

Wollongong Local Planning Panel Assessment Report | 21 November 2023

WLPP No.	Item No. 3
DA No.	DA-2023/635
Proposal	Residential - demolition of existing structures, construction of attached dual occupancy and Subdivision - Torrens title - two (2) lots
Property	37 Balfour Street FAIRY MEADOW
Applicant	Marksman Homes PL
Responsible Team	Development Assessment & Certification Team - City Centre Major Development Team (BH)
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 2(b) of Schedule 2 of the Local Planning Panels Direction of 6 September 2023, the proposal received over 10 unique submissions by way of objection.

Proposal

The development application seeks approval for demolition of existing structures and construction of a dual occupancy development and Torrens Title subdivision.

Permissibility

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

Consultation

The proposal was notified in accordance with Council's Notification Policy and fifteen (15) submissions in objection were received following Notification.

Main Issues

The main issues are:

- Flood impacts
- WDCP 2009 variation

RECOMMENDATION

It is recommended that the application be approved subject to conditions contained in **Attachment 5**.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

State Environmental Planning Policies:

- SEPP (Resilience and Hazards) 2021
- SEPP Basix 2004

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan 2009

Other policies

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

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the following:

- Demolition of existing structures;
- Construction of a two storey attached dual occupancy, and
- Torrens Title subdivision.

Both units provide living areas at ground floor level with bedrooms at first floor level. Unit 1 contains 4 bedrooms and Unit 2, 3 bedrooms. Unit 1 is provided with a double garage and Unit 2 a single garage. A combine driveway access with a single width crossing allows for additional stacked parking to be provided in front of the garages.

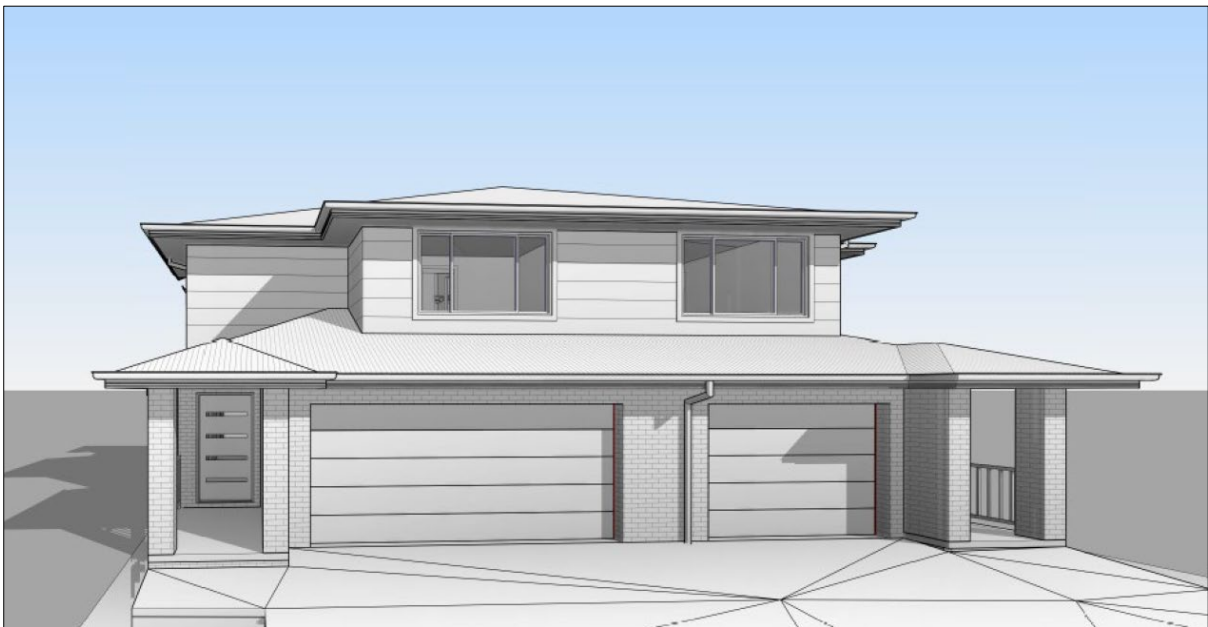


Figure 1: 3D rendering of proposed dual occupancy.

1.3 BACKGROUND

Application No.	Description
BA-1989/1006	Carport To Dwelling
BA-1960/3349	Dwelling
BA-1961/423	Garage
BA-1964/338	Alterations To Dwelling

No pre-lodgement meeting was held for the proposal.

Customer service actions

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

1.4 SITE DESCRIPTION

The site is located at 37 Balfour Street FAIRY MEADOW and the title reference is Lot 81 DP 26747.

The site is regular in shape and relatively flat with a gentle fall to the street.

Adjoining development is as follows:

- South: Single storey dwelling
- East: Single storey dwelling
- North: Balfour Street
- West: Balfour Park

The locality is characterised by low density residential housing consisting mainly of older style single storey weatherboard dwellings with a few recently constructed two storey brick veneer dwellings.

Property constraints

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

- Flooding: The site is identified as being located within an uncategorised flood risk precinct. Council's Development Engineering Officer has reviewed the application in this regard and did not raise any concerns providing a satisfactory referral subject to conditions.

There are no restrictions on the title.



Figure 2: Site photograph (Source: Google Maps)

1.5 SUBMISSIONS

The application was notified in accordance with Council's Community Participation Plan 2019. Fifteen (15) submissions were received, and the issues identified are discussed below.



Figure 3: Notification map

Table 1: Submissions

Concern	Comment
1. Excessive Building height	Concern is expressed in relation to the proposed height which “almost meets the maximum”. The proposal is just below the maximum permissible 9m height limit under WLEP 2009.
2. Impact on views of escarpment	The proposal complies with the height and floor space standards and suitably site towards the front of the site. It is considered to be consistent with e established and emerging character of the area and consistent with other recently approved buildings and will not significantly impact on views toward the escarpment.
3. Significant amount of Fill	Importation of fill allows the floor levels of the dwellings to meet flood level requirements and is contained within the footprint of the building. The building remains compliant with height and floors space and there are no significant impacts from the raising of the floor levels above natural ground level.
4. Privacy impacts	The proposal appropriately designed to minimise privacy impacts. The first-floor windows which adjoin the residence to the east are within bedrooms and an ensuite which are not likely to result in privacy issues. The only first floor balcony (labelled as “concrete alfresco”) is oriented toward the public park to the west of the site. This balcony is not contiguous with a living area and is not likely to be highly utilised.
5. Overshadowing impacts	The subject site is oriented north south. The shadow diagrams show some overshadowing of the dwelling to the east after midday but this complies with WDCP requirements for solar access of adjoining properties..
6. Width of garage doors	The applicant has provided a variation request in respect of garage width. See Clause 2.3.1 below for comments.
7. Traffic and Parking	Adequate on-site parking is provided, the proposal is not of a scale to adversely impact on street parking and traffic.
8. Minimum lot width not achieved	Concerns regarding lot width have referenced the requirements for land subdivision under Chapter B2 of WDCP 2009. These controls and the minimum lot width requirements of WLEP 2009 do not apply to the subdivision of dual occupancy development.
9. Excessive floor space ratio	The proposal complies with the maximum floor space ratio under WLEP 2009.
10. Building character	The design of the dual occupancy is considered satisfactory. It complies wit the provisions of WDCP

Concern	Comment
	2009 in relation to built form and site requirements and is consistent with the emerging streetscape.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Development Engineering Officer

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

1.6.2 EXTERNAL CONSULTATION

None required

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

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

COASTAL MANAGEMENT Amendment Act 2021

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

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

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

NSW BIODIVERSITY CONSERVATION ACT 2016

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

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

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

No native vegetation is proposed to be cleared for the development. The minimum subdivision lot size for the land under WLEP 2009 is 449sqm. Therefore the proposal does not trigger the requirement for a biodiversity offset scheme.

The site is not identified as being of high biodiversity value on the [Biodiversity Values Map](#).

The development would therefore not be considered to result in adverse impacts on biodiversity and is consistent with the provisions of the Biodiversity Conservation Act 2016.

2.1.1 STATE ENVIRONMENTAL PLANNING POLICIES

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 Remediation of land

4.6 Contamination and remediation to be considered in determining development application.

A desktop audit via Council's land information system database for property constraints and previous uses was undertaken to understand the likelihood of contamination issues. Aerial photography and development history reveals that the existing dwelling is circa 1960.

The audit revealed there are no constraints or past uses that give rise to concerns or the need for further investigation regarding land contamination and Council/LPP/SRPP as determining authority can be satisfied that clause 4.6 matters are thus satisfied. A specific condition of consent is proposed relating to an unexpected finds protocol.

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

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

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

2.1.4 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

dual occupancy means a dual occupancy (attached) or a dual occupancy (detached).

dual occupancy (attached) means 2 dwellings on one lot of land that are attached to each other 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.

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:

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

The proposal is satisfactory with regard to the above objectives.

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

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Child care centres; Community facilities; **Dual occupancies**; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Hospitals; Hostels; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor);*

Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Veterinary hospitals

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

Part 4 Principal development standards

Clause 4.1 Minimum subdivision lot size

The mapped minimum lot size is 449m². However, Clause 4.1(4C) states:

This clause does not apply in relation to the subdivision of land in a residential zone on which there is an existing dual occupancy or multi dwelling housing.

Accordingly, a condition of consent will ensure that a subdivision certificate is not issued until an Occupation Certificate is issued for the development.

Clause 4.3 Height of buildings

The proposed building height of 8.96m does not exceed the maximum of 9m permitted for the site.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone: 0.5:1

Site area: 633.6 m²

GFA: 316.4m²

FSR: $316\text{m}^2/633.6\text{m}^2 = 0.499:1$

Maximum FSR permitted for the zone: 0.5:1

Site area: 633.6 m²

Lot 1 Site Area 329.2m²

GFA: 164.4m²

FSR: $164.4\text{m}^2/329.2\text{m}^2 = 0.499:1$

Lot 2 Site Area 304.4m²

GFA 152m²

FSR $152\text{m}^2/304.4\text{m}^2 = 0.499:1$

Part 7 Local provisions – general

Clause 5.21 Flood Planning

The proposal has regard to the objectives of the clause and its design ensures that the clauses 2 and 3 are satisfied. In addition, Councils Development Engineering Officer has also assessed the application and provided a satisfactory referral.

Clause 7.1 Public utility infrastructure

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

Clause 7.6 Earthworks

The proposal comprises a dual occupancy. 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

Not applicable

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The development has been assessed against the relevant chapters of WDCP 2009 and found to be satisfactory. The full table of compliance is provide as **Attachment 4** to this report. Proposed variations to controls contained within Chapter B1 – Residential Development are discussed below:

CHAPTER A1 – INTRODUCTION

8 Variations to development controls in the DCP

Issue (garage width)

(a) The control being varied.

The variation request relates to Clause 4.10.4 of Chapter B1 – Residential Development which requires that where garage door openings face a road they must be a maximum of 50% of the width of the dwelling.

(b) The extent of the proposed variation and the unique circumstances as to why the variation is requested; and

The dwelling width is 13.61m. The proposed development incorporates a combined garage door width of 7.82m, consisting of 1 x 4.81m door to the double garage and 1 x 3.01m door to the single garage. This combined width equates to 57.5% of the dwelling width.

It should be noted that this provision is most likely to have been adopted to minimise the impact of garages for dwellings. Where a dual occupancy is proposed, two garages are required, and this control is difficult to comply with particularly given that dual occupancy development is permitted on lots as narrow as 15m.

(c) Demonstrate how the objectives are met with the proposed variations; and

The objectives of the carparking controls are:

(a) To provide car parking for residents.

(b) To ensure that there is adequate provision for vehicular access and manoeuvring.

(c) To minimise the impact of garages upon the streetscape.

The applicant has argued that:

“The development provides a compliant number of parking spaces, with the double garage to Unit 1 being required to meet the needs of the occupants and reduce the resulting need for on-street parking. A single driveway is proposed to maintain the appearance of a single dwelling-house development and retain maximum provision for on-street parking.

The design of the front façade, incorporating single and two storey elements along with an increased front setback is considered to suitably mitigate any potential impact on the streetscape resulting from the increased garage width. The resulting development is considered to achieve the objectives of the carparking controls.”

(d) Demonstrate that the development will not have additional adverse impacts as a result of the variation.

The applicant states that:

“As the design of the development is able to mitigate the impact of the increased garage door width and maintain the intended streetscape character of the area, there is not considered to be any adverse impact resulting from the development.

Adequate onsite parking is provided, with each garage door having a suitable width to remain functional.

The benefits of providing a double garage to Unit 1, reducing the need for on-street parking, is considered to outweigh any potential minor impact resulting from the increased overall garage door widths. The design is considered to suitably mitigate any such impact.

There is considered to be no increased impact on residential amenity due to the required variation and it is therefore requested that the garage door widths be supported in this instance.”

Comment

The applicant’s submission requesting a variation to the control is considered to adequately address the reasons for the variation and demonstrate that the resulting impacts are minimal, the fact that there are two garage doors of differing sizes provides interest visual relief and articulation to the facade. In this instance the proposed variation is supported.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN

DEVELOPMENT CONTRIBUTIONS

Wollongong City-Wide Development Plan - City Wide

The Wollongong City-Wide Development Contributions Plan applies to the subject property. This Plan levies a contribution based on the estimated cost of development. :

- The proposed cost of development* is over \$200,001 – a levy rate of 1% applies.

Contribution Amount = Cost of Works \$1,159,000 x 1% levy rate = \$11,590

The Housing and Productivity Contribution levy came into effect on 1 October 2023, the application was lodged before this date and the levy does not apply.

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

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

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

Environmental Planning and Assessment Regulation 2021

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.

6 Determination of BASIX development

BASIX Certificate provided.

61 Additional matters that consent authority must consider.

Conditions of consent are recommended with regard to demolition.

62 Consideration of fire safety

Not applicable

63 Considerations for erection of temporary structures

Not applicable

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

The proposal is considered acceptable with regard to the likely impacts.

Context and Setting:

The proposal has been assessed with regard to the amenity impacts from the development, the zoning, permissible height and FSR for the land, and existing and future character of the area, and is considered to be compatible with the local area.

Access, Transport and Traffic:

The proposal is satisfactory with regard to carparking and vehicular access. The traffic generating impacts of the development will not be unreasonable in the locality. The proposed access arrangements are satisfactory to Council's Development Engineering Officer.

