Wollongong Local Planning Panel Assessment Report | 9 August 2022

WLPP No.	Item No.4
DA No.	DA-2022/146
Proposal	Residential - demolition of existing dwelling, construction of a dual occupancy and Subdivision - Torrens title - two (2) lots
Property	21 Jutland Avenue Wollongong Lot 84 DP 15363
Applicant	Marko Lisica, 10 Star
Responsible Team	Development Assessment and Certification - City Centre & Major Development Team (TW)
Prior WLPP meeting	N/A

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Wollongong Local Planning Panel - Determination

The proposal has been referred to Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Clause 1 of Schedule 2 of the Local Planning Panels Direction of 30 June 2020, the proposal requires determination by the LPP as the application proposes works on Council owned land including an easement for drainage.

Proposal

The application seeks consent for the demolition of the existing dwelling house, the construction of an attached dual occupancy and subsequent Torrens title subdivision [two (2) lots].

Permissibility

The proposed dual occupancy is a permissible use in the R2 Low Density Residential zone.

Consultation

The application received 2 submissions in objection following the first notification. One objection was received following the second notification period which took place following the submission of amended plans.

Main issues

The proposal will require a stormwater easement through Council land to the rear of the site.

RECOMMENDATION

It is recommended that the application be granted a deferred commencement consent subject to conditions.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the development:

State Environmental Planning Policies:

- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Transport & Infrastructure) 2007

Local Environmental Planning Policies:

• Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

• Wollongong Development Control Plan 2009

Other policies

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

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the following:-

Demolition

- · demolition of existing dwelling and structures;
- removal of five (5) trees;
- retention and protection of one larger tree in the south-eastern corner of the property.

Construction

- construction of an attached two storey dual occupancy.
- each dwelling will contain four bedrooms with private open space located at ground level, accessed via internal living areas.
- a 5m wide deep soil zone is proposed along the rear boundary of the site with an overall area of 76.2sqm.
- both dwellings will be accessed via separate 3m wide driveways separated from one another by landscape planting.
- Both dwellings will be provided with a single car garage and stacked car space forward of the building line. Pedestrian access to the dwellings will be obtained by pathways positioned adjacent to the side boundaries of the site.
- Construction and finishing materials will comprise lightweight cladding, face brickwork, rendered brickwork and metal sheet roofing.

<u>Subdivision</u>

• 2 lot Torrens title subdivision is proposed following completion of the dual occupancy development.

1.1 BACKGROUND

Development History

Council's records indicate the following prior approvals for the site:-

BA-1982/2292 – swimming pool – approved 21 October 1982

DA-2017/358/B - Residential - garage - Modification B - relocation of garage to original development application, new driveway and removal of 8 (eight) trees at number 23 Jutland Avenue and 1 (one) tree at 21 Jutland Avenue - refused 16 May 2018.

No pre-lodgement meeting was held for the proposal.

Customer service actions

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

1.2 SITE DESCRIPTION

The site is located at 21 Jutland Avenue, Wollongong and the title reference is Lot 84 DP 15363. The site is located on the eastern side of Jutland Avenue opposite the intersection of Jutland and Henley Avenues Wollongong. The site is a rectangular-shaped allotment with an area of 696sqm, with a street frontage length of 15.24m. There is an existing single storey clad dwelling with ancillary structures on the site, all of which are to be demolished to make way for the proposed development.

The site slopes to the rear. There is a Council reserve to the rear / east of the site. The application proposes drainage to this reserve; Council has advised of its in-principle support to the creation of a drainage easement for this purpose.

There are a number of trees on the site, some of which are proposed to be removed as part of the proposal. These are identified in the submitted arborist's report.

The site is located within an established residential area. Surrounding development comprises predominantly one and two storey detached dwellings.

Adjoining development is as follows:

- North (19 Jutland Avenue) single storey detached dwelling.
- South (23 Jutland Avenue) single storey cladded dwelling.
- West: single detached dwellings.
- East: Council reserve.

Property constraints

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

• Flooding – the site is located within an uncategorised flood risk precinct. Council's Development Engineer has considered this constraint in his consideration of the proposal.

Reference to the deposited plan indicates that there are no restrictions on the title.

The aerial photograph forms Attachment 1.

The WLEP 2009 zoning map extract forms Attachment 2.

1.3 SUBMISSIONS

The application was notified to nearby and neighbouring properties twice in accordance with Council's Community Participation Plan 2019. Two objections were received following the first notification period, which raised the following concerns:-

• The property experiences ongoing flooding issues from street water entering the site. This issue should be conveyed to the applicant so that it can be addressed. This is the reason there is no driveway crossover as it was removed to reduce flooding from the street.

Comment: The proposal has been considered by Council's Development Engineer who has recommended consent conditions for imposition in relation to stormwater management.

• The plans (specifically the setback distances from the boundaries) are hard to decipher.

Comment: The objector was provided with information about the setbacks during assessment.

• Overlooking and noise from the proposed courtyard to the neighbour at 19 Jutland Avenue.

Comment: The plans have been revised to eliminate the courtyard.

One further submission was received following the second notification which raised again the issue of flooding as detailed in the first dot point above.

1.4 CONSULTATION

1.4.1 INTERNAL CONSULTATION

Landscape Officer

The application was assessed and found to be satisfactory.

Development Engineering Officer

The application has been assessed in regard to traffic, stormwater and subdivision matters and found to be satisfactory. Conditions of consent were recommended and are included in the consent.

Council's Statutory Property Officer

Council's Statutory Property Officer has considered the application with regard to the proposed easement to drain water to the Council reserve to the rear/ east of the site. It is noted that Council previously wrote to the property owner in January 2022 advising that Council is willing to provide in-principle support to the drainage easement over Lot 187 subject to conditions. No concerns were raised in relation to the proposed development subject to the imposition of conditions.

1.4.2 EXTERNAL CONSULTATION

Nil.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

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

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

NSW BIODIVERSITY CONSERVATION ACT 2016

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

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

Clause 7.2 of the Biodiversity Conservation Regulation 2017 provides the minimum lot size and area threshold criteria for when the clearing of native vegetation triggers entry of a proposed development into the NSW Biodiversity offsets scheme. There is isolated tree removal and no wholesale clearing proposed and, as such, the proposal does not trigger the requirement for a biodiversity offset scheme.

The site is not identified as being of high biodiversity value on the **<u>Biodiversity Values Map</u>**.

The development will not result in adverse impacts on biodiversity and is consistent with the provisions of the BC Act 2016.

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

2.1.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 Remediation of land

4.6 Contamination and remediation to be considered in determining development application

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. The proposal does not comprise a change of use. No concerns are raised regarding contamination as relates to the intended use of the land and the requirements of clause 4.6.

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

The proposal is BASIX affected development to which this policy applies. In accordance with Schedule 1, Part 1, 2A of the Environmental Planning and Assessment Regulation 2000, a BASIX Certificate has been submitted in support of the application demonstrating that the proposed scheme achieves the BASIX targets.

The BASIX certificate was issued no earlier than 3 months before the date on which the development application was lodged.

2.1.3 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

The proposal is categorised as a 'dual occupancy (attached)':

dual occupancy (attached) means 2 attached dwellings on one lot of land, but does not include a secondary dwelling.

Note—

Dual occupancies (attached) are a type of dual occupancy—see the definition of that term in this Dictionary.

dual occupancy means a dual occupancy (attached) or a dual occupancy (detached). Note. Dual occupancies are a type of <u>residential accommodation</u>

residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

(a) attached dwellings, (b) boarding houses, <u>(c) dual occupancies</u>, (d) dwelling houses, (e) group homes, (f) hostels, (g) multi dwelling housing, (h) residential flat buildings, (i) rural workers' dwellings, (j) secondary dwellings, (k) semi-detached dwellings, (l) seniors housing, (m) shop top housing,

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 R2 Low Density Residential.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

a) To provide for the housing needs of the community within a low density residential environment.

b) To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposal is satisfactory with regard to the above objectives. The development will promote the objective of providing for the housing needs of the community within a low density residential environment. The second objective is not relevant to the proposal.

The land use table permits the following uses in the zone:-

Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Exhibition homes; Exhibition villages; Group homes; Home-based child care; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Signage; Tank-based aquaculture; Veterinary hospitals

The proposal is categorised as a *dual occupancy* as defined above and is permissible in the zone with development consent.

Clause 2.6 Subdivision—consent requirements

Consent is sought for subdivision as part of this application.

Clause 2.7 Demolition requires development consent

Consent is sought for the demolition of the existing structures on the site pursuant to this clause.

Part 4 Principal development standards

Clause 4.1 Minimum subdivision lot size

The minimum allotment size for the subdivision of the subject site under Clause 4.1 is 449m². However, Clause 4.1(4C) stipulates that this clause does not apply in relation to the subdivision of land in a residential zone on which there is an "existing" dual occupancy.

In *Currey v Sutherland SC & Anor* [2003] NSWCA 300, the Court of Appeal heard a challenge brought to a consent that permitted dual occupancy and, in that case, strata subdivision, where such subdivision was not permitted unless the dual occupancy was first "created". The Court rejected an argument that the one consent could not deal with both elements in turn.

There is no issue with a single development application seeking consent for both dual occupancy and subdivision, so long as the sequencing via the conditions is appropriately controlled.

In relation to the requirement that a dual occupancy development first be "existing", Council's approach via conditions is to require the dual occupancy to first receive an occupation certificate before a subdivision certificate can be issued. In order to receive an occupation certificate, the dual occupancy is considered "existing". This is Council's consistent approach.

The application is satisfactory subject to a consent condition that an Occupation Certificate is issued for the dual occupancy prior to the release of the Subdivision Certificate. This ensures that the dual occupancy is completed prior to subdivision; therefore, the subdivision will be of an "existing" dual occupancy.

Clause 4.3 Height of buildings

Clause 4.3 stipulates a maximum building height of 9m. The proposed dual occupancy has a height of 8.408m which is compliant.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone:	0.5:1
Site area:	696sqm
Gross Floor Area	GFA 347.6sqm
FSR:	0.499425:1
Post subdivision FSR on each allotmer	t will be <0.5:1

Clause 5.21 Flood planning

Clause 5.21 applies as the site is flood affected and is sited within an uncategorised flood risk precinct. The application has been considered with regard to flooding and stormwater management by Council's Development Engineer and no concerns have been raised subject to the imposition of consent conditions.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The development is already serviced by electricity, water and sewerage services. Conditions will be applied to the consent in relation to satisfying the requirements of the relevant servicing authorities. A condition in relation to the requirement for a s.73 certificate from Sydney Water has been imposed on the consent.

Clause 7.6 Earthworks

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

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

Draft Environment SEPP

The Explanation of Intended Effect for the Environment SEPP was on exhibition from 31 October 2017 until 31 January 2018.

This consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways, urban bushland, and Willandra Lakes World Heritage Property.

This Draft SEPP does not apply to this development.

Remediation of Land SEPP

The Explanation of Intended Effect for the Remediation of Land SEPP and the Managing Land Contamination guidelines were exhibited between 25 January 2018 and 13 April 2018.

Council has considered the potential for land to be contaminated under the current SEPP (SEPP 55) and there is no development history to suggest possible land contamination.

This Draft SEPP does not apply to this development.

