 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.

Prior to the Commencement of Works

12 **Appointment of Principal Certifier**

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

- a. Appoint a Principal Certifier (PC) 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 Certifier must determine when inspections and compliance certificates are required.

13 **Works in Road Reserve - Minor Works**

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

The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council's website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the roads act. It is advised that all applications are submitted and fees paid, five (5) days prior to the works within the road reserve are intended to

commence. The Applicant is responsible for the restoration of all Council assets within the road reserve which are impacted by the works/occupation. Restoration must be in accordance with the following requirements:

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

14 **Sediment Control Measures**

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

15 **Demolition Works**

The demolition of the existing structures 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 Certifier. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application shall be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

16 **Structural Engineer's Details**

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

17 **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 Certifier 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.

During Demolition, Excavation or Construction

18 **Flood Compatible Materials – Electrical**

All power service (metering) equipment, power outlets, switches etc. shall be located above RL 20.6 metres AHD. All electrical wiring installed below this level should be suitable for continuous underwater immersion and should contain no fibrous components. Earth leakage circuit breakers shall also be installed. Any equipment installed below or partially below RL 20.6 metres AHD should be capable of disconnection by a single plug and socket assembly.

19 **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.

20 **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>).

21 **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 Certifier 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.

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

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

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

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

Stormwater from the development must be piped the existing underground stormwater drainage system within the site.

Prior to the Issue of the Occupation Certificate

24 **Structural Soundness Certification**

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifying Authority is required, prior to the issue of the final Occupation Certificate and commencement of use. This report is required to verify that the additions can withstand the forces of floodwater, debris and buoyancy up to and including RL 20.6 metres AHD.

25 **Fire Safety Certificate**

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

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

Operational Phases of the Development/Use of the Site

26 **Fire Safety Measures**

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

27 **Restricted Hours of Operation for the deck**

The use of the deck for ancillary activities shall be restricted to 9am to 9pm. Any alteration to the approved hours of operation will require separate Council approval.

- 28 **Doors to Remain Closed**
The doors opening onto the deck must remain closed during masses and other formal activities held in the church to minimise noise impacts to neighbours.
- 29 **Display of Fire Safety Signage**
At all times prominently display within the building the current fire safety schedule and fire safety certificate/statement.
- 30 **Lighting Not to Cause Nuisance**
The lighting of the premises must be directed so as not to cause nuisance to the owners or occupiers of adjoining premises or to motorists on adjoining or nearby roads.

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.