Public Domain:

Footpath works and street tree planting are required as conditions of consent. The proposal will not have an adverse impact on the public domain.

Utilities:

The proposal is not envisaged to place an unreasonable demand on utilities supply. Existing utilities are adequate to service the proposal.

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:

The site is presently serviced by Sydney Water, which can be readily extended to meet the requirements of the proposed development. The proposal is not envisaged to have unreasonable water consumption.

Soils:

Council records do not identify the site as containing acid sulfate soils. Erosion and sedimentation controls are required to be employed during excavation and construction.

Air and Microclimate:

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

Flora and Fauna:

No adverse impacts on significant flora or fauna is expected as a result of the proposed development. An appropriate landscape plan has been submitted and appropriate conditions are proposed to address landscaping requirements.

Waste:

A condition is proposed that an appropriate receptacle be in place for any waste generated during the construction.

Energy:

The proposal is not envisaged to have unreasonable energy consumption.

Noise and vibration:

A condition is proposed that nuisance be minimised during any construction, demolition, or works.

Natural hazards:

Council records list the site as being within an uncategorised flood risk precinct. Appropriate floor level are proposed and Council's Development Engineering Officer has provided a satisfactory referral.

Technological hazards:

There are no technological hazards affecting the site that would prevent the proposal. Conditions of consent are recommended addressing demolition and disposal of any hazardous building materials.

Safety, Security and Crime Prevention:

This application does not result in any opportunities for criminal or antisocial behaviour.

Social Impact:

No adverse social impacts have been identified.

Economic Impact:

There are not expected to be any adverse economic impacts arising from approval of the proposed development. The development is expected to create employment opportunities during the construction period.

Site Design and Internal Design:

The application does not result in any departures from development standards. The design accounts for the known site constraints and topography. It is recommended that a condition of consent is applied requiring all works follow the Building Code of Australia.

Construction:

Construction impacts have the potential to impact on the amenity of the neighbourhood including the public domain inclusive of traffic and pedestrian impacts. If approved, it would be appropriate to impose conditions to reduce the impact of construction works including those relating to hours of work, erosion and sedimentation controls, vibration, dust mitigation, works in the road reserve, excavation, and waste management. These are included in the recommended conditions.

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 likely impacts on the locality and adjoining land are acceptable.

Are the site attributes conducive to development?

The proposal suitably responds to the site attributes.

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

See Section 1.5 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 and is in the public interest.

3 CONCLUSION

This application has been assessed as satisfactory having regard to the Heads of Consideration under Section 54.15(1) of the Environmental Planning and Assessment Act 1979, the provisions of Wollongong Local Environmental Plan 2009 and all relevant Council DCPs, Codes and Policies.

The design of the development is appropriate regarding the controls outlined in these instruments. The proposal involves a variation to Clause 4.10.4 of Chapter B1 – Residential Development under WDCP2009 relating to garage door width. The variation request has been assessed as reasonable.

Submissions and referrals have been considered in the assessment of the application, concerns have either been resolved by design amendments or conditions, any remaining issues are not considered to warrant refusal of the application.

It is considered that the proposed development has been designed appropriately given the nature and characteristics of the site and is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area.

4 RECOMMENDATION

It is recommended that development application DA-2023/635 be approved subject to the conditions contained in Attachment 5.

ATTACHMENTS

- 1 Aerial photograph
- 2 WLEP zoning map
- 3 Plans
- 4 WDCP 2009 Compliance table
- 5 Draft Conditions

Attachment 2 – WLEP Zoning



-1°11'40"

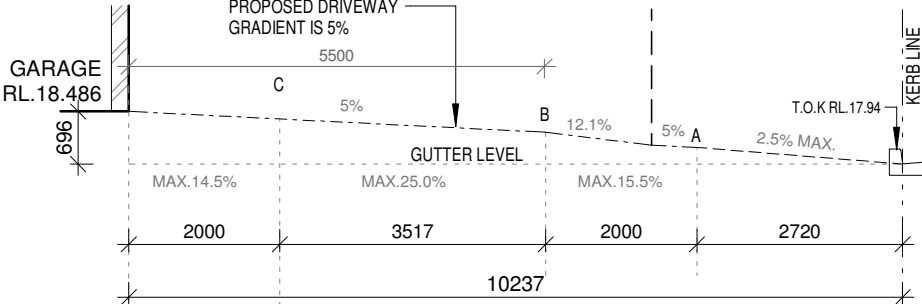
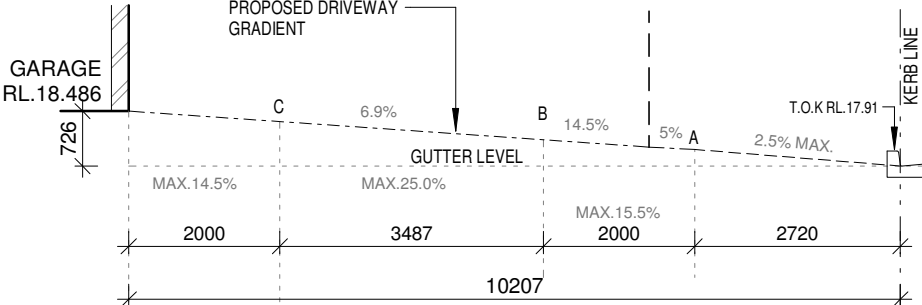
LOT 102
D.P. 26747
PUBLIC
RESERVE

PRIOR TO CONSTRUCTION, MARKSMAN HOMES TO REMOVE
EXISTING COTTAGE, & ANY RETAINING WALL
INTERFERING WITH THE PROPOSED DEVELOPMENT. NOTE:
CLIENT TO ARRANGE DISCONNECTION OF GAS AND NBN
SERVICES

STAYPOLE
18.03

BM CUT TRIANGLE
TOPOF KERB
RL 17.88 (AHD.)

BALFOUR STREET



PROPOSED DRIVEWAY GRADIENT

1 : 100

UNIT 1:
EXC/FILL TO RL.18.615 TO FORM GROUND FLOOR DATUM;
EXC/FILL TO RL.18.101 TO FORM GARAGE FLOOR DATUM;
UNIT 2:
EXC/FILL TO RL.18.615 TO FORM GROUND FLOOR DATUM;
EXC/FILL TO RL.18.101 TO FORM GARAGE FLOOR DATUM;

EXTENT OF EXCAVATION & BATTER TO BE DETERMINED
ON SITE.

ANY RETAINING WALL, IF REQUIRED, ARE BY OWNER
UNLESS SPECIFICALLY INCLUDED IN TENDER PRICE

UNIT 1: DRIVEWAY AND FOOT PATHS BY MARKSMAN
(X = 10207 D = 1681.75)

GGFL INVERT OF KERB IS 726mm

UNIT 2: DRIVEWAY AND FOOT PATHS BY MARKSMAN
(X = 10237 D = 1689.25)

GGFL INVERT OF KERB IS 696mm

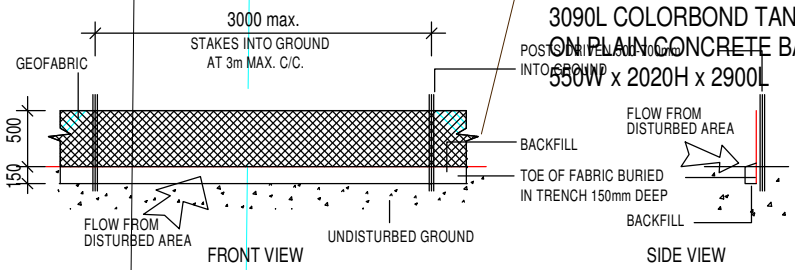
SEWERAGE CONNECTION TO THE REQUIREMENT OF
LOCAL AUTHORITY

STORM WATER DISPOSAL TO COMPLY WITH LOCAL
COUNCIL AUTHORITY

FINAL LOCATION AND HEIGHTS OF DROP EDGE BEAM
TO BE DETERMINED ON SITE



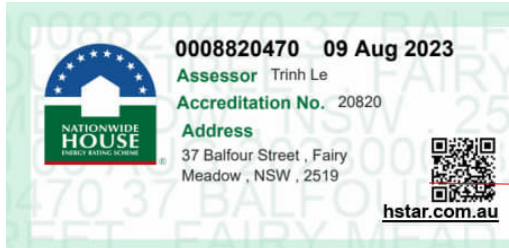
BASIX COMMITMENTS
REFER TO
Basix Certificate & Pg.07
No.1394110M



LOT 82
D.P. 26747

SINGLE
STOREY CLAD
HOUSE No.35

TORRENS TITLE BY OWNERS
AFTER HAND OVER



SCHEDULE OF SHORT & CURVED BOUNDARIES				
Number	Bearing	Distance	Arc	Radius
1	103°52'45"	3.04	3.05	15.24

- LEGEND**
- CP COMMUNICATIONS PIT
 - DP DRAINAGE PIT
 - FL FLOOR LEVEL
 - GFL GARAGE FLOOR LEVEL
 - K&G KERB & GUTTER (0.15%)
 - PPL POWER POLE WITH LIC
 - RW RETAINING WALL
 - ST STAIRS
 - WM WATERMETER

DENOTES HARD STAND AREA

DENOTES APPROXIMATE LOC
OF SEWER MAIN

1. SITE PLAN
1 : 200

(A) EASEMENT FOR DRAINAGE 3.05 WIDE (D.P. 26747)

SITE PLAN
COUNCIL PLAN
CUSTOM (TRADITIONAL)

JOB No.
2475
PROPOSED RESIDENCE
FYNAP PTY LTD
37 BALFOUR ST, FAIRY MEADOW
LOT 81 IN DP. 26747 2519

DO NOT SCALE DRAWING, FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE THE FABRICATION OF ANY BUILDING COMPONENT.

SCALE: As indicated
PAGE: 1 OF 12
DATE: 06 MAR 2023
CONSULANT: S.RE.
DRAWN: TRINH LE
REV: E5-17/04/2023

102-108 Princes Highway, Figtree NSW 2525
Ph: (02) 4271 5200
Builder Licence No. 3602 www.marksmanhomes.com.au

THIS DESIGN IS THE PROPERTY OF MARKSMAN HOMES AND IS
PROTECTED UNDER THE LAWS OF COPYRIGHT LEGAL PROCEEDINGS
WILL BE TAKEN AGAINST UNAUTHORISED USE OF COPYING



BASIX AREAS

TOTAL ROOF AREA INCLUDING GUTTERS 322.2m²

ROOF AREA DIVERTED TO TANK 322.2m²

BASIX COMMITMENTS
REFER TO
Basix Certificate & Pg.07
No.1394110M

FLOOR AREAS	
Unit 1	
GROUND FLOOR	78.5 m ²
FIRST FLOOR	99.0 m ²
GARAGE	38.5 m ²
Sub-total 1	216.0 m ²
PORCH	5.5 m ²
ALFRESCO	23.6 m ²
Sub-total 2	29.0 m ²
Unit 1	245.0 m ²

GROUND FLOOR
COUNCIL PLAN
CUSTOM (TRADITIONAL)

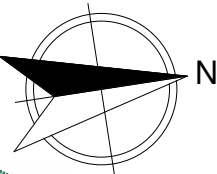
JOB No.
2475

PROPOSED RESIDENCE
FYNAP PTY LTD
37 BALFOUR ST, FAIRY MEADOW
LOT 81 IN DP. 26747 2519

DO NOT SCALE DRAWING, FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE THE FABRICATION OF ANY BUILDING COMPONENT.

SCALE: 1 : 100
PAGE: 3 OF 12
DATE: 06 MAR 2023

CONSULTANT: S.RE.
DRAWN: TRINH LE
REV: E5-17/04/2023



FLOOR AREAS

Unit 2	
GROUND FLOOR	74.9 m ²
FIRST FLOOR	83.8 m ²
GARAGE	26.9 m ²
Sub-total 1	185.6 m ²
PORCH	6.5 m ²
ALFRESCO	14.4 m ²
Sub-total 2	20.9 m ²
Unit 2	206.5 m ²
TOTAL AREAS	451.5 m ²

TERMI-MESH PEST CONTROL

WIND CLASSIFICATION: N2

~ AWARD SERIES ~

ALL BATHROOM, ENSUITE & WC HUNG DOORS REQUIRE REMOVABLE HINGES AS PER BCA REQUIREMENTS. ADDITIONAL SPACE ABOVE DOOR WILL BE REQUIRED

PROVIDE EXTERNAL WEATHER-STRIPPING TO ALL EXTERNAL HUNG DOORS

10mm WIDE VERTICAL CONTROL JOINT TO ENGINEERS DETAILS

CT.	COOK TOPS	REF.	REFRIGERATOR SPACE
DP.	DOWN PIPE	CDP.	CHARGE DOWN PIPE
DW.	DISH WASHER	UBO.	UNDER BENCH OVEN
MW.	MICROWAVE	RH.	RANGEHOOD
WO.	WALL OVEN	VJ.	VERTICAL CONTROL JOINT
SHS.	STEEL COLUMN/W.M.		WASHING MACHINE SPACE
ST.	KILN DRIED HARDWOOD STUD		

0008820470 09 Aug 2023

Assessor Trinh Le
Accreditation No. 20820
Address
37 Balfour Street, Fairy
Meadow, NSW, 2519



SITE INFORMATION

SITE AREA	F.S.R	% OF SITE AREA
UNIT 1	329.200 m ²	164.6 m ² 50.0%
UNIT 2	304.400 m ²	151.7 m ² 49.8%

F.S.R

Unit 1

Gross Floor Area

GROUND FLOOR	73.3 m ²	73.3 m ²
FIRST FLOOR	90.3 m ²	90.3 m ²
GARAGE OVER 36m ²	1.0 m ²	1.0 m ²

Excluded Area

VOID	3.8 m ²	
GARAGE MAX.	36.0 m ²	

Unit 1

Unit 2

Gross Floor Area

GROUND FLOOR	69.4 m ²	69.4 m ²
FIRST FLOOR	75.0 m ²	75.0 m ²
GARAGE OVER 18m ²	7.2 m ²	7.2 m ²

Excluded Area

VOID	4.3 m ²	
GARAGE MAX.	18.0 m ²	

Unit 2

SITE INFORMATION PER UNITS

SITE AREA	SITE COVERAGE	LANDSCAPE AREA
UNIT 1:329.200 m ²	106.0 m ² OR 32.2%	129.00 m ² OR 39.2%
UNIT 2:304.400 m ²	109.90 m ² OR 36.1%	73.70 m ² OR 24.2%