Draft Design and Place SEPP

Public exhibition of the Design and Place SEPP Explanation of Intended Effect closed in April 2021. The draft SEPP will go on public exhibition later in 2021. Supporting guidance and tools, drafts of which will also go on exhibition with the draft SEPP. These guides include revisions to the Apartment Design Guide and improvements to the Building Sustainability Index (BASIX), as well as the proposed Urban Design Guide, and Design Review Guide. The Department is currently conducting workshops with Council's around the State.

At this time Council is not requiring additional standards beyond BASIX certificates issued under the active BASIX SEPP for this scale of development. This Draft SEPP does not apply to this development.

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The development has been assessed against the relevant chapters of WDCP 2009 and found to be satisfactory, no variations are proposed. A full assessment of the proposal in relation to Chapter B1 of WDCP 2009 is contained at Attachment 4.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2021

The estimated cost of works exceeds \$100,000 and as such a levy of 1% is applicable under this 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 \$7.4 which affect the development.

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

Environmental Planning and Assessment Regulation 2021

2 Savings

Any act, matter or thing that, immediately before the repeal of the 2000 Regulation, had effect under the 2000 Regulation continues to have effect under this Regulation.

'2000 Regulation' means the Environmental Planning and Assessment Regulation 2000 as in force immediately before its repeal on 1 March 2022.

61 Additional matters that consent authority must consider

The development proposal involves the demolition of the existing dwelling and strictures on the site and as such AS2601 - 2001: *The Demolition of Structures* is a prescribed matter for consideration under Clause 92. Demolition practices and procedures will be required to be undertaken in accordance with AS2601 – 2001; conditions of consent will be imposed in this regard.

62 Consideration of fire safety

N/A.

63 Considerations for erection of temporary structures

N/A.

64 Consent authority may require upgrade of buildings

N/A.

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:
- The concerns raised in submissions have been considered the plans have been revised to address some concerns.
- Internal referrals are satisfactory subject to appropriate conditions of consent.

Context and Setting:

The design of the proposed development is considered to be satisfactory with regard to the context of the neighbourhood and with regards to the desired future character statement for Wollongong.

Access, Transport and Traffic:

The design and configuration of the vehicular access and car parking arrangements is considered to be acceptable.

Public Domain:

The development is not expected to have any adverse impact on the public domain. The form of the building is acceptable with regard to the current and desired future character of the area. Driveway placement ensures availability of on-street car parking and driveway design provides opportunities for landscaping inside the frontage of the site and adjacent to the boundaries.

Utilities:

Refer to discussion above in regards to Clause 7.1 of WLEP 2009. The site is serviced and minor augmentation of utilities to service the proposed development is expected. Conditions are recommended for imposition in this regard.

Heritage:

No heritage items will be impacted by the proposal.

Other land resources:

The proposal is considered to contribute to orderly development of the site and is not envisaged to impact upon any valuable land resources.

Water:

Supply/ consumption – the site is connected to the reticulated water and sewerage system and some augmentation will be required. Rainwater tanks are also proposed.

Water quality impacts – with the implementation of appropriate soil and water management during construction, it is expected that water quality of downstream watercourses will not be affected.

Soils:

With the implementation of appropriate soil and water management during construction, it is expected that soil resources will not be compromised during the course of construction activities.

Air and Microclimate:

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

Flora and Fauna:

The proposed development will not have significant impacts on local flora and fauna. The removal of five trees from the site and adjacent road reserve is considered acceptable by Council's Landscape Officer. The proposal makes provision for a compliant deep soil zone and other site landscaping including compensatory tree planting which will offer some habitat opportunities within the site.

Waste:

Construction waste can be managed via the imposition of appropriate consent conditions.

Bins will be stored in an appropriate location and will be collected from the street frontage.

Energy:

The proposal is not expected to involve unreasonable energy consumption subject to the implementation of the measures identified in the BASIX certificate.

Noise and vibration:

A condition will be attached to any consent granted that nuisance be minimised during any construction, demolition, or works.

Natural hazards:

There are no known site constraints that would preclude development of the site. The development has been appropriately designed with regard to flooding.

Technological hazards:

There are no known hazards.

Safety, Security and Crime Prevention:

The development is not expected to give rise to increased opportunities for criminal and/ or antisocial behaviour.

Social Impact:

There are not expected to be any adverse social impacts arising from the proposed development.

Economic Impact:

There are not expected to be any adverse economic impacts arising from the proposed development.

Site Design and Internal Design:

The site design, car parking and manoeuvring arrangements proposed are acceptable. All other aspects of the proposal are compliant with applicable controls. The application does not result in any departures from development standards or Council's development control plans.

A condition will be attached to any consent granted that all works are to be in compliance with the Building Code of Australia.

Construction:

Construction impacts have the potential to impact on the amenity of the neighbourhood. If approved, a number of conditions should be imposed in relation to matters including hours of work, erosion and sedimentation controls, works in the road reserve, excavation, demolition and use of any crane, hoist, plant or scaffolding.

Cumulative Impacts:

The proposal is not expected to have any negative cumulative impacts.

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

Does the proposal fit in the locality?

The proposal is considered appropriate with regard to the zoning of the site 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. The proposal has been designed with regard to flooding.

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

Refer to discussion above in Section 1.3 of this report.

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

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

3 CONCLUSION

The proposed development has been assessed with regard to the relevant prescribed matters for consideration outlined in Section 4.15 of the Environmental Planning & Assessment Act 1979, the provisions of the relevant State Environmental Planning Policies discussed in this report, Wollongong Local Environmental Plan 2009 and all relevant Council DCPs, Codes and Policies. The proposed development is permissible with consent and is consistent with the zone objectives and the provisions of applicable planning controls.

The social, environmental and economic impacts of the development have been assessed and no concerns are raised. Internal referrals were satisfactory. The plans have been revised to address the concerns raised in the neighbours' submissions.

There being no outstanding issues, it is recommended that the application now be determined by way of deferred commencement consent.

4 RECOMMENDATION

It is recommended that Development Application DA-2022/146 be granted deferred commencement consent.

ATTACHMENTS

- 1 Aerial Photograph of the site & surrounds
- 2 Wollongong LEP 2009 zoning map
- 3 Plans
- 4. WDCP 2009 compliance table
- 5. Draft conditions

Attachment 1 - Aerial photograph



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PROPOSED DUAL OCCUPANCY & TORRENS TITLE SUBDIVISION

21 JUTLAND AVENUE WOLLONGONG 2500 LOT/SECTION/PLAN NO: 84/-/DP15363

Area Calculations

Site Area:	696.00m ²
Lot 1 Area:	348.00m ²
Unit 1 Gross Floor Areas:	
Ground Floor Area	84 50m2
Garage Floor Area	21 00m2
Porch Area	4.00m2
Alfresco Area	25.80m2
First Floor Area	89.30m2
Balcony Area	2.60m2
Unit 1 Total Gross Floor Area	224.20m2
Unit 4 Floor Space Datio	
Unit I Floor Space Katlo:	
(measured from internal face of external walls)	04 50
Ground Floor Area	04.00m2
Garage Floor Area	21.00m2
First Floor Area	89.30m2
Less Garage Allowance	-21.00m2
Unit 1 Net Floor Space Proposed:	173.80m2
Unit 1 Floor Space %:	49.94%
	0.40,003
Lot 2 Area:	348.00m²
Unit 2 Gross Floor Aroas	
Cround Floor Area	94 50m2
Group Floor Area	04.00m2
Barab Aroa	21.00m2
	4.00m2
Allesco Alea	20.00112
Pelaanu Area	09.30112
Balcony Area	2.00m2
Unit 2 Total Gross Floor Area	224.20m2
Unit 2 Floor Space Ratio	
(measured from internal face of external walls)	
Ground Floor Area	84 50m2
Garage Floor Area	21 00m2
First Floor Area	21.001112 80 30m2
	09.301112
Less Garage Allowance	-21.00m2
Unit 2 Net Floor Space Proposed:	173.80m2
Unit 2 Floor Space %:	<u> </u>

Site Area:	696.00m ²
Lot 1 Area:	348.00m ²
Landscaped Area Required:	37.20m ²
Landscaped Area Proposed:	140.65m ²
Deep Soil Zone Area Required:	37.20m ²
Deep Soil Zone Area Proposed:	38.10m ²
Combined Landscaped Area Required:	74.40m ²
Combined Landscaped Area Proposed:	178.75m ²

andscaped Area Calculations							
Site Area:	696.00m ²						
Lot 2 Area:	348.00m ²						
Landscaped Area Required:	37.20m ²						
Landscaped Area Proposed:	140.65m ²						
Deep Soil Zone Area Required:	37.20m ²						
Deep Soil Zone Area Proposed:	38.10m ²						
Combined Landscaped Area Required:	<u>74.40m²</u>						
Combined Landscaped Area Proposed:	178.75m ²						

	Drawing Schedule
Sheet Number	Sheet Name
01	COVER PAGE
02	SITE ANALYSIS PLAN
03	PROPOSED SITE PLAN
04	GROUND FLOOR PLAN
05	FIRST FLOOR PLAN
06	INTERNAL 3D PERSPECTIVE
07	INTERNAL 3D PERSPECTIVE
08	WEST ELEVATION
09	EAST ELEVATION
10	SOUTH ELEVATION
11	NORTH ELEVATION
12	SECTION
13	
14	
15	
10	
18	SECTION 3D
19	BASIX AND NATHERS
20	DEMOLITION PLAN
	Proposed Site





		ISSUE:
DATE:	02/06/2022	
SCALE @ A3:		DA-005
PROJECT NO:	-	SHEET:
DRAWN BY:	M.LISICA	01



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4260	240
4500	11
4500	



First Floor Plan **1**

1 : 100

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Ground Floor Internal Perspective NE

2 First Floor Internal Perspective NE

* IOSTAR

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1

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	Description

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ROPOSAL:	PROPOSED DUAL OCCUPANCY AND TORRENS TITLE SUBDIVISION	DATE:	02/06/2022			
LIENT:	BOJANIC	SCALE @ A3:		DA-000		
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Ground Floor Internal Perspective SW

2 First Floor Internal Perspective SW

* **OSTAR**

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		ISSUE:
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West 3D Perspective 2

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PROJECT NO:	-	SHEET:
DRAWN BY:	M.LISICA	09



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PROJECT NO:	-	SHEET:
DRAWN BY:	M.LISICA	10



-SELECTED COLORBOND ROOFING OR SIMILAR -SELECTED CLADDING, RENDER OR SIMILAR ______Top Of Ridge R.L. 28.580 🕎 8 First Floor Ceiling R.L. 27.480 2740 <u>First Floor</u> R.L. 24.740 Ground Floor Ceiling R.L. 24.440 2440 _Ground Floor R.L. 22.000 🗡 Lower Ground Floor R.L. 20.920

-SELECTED FACE BRICK , RENDER OR SIMILAR

_ _

		ISSUE:
DATE:	02/06/2022	
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PROJECT NO:	-	SHEET:
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	Wind	low Schedule		
Mark	Description	Width	Height	Head Height
U1 W001	Aluminum Sliding Window	2650	600	2100
U1 W002	Aluminum Awning Window	450	2400	2400
U1 W003	Aluminum Sliding Window	2400	2400	2400
U1 W004	Aluminum Awning Window	610	2400	2400
U1 W005	Aluminum Fixed Window	2410	600	1600
U1 W006	Aluminum Awning Window	610	2400	2400
U1 W007	Aluminum Awning Window	610	2400	1320
U1 W008	Aluminum Fixed Window	600	1500	2400
U1 W009	Aluminum Fixed Window	1210	1200	2400
U1 W010	Aluminum Sliding Window	850	1200	2400
U1 W011	Aluminum Awning Window	610	1200	2400
U1 W012	Aluminum Sliding Window	1810	1200	2400
U1 W013	Aluminum Sliding Window	1210	1200	2400
U1 W014	Aluminum Sliding Window	1810	1200	2400
U1 W015	Aluminum Sliding Window	1810	1200	2400
U1 W016	Aluminum Fixed Window	4810	1800	2400
U2 W001	Aluminum Sliding Window	2650	600	2100