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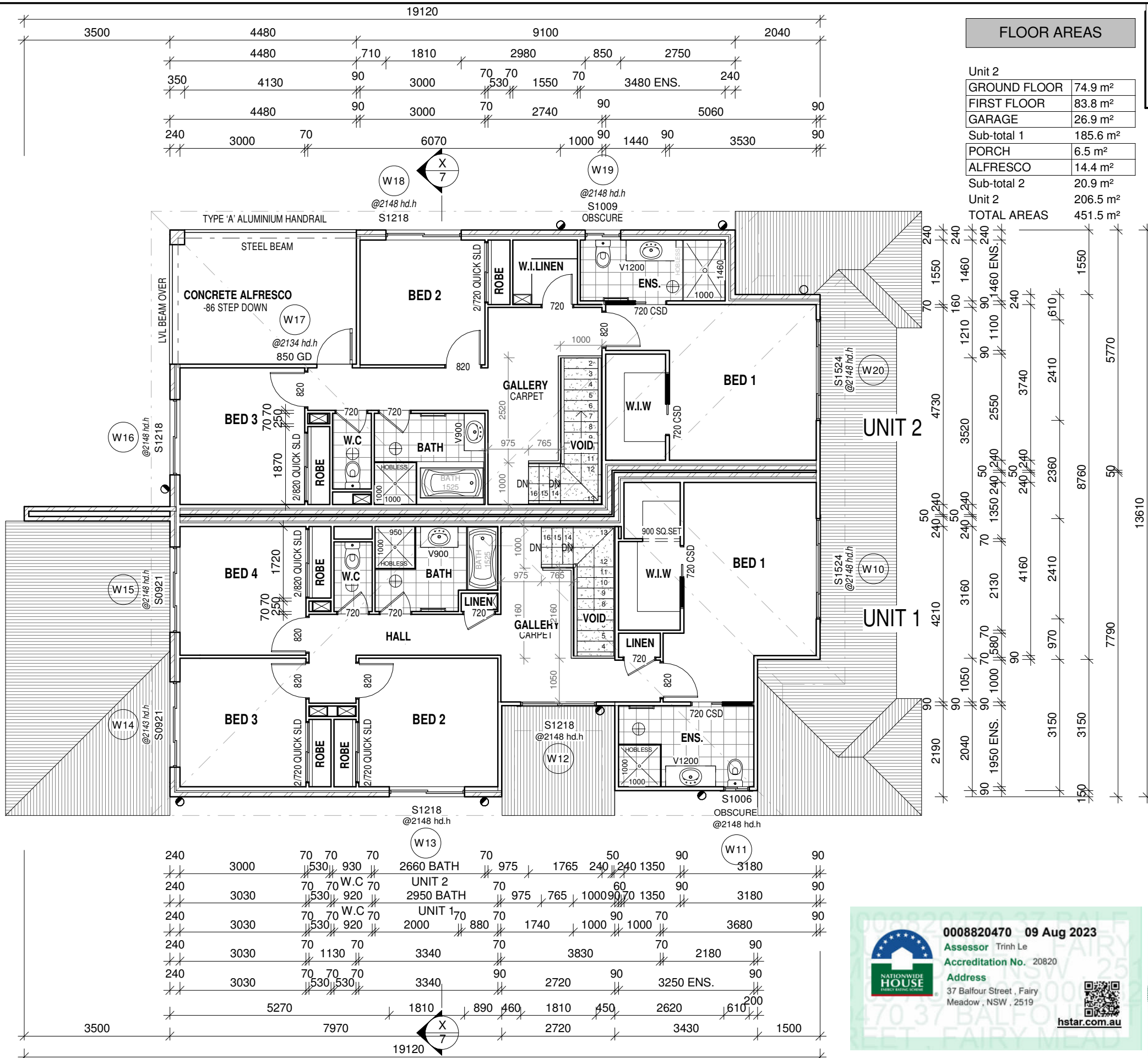
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FLOOR AREAS

Unit 2	
GROUND FLOOR	74.9 m ²
FIRST FLOOR	83.8 m ²
GARAGE	26.9 m ²
Sub-total 1	185.6 m ²
PORCH	6.5 m ²
ALFRESCO	14.4 m ²
Sub-total 2	20.9 m ²
Unit 2	206.5 m ²
TOTAL AREAS	451.5 m ²

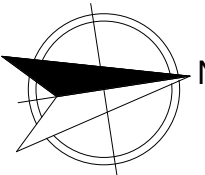
TERMI-MESH PEST CONTROL
WIND CLASSIFICATION: N2
~ AWARD SERIES ~

BASIX COMMITMENTS
REFER TO
Basix Certificate & Pg.07
No.1394110M



F.S.R

Unit 1		
Gross Floor Area		
GROUND FLOOR	73.3 m ²	73.3 m ²
FIRST FLOOR	90.3 m ²	90.3 m ²
GARAGE OVER 36m ²	1.0 m ²	1.0 m ²
Excluded Area		
VOID	3.8 m ²	
GARAGE MAX.	36.0 m ²	
Unit 1		164.6 m ²
Unit 2		
Gross Floor Area		
GROUND FLOOR	69.4 m ²	69.4 m ²
FIRST FLOOR	75.0 m ²	75.0 m ²
GARAGE OVER 18m ²	7.2 m ²	7.2 m ²
Excluded Area		
VOID	4.3 m ²	
GARAGE MAX.	18.0 m ²	
Unit 2		151.7 m ²



FLOOR AREAS

Unit 1	
GROUND FLOOR	78.5 m ²
FIRST FLOOR	99.0 m ²
GARAGE	38.5 m ²
Sub-total 1	216.0 m ²
PORCH	5.5 m ²
ALFRESCO	23.6 m ²
Sub-total 2	29.0 m ²
Unit 1	245.0 m ²

240	3000	70	70	70	2660	BATH	70	975	1765	240	240	1350	90	3180	90	
240	3030	70	70	W.C	70	UNIT 2	70	975	765	1000	90	70	1350	90	3180	90
240	3030	70	70	W.C	70	UNIT 1	70	880	1740	1000	90	1000	70	3680	90	90
240	3030	70	1130			3340				3830			70	2180		
240	3030	70	70	70		3340				2720		90	3250	ENS.	90	90
			530	530											200	
	5270				1810		890	460	1810	450	2620		610			
									2720		3430					

FIRST FLOOR
COUNCIL PLAN
CUSTOM (TRADITIONAL)

JOB No.
2475

PROPOSED RESIDENCE
FYNAP PTY LTD
37 BALFOUR ST, FAIRY MEADOW
LOT 81 IN DP. 26747 2519

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PAGE: 4 OF 12
DATE: 06 MAR 2023
CONSULANT: S.RE.
DRAWN: TRINH LE
REV: E5-17/04/2023

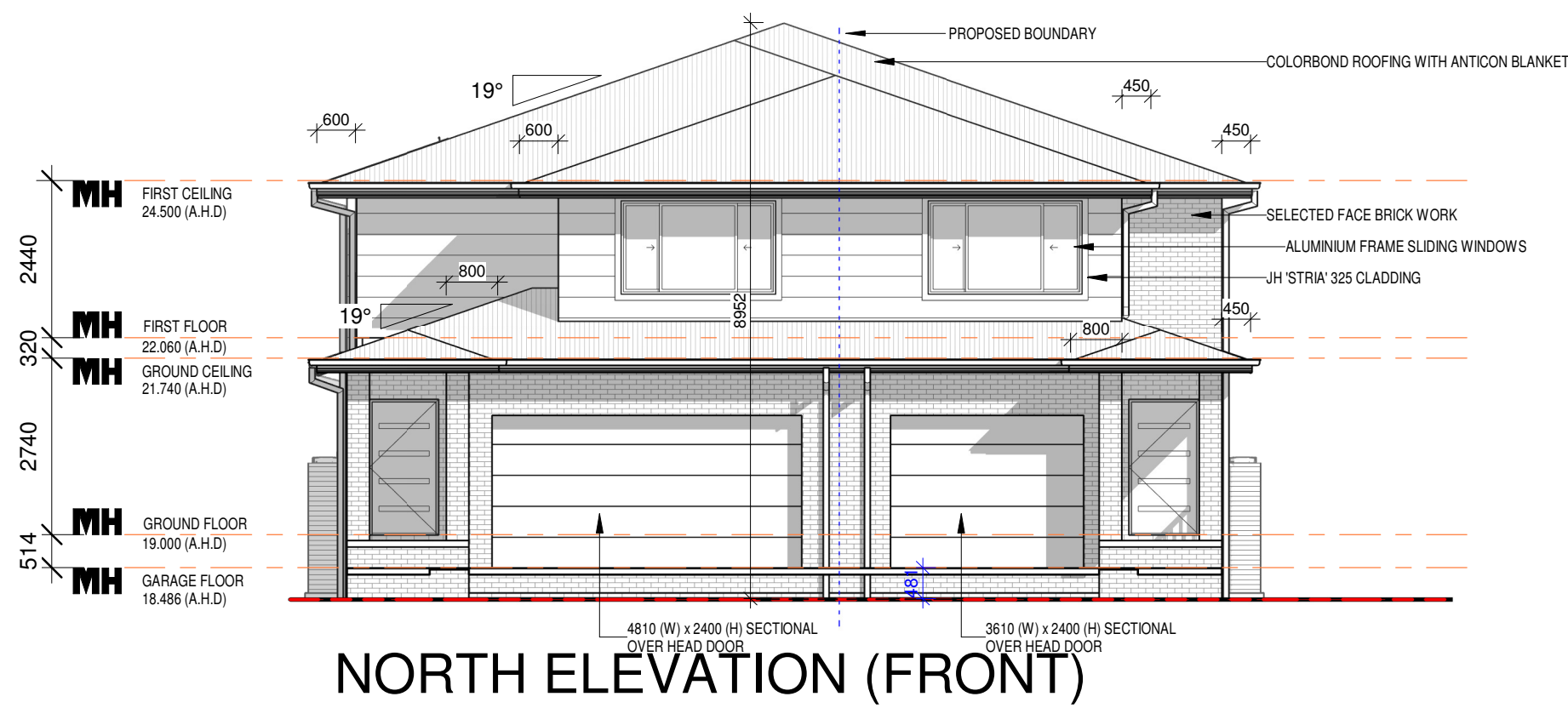
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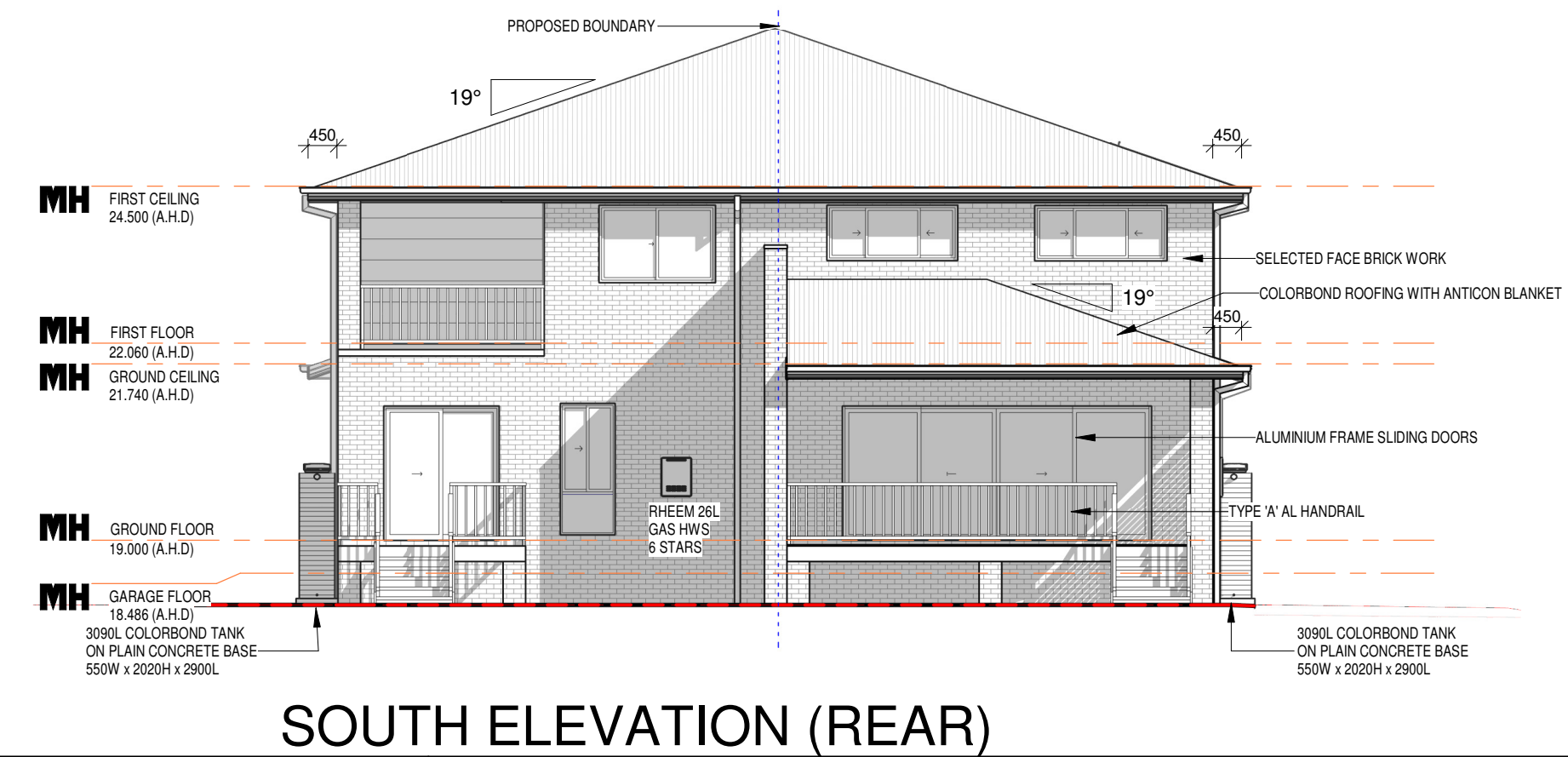


TERMI-MESH PEST CONTROL
WIND CLASSIFICATION: N2
~ AWARD SERIES ~





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Australian Building
Sustainability Association
Assessments completed within the accreditation
period are part of the ABSA quality audit system
Accreditation Period 31/03/2023-31/03/2024
Assessor Name Trinh Le
Assessor Number 20820
Assessor Signature
This Accredited Assessor
is qualified to use
NABERS Accredited
Software and has agreed
to follow the ABSA
Code of Practice



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Assessor Trinh Le
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Assessor Trinh Le
Accreditation No. 20820
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Unit 2, 37 Balfour Street, Fairy
Meadow, NSW, 2519
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ELEVATIONS COUNCIL PLAN CUSTOM (TRADITIONAL)	JOB No.	PROPOSED RESIDENCE	SCALE:	1 : 100	CONSULTANT:	S.RE.	<div>102-108 Princes Highway, Figtree NSW 2525 Ph: (02) 4271 5200 Builder Licence No. 3602 www.marksmanhomes.com.au</div> <div> THIS DESIGN IS THE PROPERTY OF MARKSMAN HOMES AND IS PROTECTED UNDER THE LAWS OF COPYRIGHT LEGAL PROCEEDINGS WILL BE TAKEN AGAINST UNAUTHORISED USE OF COPYING</div> <div> MARKSMAN HOMES</div>		
	2475	FYNAP PTY LTD	PAGE:	5	OF	12		DRAWN:	TRINH LE
		37 BALFOUR ST, FAIRY MEADOW	DATE:	06 MAR 2023	REV:	E4-10/02/2023			
		LOT 81 IN DP. 26747 2519	DO NOT SCALE DRAWING, FIGURED DIMENSIONS ONLY TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE THE FABRICATION OF ANY BUILDING COMPONENT.						

6.6

NATIONWIDE HOUSE

43.7

Mjms

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TERMI-MESH PEST CONTROL
WIND CLASSIFICATION: N2
~ AWARD SERIES ~

- MH

FIRST CEILING

24.500 (A.H.D)
- MH

FIRST FLOOR

22.060 (A.H.D)
- MH

GROUND CEILING

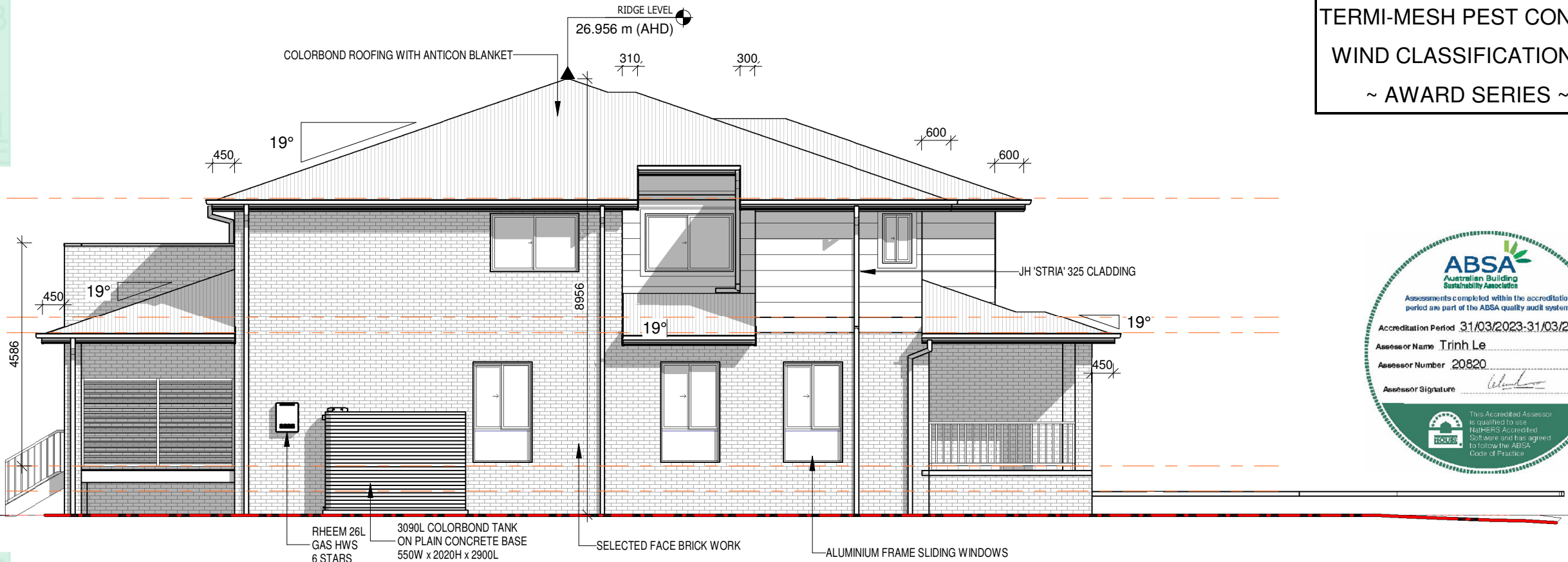
21.740 (A.H.D)
- MH

GROUND FLOOR

19.000 (A.H.D)
- MH

GARAGE FLOOR

18.486 (A.H.D)



EAST ELEVATION (LHS)

5.9

NATIONWIDE HOUSE

52.3

Mjms

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- MH

FIRST CEILING

24.500 (A.H.D)
- MH

FIRST FLOOR

22.060 (A.H.D)
- MH

GROUND CEILING

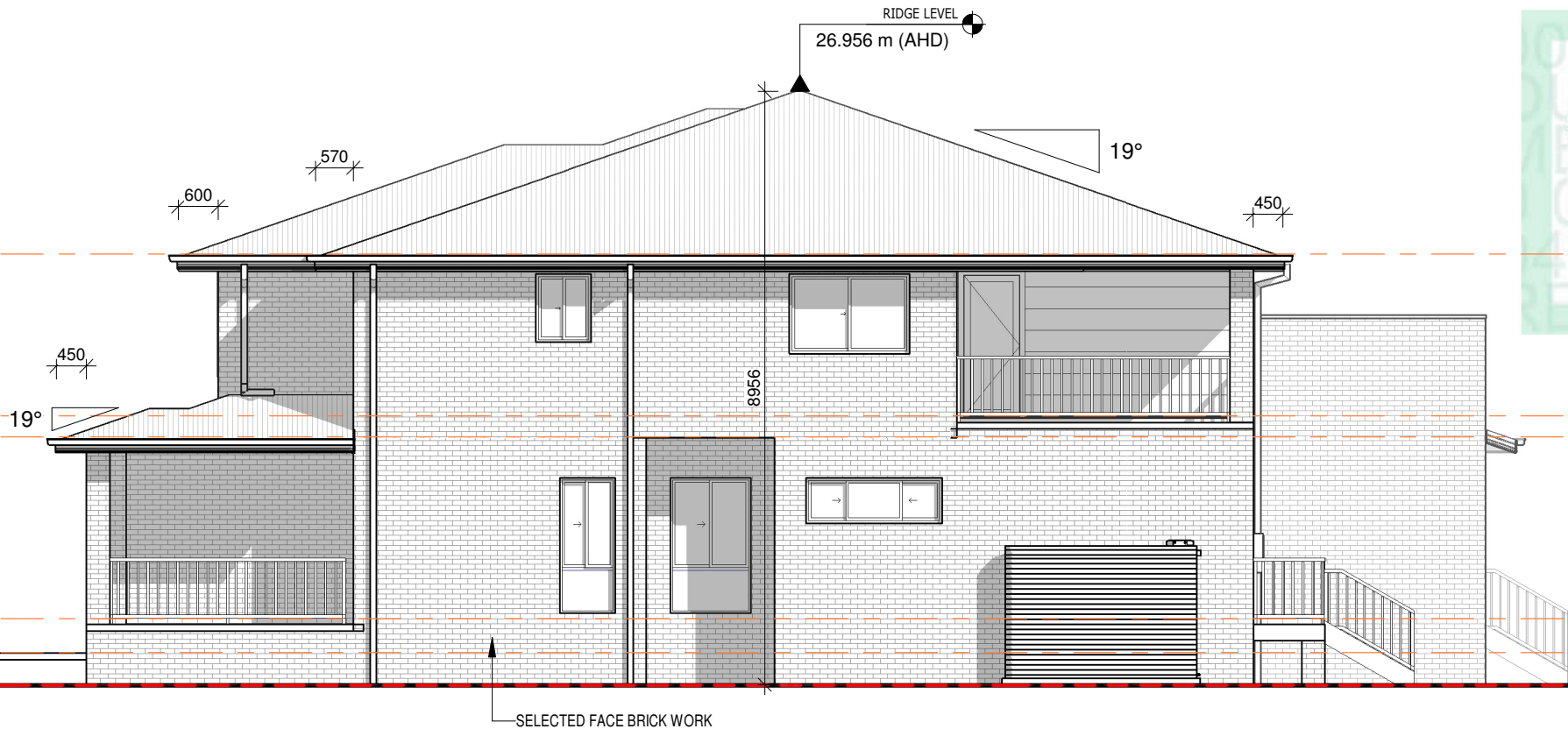
21.740 (A.H.D)
- MH

GROUND FLOOR

19.000 (A.H.D)
- MH

GARAGE FLOOR

18.486 (A.H.D)



WEST ELEVATION (RHS)

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NATIONWIDE HOUSE

ENERGY RATING SCHEME

ELEVATIONS
COUNCIL PLAN
CUSTOM (TRADITIONAL)

JOB No.
2475

PROPOSED RESIDENCE
FYNAP PTY LTD
37 BALFOUR ST, FAIRY MEADOW
LOT 81 IN DP. 26747 2519

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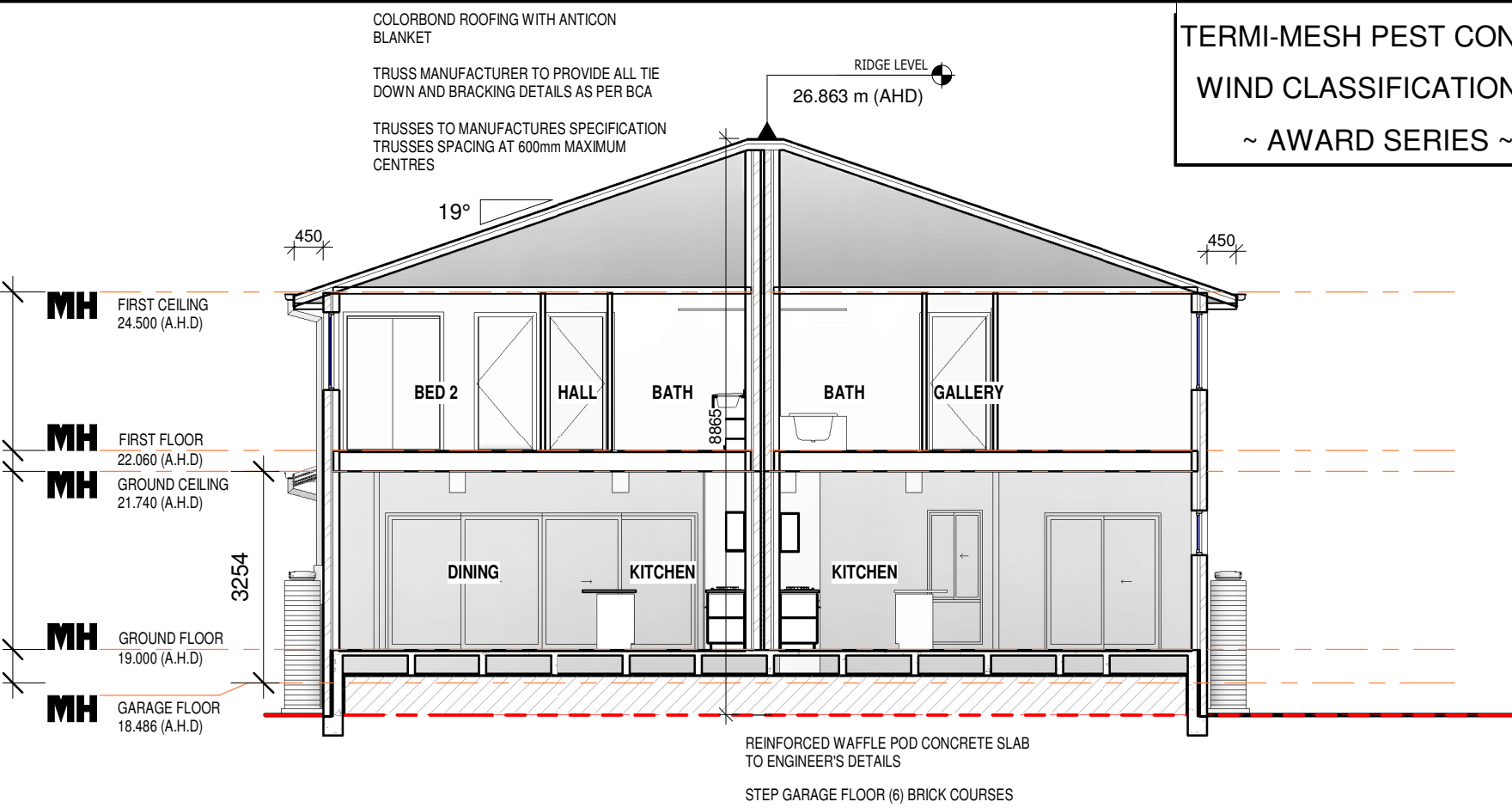
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BASIX CERTIFICATE Cert. No.1394110M			Building Sustainability Index		
The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying certificate issued, for the proposed development, that BASIX commitment be complied with.					
WATER COMMITMENTS					
FIXTURES					
The applicant must install showerheads with a minimm rating of 3 star (>7.5 but <=9L/min) in all showers in the development					
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.					
The applicant must install taps with a minimum rating of 4 stars in the kitchen in the development.					
The applicant must install basin taps with a minimum rating of 5 stars in each bathroom in the development.					
ALTERNATIVE WATER					
The applicant must install a rainwater tank at least 3000 litres on the site.					
The applicant must configure the rainwater tank to collect rain runoff from at least 149.3 square metres of the roof area.					
The applicant must connect the rainwater tank to: all toilets, the cold water tap that supplies each clothes washer and at least one outdoor tap in the development.					
THERMAL COMFORT SPECIFICATIONS					Star rating: 0.0
Assessor No. 20820		Certificate number:		Certificate date:	
Window type	Glass	Frame	U-value	SHGC	Area in use
DOW-001-01A AI SI Windwos	SG 3Clr	Custom	6.4	0.75	19.46m²
DOW-006-01A AI SI Doors	SG 5Clr	Custom	6.2	0.71	10.10m²
		Custom			
		Custom		0	
External wall type	Insulation	Colour-Solar absorptancy	Details		
Brick Venner	R1.5 + Wrap	Dark - SA > 0.7	As per detail on plans		
FC external wall cladding	R1.5 + Wrap	Light - SA < 0.475	As per detail on plans		
Internal wall type	Insulation		Ceiling type	Insulation	Details
Plaster'bd on studs	none				entire dwelling excl. garage
Plaster'bd on studs	R1.5				adjacent to Garage
Floors	Insulation	Covering			
Concrete	Waffle Pod	Ceramic tiles as shown	Plaster'bd	R2.5	to main roof
Timber	none	Carpet/Cerami tile as shown	Plaster'bd	none	to garage roof only
Roof type	Insulation	Colour-Solar absorptancy			
Colorbond	Anti-con blanket R1.0	Dark-SA > 0.7			
WINDOWS, GLAZED DOORS AND SKYLIGHTS					
The applicant must install the windows, glazed doors and shading devices described in window shedule table & BASIX certificate.					
ENERGY COMMITMENTS					
Hot water					
The applicant must install the following hot water system in the development, or a system with a higher energy rting: gas instantaneous with a performance of 6 stars					
Cooling system					
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0-3.5					
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0-3.5					
The cooling system must provide for day/night zoning between living areas and bedrooms					
Heating system					
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 3.0-3.5					
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 3.0-3.5					
The heating system must provide for day/night zoning between living areas and bedrooms					
Ventilation					
The applicant must install the following exhaust systems in the development: At least 1 bathroom: indidual fan, ducted; Operation control: manual switch on/off Kitchen: indidual fan, ducted to facade or roof; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a					
Artificial lighting					
The applicant must ensure that 'primary type of artificial lighting' is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: . at least 4 of the bedrooms/study; . at least 2 of the living/ dining rooms; . the kitchen; all bathrooms/toilets; the laundry; all hallways;					
Natural lighting					
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting. The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.					
Other					
The applicant must install a gas & electric oven in the kitchen of the dwelling.					
Alternative energy					