	Winc	low Schedule		
Mark	Description	Width	Height	Head Height
U2 W002	Aluminum Awning Window	450	2400	2400
U2 W003	Aluminum Sliding Window	2400	2400	2400
U2 W004	Aluminum Awning Window	610	2400	2400
U2 W005	Aluminum Fixed Window	2410	600	1600
U2 W006	Aluminum Awning Window	610	2400	2400
U2 W007	Aluminum Awning Window	610	2400	1320
U2 W008	Aluminum Fixed Window	600	1500	2400
U2 W009	Aluminum Fixed Window	1210	1200	2400
U2 W010	Aluminum Sliding Window	850	1200	2400
U2 W011	Aluminum Awning Window	610	1200	2400
U2 W012	Aluminum Sliding Window	1810	1200	2400
U2 W013	Aluminum Sliding Window	1210	1200	2400
U2 W014	Aluminum Sliding Window	1810	1200	2400
U2 W015	Aluminum Sliding Window	1810	1200	2400
U2 W016	Aluminum Fixed Window	4810	1800	2400

	Door Sche	edule	
Mark	Description	Width	Height
U1 D001	Panel Lift Garage Door	2400	2400
U1 D002	Timber Solid Entry Door	920	2400
U1 D003	Timber Hinged Door	820	2100
U1 D004	Timber Hinged Door	720	2100
U1 D005	Timber Hinged Door	720	2100
U1 D006	Timber Hinged Door	720	2100
U1 D007	Timber Cavity Slider Door	820	2100
U1 D008	Aluminum Stacking Patio Door	4810	2400
U1 D009	Timber Hinged Door	820	2100
U1 D010	Timber Hinged Door	720	2100
U1 D011	Timber Hinged Door	720	2100
U1 D012	Glass 2 Panel Sliding Door	3000	2400
U1 D013	Timber Hinged Door	820	2100
U1 D014	Timber Hinged Door	720	2100
U1 D015	Timber Hinged Door	820	2100
U1 D016	Timber Hinged Door	820	2100

	Door Sche	edule	
Mark	Description	Width	Height
U2 D001	Panel Lift Garage Door	2400	2400
U2 D002	Timber Solid Entry Door	920	2400
U2 D003	Timber Hinged Door	820	2100
U2 D004	Timber Hinged Door	720	2100
U2 D005	Timber Hinged Door	720	2100
U2 D006	Timber Hinged Door	720	2100
U2 D007	Timber Cavity Slider Door	820	2100
U2 D008	Aluminum Stacking Patio Door	4810	2400
U2 D009	Timber Hinged Door	820	2100
U2 D010	Timber Hinged Door	720	2100
U2 D011	Timber Hinged Door	720	2100
U2 D012	Glass 2 Panel Sliding Door	3000	2400
U2 D013	Timber Hinged Door	820	2100
U2 D014	Timber Hinged Door	720	2100
U2 D015	Timber Hinged Door	820	2100
U2 D016	Timber Hinged Door	820	2100

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LGA:	WOLLONGONG CITY COUNCIL - DEVELOPMENT APPLICATION	DRAWN BY:	M.LISICA	17

At least 50% of the private open areas of adjoining resitendial properties have recieved at least 3 hours of sunlight on the 21st June during the following hours of 9am-3pm

Areas achieving at least 50% of sunlight to private open areas:

9am: Yes Unit 1/2 POS

10am: Yes Unit 1/2 POS

11am: Yes Unit 1/2 POS

12pm: Yes Unit 1/2 POS

1pm: Yes Unit 1/2 POS

2pm: Yes Unit 1/2 POS

3pm: Yes Unit 1 POS

Therefore both Units recieve a minimum of 3 hours of direct _sunlight to their private open space area.





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DATE:	02/06/2022	
SCALE @ A3:		DA-005
PROJECT NO:	-	SHEET:
DRAWN BY:	M.LISICA	18

BASIX[°]Certificate

Building Sustainability Index www.basix.nsw.gov.au	Project name	21 Jutland Aver
	Street address	21 Jutland Aver
Multi Dwelling	Local Government Area	Wollongong Cit
	Plan type and plan number	deposited 1536
Certificate number: 1238979M	Lot no.	84
	Section no.	-
Multi Dwelling Certificate number: 1238970H Theorement of requirements that reproceed development will meet the NSW prevention of the substantial of the substantial of the Substantial name the meaning given by the document entitlee TASIX Definitions' dated have the meaning given by the document entities TASIX Definitions' dated (10992020 published by the Dopartment. This document is available at www.basix.tww.gov.au Servering Dee of lass: Wednesday 08 September 2021 To be valid, this certificate on the lodged with 3 months of the date of issue.	No. of residential flat buildings	0
commitments set out below. Terms used in this certificate, or in the commitments.	No. of units in residential flat buildings	0
have the meaning given by the document entitled "BASIX Definitions" dated	No. of multi-dwelling houses	2
10/09/2020 published by the Department. This document is available at	No. of single dwelling houses	0
	Project score	
Certificate number: 1238979M This certificate confirms that the proposed development will meet the NSW powerments are upinements for substainability. If it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning upine hybe document estitled "BASID Extinition" data www.basix.naw.gov.au Section Dev of status: Venesday, 08 September 2021 Dev offs, this certificate must be logged within 3 months of the date of issue. Section Dev	Water	🖌 40
ro de valo, uns cereincate most de lodged within s montris of the date of issue.	Thermal Comfort	V Pass
poverments' regularements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or the commitments displayed by the Department. This document is available at who hatik now gow as accessing the set skift, the certificate and the document is available at which the commitment is available at the set skift, the certificate must be doget with 3 months of the date of issue.	Energy	152

Project name	21 Jutland Avenue \	Vollongong			
Street address	21 Jutiand Avenue \	21 Jutiand Avenue Wollongong 2500			
Local Government Area	Wollongong City Co	Wollongong City Council			
Plan type and plan number	deposited 15363				
Lot no.	84	84			
Section no.	-	-			
No. of residential flat buildings	0	0			
No. of units in residential flat buildings	0	0			
No. of multi-dwelling houses	2				
No. of single dwelling houses	0				
Project score					
Water	40	Target 40			
Thermal Comfort	V Pass	Target Pass			
Energy	¥ 52	Target 50			

Certificate Prepared by Name / Company Name: 10 Star PTY LTD

ABN (if applicable): 15610535281

Description of project

Project address		Common area landscape		
Project name	21 Jutland Avenue Wollongong	Common area lawn (m²)	0.0	
Street address	21 Jutland Avenue Wollongong 2500	Common area garden (m²)	0.0	
Local Government Area	Wollongong City Council	Area of indigenous or low water use	0.0	
Plan type and plan number	deposited 15363	species (m²)		
Lot no.	84	Assessor details		
Section no.	-	Assessor number	HERA10088	
Project type		Certificate number	AY2BHKWRUM	
No. of residential flat buildings		Climate zone	56	
No. of units in residential flat buildings	0	Ceiling fan in at least one bedroom	Yes	
No. of multi-dwelling houses	2	Ceiling fan in at least one living room or	Yes	
No. of single dwelling houses	0	Project score		
Site details		Weter		
Site area (m²)	696	water	V 40	Target 40
Roof area (m²)	299	Thermal Comfort	V Pass	Target Pas
Non-residential floor area (m²)	0.0			
Residential car spaces	4	Energy	52	Target 50
Non-residential car spaces	0	1		

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

1. Commitments for multi-dwelling houses (a) Dwellings

() Water	Show on DA plans	Show on CC/CDC plans & specs	Certifie
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	~	~	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		~	~
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		~	~
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		~	-
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		~	~
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	~	~	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		~	
(g) The pool or spa must be located as specified in the table.	~	~	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (accluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	~	~	~

(ii) Energy	,					Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This c the ta lightin specif fluore	commitment applies to ea ble below (but only to the rg" for each such room in fied for a particular room scent lighting or light em	cial lighting" column of primary type of artificial term "dedicated" is ing used for		~	~			
(f) This co the ta fitted	ommitment applies to ear ble below (but only to the with a window and/or sky	al lighting" column of such room or area is	~	~	~			
(g) This c	commitment applies if the	applicant installs a wate	r heating system for the dv	velling's pool or spa. The	applicant must:			
(a	 a) install the system spec any system for the po 	cified for the pool in the " ol). If specified, the appli	Individual Pool" column of cant must install a timer, to	the table below (or alterna control the pool's pump;	tively must not install and		~	
(b	b) install the system spec any system for the sp	cified for the spa in the "I a). If specified, the applic	ndividual Spa" column of th ant must install a timer to	ne table below (or alternat control the spa's pump.	ively must not install		~	
(h) The a	pplicant must install in th	e dwelling:						
(a	 a) the kitchen cook-top a table below; 	nd oven specified for the	t dwelling in the "Appliance	es & other efficiency meas	ures" column of the		~	
(b	b) each appliance for wh the table, and ensure	ich a rating is specified fi that the appliance has th	or that dwelling in the "App at minimum rating; and	liances & other efficiency	measures" column of		~	~
(0	c) any clothes drying line	specified for the dwellin	g in the "Appliances & othe	r efficiency measures" co	lumn of the table.		~	
(i) If spec ventile	ified in the table, the app ated".	licant must carry out the	development so that each	refrigerator space in the c	welling is "well		~	
(j) The ap "Alten	oplicant must install the p native energy" column of	hotovoltaic system speci the table below, and cor	fied for the dwelling under mect the system to that dw	the "Photovoltaic system" reling's electrical system.	heading of the	~	~	~
	Hot water	Bathroom ve	ntilation system	Kitchen vent	ilation system	L	aundry ventilation sy	stem
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laun	dry Operati	on control
All	gas instantaneous 6	individual fan, not	manual switch on/off	individual fan, ducted	manual switch on/off	natural ver	ntilation -	