Window Schedule						
Mark	Type	Height	Width	Head Height	Glazing	Area
UNIT 1						
1	S2112	2057	1210	2143	SG 3mm Clear	2.5 m²
2	S2112	2057	1210	2143	SG 3mm Clear	2.5 m²
3	S2112	2057	1210	2143	SG 3mm Clear	2.5 m²
4	SD2148-4	2100	4810	2100	SG 5mm Clear	10.1 m²
10	S1524	1457	2410	2148	SG 3mm Clear	3.5 m²
11	S1006	1029	610	2148	SG 3mm Obscure	0.6 m²
12	S1218	1200	1810	2148	SG 3mm Clear	2.2 m²
13	S1218	1200	1810	2148	SG 3mm Clear	2.2 m²
14	S0921	857	2050	2143	SG 3mm Clear	1.8 m²
15	S0921	857	2050	2148	SG 3mm Clear	1.8 m²
UNIT 1						29.6 m²
UNIT 2						
5	S2109	2057	850	2143	SG 3mm Clear	1.7 m²
6	SD2118	2100	1810	2100	SG 5mm Clear	3.8 m²
7	S0721	686	2050	2143	SG 3mm Clear	1.4 m²
8	S2112	2057	1210	2143	SG 3mm Clear	2.5 m²
9	S2109	2057	850	2143	SG 3mm Clear	1.7 m²
16	S1218	1200	1810	2148	SG 3mm Clear	2.2 m²
17	850 GD	2134	850	2134	SG 5mm Clear	1.8 m²
18	S1218	1200	1810	2148	SG 3mm Clear	2.2 m²
19	S1009	1029	850	2148	SG 3mm Obscure	0.9 m²
20	S1524	1457	2410	2148	SG 3mm Clear	3.5 m²
UNIT 2						21.7 m²
TOTAL GLAZING						51.3 m²



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Accreditation No. 20820
Address
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Australian Building Sustainability Association
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Accreditation Period 31/03/2023-31/03/2024
Assessor Name Trinh Le
Assessor Number 20820
Assessor Signature 
This Accredited Assessor is qualified to use HSTAR's Accredited Software and has agreed to follow the ABSA Code of Practice



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SECTION X-X COUNCIL PLAN CUSTOM (TRADITIONAL)

JOB No.
2475

PROPOSED RESIDENCE
FYNAP PTY LTD
37 BALFOUR ST, FAIRY MEADOW
LOT 81 IN DP. 26747 2519

SCALE: 1 : 100
CONSULTANT: S.RE.

PAGE: 7 OF 12
DRAWN: TRINH LE

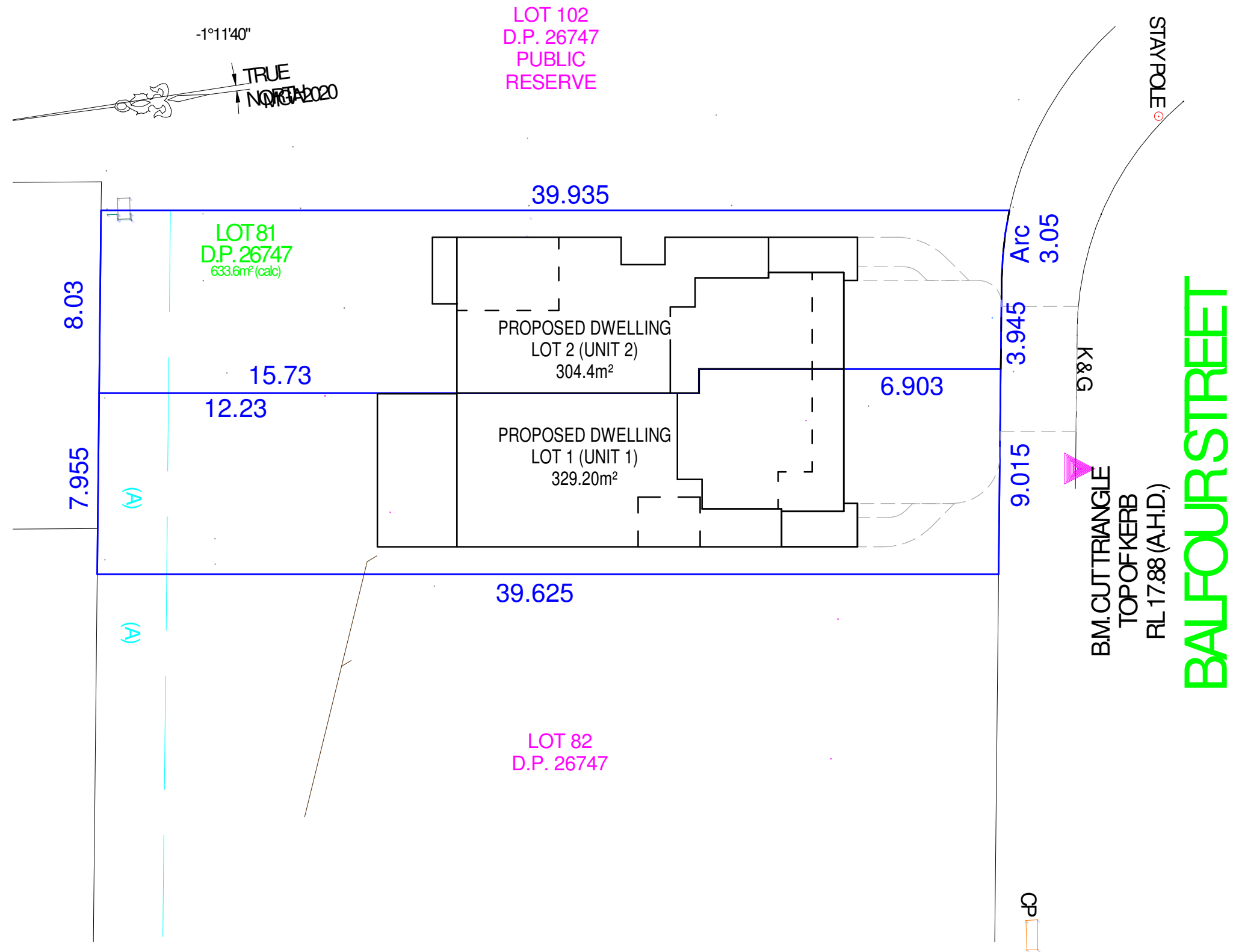
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TORRENS TITLE BY OWNERS
AFTER HAND OVER

PROPOSED TORRENS SUB-DIVISION
OF LOT 81 IN DP. 26747
CAUTION: DIMENSIONS & AREA SHOWN ARE
PROPOSED ONLY & ARE SUBJECT TO FINAL
SURVEY AND COUNCIL LPI APPROVALS

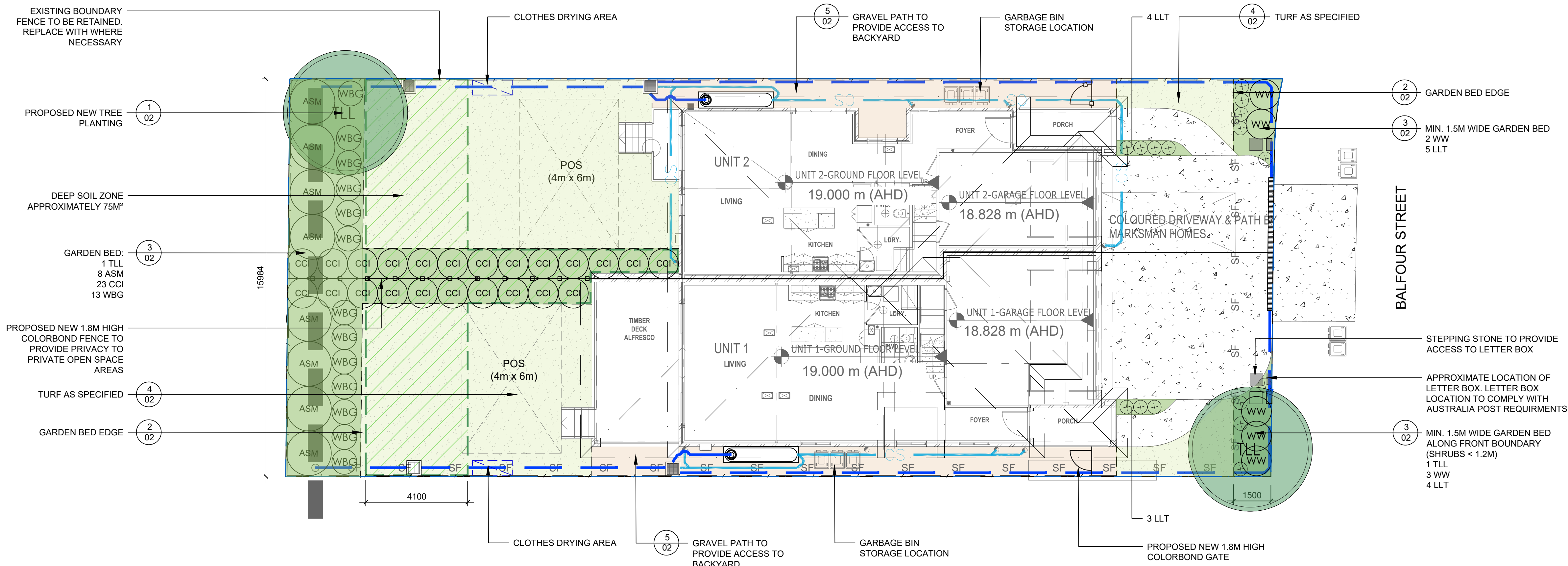
SUB-DIVISION PLAN
COUNCIL PLAN
CUSTOM (TRADITIONAL)

JOB No. 2475	PROPOSED RESIDENCE FYNAP PTY LTD 37 BALFOUR ST, FAIRY MEADOW LOT 81 IN DP. 26747 2519	SCALE: 1 : 200	CONSULTANT: S.RE.
		PAGE: 12 OF 12	DRAWN: TRINH LE
		DATE: 06 MAR 2023	REV: E5-17/04/2023
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SITE PLAN
1:100

LEGEND

	LOT BOUNDARY		MASS PLANTING (3 02)
	GRAVEL PATH (5 02)		DEEP SOIL ZONE
	PROPOSED DRIVEWAY		PROPOSED TREE PLANTING (1 02)
	GARDEN BED EDGING (2 02)		LOCATION OF GARBAGE BINS
	EXISTING BOUNDARY FENCE TO BE RETAINED / REPLACED WHERE NECESSARY		LOCATION OF WATER TANK
	PROPOSED NEW 1.8M HIGH COLORBOND FENCE		CLOTHES DRYING AREA
	TURF AS SPECIFIED (4 02)		STORMWATER PIT AND PIPE. REFER TO ENGINEER'S PLAN

PLANT SCHEDULE

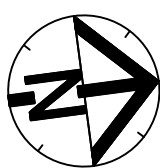
NUMBER	SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE HEIGHT	SPACING	STAKING
TREES							
2	TLL	Tristaniopsis laurina 'Luscious'	Water Gum 'Luscious'	45L	10m	as shown	2
SHRUBS							
23	CCI	Correa 'Coconut Ice'	Correa 'Coconut Ice'	200mm	1m	as shown	
8	ASM	Acmena smithii minor	Dwarf Lilly Pilly	200mm	3m	as shown	
13	WBG	Westringia 'Blue Gem'	Costal Rosemary 'Blue Gem'	200mm	1.5m	as shown	
5	WW	Westringia 'Winyabbie Highlight'	Costal Rosemary 'Winyabbie Highlight'	200mm	1.2m	as shown	
GROUND COVER AND GRASSES							
16	LLT	Lomandra longifolia 'Tanika'	Mat Rush 'Tanika'	100mm	0.6m	3/m ²	

MAINTENACE SCHEDULE

MAINTENANCE TASK	MONTH	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
CARE OF PLANTS													
Monitoring													
Pruning as required													
Deadhead / Tip pruning													
Fertilise - Slow release													
Fertilise - Rapid soluble as required													
Cut back Perennials and Grasses													
Watering as required													
GARDEN BEDS													
Edging (check)													
Weeding													
Mulching (top up)													
Dead foliage removal													
PEST MANAGEMENT													
Monitoring													
Spraying if required													
LAWNS													
Fertilise													
Seeding where required													
WINTER CLEAN UP													
Remove dead foliage													
Pruning as required													

LANDSCAPE SITE INFORMATION:

Lot size: 633.6m²
Landscape area required: 120m² + 30% of site area > 600m² or 130.08m²
Landscape area provided: 244m²
Deep Soil Area required: 50% of landscape or 65.04m²
Deep Soil Area provided: 75m²



LANDSCAPE SPECIFICATION NOTES

SERVICES
Services locations shown are indicative only. The contractor must investigate and confirm the location of all services prior to commencement of construction.

WEED ERADICATION
Generally: eradicate non-endemic plants using accepted bush regeneration practises. Eradicate weeds using non-residual glyphosate based herbicide at the manufacturer's recommended rate and according to manufacturer's directions. Ensure herbicide does not contact plants to be retained. Do not spray during windy weather.
Non-woody groundcovers: spray or slash large areas. Leave in place.
Shrubs and woody groundcovers: brush cut to remove bulk of above ground plant parts. Apply herbicide by spraying or painting.
Trees: remove above ground parts. Paint herbicide onto stump within 60 seconds of cutting.
Remove vegetative spoil from site and dispose of spoil according to regulatory authorities requirements.

STOCKPILES
Stockpiles are to be located clear of any drainage lines and within soil and erosion control measures and shall not encroach upon Council's footpath and road reserve.
SOIL
All imported planting soil is to comply with with requirements of AS 4419:2018 'Soils for Landscaping and Garden Use. All planting soil has to be free of materials, rubbish, debris and substances that are toxic to living organisms or would otherwise be declared contaminated. All imported garden soil shall be free of weed seeds. All planting soil to be consolidated but not compacted and have particle sizes greater than the subsoil.

Topsail shall mean soil which is free from organic matter, supports plant life, is free from unwanted matter such as stones, clay lumps, weeds, tree roots, sticks, rubbish, material toxic to growth and the like. Site topsail must be stockpiled and protected from erosion for later re-use in landscaping. Subsoil and soil layers must be seperated for later re-use in appropriate soil profile layers. Soil structure must be suitable for vegetative rehabilitation and must not be compacted.

Planting Mix shall consist of a homogenous blend of:
50% approved site topsail or imported topsail
30% compost (Certified to AS4454. Composted garden organics screened to a fine texture - Go Compost Premium as available from Solico or similar product).
20% D/W sand
Ensure pH 6.5 - 7.

MULCH
Any soil conditioners shall comply with AS4454:2018 'Composts, Soil Conditioners and Mulches. Mulch shall be: 15mm - 40mm Forest Blend or an uncomposted 100% recycled wood waste, with a particle size of 15mm to 40mm with no fines and good air filled porosity. It should have an organic matter (%) of 98 - 100 with a bulk density (kg/l) < 0.35. It should have the following chemical analysis: pH 5.0 - 6.0, EC (dS/m) < 0.35, Total nitrogen < 0.3, Calcium (%) < 2.0, Magnesium < 0.5.

PLANT MATERIAL
All trees shall comply with AS2303:2018 'Tree stock for landscape use' and 'Specifying Trees: a guide to assessment of tree quality' (Natspec). Inspect and approve all plants immediately after being unloaded to check for quantity, quality, vigour, health and other requirements. The contractor shall furnish a warranty from the supplier that the plants are true to the specified species and type, free from diseases, pests, weeds and the like.
PLANT STORAGE
Wherever possible, plants shall be planted immediately following delivery to the site. If this is not possible, keep plants in good condition by appropriate storage methods or as directed by the landscape designer, prevent theft, drying out or damage from any cause including frost, wind, sun, vermin, animals and the like.

PLANTING CONDITIONS
Do not plant in unsuitable weather such as extreme wind, cold heat or rain. Suspend excavation in soils other than sandy soils when soil is wet.

SETTING OUT
Deliver plants to the site as close to the time of planting as possible. Handle plants in such a manner as to avoid damage to them. Planting shall be in accordance with the landscape plan. Remove the plant container and gently tease outer roots away from the soil mass to prevent their continual inward growth. Remove all containers from the site immediately after planting and thoroughly clean and tidy all areas at the close of each day's planting.

PLANTING
Provide minimum backfill of 200mm for all planted stock. Excavate a hole sufficient to allow the backfill required to all sides of the excavation. Post hole diggers shall not be used. Break up the sides and base of the hole to prevent confinement of the roots to the hole. The plant shall be positioned so that the top of the root ball lies flush with surrounding soil after lightly tamping and settling the backfill topsail. Refer to relevant detail. Advanced trees must be positioned to face the same aspect as when grown in the nursery.

WATERING
Thoroughly water the plants prior to planting, immediately after planting and prior to mulching.

STAKING
Stakes shall be hardwood, straight, free from knots or twisting and pointed at the base. They shall be driven into the ground one third of their length. Stakes shall be placed so that they do not damage the plant rootball or foliage. Refer to plant schedule for number of stakes per plant. Stakes sizing shall be according to plant pot size as follows.
25L - 75L pot 35x35x1500mm

TURF
Turf shall be sourced from a specialist grower. It shall be true to species, of even thickness with roots intact, free from weeds and other extraneous material. It shall be healthy and free of pests and diseases. Lay turf within 6 hours of delivery to site. Lay in stretcher bond configuration with ends and sides close butted and joints staggered. Water immediately after laying. Apply top dressing mix to 5mm depth and lightly roll in. Turf shall be Stenotaphrum secundatum.

FERTILISER
Fertiliser shall be obtained from a specialist manufacturer and suited to the application in mass planted beds, turf or advanced plants in individual planting holes. It must be applied strictly in accordance with the manufacturer's specification.

LANDSCAPE MAINTENANCE NOTES

Landscape contractor must carry out maintenance for a minimum period of 1 year from the date of practical completion of landscape works to ensure the full establishment of plant material. Maintenance is to include but not be limited to watering, weeding, mowing, rubbish removal, staking and tying, fertilising, pest and disease control, replacement of dead plant material and turf, renovation, pruning, cultivation and reinstatement of mulch.

DURATION AND ATTENDANCE
Landscape contractor is to attend the site weekly for the duration of the stated maintenance or plant establishment period and maintain the site to the satisfaction of Council.

WATERING
Water grass, trees, shrubs, groundcovers and turf to ensure their establishment and continued healthy, vigorous growth.

RUBBISH
Remove rubbish from site at each weekly maintenance visit to ensure neat presentation of site at all times.

PLANT MATERIAL
Replace all dead, damaged or missing plant material at contractor's cost. Replacement plant are to be identical to those originally installed unless otherwise approved by Landscape Designer. Replacements shall be made within 2 weeks of the plant failing or being removed.

STAKING
Replace or adjust stakes and ties as required or directed by Landscape Architect. Remove stakes and ties at end of maintenance period or as directed by Landscape Architect.

PRUNING
Remove dead, diseased or damaged plant material to improve the health, vigour and foliage density of the plant material. Remove and dispose of prunings away site according to relevant authorities regulations.

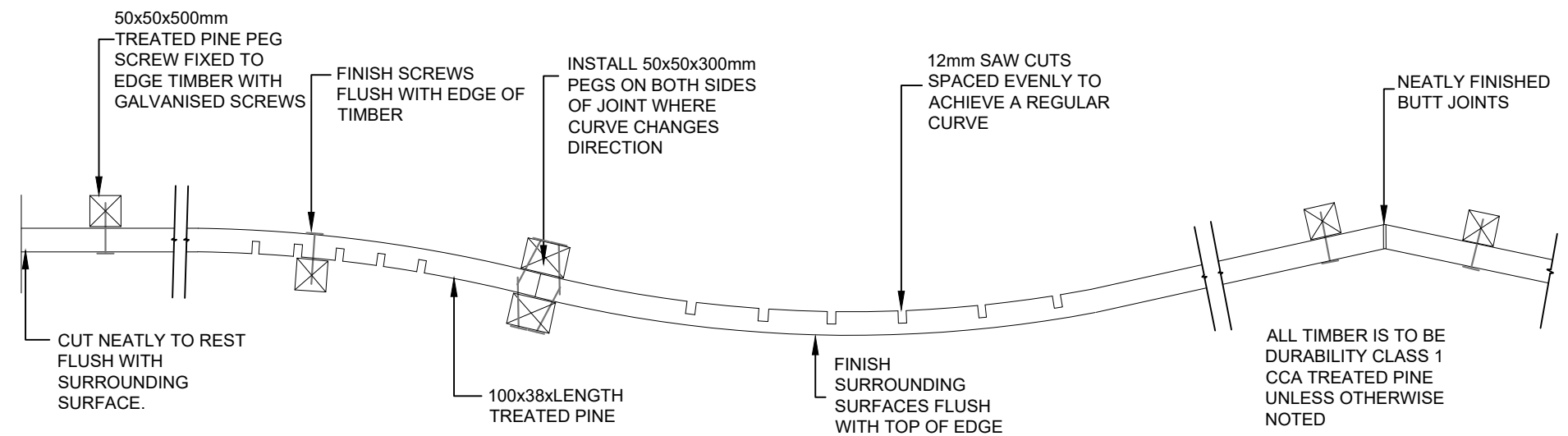
MULCH
Reinstate mulch to maintain 75mm depth. Ensure mulch does not contact plant stems.

PESTS AND DISEASES
Report detection of pests and diseases to Landscape Architect as soon as they are noticed. Treat with accepted horticultural methods including but not limited to spraying according to manufacturer's recommendations to control infestations of pests and diseases.

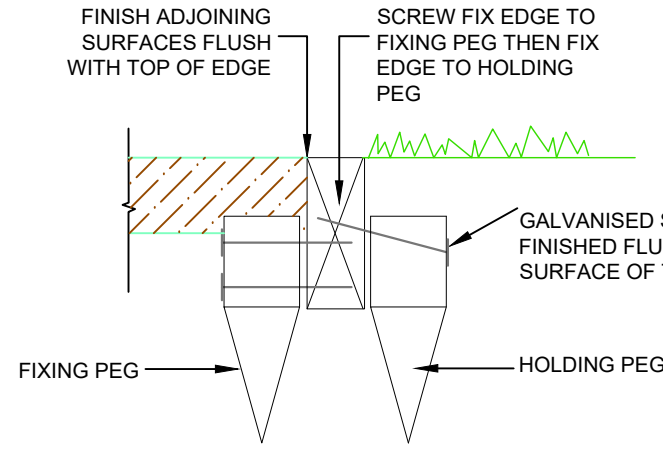
TURF AREAS
Maintain turf by accepted horticultural practices including but not limited to watering, weeding, aerating, fertilising with specified fertiliser according to manufacturer's recommendations for application, spraying for broadleaf weeds according to manufacturer's recommendations. Mow grass and turf to maintain a healthy vigorous sward. Mowing height 30-50mm.

WEED REMOVAL
Remove all above and below ground parts of weed plants either by hand or by application of non-residual glyphosate based herbicide applied according to manufacturer's recommendations. Ensure herbicide does not contact plant material to be retained. Remove grass and other vegetation from an area 750mm diameter around the base of trees in grass. Eradication of weeds is to be continuous throughout the duration of the maintenance or plant establishment period and is to be carried out at each weekly maintenance visit.

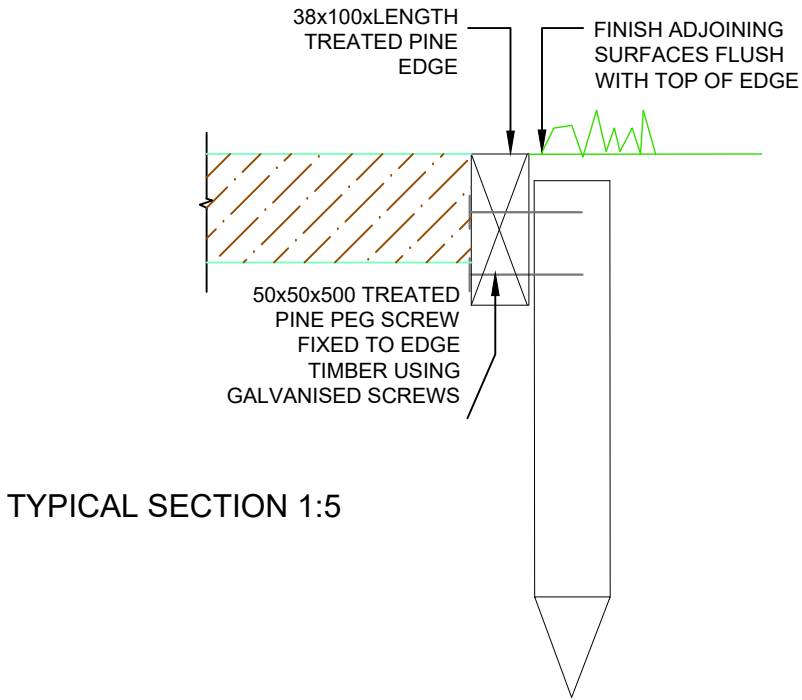
SOIL SUBSIDENCE
Reinstate soil to finished design levels following any erosion or subsidence.