	Cod	ling	Hei	iting			Arti	ficial lighting			Na	Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroor areas	m No.of bedroo &/orst	oms living & tudy dining rooms	Each or kitchen	All bathroon toilets	Each Iaundr	y All hal	No. Iways bath &/oi toile	of Main proomskitch	
All dwellings	1-phase airconditioning 3 star (average zone)	1-phase airconditionin 3 star (average zone)	g airconditioning 3 star (average zone)	1-phase aircondit 3 star (average zone)	4 tioning e	1	yes yes		yes	yes	0	-	
	Individu	al pool	Individual s	pa			Appliance	es & other effici	ency meas	ures			
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line	
All dwellings	•	•		-	gas cooktop & electric oven	-	yes	•	•	•	no	yes	
								Alternative er	ergy				
Dwelling	no.				Photovoltaic s	system (min rate	d electrical o	utput in peak k\	N)				
Dwelling Al dwellin	no. Igs				Photovoltaic s	system (min rate	d electrical o	utput in peak k\	N)				
Dwelling All dwellir	no. Igs				Photovoltaic s	system (min rate	d electrical o	utput in peak K	N)				
Dwelling All dwellir (III) Therr	no. Igs mal Comfort				Photovoltaic s	system (min rate	d electrical o	utput in peak K\	N) Show o DA plan	n Sho ns plan	w on CC/CDC s & specs	Certifier	
Dwelling All dwellin (iii) Thern (a) The "Ass the a mus	no. Igs mal Comfort applicant must a essor Certificate applicant is apply t also attach the	ttach the certific 1) to the develo ing for a compl Assessor Certi	ate referred to unc pment application i ying development depplica	ler "Assess ind constru- ertificate f	Photovoltaics - sor details" on th uction certificate or the proposed nal occupation of	system (min rate te front page of th application for th development, to certificate for the	d electrical o is BASIX certi e proposed de frat application proposed deve	titput in peak kt ficate (the rvelopment (or, in a), The applicant	N) Show o DA plan	n Sho 15 plan	w on CC/CDC s & specs	Certifier check	

iii) Thermai Comfort			Show on DA plans	Show on CC/CDC plans & specs	Certifier check		
(c) The details of the propo Certificate, including the	sed development on the Assessor Certificate must be consistent with the e details shown in the "Thermal Loads" table below.	e details shown in this BASIX					
(d) The applicant must sho which the Thermal Con the Accredited Assesso	~						
(e) The applicant must sho certificate, if applicable development which we		~					
(f) The applicant must cons Certificate, and in accord certificate which were up	truct the development in accordance with all thermal performance spec dance with those aspects of the development application or application sed to calculate those specifications.	ifications set out in the Assessor for a complying development		~	~		
(g) Where there is an in-sla	ib heating or cooling system, the applicant must:	~	~	~			
(aa) Install insulatio	n with an R-value of not less than 1.0 around the vertical edges of the p	erimeter of the slab; or					
(bb) On a suspende edges of the pe	d floor, install insulation with an R-value of not less than 1.0 underneath arimeter of the slab.	the slab and around the vertical					
(h) The applicant must con below.	struct the floors and walls of the development in accordance with the sp	ecifications listed in the table	~	~	~		
(i) The applicant must show ceiling fans set out in the	v on the plans accompanying the development application for the propo e Assessor Certificate.	sed development, the locations of	~				
(j) The applicant must show certificate, if applicable	v on the plans accompanying the application for a construction certificat , the locations of ceiling fans set out in the Assessor Certificate.	e (or complying development		~			
		Thermal loads					
	Area adjusted beating load (in mJ/m²/vr)	Area adjusted coolin	g load (in m.	l/m²/yr)			
welling no.							
welling no.	23.8	25.5					



FFJ21P4QJP 8 Sep 2021 *** \$ 6.1 Assessor Marko Lisica Accreditation No. HERA10088 Address 1, 21 Jutland Avenue Wollongong NSW 2500 HOUSE 49.3 https://www.fr5.com.au/QRCodeLanding?PublicId=FFJ2 1P4QJP



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			Fixtur	es		App	oliances		Indi	vidual poo		Individual spa		il spa
Dwelling no.	All shower- heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish- washers	Volume (max volume	Pool cover	Pool location	Pool shaded	Volum (max volume	Spa cover	Spa shaded
All dwellings	llings 4 star (> 4 star 3 star no 4.5 but c= 6 Umin)		-	-	-	•	-		-		-			
							Alternative	water sour	ce					
Dwelling r	10. Alte sup	rnative wat ply systems	ir.	Size	Configurati	on			Landscape connection	e Toilet n connee (s)	tion conne	Iry Po ction top	N -up	Spa top-u
All dwelling	as indi 1)	vidual water t	ank (no.	Tank size (min) 1200.0 litres	To-colder true off from a least: yes yes <th< td=""><td>yes</td><td>no</td><td></td><td>no</td></th<>				yes	no		no		
None	-			•	-				-	-	•	-		-
(II) Energy	(at at	and the sector Harts	d below in some					ble balance	Show on DA plans	Show on plans & s	CC/CDC Decs	Certifier check
(b) The a suppl centra	pplicant m ied by that al system 1	ust install ea system. If th o the dwellin	ch hot wate table spe g, so that t	er system sper scifies a centra he dwelling's t	ified for the dwe I hot water syste ot water is supp	alling in the ta am for the dw lied by that c	able below, so velling, then the central system.	a owening hat the dw applicant	elling's hot v must conne	vater is ct that	~	,		~
(c) The a the ta	pplicant m ble below	ust install, in Each such v	each bath entilation s	oom, kitchen ystem must h	and laundry of th ave the operatio	e dwelling, ti n control spe	he ventilation s cified for it in th	ystem sper ne table.	cified for that	t room in				~
(d) The a areas no co any s zonin	The table below. Each such vestigation system must have the operation control specified for it in the table. If he popular must main the according and the sing systems specified for the design quark the Turking areas and Teleforom areas financing of the "Counting" and "fasting" counters in the stable below, inform least 11 Integrated more and the design of areas financing and the "Counting" and "fasting" counters in the stable below, inform least 11 Integrated more and the design of areas financing at the "Counting" and "fasting" counters in the stable below, inform least 11 Integrated more and "Below more and the design of areas financing at the "the "Counting" and the stable below, inform least 11 Integrated more and "Below more and the design of areas financing at the "the "the "the "the "the stable below, inform least 11 Integrated more and "the design of areas financing" at the "the "the "the "the "the "the stable below, inform least 11 Integrated more and "the design of areas financing" at the "the "the "the "the "the "the stable below" at the "the the stable" at the "the stable" at the "the stable" at the "the stable" at the stable below in the stable below" at the stable below in the							•	~					

3. Commitments for common areas and central systems/facilities for the development (non-building specific) (b) Com

Water				Show on DA plans	Show on CC/CDC plans & specs	Certifier
a) If, in carryin item must n	g out the development, the applic neet the specifications listed for it	cant installs a showerhead, toilet, ta in the table.	p or clothes washer into a common area, then	that	~	~
 The applica "Central system specified in 	nt must install (or ensure that the stems" column of the table below the table.	× ×	~	~		
c) A swimming table.	pool or spa listed in the table m	· ·	~			
d) A pool or sp	a listed in the table must have a		~			
e) The applica	nt must install each fire sprinkler	system listed in the table so that the	e system is configured as specified in the table	2.	~	~
) The applicar	nt must ensure that the central co					
					•	v
mmon area	Showerheads rating	Toilets rating	Taps rating	Clothes washe	rs rating	
mmon area common eas	Showerheads rating no common facility	Tollets rating no common facility	Taps rating no common facility	Clothes washe	rs rating ndry facility	
mmon area common eas	Showerheads rating no common facility	Toilets rating no common facility	Taps rating no common facility	Clothes washe	rs rating hdry facility	
mmon area common eas Energy	Showerheads rating no common facility	Toilets rating no common facility	Taps rating no common facility	Clothes washe no common laur Show on DA plans	rs rating hdry facility Show on CC/CDC plans & specs	Certifie check
mmon area common eas Energy a) If, in carryin below, then specified.	Showerheads rating no common facility g out the development, the applic that ventilation system must be of	Toilets rating no common facility cant installs a ventilation system to of the type specified for that commo	Taps rating no common facility service a common area specified in the table n area, and must meet the effciency measure	Clothes washe no common laur Show on DA plans	rs rating hdry facility Show on CC/CDC plans & specs	Certifle check
Energy a) If, in carryin below, then specified.) In carrying of specified in The applica where spec	Showenheads rating no common facility g out the development, the application that vanitation system must be and the development, the application in the abel show. The application of the application is the abel show in the abel show in the application in the abel show in the abe	Toiliste rating no common facility and installa a vertilation system to to of the type specified for that common through install as the "primary type of the text own of the "primary type of the text own of the primary type of the text own of the text own of the text own of the lighting control system or Building h	Tapa rating no common facility service a common ware specified in the Male mase, and must meet the afficiency measure of artificial lighting" for ach common area fragment share full will by the common	Clothes washe no common lau Show on DA plans	s rating dry facility Show on CC/CDC plans & specs	Certifie check

		ISSUE:	
DATE:	02/06/2022		
SCALE @ A3:		DA-000	
PROJECT NO:	-	SHEET:	
DRAWN BY:	M.LISICA	19	



1 Demolition Plan

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		ISSUE:
DATE:	02/06/2022	
SCALE @ A3:	1 : 200	DA-005
PROJECT NO:	-	SHEET:
DRAWN BY:	M.LISICA	20

GENERAL

- 1. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE OWNER FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- 2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
- 3. SETTING OUT DIMENSIONS SHOWN ON THE DRAWING SHALL BE VERIFIED BY THE CONTRACTOR.
- 4. DURING CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVER-STRESSED.

STORMWATER DRAINAGE

- STORMWATER DRAINAGE SHALL BE GENERALLY IN ACCORDANCE WITH AS 3500.3.
- 2. PIPES OF 300mm DIA. AND UNDER SHALL BE UPVC TO AS 1254.
- 3. PIPES OF 375mm DIA. AND LARGER SHALL BE FRC OR CONCRETE CLASS 2 TO AS 1342, RUBBER RING JOINTED UNO.
- 4. PIPES UP TO 150mm DIA. SHALL BE LAID AT A MINIMUM GRADE OF 1.0%. PIPES 225mm DIA. AND OVER TO BE LAID AT A MINIMUM GRADE OF 0.5%. UNO. BEDDING MATERIAL TO AS 2032 OR AS 3725 AS APPROPRIATE.
- 5. MINIMUM COVER TO PIPES 300mm DIA. AND OVER GENERALLY SHALL BE 450mm IN CARPARK & ROADWAY AREAS UNO.
- 6. BACKFILL TRENCHES WITH APPROVED FILL, SUCH AS SANDY LOAM, COMPACTED IN 200mm LAYERS TO 98% OF STANDARD DENSITY TO AS 1289, 5.1.1.
- 7. ANY PIPES OVER 16% GRADE SHALL HAVE CONCRETE BULKHEADS AT ALL JOINTS IN ACCORDANCE WITH AS 3500.3.2.
- 8. PITS SHALL BE OF REINFORCED CONCRETE CONSTRUCTION AS DETAILED. METAL GRATES AT LEVELS INDICATED ALL PITS DEEPER THAN 1200mm TO HAVE CLIMB IRONS.
- 9. BUILD INTO UPSTREAM FACE OF ALL PITS A 3.0m SUBSOIL LINE FALLING TO PITS TO MATCH PIT INVERT.
- 10. ALL LINES TO BE 100 DIA. AT 1% MIN. GRADE (U.N.O.)
- 11. ALL PITS TO BE BENCHED TO HALF PIPE SECTION AND TO HAVE GALVANISED STEEL GRATES AND SURROUNDS.
- 12. ALL PITS TO BE 600 SQUARE UNLESS NOTED OTHERWISE.
- 13. PITS & DOWNPIPE LOCATIONS AND LEVELS MAY BE VARIED TO SUIT SITE CONDITIONS AFTER CONSULTING THE ENGINEER.
- 14. ALL PLANTER BOXES AND BALCONIES TO BE CONNECTED TO THE PROPOSED STORMWATER DRAINAGE LINE.
- 15. SUBSOIL LINE: PIPES AND FITTINGS SHALL BE PERFORATED PLASTIC TO AS 2439 PART 1. LAY PIPES ON FLOOR OF TRENCH GRADED 1% AND OVERLAY WITH FILTER MATERIAL EXTENDING TO WITHIN 200mm OF SURFACE. PROVIDE FILTER FABRIC OF PERMEABLE POLYPROPYLENE BETWEEN FILTER MATERIAL AND TOPSOIL.