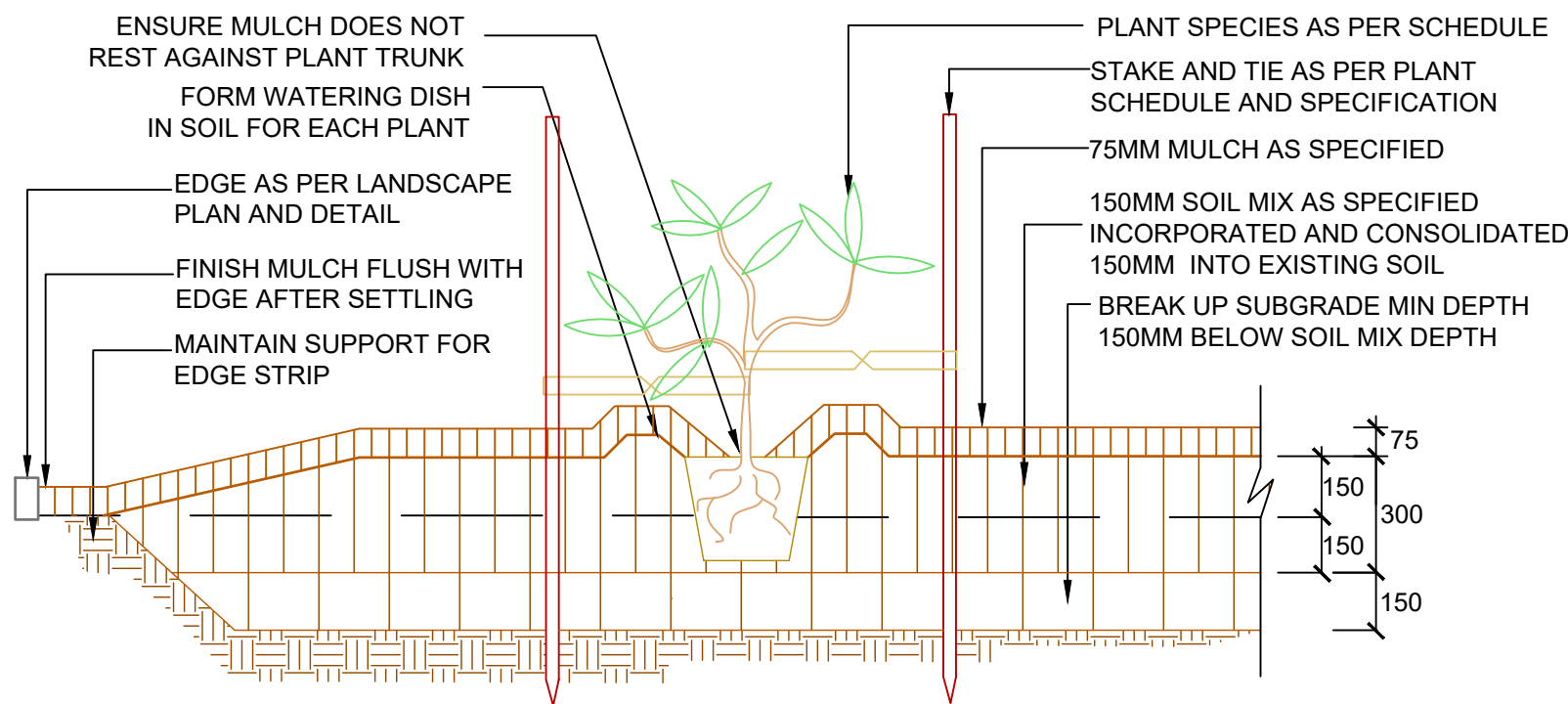
PLAN CURVED TIMBER EDGE 1:10



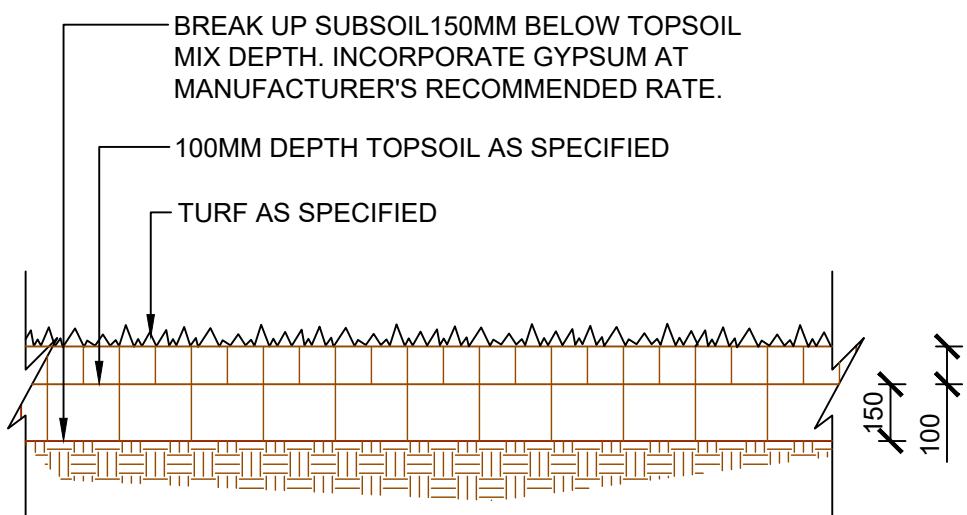
SECTION THROUGH JOINTS 1:5



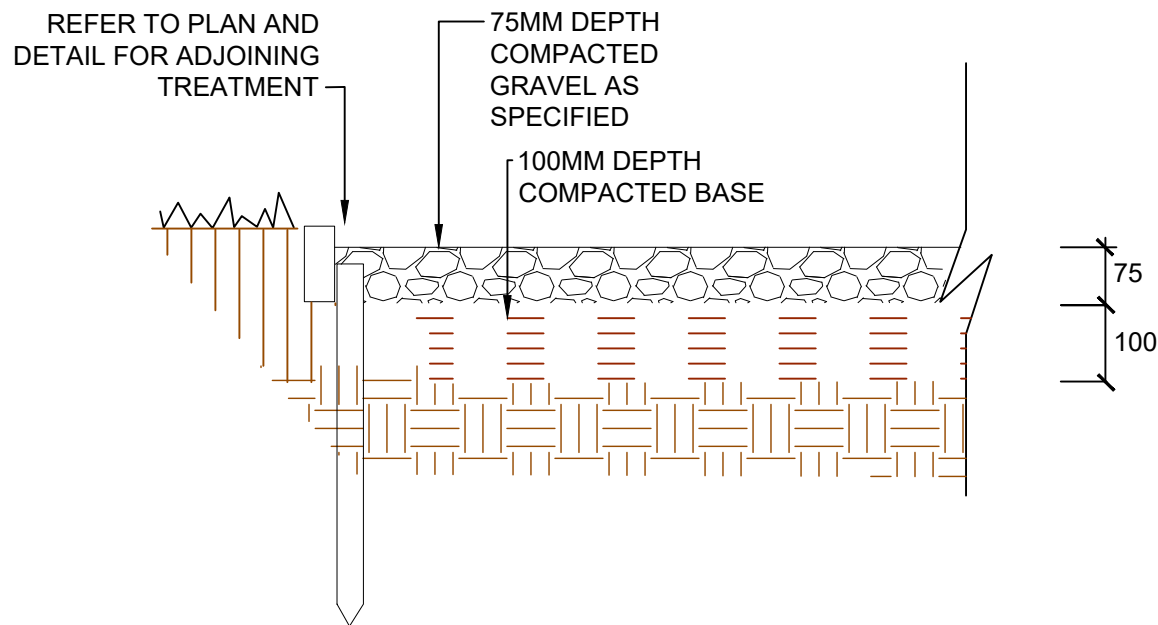
2 TIMBER EDGE 1:5 / 1:10



3 MASS PLANTING 1:20



4 TURF 1:20



5 GRAVEL MULCH 1:10

ATTACHMENT 4 - WDCP 2009 Assessment

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

The proposal is considered to be consistent with the principles of Ecologically Sustainable Development.

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
4.1 Maximum Number of Storeys <ul style="list-style-type: none"> R2 max height of 9m or two storey Ancillary structures – 1 storey Built form that has a positive impact on the visual amenity of the area and addresses site constraints and overlooking of neighbouring properties In R2 Low Density Residential zones, where development occurs within the 8m rear setback the development is limited to single storey 	2 storey. 8.2m approx. >8m rear setback to first floor.	Yes
4.2 Front Setbacks <ul style="list-style-type: none"> Infill development = 6m to front façade or consistent with the predominant setback Garage – 5.5m New release areas = 4m to the front facade. Corner = 3m to secondary street, garages 6m. 	6.22m to front porch. 6.9m N/A N/A	Yes
4.3 Side and Rear Setbacks <ul style="list-style-type: none"> Wall Setback: 0.9m min Eave Setback: 0.45m Rear Setback 0.9m 	Side wall – min. 1170mm Rear – 12.3m to rear boundary. Eaves >450mm	Yes
4.4 Site Coverage Lots <450m ² - 55% Lots 450-900m² - 50% Lots >900m ² - 40% Where a 2 lot Torrens Title subdivision is proposed for a dual occ, each lot much comply.	Overall site prior to Subdivision Site area: 633.6m ² Site Coverage: 215.9m ² / 34.1% Lot 1 post subdivision Site area: 329.2m ² Site Coverage: 106m ² / 32.2% Lot 2 post subdivision Site area: 304.4m ² Site Coverage: 109.9m ² / 36.1%	Yes
4.5 Landscaped Area <ul style="list-style-type: none"> Minimum Required 20% permeable area capable of growing trees, shrubs, groundcover and/or lawn. 50% behind the building line to the primary road 	Site area – 633.6m ² Required Landscaped Area = 130.08m ² Landscaped Area provided = 249.74m ²	Yes

<ul style="list-style-type: none"> Integrated with drainage design Dual occupancy requires 1.5m min landscape strip within the front setback for the majority of site width (excluding driveway) 		
<u>4.6 Private Open Space</u>		
<ul style="list-style-type: none"> 24m² of private open space must be directly accessible from the living areas; min width of 4m and no steeper than 1:50. Not to be located on side boundaries or front yards without variation. 	<p>POS provided within rear yards in addition to DSZ requirements. POS is 24m² with a min. width 4m provided and is accessible from living room of each dwelling.</p>	Yes
<u>4.7 Solar Access Requirements</u>	<p>The development will result in a some shadow cast over the western elevation and rear yard of No. 35 Balfour Street in the afternoon in mid winter.</p> <p>The western elevation of the neighbouring dwelling contains a garage & only a portion of the rear yard will be impacted by the overshadowing. No shadows will be cast over the front northern elevation of the neighbouring dwelling.</p> <p>The proposed development has a compliant height, despite the need for a raised floor level. compliant setbacks and appropriately minimises impacts on the neighbouring dwelling.</p>	Yes
<u>4.8 Building Character and Form</u>	<p>The proposed design and scale is acceptable given the applicable planning controls, context of the area and surrounding structures.</p>	Yes
<u>4.9 Fences</u>		
<ul style="list-style-type: none"> Fences must be constructed to allow natural flow of stormwater or runoff. Fences within front and secondary building lines should be mainly 	<p>The subject site features existing fences along its southern, western and northern boundaries.</p>	Yes

<p>constructed of transparent fence materials.</p> <ul style="list-style-type: none"> Any fence or related retaining wall within the front setback from the primary road frontage must be a max 1.2m in height 		
<u>4.9 Car parking and Access</u>		
<ul style="list-style-type: none"> 1 space per dwelling with a GFA of less than 125m² 2 spaces per dwelling with a GFA of greater than 125m² Carports must be setback behind the front building line. Driveways shall be separated from side boundaries by a minimum of 1m. Driveways shall have a max cross-over width of 3m. Garage door facing street: Max. 50% width of dwelling. 	<p>Unit 1 - double garage. Unit 2 - single garage & stacked space.</p> <p>Garage doors both located behind the building line.</p> <p>6.9m minimum garage setback.</p> <p>Combined garage door width of 7.82m = 57.5% of dwelling width. (see variation request)</p>	Yes
<u>4.10 Storage Facilities</u>		
<ul style="list-style-type: none"> 3 bedroom - 10m³ storage volume to 5m² storage area 	<p><u>Proposed Dwelling</u></p> <p>Adequate storage provided.</p>	Yes
<u>4.11 Site Facilities</u>		
<ul style="list-style-type: none"> letterboxes in an accessible location air-con, satellite dishes and other ancillary structures to be located away from street frontage, not in a place where they are a skyline feature and adequately setback 	<p>Site facilities in appropriate location.</p>	Yes
<u>4.12 Fire Brigade Servicing</u>		
<ul style="list-style-type: none"> All dwellings located within 60m of a fire hydrant 	<p>No details of fire hydrant servicing provided, may be conditioned as required.</p>	Yes
<u>4.13 Services</u>		
<ul style="list-style-type: none"> Encourage early consideration of servicing requirements 	<p>Site is already serviced.</p>	Yes
<u>4.14 Development near the coastline</u>		
<ul style="list-style-type: none"> Must minimise built intrusions into coastal landscape Retain views to the ocean from roads and public spaces Maintain buildings consistent with coastal character 	<p>Impacts on coastline are considered to be negligible.</p>	N/A
<u>4.15 View sharing</u>		
<ul style="list-style-type: none"> To protect and enhance view sharing, significant view corridors 	<p>Views through the site will be minimally affected, but to an acceptable degree (see comments regarding submissions).</p>	Yes

<ul style="list-style-type: none"> A range of view sharing measures to be considered for building design 		
<u>4.16. Retaining walls</u> <ul style="list-style-type: none"> To ensure well designed retaining walls that are structurally sound 	No significant retaining walls are required.	Yes
<u>4.20 Additional controls for Dual Occupancies minimum site width</u>		
<ul style="list-style-type: none"> A minimum site width of 15 metres is required for a dual occupancy development. Provide sites adequate for buildings, car parking, POS, landscaping Sites must not be significantly constrained by flood, geotechnical or other environmental hazards 	Adequate width provided	Yes
<u>4.21 Additional controls for Dual Occupancies –building character and form</u> <ul style="list-style-type: none"> Controls for corner allotments Controls for garages proposed on the front elevation Design compatibility between each dual occupancy in relation to alterations and additions Existing garages and outbuildings can not be used as a dual occupancy 	The development is acceptable with regard to building character and form.	Yes

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

Adequate car parking is provided and a satisfactory referral has been provided by Council's land development engineer in respect of parking and access requirements.

CHAPTER E6: LANDSCAPING

Landscaping is satisfactory with respect to the requirements of this Chapter. A condition of consent will require deep soil planting to be clear of the drainage easement that runs along the rear boundary.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided in accordance with this chapter.

The proposal involves demolition of the existing dwelling and a demolition plan has accordingly been provided.

CHAPTER E13 FLOODPLAIN MANAGEMENT

The site is identified as being located within an uncategorised flood risk precinct. A flood study and concept stormwater plan have been provided. Council's stormwater engineer has reviewed the proposal with respect to the provisions of this chapter and clause 7.3 of WLEP 2009 and has recommended conditions of consent.

CHAPTER E14 STORMWATER MANAGEMENT

Stormwater is proposed to be disposed of to the easement at the rear of the property. Council's stormwater engineer has reviewed the proposal with respect to the provisions of this chapter and has recommended conditions of consent.