RAINWATER TANK NOTES

- 1. PUMP FOR RAINWATER TANK TO BE CONNECTED TO TOILETS, LAUNDRY AND GARDEN TAP FOR IRRIGATION.
- 1. PUMP MUST HAVE MAINS WATER BACKUP WITH AN APPROVED BACKFLOW PREVENTION DEVICE. DEVICE TO BE ACCESSIBLE FOR TESTING.
- 2. A FIRST FLUSH DEVICE OR FILTER BAG IS TO BE INSTALLED.
- 3. RAINWATER TANK MUST NOT BE CONNECTED TO THE MAIN DRINKING WATER SUPPLY.
- 4. RAINWATER TANK MUST CONTAIN A BYPASS OF THE PUMP IN THE EVENT OF A POWER FAILURE.
- 5. RAINWATER TANK MUST BE CONSTRUCTED IN ACCORDANCE WITH AUSTRALIAN STANDARD. AS/NZ 3500.1.2-2015: NATIONAL PLUMBING AND DRAINAGE - WATER SUPPLY- ACCEPTABLE SOLUTIONS, WHICH PROVIDES GUIDANCE ON THE DESIGN OF STORMWATER AND RAINWATER REUSE SYSTEMS.
- 6. RAINWATER TANK MUST BE PROVIDED WITH AN AIR GAP (SEE AS/NZ 3500.1.2 AND AS2845.2)
- 7. RAINWATER TANK MUST BE KEPT WELL MAINTAINED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURING REQUIREMENTS AND THE REQUIREMENTS OF SYDNEY WATER.

в	ISSUED FOR DA	06/12/21	A.B.	PROPOSED DUAL OCCUPANCY		m	MSL Consulting
С	ISSUED FOR DA	09/05/22	J.Q.	NO. 21 JUTLAND AVENUE,	ARCHITECTURE REFERENCE:	UU	Engineers Pty Limited ABN 72 903 080 591 ACN 142 291 165
D	ISSUED FOR DA	21/07/22	J.Q.	WOLLONGONG	10 STAR LIVING		Suite 102 - 62 Harbour St. Wollongong NSW PO Box 567 Dapto NSW
	AMENDMENTS			PREPARED FOR:- BOJANIC			p: 02 4226 5247 e: info@mslengineers.com.au w: www.mslengineers.com.au

Drawn A.B.		Date 21/07/22
Checked/Approved Michael Pereira B.E (civil) MIEAus	st NER	Scale N.T.S. @ A3
Job No 21275	Sheet No CO1	REV D



A.D.	21/0//22
Checked/Approved	Scale
Michael Pereira B.E (civil) MIEAust NER	1:200 @ A3
Job No 21275 Sheet NoCO2	REV D



Pit Internal Dimensions	
450x450 600x600 600x900 900x900	

Drawn A.B.			Date 21/07/22
Checked/Approved Michael Pereira B.E (civil) MIEAus	st NER		Scale NTS © A3
Job No 21275	Sheet	No CO3	REV D





Attachment 4 – Wollongong DCP 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. A BASIX certificate was provided in respect of the development which indicates that the building can achieve the BASIX energy and water efficiency and thermal comfort targets.

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

4.0 General Residential controls

Controls/objectives		Comment	Compliance
<u>4.1</u>	Maximum Number of Storeys		
•	Maximum height of 9m – a maximum of 2 storeys	Proposed: maximum height is 8.25m/ 2 storey	Yes
•	development occurs within the 8m rear setback the development is limited to single storey	2 storey component is setback more ~14.08m from rear boundary	
<u>4.2</u>	Front Setbacks		
•	a minimum setback of 6m from the front property boundary, or less than 6m where the prevailing street character permits and the future desired character of the area is not prejudiced. Reduced setbacks must be demonstrated through a Site and Context Analysis (Chapter A.1 cl.11.1).	6m min front setback proposed Garages are setback 6.0m	Yes
•	Garages and carports setback has a minimum of 5.5m.		
•	Secondary building line setback a minimum of 3 metres		
<u>4.3</u>	Side and Rear Setbacks		
٠	Walls must be setback at least 900mm from	North/ side – min 1.745m	Yes
•	Walls (including gable ends and parapets)	South / side – min1.745m side setback	
	that exceed 7 metres overall height must be setback at least 3 metres from the side and rear boundaries.	Eastern / rear – 14.080m to alfresco area; 18.580m to ground and first floors.	
•	Eaves 450mm	It is noted that none of the	
•	Balconies and windows of habitable rooms designed to minimise any direct overlooking	side walls exceed 7m in height (confirmed using RLs on plans)	
	impact.	Ground level POS positioned at rear with minimal	

	opportunity for overlooking in any direction. First floor balconies are narrow and are accessed from front master bedrooms, are orientated towards the street and will not overlook neighbouring dwellings.	
4.4 Site coverage		
 The maximum site coverage is 50% of the area of the lot, based on lot size of 696sqm (348sqm) 	The site coverage is 43.2% at ~301.3sqm Lot coverage post-subdivision (is also 43%	Yes, both across the whole site and post- subdivision lot areas
4.5 Landscaped Area		
 Significant trees are to be maintained on the site. Min landscaped area – 20% of site area = 139.2sqm At least 50% of the landscaped area located behind the building line to the primary road boundary. Landscaped areas must be integrated with the drainage design. Dual occupancy development requires: (a) a minimum of 1.5 metre wide landscape strip within the front setback for the majority of the site width (excluding the driveway). This area must be mulched and planted with appropriate trees, shrubs and/or groundcovers. A minimum of one (1) semi mature small to medium evergreen or deciduous tree (minimum pot size 45 litre) is to be provided within this landscape bed. (b) second semi mature small to medium tree (minimum pot size 45L) is to be provided onsite in the landscaped area or deep soil zone, planted at least 3m from any existing or proposed dwelling, building or structure on the lot. 	No concerns have been raised by Council's Landscape officer in relation to the proposed tree removal, subject to suitable compensatory planting being undertaken. Required landscaped area: 132.9sqm; proposed landscaped area is 283.3sqm (checked using objective trapeze). All of the areas included in the landscaped area calculation are more than 1.5m in width as required by Chapter E6 of the DCP. >50% of overall landscaped area provision is to be provided behind the building line; complies. Landscaping strip has been provided to both side boundaries, but not along the full length of the site boundaries adjacent to the building where pathways are proposed for access to the rear yard. A narrow bed has been provided between the two driveways.	Yes

		The plans provide for dense planting within the DSZ area along the rear of the site.	
<u>4.6</u>	Private Open Space		
•	A 24m ² area of private open space must be directly accessible from the living areas of each proposed dwelling and have a minimum width of 4 metres and be no steeper than 1:50.	More than 24m ² POS proposed to be provided to each of the dwellings, in appropriate locations.	Yes
•	Private open spaces and private courtyards should not be located on side boundaries or front yard. Variations may be permitted if POS sufficiently setback to ensure POS not impacted by existing or future complying dwellings on adjoining lots.	Both POS areas are accessible from the internal living areas. Minimum dimension requirements are achieved. Fence on proposed Torrens subdivision boundary and proposed landscaping will	
•	Private open space must be defined through the use of planting, fencing, or landscape features.	separate POS areas and provide adequate privacy.	
•	Private open space shall be screened where necessary to ensure privacy between dwellings in a dual occupancy and secondary dwellings.	The plans indicate appropriate locations for clothes lines and waste/recycling bins behind the front building line but outside of the private open	
•	Space shall be provided for clothes lines and waste/recycling bins and rain water tanks behind the front building line but outside of the private open space area.	space areas. Diagrams have been provided demonstrating compliant solar access to POS areas.	
4.7	Solar Access		
•	Windows to living rooms of adjoining dwellings must receive at least 3 hours continuous sunlight, between hours of 9.00am and 3.00pm on 21 June.	The development will have some overshadowing impacts on the neighbouring dwelling to the immediate south. More	Yes
•	At least 50% of the private open areas of adjoining residential properties must receive at least 3 hours of continuous sunlight, between hours of 9.00am and 3.00pm on June 21.	detailed shadow diagrams were requested; the hourly shadows indicate that the living area and POS of the neighbouring dwelling to the south	
		Neighbouring dwellings to the north will continue to receive compliant solar access in accordance with the applicable controls.	
4.8	Building Character and Form		
•	The design, height and siting of a new development must respond to its site context.	The plans have been revised to address earlier concerns raised that the façade was	Yes

- All residential buildings must be designed with building frontages and entries clearly addressing the street frontage.
- The appearance of blank walls or walls with only utility windows on the front elevation will not be permitted. Note: Utility windows include windows for toilets, bathrooms, laundries etc which are small and / or translucent and hence, are not permitted within the front elevation of a dwelling.
- Where garages are proposed on the front elevation they must be articulated from the front façade.
- Additions to an existing dwelling-house must be compatible in terms of design, roof configuration and materials with the existing dwelling, unless the existing part of the dwelling is also upgraded to be sympathetic with the design, roof configuration and materials of the new addition.
- Any secondary dwelling shall be designed and constructed of external building materials and colour finishes which are sympathetic to the principal dwelling.
- Existing garages and outbuildings must not be used as a secondary dwelling, except where the required Development Application is supported with appropriate evidence which proves that the structure complies with the relevant provisions of the Building Code of Australia.
- Fences in the front building line should be predominately constructed in transparent fence materials, allowing for visual connection between the dwelling and the street.
- Where the garage door addresses the street they must be a maximum of 50% of the width of the dwelling.

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entry door was concealed from view. These concerns are now resolved.

dominated by garages and the

The design, height and siting of the proposed dual occupancy responds well to the development controls. The majority of nearby development comprises single detached dwellings though there is a range of housing styles and scales in the locality, with some more contemporary development occurring in some parts of the broader area.

The scale, form and finish of the development is considered to be appropriate with regard to the planning controls and the desired future character of the neighbourhood. The scale of development the when measured in terms of floor space ratio and overall bulk and scale is compliant with controls.

The development has been designed with entries addressing the street frontage.

There are no blank walls on the street frontage.

The garages are recessed into the front façade of the dwelling with the upper level balcony projecting forward of the ground floor building line.

The garage doors do not occupy an excessive proportion of the overall front elevation of the building.

4.5	Tences		
•	Fences within the front and secondary	The landscape plan does not	Yes
	building lines should be predominantly	indicate any new front fencing	
	constructed in transparent fence materials,	however there is a 1.2m high	

	allowing visual connection between the dwelling and the street.	masonry wall two driveways.	between	the
•	Fences to be constructed to allow the natural flow of stormwater drainage or runoff			
•	Any fence and associated retaining wall within the front setback area from the primary road frontage must be a maximum 1.2 metres in height, above existing ground level.			
•	Front fences must be open for at least 50% of the upper 2/3 of the area of the fence. Any brick or other solid portion of the fence above 600mm must not be more than 250mm wide.			
•	All front fences must be designed to ensure the safety of all pedestrians using any adjacent public footpath, including children and people with a visual disability.			
•	Front and return fences should reflect the design of the residential building, wherever practicable.			
•	Front and return fences should be designed of materials which are compatible with other fences within the immediate streetscape, wherever practicable.			
•	Side fences on corner blocks shall be a maximum of 1.2 metres in height within the front setback area (ie up to the front alignment of the dwelling) from the primary road frontage and shall be a maximum of 1.8m in height for the remainder of the secondary road frontage (ie behind the front building alignment). Fences must be constructed of timber, metal, lightweight materials or masonry. Fences in bush fire prone areas shall be of a metal or masonry construction only.			
•	Dividing fences between the front building line and the rear property boundary must be a maximum of 1.8 metres in height.			
•	Fences must be constructed of timber, metal, lightweight materials or masonry. Fences in bush fire prone areas shall be of a metal or masonry construction only.			

•	Front and ret timber paling design.	turn fences are n g, Colorbond, or	ot to be of a chain wire mesh			
<u>4.1</u>	0 Car parking	and Access				
٠	GFA<125m2: 1 car parking space		•	Both dwellings have GFA	Yes	
•	GFA>125m2:	: 2 car parking sp	aces		over 125sqm.	
•	The minimur parking spac metres wher	n dimension for e shall be 5.5 me e unenclosed.	a single car etres x 2.6	•	Both dwellings are to be provided with a single ca garage with access via separate 3m wide	
•	The minimur shall be 6 me	m dimension for a stres x 3 metres.	single garage		driveways. A stacked ca space will be sited on the	2
•	Where garag they shall be	ge door openings a maximum of 5	face a road, 0% of the width		driveway in front of the dwellings.	<u>!</u>
•	of the dwelli Driveways sh	ng. nall be separated	from side	•	Garage door width is less than 50% of the width o the dwelling.	; F
•	boundaries b Driveway ma	by a minimum of aximum 3m cross	1m. -over width.	•	Driveways are located	1
•	 Driveway maximum 3m cross-over width. Access for a rear dwelling must be provided by a dedicated access corridor attached to the same ownership of the rear property. 		•	 appropriately; landscape beds to either side as required. Landscaping is proposed to front setback area. The landscape plan indicates planting including trees shrubs and ground covers. Cross overs 3m wide 	2 5 5	
<u>4.1</u>	1 Storage Fac	<u>ilities</u>				
D' Tł	welling hree or more	Storage Volume 10m ³	Storage Area	Ad for dw	equate storage is provided in each of the two vellings.	l Yes
be	edrooms					
4.1	2 Site Facilitie	<u>2S</u>	1 1			
• Letterboxes and clothes lines in an accessible location.		Clo ead app loc Let	othes lines provided fo ch dwelling in ar propriate and accessible cation. tter boxes are properly cated.	Yes		
<u>4.1</u>	3 Fire Brigade	Servicing				
•	 All dwellings, particularly dual occupancy and dwellings on battle axe allotment must be located within 60m of a fire bydrant, or the 		Co	mplies.	Yes	

	required distance as required by Australian Standard AS2419.1.			
<u>4.1</u> 4	4 Services			
•	Encourage early consideration of servicing requirements.	The site is already serviced; it is expected that some augmentation to existing utilities will be required to facilitate the proposed development. Conditions can be imposed in this regard.	Yes	
<u>4.1</u>	5 Development near the coastline			
			N/A	
<u>4.1</u>	6 View Sharing			
(a) [·] nea dev	To encourage view sharing from adjoining or rby properties, public places, and new relopment.	It is not expected that the development will compromise access to available views from any nearby properties.	Yes	
(b) cori	(b) To protect and enhance significant view corridors from public places.			
(c) To encourage the siting and design of new buildings which open up significant views from public areas.				
4.1	7 Retaining walls			
•	Max. 600mm high up to 900mm from boundary.	Retaining walls are contained within the building envelope	Yes	
•	Max. 1m high >900mm from boundary.	of the proposed dwelling and		
•	Walls to be terraced in max. 1m steps.	unveways.		
4.18	8 Swimming Pools and Spas			
		None proposed	N/A	
<u>4.2:</u> min	 Additional controls for Dual Occupancies himum site width 			
•	A minimum site width of 15 metres is required for a dual occupancy development; to be measured for the full width of the site, perpendicular to the side property boundaries.	The site is regular in shape with a width of 15.24m	Yes	
•	For corner allotments, a minimum 15 metre site width must be achieved for at least one (1) of the street frontages and a minimum 12 metre site width must be achieved for the other street frontage.			

4.22 Additional controls for Dual Occupancies – building character and form		
 Must address street on both frontages in the case of corner allotments garages must be articulated from the front facade Existing garages and outbuildings cannot be used as a dual occupancy 	The development generally addresses the street frontage with garage and entry doors fronting the street.	Yes
4.23 Additional Controls for Dual Occupancy's – Deep Soil Zones		
 50% landscaped area must be provided as a deep soil zone, having a minimum dimension of 3m. The deep soil zone must be located outside the minimum private open space required. Siting of DSZ to be determined following Site and Context analysis to investigate location: a) at rear of site to allow separation from adjacent dwellings and to provide corridor of vegetation or b) elsewhere to allow retention of significant trees and attain maximum access to sunlight. No structures allowed in DSZ. The deep soil zone shall be densely planted with trees and shrubs. Where the development is to be strata titled, the deep soil zone may be retained within the common property or allocated to an individual unit entitlement, where such dwelling is directly adjacent. 	Required landscaped area: 139.2sqm. Landscaped area provision is 283.3sqm (checked using 'objective trapeze'). All of the areas included in the landscaped area calculation are more than 1.5m in width as required by Chapter E6 of the DCP. Required DSZ: 69.6m ² 5m wide DSZ indicated on the plans along the rear boundary of the site. This area in total measures 76.2sqm which exceeds the minimum requirement. Dense planting of the DSZ is indicated on the landscape plan	Yes

CHAPTER B2 – RESIDENTIAL SUBDIVISION

The controls in this Chapter predominantly relate to large scale Torrens title subdivision. As this application is limited to Torren subdivision into 2 lots, there are no specific controls of relevance contained within Chapter B2.

The proposal is not inconsistent with any controls contained in this Chapter. Council's Development Engineer raised no concern regarding the proposal, subject to recommended conditions being imposed.

CHAPTER D1 – CHARACTER STATEMENTS

Wollongong

The proposal is consistent with the existing and desired future character for the locality. The proposed dual occupancy features built elements and materials consistent with those mentioned in the desired future character statement.

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

	Rate	Calculation	Required	Provided	Compliance
Car parking	1 space per dwelling with a gross floor area of less than 125sqm	Dwelling 1 (>125m ²)	2	2	Yes
		Dwelling 1 (>125m ²)	2	2	Yes
	2 spaces per dwelling with a gross floor area of more than 125sqm				

7 Parking demand and servicing requirements

The proposed development provides for compliant car parking, vehicular access and manoeuvring in compliance with Chapters B1 and E3 of the DCP. The proposal incorporates a double single car garage and stacked car space for each of the dwellings. On-street car parking spaces will remain available on the frontage either side of the two driveways.

The stacked car parking arrangement proposed is considered to be acceptable in this instance for the following reasons:-

- the site layout proposed provides for only one single car garage to each dwelling which results in a superior design outcome in this instance as opposed to double garages being provided;
- the driveway position enables sufficient landscape planting forward of the building line and the ability to retain existing on-street car parking in front of the site;
- the street is wide and is not heavily trafficked, meaning that vehicles manoeuvring on/ in conjunction with the site will not pose an obstruction to vehicle movement within the street.

8 Vehicular access

The application has been assessed by Council's Development Engineer. Driveway grades and sight distances comply with applicable standards.

CHAPTER E6: LANDSCAPING

The proposed development is considered acceptable with regard to the objectives and controls in Chapter E6 of the DCP. Conditions will be imposed in relation to maintenance and implementation of landscape works.

A landscape concept plan was submitted with the application. Appropriate planting is proposed within the front and rear setbacks. Adequate deep soil zone is proposed along the rear boundary of the site.

Suitable conditions relating to landscaping have been recommended.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided in accordance with this chapter. Appropriate conditions relating to waste management and minimisation will be included on the consent.

CHAPTER E14: STORMWATER MANAGEMENT

Council's Development Engineer has reviewed the proposal and has assessed it as satisfactory with regard to the provisions of Chapter E14.

CHAPTER E17: PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

Five (5) trees are proposed to be removed to facilitate the construction of the proposed development, this includes three (3) street trees.

No concerns have been raised in relation to this by Council's Landscape Officer, subject to appropriate compensatory tree planting.

CHAPTER E21: DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Demolition of the existing dwelling and ancillary structures is proposed. Appropriate conditions will be included on the consent relating to demolition and waste management.

Attachment 5 – Draft Conditions

A. The Development Consent shall not operate until Council has been satisfied as to the following matters:

- (i) Deferred commencement Registered Easement The development site (Lot 84 within DP 15363) does not have the benefit of an easement to drain water over the downstream property (Lot 187 within DP 15363). The applicant must demonstrate that a minimum one (1) metre wide easement to drain water has been registered over Lot 187 DP 15363 in favour of Lot 84 DP 15363.
- **B.** The developer must satisfy Council, within 12 months of the date shown on the top of this consent, that the matters specified in condition number (i) have been complied with. Failure to satisfy Council within that time period will lapse this development consent.
- **C.** If compliance with the matters contained in condition number (i) results in a substantial variation to the development approved deferred commencement, a new development application must be submitted.

Once Council is satisfied that the matters contained in condition number (i) have been complied with and the developer has been notified in writing of such compliance, the following conditions shall apply in respect of the approved development:

1. Approved Plans and Supporting Documentation

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

Plan No	Revision No	Plan Title	Drawn By	Dated
03	DA-005	Proposed Site Plan	10 Star	2/6/2022
04	DA-005	Ground Floor Plan	10 Star	2/6/2022
05	DA-005	First Floor Plan	10 Star	2/6/2022
08	DA-005	West Elevation	10 Star	2/6/2022
09	DA-005	East Elevation	10 Star	2/6/2022
10	DA-005	South Elevation	10 Star	2/6/2022
11	DA-005	North Elevation	10 Star	2/6/2022
12	DA-005	Section	10 Star	2/6/2022
13	DA-005	Roof Plan	10 Star	2/6/2022
15	DA-005	Torrens Title Subdivision Plan	10 Star	2/6/2022
20	DA-005	Demolition Plan	10 Star	2/6/2022

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

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

General Conditions

2. Tree Removal

This consent permits the removal of trees numbered T1, T2, T3, T4 and T5 as indicated on the Landscape Plan, Mark Spence, issue B 10/6/22 and Arboricultural Impact Assessment 4 September 2021. No other trees shall be removed without prior written approval of Council.

3. Street Tree Removal

The developer shall remove existing the street tree(s) numbered T1, T2 and T3 as indicated on the Landscape Plan, Mark Spence, issue B 10/6/22 and Arboricultural Impact Assessment prepared by Vertical Tree Management 4 September 2021.

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

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

4. Tree Protection

The Developer shall retain the existing tree(s) indicated on the as indicated on the Landscape Plan, Mark Spence, issue B 10/6/22 and Arboricultural Impact Assessment by as indicated on the Landscape Plan, Mark Spence, issue B 10/6/22 and Arboricultural Impact Assessment by Vertical Tree Management 4 September 2021 consisting of tree(s) numbered T6, T7 and T8.

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

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

All recommendations in the Arboricultural Impact Assessment by Vertical Tree Management 4 September 2021 page no. 12-14 are to be implemented including and not restricted to: remedial tree pruning, dead wood removal, fencing and signage, sediment buffer, stem protection, establishing tree protection zones.

5. Construction Certificate

A Construction Certificate must be obtained from Council or a Registered Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Part 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The Certifier must cause notice of its determination to be given to the consent authority, and to the Council, by forwarding to it, within two (2) days after the date of the determination, the plans and documentation referred to in Section 13 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

6. Mailboxes

The developer must install mailboxes along street frontage of the property boundary in accordance with Australia Post Guidelines. Prominent house numbers are to be displayed, with a minimum number size of 150mm in height for each number and letter in the alphabet.

7. Maintenance of Access to Adjoining Properties

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

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

8. 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.

9. Licence

As the Council land is Community land statutory authority, advertising of the Licence will be required under Section 47 of the Local Government Act. Before commencing any works in Council's land, you must liaise with Council's Property Management team 55 days prior to enter into short term licence for the works period with conditions including but not limited to: bond payment, pre and post dilapidation reports, and a requirement to make good any damage to Council's land/assets to the standard required by Council.

10. Development Contributions

In accordance with Section 4.17(1)(h) of the Environmental Planning and Assessment Act 1979 and the Wollongong City Wide Development Contributions Plan (2021), a monetary contribution of \$6,921.20 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

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

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

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

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

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

Before the Issue of a Construction Certificate

11. Final Landscape Plan Requirements

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

- a. planting of indigenous plant species native to the Illawarra Region such as: Syzygium smithii (syn Acmena smithii) Lilly pilly, Archontophoenix cunninghamiana Bangalow palm, Backhousia myrtifolia Grey myrtle, Elaeocarpus reticulatus Blueberry ash, Glochidion ferdinandii Cheese tree, Livistona australis Cabbage palm tree, Syzygium paniculatum Brush cherry. A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 Chapter E6: Landscaping;
- b. a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;
- c. the location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees; and
- d. any proposed hard surface under the canopy of existing trees shall be permeable and must be laid such that the finished surface levels match the existing level. Permeable paving is to be installed in accordance with the manufacturer's recommendations.

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

12. Certification for Landscape and Drainage

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

13. Landscape Maintenance Plan

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

14. Tree Protection and Management

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

- a. Installation of Tree Protection Fencing Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the Principal Certifier prior to release of the Construction Certificate.
- b. Installation of Tree Protection Fencing A one (1) metre high exclusion fence must be installed around the extremity of the dripline of the tree/trees to be retained prior to any site works commencing. The minimum acceptable standard is a 3 strand wire fence with star pickets at 1.8 metre centres. This fence must be maintained throughout the period of construction to prevent any access within the tree protection area. Details of tree protection and its locations must be indicated on the architectural and engineering plans to be submitted to the Principal Certifier prior to release of the Construction Certificate.
- c. Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75mm thick 100% recycled hardwood chip/leaf litter mulch.
- d. Drainage line between trees number and described in arborist report as T6 and T7 must be hand excavated under the supervision of the arborist to minimise impact to root zone.

15. Street Trees

The developer must address the street frontage by installing street tree planting. The number and species for this development is one (1) *Tristaniopsis laurina* 200 litre container size, in accordance with AS 2303:2018: Tree stock for landscape use. Street trees are to be installed in accordance with Wollongong Development Control Plan 2009 – Chapter E6: Landscaping. 'Dial Before You Dig' must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Tree pits must be adequately mulched, plants installed and staking installed to the satisfaction of WCC Manager of Works. Staking is to consist of minimum 3 x 2400 x 50 x 50mm hardwood stakes driven minimum 600mm into firm ground. Hessian webbing is to be utilised to secure plant stock to industry standard.

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

16. Structural Engineering Details

The submission of structural engineering details by a suitably qualified and experienced structural engineer (with appropriate insurance coverage) to the Principal Certifier, prior to the release of the Construction Certificate addressing the following matters:

- a. Footings;
- b. reinforced concrete slabs;
- c. retaining walls;
- d. structural steelwork;
- e. wall bracing and tie-down requirements;
- f. the structural engineer, in producing a design is to complement the Geotechnical Engineer's Stability Report to make a clear statement that "any structure designed and erected in

accordance with the plans and specifications will achieve the performance requirements described in Clause 1.3 of 2870 (1996) and any other relevant codes and standards."

17. Present Plans to Sydney Water

Approved plans must be submitted online using Sydney Water Tap, available through <u>www.sydneywater.com.au</u> 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 <u>www.sydneywater.com.au</u> or telephone 13 20 92 for further information.

18. Sydney Water Section 73 Compliance Certificate

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

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

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

19. Utilities and Services

Before the issue of the relevant Construction Certificate, the applicant must submit the following written evidence of service provider requirements to the Certifier:

- a. a letter of consent from Endeavour Energy demonstrating that satisfactory arrangements can be made for the installation and supply of electricity
- b. a response from Sydney Water as to whether the plans proposed to accompany the application for a Construction Certificate would affect any Sydney Water infrastructure, and whether further requirements need to be met.
- c. other relevant utilities or services that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, what changes are required to make the development satisfactory to them.

20. Parking Dimensions

The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS 2890.1, except where amended by other conditions of this consent. Further, length of at least 5.4m of uninterrupted kerb is required between each of the proposed driveways in order to retain provision for a single on-street parking space within the frontage. Layback wings must not encroach within this space.

Details of such compliance are to be reflected on the Construction Certificate plans.

21. Gradients of Ramps and Driveways as per AS 2890.1

All driveways shall be constructed with a maximum vertical alignment as shown in Council's standard drawings. This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.

Gradients of ramps and access driveways within the site must be provided in accordance with the current relevant Australian Standard AS 2890.1: Off Street Car Parking. Details of the method of treatment of any fill/retaining wall which may be required in conjunction with the proposed driveway. This requirement must be reflected on the Construction Certificate plans.

22. Site Management, Pedestrian and Traffic Management Plan (Where Works are Proposed in a Public Road Reserve)

The submission of a Site Management, Pedestrian and Traffic Management Plan to the Principal Certifier and Council (in the event that Council is not the Principal Certifier) for approval of both

the Principal Certifier and Council is required, prior to the issue of the Construction Certificate. 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 AS 1742 - Traffic Control Devices for Works on Roads and the TfNSW Traffic Control at Worksites Manual.

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 TfNSW Specification - "Traffic Control at Work Sites Manual" and the Australian Standard AS 1742: "Manual of Uniform Traffic Control Devices" and accompanying field handbooks (SAA HB81);
- 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 a Registered 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 traffic control plan endorsed by Council 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.

23. Structures Adjacent to Driveway

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

24. Fencing

Any fencing provided forward of the building line to either street frontage shall have a maximum height of 1.2m. This applies to both the eastern and northern boundaries of the site. Fencing proposed on top of the retaining wall on the northern boundary of the site shall result in a combined maximum height of 2m (ie retaining wall and fence in combination) to minimise impacts on the streetscape and maintain lines of sight for pedestrians and vehicles. This requirement is to be reflected on the Construction Certificate plans.

25. 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.

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

The submission of engineering plans and supporting documentation of all proposed retaining walls greater than one (1) metre to the Principal Certifier for approval prior to the issue of the Construction Certificate. The retaining walls shall be designed by a suitably qualified and experienced civil and/or structural engineer. The required engineering plans and supporting documentation shall include the following:

- a. A plan of the wall showing location and proximity to property boundaries;
- b. An elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall;
- c. Details of fencing or handrails to be erected on top of the wall;
- d. Sections of the wall showing wall and footing design, property boundaries, subsoil drainage and backfill material. Sections shall be provided at sufficient intervals to determine the impact of the wall on existing ground levels. The developer shall note that the retaining wall, subsoil drainage and footing structure must be contained wholly within the subject property;
- e. The proposed method of subsurface and surface drainage, including water disposal. This is to include subsoil drainage connections to an inter-allotment drainage line or junction pit that discharges to the appropriate receiving system;
- f. The assumed loading used by the engineer for the wall design.
- g. Flows from adjoining properties shall be accepted and catered for within the site. Finished ground and top of retaining wall levels on the boundary shall be no higher than the existing upslope adjacent ground levels.

27. Property Addressing Policy Compliance

Prior to the issue of any Construction Certificate, the developer must ensure that any site addressing complies with Council's Property Addressing Policy (as amended). Where appropriate, the developer must also lodge a written request to Council's Infrastructure Systems & Support – Property Addressing (Council@wollongong.nsw.gov.au), for the site addressing prior to the issue of the Construction Certificate. Please allow up to 3-5 business days for a reply. Enquiries regarding property addressing may be made by calling (02) 4227 7111.

28. Council Footpath Reserve Works – Driveways and Crossings

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

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

29. Dilapidation Report

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

30. Car Parking and Access

The development shall make provision for a total of two (2) car parking spaces for the proposed Lot 1, and two (2) car spaces for the proposed Lot 2. This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 4.55 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.

31. Details of Proposed Pit and Pipeline

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

32. Provision of a Fire Hydrant

The provision of a fire hydrant in accordance with AS 2419.1:2005 Fire Hydrant Installations and any requirements of the NSW Rural Fire Service and/or NSW Fire Brigades. The final details of the location of the fire hydrant shall be reflected on the Construction Certificate plans prior to the issue of the Construction Certificate.

33. Stormwater Drainage Design

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

- a. Be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent, and generally in accordance with the concept plan/s lodged for development approval, prepared by MSL Consulting Engineers, Reference No. 21275 Sheet C02, entitled Stormwater Drainage Plan, revision D, dated 21/07/2022.
- b. Include details of the method of stormwater disposal. Stormwater from the development must be piped to Council's existing stormwater drainage system.
- c. Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties. The plan must indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.
- d. Overflow paths shall be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1 in 100 year ARI events shall be incorporated in the design. Overflow paths shall also be provided in low points and depressions. Each overflow path shall be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto any adjoining property. Details of each overflow path shall be shown on the detailed drainage design.

34. Flood Level Requirements

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

- a. Habitable floor levels must be constructed at a minimum of RL 20.89 metres AHD.
- b. Garage floor levels must be constructed at a minimum of RL 20.09 metres AHD.
- c. Any portion of the building below RL 20.89 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 DCP 2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP 2009.
- d. The proposed building shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including RL 21.12 metres AHD.

35. Site Filling

Filling on the site being within the floodplain shall be restricted to within the proposed building footprint and ramped areas immediately adjacent to the garage only. No wholesale filling of the site within the floodplain is permitted. This requirement shall be reflected on the Construction Certificate plans.

36. Drainage Works within Council Road Reserve

A detailed design for the proposed drainage works within Council Land, including pit and pipeline connecting the inter-allotment drainage system to Council's existing underground drainage system in Lot 187 DP 15363, shall be prepared by a suitably qualified civil engineer in accordance with the relevant Council engineering standards. The design plans shall be generally in accordance with the drawing entitled Stormwater Drainage Plan, Drawing by MSL Consulting Engineers, drawing No. 21275_C02, Revision A, dated 01/09/2021 and shall include the following:

- a. Levels and details of all existing and proposed infrastructure/services such as public utility, pits, poles, fencing, stormwater drainage, shall extend a minimum of 5 metres beyond the limit of works.
- b. Engineering details of the proposed pit and pipe stormwater drainage system within Council's reserve, including a hydraulic grade line analysis and longitudinal section of the proposed system showing calculated flows, velocity, pits, pipe size/class, grade, inverts and ground levels. Each proposed pit must be constructed generally in accordance with Wollongong City Council's Engineering Standard Drawings.
- c. Where any adjustments to public utilities are proposed the applicant shall submit documentary evidence that they have the consent of the owner of the public utility authority.
- d. All construction must be in accordance with the requirements of Council's Subdivision Code.

Evidence that the above requirements have been met must be detailed on the engineering drawings. The detailed design and supporting documentation shall be submitted to and approved by Wollongong City Council's Development Engineering Manager prior to the issue of the Construction Certificate.

37. No Adverse Runoff Impacts on Adjoining Properties

The design of the development shall ensure there are no adverse effects to adjoining properties or upon the land as a result of flood or stormwater runoff.

Before the Commencement of Building Work

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

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

39. Home Building Act Requirements

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

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

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

40. Signs On Site

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

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

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

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

41. Temporary Toilet/Closet Facilities

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

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

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

42. 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.

43. Enclosure of the Site

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

44. 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.

45. Supervising Arborist - Tree Inspection and Installation of Tree Protection Measures

Prior to the commencement of any demolition, excavation or construction works, the supervising Arborist must certify in writing that tree protection measures have been inspected and installed in accordance with the Arborist's recommendations and relevant conditions of this consent.

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

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

47. Hazardous Material Survey

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

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

48. Demolition Works

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

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

49. Notification to SafeWork NSW

The demolition licence holder who proposes demolition of a structure or part of a structure that is loadbearing or otherwise related to the physical integrity of the structure that is at least six (6) metres in height, involving load shifting machinery on a suspended floor, or involving the use of explosives must notify SafeWork NSW in writing at least five (5) calendar days before the work commences.

50. 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.

51. 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.

52. Waste Management

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

53. Site Management Program - Sediment and Erosion Control Measures

A site management program incorporating all sediment and erosion control measures (eg cleaning of sediment traps, fences, basins and maintenance of vegetative cover) is to be initiated prior to

the commencement of any demolition, excavation or construction works and maintained throughout the demolition, excavation and construction phases of the development.

54. 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.

55. Notification to Council of any Damage to Council's Infrastructure

Council must be notified in the event of any existing damage to any of Council's infrastructure including, but not limited to the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development prior to the commencement of work. Adequate protection must be provided to Council infrastructure prior to work commencing and during the construction period. Any damage to Council's assets shall be restored in a satisfactory manner prior to the issue of the Occupation Certificate.

56. Site Management, Pedestrian and Traffic Management (Where Works are Proposed in or from a Public Road Reserve)

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 AS 1742: Traffic Control Devices for Works on Roads and the TfNSW Traffic Control at Worksites Manual.

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 TfNSW Specification - "Traffic Control at Work Sites Manual" and the Australian Standard AS 1742: "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 a Registered 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.

57. Adjustment to Public Utility Service

The arrangements and costs associated with any adjustment to a public utility service shall be borne by the applicant/developer. Any adjustment, deletion and/or creation of public utility easements associated with the approved works are the responsibility of the applicant/developer. The submission of documentary evidence to the Principal Certifier which confirms that satisfactory arrangements have been put in place regarding any adjustment to such services is required prior to any works commencing on site.

While Building Work is Being Carried Out

58. Copy of Consent in the Possession of Person carrying out Tree Removal

The Developer/Applicant must ensure that any person carrying out tree removal is in possession of this development consent and/or the approved landscape plan, in respect to the tree(s) which has/have been given approval to be removed in accordance with this consent.

59. Provision of Taps/Irrigation System

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

60. 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.

61. Hours of Work

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

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

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

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

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

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

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

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

62. 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.

63. Dust Suppression Measures

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

64. Cut and Fill Retained

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

65. Excavation Protection and Notification

If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining allotment of land, the person causing the excavation to be made:

- a. Must preserve and protect the adjoining building from damage; and
- b. if necessary, must underpin and support the building in an approved manner; and
- c. must, at least seven (7) days before excavation below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation.

66. Safe Excavations and Backfilling

All excavations and backfilling associated with the erection of a building must be executed safely and in accordance with appropriate professional standards.

67. Guarding of Excavations and Backfilling

All excavations and backfilling associated with the erection of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

68. Asbestos - Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist

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

69. 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 this type of waste. A receipt must be retained and submitted to the Principal Certifier, and a copy submitted to Council (in the event that Council is not the Principal Certifier), prior to commencement of the construction works.

70. Lead Based Paint

To prevent contamination of the soil and human health risks associated with lead dust, safeguards must be used when removing flaking paint or sanding paint surfaces that are suspected to contain lead.

71. 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.

72. Building Site to be Kept Free of Rubbish

The building site must be kept free of rubbish at all times. All refuse capable of being wind blown must be kept in a suitable waste container.

73. Implementation of BASIX Commitments

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

74. Flows from Adjoining Properties

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

75. Procedure for Critical Stage Inspections

While building work is being carried out, any such work must not continue after each critical stage inspection unless the Principal Certifier is satisfied the work may proceed in accordance with this consent and the relevant Construction Certificate.

76. While Building Work is Being Carried Out

A Survey Report must be submitted to the Principal Certifier verifying that each floor level accords with the floor levels as per the approved plans under this consent.

The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective level of the building (if the building involves more than one level). Where a timber/steel frame supports the floor, the survey shall be undertaken after the piers have been installed and prior to the laying of the bearers/joists and installation of the wall frames for each respective ground floor level of the building

All levels shall relate to Australian Height Datum.

77. Piping of Stormwater to Existing Stormwater Drainage System

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

78. Pipe Connections

All pipe connections to existing stormwater drainage systems within the Council reserve shall be constructed flush with the pit wall in accordance with good engineering practice. The developer shall ensure that the condition of the existing stormwater drainage system is not compromised and that the service life of the existing stormwater drainage system is not reduced as a result of the connection.

79. Flood Compatible Materials - Electrical

All power service (metering) equipment, power outlets, switches etc. shall be located above RL 20.89 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 20.89 metres AHD should be capable of disconnection by a single plug and socket assembly.

80. Fences

Any new fences constructed on the site and located in the flood plain shall be of a type that will not obstruct the free flow of floodwaters and not cause damage to surrounding land in the event of a flood.

Before the Issue of an Occupation Certificate

81. Compensatory Planting

The developer must make compensatory provision for the trees required to be removed as a result of the development. In this regard, two (2) 200 litre container mature plant stock shall be planted in appropriate locations within the boundaries of the site. The suggested species are *Tristaniopsis laurina*.

82. Drainage

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

83. BASIX

An Occupation Certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The Principal Certifier must not issue the final Occupation Certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate.

NOTE: Clause 154B of the Environmental Planning and Assessment Regulation 2000 provides for independent verification of compliance in relation to certain BASIX commitments.

84. Structural Soundness Certification

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate and commencement of use. This report is required to verify that the building can withstand the forces of floodwater, debris and buoyancy up to and including RL 21.12 metres AHD.

85. Drainage WAE

The developer shall obtain written verification from a suitably qualified civil engineer, stating that all stormwater drainage and related work has been constructed in accordance with the approved Construction Certificate plans. In addition, full WAE plans, prepared and signed by a Registered Surveyor shall be submitted. These plans shall include levels and location for all drainage structures and works, buildings (including floor levels), and finished ground and pavement surface levels. This information shall be submitted to the Principal Certifier prior to the issue of the Occupation Certificate.

86. WAE Plans - Works within Council Land or Road Reserve

The submission of a WAE plan for approved works in Council land and or road reserve must be submitted to and approved by Council's Development Engineering Manager, prior to the release of the Occupation Certificate. The WAE plans shall be certified by a registered surveyor indicating that the survey is a true and accurate record of the works that have been constructed. The WAE dimensions and levels must also be shown in red on a copy of the approved Construction Certificate plans. The WAE plans must include:

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

87. Completion of Engineering Works

The completion of all engineering works within Council's road reserve or other Council owned or controlled land in accordance with the conditions of this consent and any necessary work to make the construction effective must be to the satisfaction of Council's Manager Development Engineering. The total cost of all engineering works shall be fully borne by the applicant/developer and any damage to Council's assets shall be restored in a satisfactory manner, prior to the issue of the Occupation Certificate.

Before the Issue of a Subdivision Certificate

88. Occupation Certificate Prior to Subdivision Certificate

An Occupation Certificate for the dwelling/s must be issued prior to the release of the Subdivision Certificate for the Torrens title subdivision. A copy of the Occupation Certificate shall be lodged to Council with the Subdivision Certificate application.

89. Existing Easements

All existing easements must be acknowledged on the final subdivision plan.

90. Existing Restriction as to Use

All existing restriction on the use of land must be acknowledged on the final subdivision plan.

91. Encroaching Pipes

A minimum one (1) metre wide easement to drain water shall be created over any encroaching drainage pipes.

For all drainage easements proposed over the subject lots, a WAE/survey plan of all stormwater drainage within the site is to be submitted with the Subdivision Certificate Application to confirm this.

92. Encroaching Services

A minimum one (1) metre wide easement for services must be created over any encroaching utility service.

93. Section 88B Instrument

The submission of a Final Section 88B Instrument to Council/Principal Certifier, which incorporates (but is not necessarily limited to) the following restrictions, easements and covenants, where applicable:

- a. easement for services;
- b. easement for drainage;
- c. easement for encroachment;
- d. party wall.

94. 88B Instrument Easements/Restrictions

Any easements or restrictions required by this consent must nominate Wollongong City Council as the authority to vary, modify or release/extinguish the easements or restrictions. The form of the easement(s) or restriction(s) created as a result of this consent must be in accordance with the standard format for easements and restrictions as accepted by NSW Land Registry Services.

95. Final Documentation Required Prior to Issue of Subdivision Certificate

The submission of the following information/documentation to the Principal Certifier, prior to the issue of a Subdivision Certificate:

- a. Completed Subdivision Certificate application form and fees in accordance with Council's fees and charges;
- b. Certificate of Practical completion from Wollongong City Council or a Principal Certifier (if applicable);
- c. Administration sheet prepared by a registered surveyor;
- d. Section 88B Instrument covering all necessary easements and restrictions on the use of any lot within the subdivision;
- e. Final plan of subdivision prepared by a registered surveyor;
- f. Original Subdivider/Developer Compliance Certificate pursuant to Section 73 of the Water Board (Corporatisation) Act 1994 from Sydney Water;
- g. Original Notification of Arrangement from an Endeavour Energy regarding the supply of underground electricity to the proposed allotments;
- h. Original Compliance Certificate from Telstra or another Telecommunications Service Provider which confirms that the developer has consulted with the Provider with regard to the provision of telecommunication services for the development;
- i. Payment of Development Contribution fees (Pro rata) (if applicable).

96. Fire Hydrant

A fire hydrant must be provided to the subdivision in accordance with the Fire Hydrants for Minor Residential Development, Version 2 dated 1 September 2016 produced by NSW Fire & Rescue. Documentary evidence of compliance with these guidelines is required to be submitted to the Principal Certifier prior to the issue of the Subdivision Certificate. A plumber's certificate showing that the fire hydrant has been provided must be submitted to the Principal Certifier prior to the issue of the location of the fire hydrant must be shown on the WAE drawings.

97. Party Wall

The extent of the party wall shall be reflected on the final plan of subdivision, under Section 181B of the Conveyancing Act.

Occupation and Ongoing Use

98. Maintenance of Deep Soil Zone

The Deep Soil Zone shall be maintained as a deep soil zone in perpetuity.