CHAPTER E15 WATER SENSITIVE URBAN DESIGN

Not Applicable.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

No tree removal is proposed.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The importation of fill is required to achieve the required floor level to address the flood affectation of the site. The earthworks are not considered to have any adverse impacts.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Appropriate conditions of consent are proposed in relation to demolition works and removal and disposal of asbestos.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions of consent are recommended in regard to appropriate sediment and erosion control measures to be in place during works.

ATTACHMENT 5 - DRAFT CONDITIONS FOR: DA-2023/635

For Office Use Only – Do Not Mail

Consent has been granted subject to the following conditions:

1. **Approved Plans and Supporting Documentation**

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

Plan No	Revision No	Plan Title	Drawn By	Dated
2475	E5	Site Plan	Marksman Homes	17.04.23
2475	E5	Ground Floor	Marksman Homes	17.04.23
2475	E5	First Floor	Marksman Homes	17.04.23
2475	E5	North and South Elevations	Marksman Homes	10.02.23
2475	E5	East and West Elevations	Marksman Homes	17.04.23
2475	E5	Section X-X	Marksman Homes	17.04.23
L01/02	B	Landscape Plan Site Plan	Site Plus	26.07.23
L02/02	B	Landscape Plan Landscape Details	Site Plus	26.07.23

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.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation

General Conditions

2. **Development Contributions**

In accordance with Section 4.17(1)(h) of the Environmental Planning and Assessment Act 1979 and the Wollongong City Wide Development Contributions Plan (2022), a monetary contribution of \$11,590.00 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

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

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

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

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

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

Reason:

To satisfy the requirements of the legislation.

2. **Compliance with the Building Code of Australia (BCA)**

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

Reason: To ensure the development is built in accordance with the Building Code of Australia.

3. **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.

Reason:

To satisfy the requirements of the legislation.

4. **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.

Reason:

To satisfy Australia Post Requirements.

5. **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.

Reason:

To ensure neighbourhood amenity.

6. **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.

Reason:

To satisfy the requirements of the legislation.

Before the Issue of a Construction Certificate

7. Present Plans to Sydney Water

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

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

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

Reason:

To satisfy the requirements of the legislation.

8. 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 www.sydneywater.com.au then search to "Find a Water Servicing Coordinator". Alternatively, telephone 13 20 92 for assistance.

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

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

Reason:

To satisfy the requirements of the legislation.

9. Utilities and Services

Before the issue of the relevant Construction Certificate, the developer 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.

Reason:

To satisfy the requirements of the legislation.

10. Fencing

The development is to be provided with fencing and screen walls at full cost to the developer as follows:

- a. where a screen wall faces the road, pedestrian walkway, reserve or public place that wall shall be constructed of the same brickwork as that used in the external wall of the building; and
- b. rear and side property boundaries (behind the building line) and private rear courtyards are to be provided with minimum 1.8 metre high brick, timber lapped and capped or colorbond fences.

This requirement is to be reflected on the Construction Certificate plans.

Reason:

To comply with Council's Development Control Plan

11. 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.

Reason:

To ensure compliance with Australian Standards.

12. 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.

Reason:

To ensure development does not impact services.

13. Details of Proposed Pit and Pipeline

Details of the proposed connecting pipeline to the Council pit and Council pipeline 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.

Reason:

To ensure development does not impact services.

14. 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 issue of the Construction Certificate, confirming that the landscape plan and the drainage plan are compatible.

Reason:

To ensure development does not impact services.

15. Sizing of Drainage

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

Reason:

To comply with Council's Development Control Plan.

16. 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, Reference No 23110-03.DA.C01 revision A dated 17.05.23. prepared by Siteplus.

- 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% AEP 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.

Reason:

To comply with Council's Development Control Plan.

17. 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 18.98 metres AHD.
- b. Garage floor levels must be constructed at a minimum of RL 18.828 metres AHD or 300mm above adjacent ground, whichever is greater.
- c. Any portion of the building or structure below RL 18.98 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 the 1% AEP flood level plus freeboard being RL 18.98 metres AHD.

Reason:

To ensure flood compatible materials are used and floor levels are maintained to limit flooding impacts.

18. 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.

Reason:

To comply with Council's Development Control Plan.

19. Redundant 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.

Reason:

To comply with Council's Development Control Plan.

20. Driveway Longsection

To verify that vehicular access will comply with Council's requirements, a scaled long section of the proposed driveway, from kerb and gutter at the point of access to the proposed garage floor level must be submitted with the Construction Certificate and shall include:

- a. existing natural surface levels,
- b. proposed grades and finished surface levels of the driveway,
- c. preliminary details of the method of treatment of any fill/retaining wall which may be required in conjunction with the proposed driveway.

No part of the driveway must have grades exceeding Council's standards. As such, the long section shall be taken along the critical path, i.e. the side of the driveway that will have the steepest grades.

Reason:

To ensure relevant utility and service providers' requirements are provided to the certifier.

21. Flows from Adjoining Properties

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

Reason:

To protect neighbourhood amenity.

22. 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. 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;
- b. 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
- c. 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.
- d. all deep soil planting shall clear of the existing drainage easement adjacent to the rear property boundary.

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

Reason:

To comply with Council's Development Control Plan.

23. Payment of S94A Levy

Prior to release of any associated Construction Certificate the Certifier must ensure that the S94A levy has been paid in full. In this regard the Certifier must submit to Council, with the Construction Certificate documentation, receipts which will specify whether the levy has been paid by cash or bank cheque.

Reason:

To comply with Council's Development Control Plan.

24. 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 *General Property Addressing Request* through Online Services on Council's Website (<https://www.wollongong.nsw.gov.au/book-and-apply/online-services>), for the site addressing prior to the issue of the Construction Certificate. Please allow up to 5 business days for a reply. Enquiries regarding property addressing may be made by calling (02) 4227 8660.

Reason:

To comply with Council's Development Control Plan.

Before the Commencement of Building Work

25. 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.

Reason:

To satisfy the requirements of the legislation.

26. Demolition Notification to Surrounding Residents

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

Reason:

To satisfy the requirements of the legislation.

27. 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

Reason:

To satisfy the requirements of the legislation.

28. 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 developer 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 developer 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.

Reason:

To satisfy the requirements of the legislation.

29. 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.

30. 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.

31. 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.

Reason:

To comply with Council's Development Control Plan.

32. Temporary Toilet/Closet Facilities

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

Each toilet provided must be:

- a. a standard flushing toilet; and

b. connected to either:

- i. the Sydney Water Corporation Ltd sewerage system or
- ii. an accredited sewage management facility or
- iii. an approved chemical closet.

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

Reason:

To comply with Council's Development Control Plan.

33. 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.

Reason:

To comply with Council's Development Control Plan.

34. 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.

Reason:

To comply with Council's Development Control Plan.

35. 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.

Reason:

To comply with Council's Development Control Plan.

36. Public Liability Insurance

All contractors working in Council's road reserve and/or public reserve areas shall take out public liability insurance for a minimum amount of \$10 Million. The policy shall specifically indemnify Council from all claims arising from the execution of the works. Written evidence of this insurance shall be supplied to the Principal Certifier and Council (in the event that Council is not the Principal Certifier) prior to the commencement of any such works in any road reserve or public reserve area.

Reason:

To comply with Council's Development Control Plan.

37. Temporary Sediment Fences

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

Reason:

To comply with Council's Development Control Plan.

38. All-weather Access

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

Reason:

To comply with Council's Development Control Plan.

39. **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.

Reason:

To comply with Council's Development Control Plan.

40. **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.

Reason:

To comply with Council's Development Control Plan.

41. **Adjustment to Public Utility Service**

The arrangements and costs associated with any adjustment to a public utility service shall be borne by the developer. Any adjustment, deletion and/or creation of public utility easements associated with the approved works are the responsibility of the 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.

Reason:

To comply with Council's Development Control Plan.

While Building Work is Being Carried Out

42. **Survey Report for Floor Levels**

A Survey Report must be submitted to the Principal Certifier verifying that each floor level accords with the floor levels as per the approved plans under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective level of the building (if the building involves more than one level). All levels shall relate to Australian Height Datum.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

43. **Piping of Stormwater to Existing Stormwater Drainage System**

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

Reason:

To comply with Council's Development Control Plan.

44. **No Adverse Run-off Impacts on Adjoining Properties**

The developer shall ensure that during construction works 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.

Reason:

To comply with Council's Development Control Plan.

45. **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.

Reason:

To comply with Council's Development Control Plan.

46. **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.

Reason:

To comply with Council's Development Control Plan.

47. **While Building Work is Being Carried Out - Imported Fill Material**

Any imported fill material brought onto the site shall be virgin excavated natural material as defined by the NSW Environment Protection Authority, that is natural material such as clay, gravel, sand, soil or rock fines that has been excavated or quarried from areas that are not contaminated with manufactured chemicals, or with process residues, as a result of industrial, commercial, mining or agricultural activities, and that does not contain sulfidic ores or soils, or any other waste including fragments or filaments of asbestos. A certificate from a suitably qualified environmental consultant confirming the fill material is not contaminated shall be submitted to Council for its records.

Reason:

To comply with Council's Development Control Plan.

48. **While Building Work is Being Carried Out - New Information/Unexpected Finds**

In the event that demolition and/or construction works cause the generation of odours or the uncovering of potential or actual Acid Sulfate Soils, or other previously unidentified contaminants or hazardous materials, works must immediately cease and the Principal Certifier and Council (in the event that Council is not the Principal Certifier) must be notified in writing within seven (7) days and an appropriately qualified environmental consultant appointed to undertake an assessment of the potential contaminant and works required to make the site safe from potential human health and environmental harm.

Reason:

To comply with Council's Development Control Plan.

49. **While Building Work is Being Carried Out - Demolition Materials - Disposal**

All demolition materials not being reused on-site shall be disposed of only at a recycling or waste management facility that may lawfully receive that waste.

Reason:

To comply with Council's Development Control Plan.

50. **Asbestos Waste Collection, Transportation and Disposal**

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

Reason:

To comply with the legislation.

51. **Waste Inventory Report**

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

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

- d. the intended destination of the material.

Reason:

To comply with Council's Development Control Plan.

52. **Survey Report for Floor Levels**

A Survey Report must be submitted to the Principal Certifier verifying that each floor level accords with the floor levels as per the approved plans under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective level of the building (if the building involves more than one level). All levels shall relate to Australian Height Datum.

Reason:

To comply with Council's Development Control Plan.

53. **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, such as Noise Guidelines for Local Government January 2023, may control the activities for which Council has granted consent, including but not limited to, the *Protection of the Environment Operations Act 1997*.

Reason:

To comply with Council's Development Control Plan.

54. **Site Management**

Stockpiles of sand, gravel, soil and the like must be located to ensure that the material:

- a. Does not spill onto the road pavement and
- b. is not placed in drainage lines or watercourses and cannot be washed into these areas.

Reason:

To comply with Council's Development Control Plan.

55. **Spillage of Material**

Any waste or construction material that is spilled, tracked or placed on the road or footpath area shall be removed immediately. If approval is obtained from Council's Works Division to store any material on the road reserve such approval must be kept on site and be available for inspection by Council officers at any time

Reason:

To comply with Council's Development Control Plan.

56. **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.

Reason:

To comply with Council's Development Control Plan.

57. **Provision of Waste Receptacle**

The developer must provide an adequate receptacle to store all waste generated by the development. The receptacle must be regularly emptied and waste must not be allowed to accumulate on the property other than in the receptacle. Consideration should be given to the separation of recyclable and re-usable materials.

Reason:

To comply with Council's Development Control Plan.

58. **Implementation of BASIX Commitments**

While building work is being carried out, the developer 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.

Reason:

To comply with the legislation.

59. **Demolition Works**

The demolition of the existing structures 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.

Reason:

To satisfy the requirements of the legislation and Australian Standards.

60. **Construction Noise**

While building work is being carried out and where no noise and vibration management plan is approved under this consent, the developer is to ensure that any noise caused by demolition, vegetation removal or construction does not exceed an LAeq (15 min) of 5dB9A) above background noise, when measured at any lot boundary of the property where the construction is being carried out.

Reason:

To comply with the legislation.

61. **Responsibility for Changes to Public Infrastructure**

While building work is being carried out, the developer must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerbs and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).

Reason:

To comply Council's Development Control Plan.

62. Waste Management

While building work, demolition or vegetation removal is being carried out, the Principal Certifier must be satisfied all waste management is undertaken in accordance with the approved waste management plan.

Upon disposal of waste, the developer is to compile and provide records of the disposal to the Principal Certifier, detailing the following:

- The contract details of the person(s) who removed the waste
- The waste carrier vehicle registration
- The date and time of waste collection
- A description of the waste (type of waste and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill
- The address of the disposal location(s) where the waste was taken
- The corresponding tip docket/receipt from the site(s) to which the waste is transferred, notifying date and time of delivery, description (type and quantity) of waste.

Note: If waste has been removed from the site under an EPA Resource Recovery Order or Exemption, the developer is to maintain all records in relation to the Order or Exemption and provide the records to the Principal Certifier and Council.

Reason:

To comply Council's Development Control Plan.

Before the Issue of an Occupation Certificate

63. Completion of Landscape and Tree Works

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

Reason:

To comply Council's Development Control Plan.

Reason:

To comply Council's Development Control Plan.

64. Stormwater Disposal Systems Certification

The submission of a certificate from a suitably qualified and experienced civil engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate or commencement of the use. This certification is required to verify that the level spreader stormwater disposal system has been constructed in accordance with the Construction Certificate plans approved by the Principal Certifier.

Reason:

To comply with Council's Development Control Plan.

65. Repair of infrastructure

Before the issue of an Occupation Certificate, the developer must ensure any public infrastructure damaged as a result of the carrying out of building works (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) is fully repaired to the written satisfaction of Council, and at no cost to Council.

Note: If the Council is not satisfied, the developer is responsible for any payments required for rectification works.

Reason:

To comply with Council's Development Control Plan.

66. **Section 73 Certificate**

A Section 73 Certificate must be submitted to the Principal Certifier prior to occupation of the development/release of the plan of subdivision.

Reason:

To comply Council's Development Control Plan.

67. **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.

Reason:

To comply with the legislation.

68. **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 Occupation Certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate.

NOTE: Clause 44 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 provides for independent verification of compliance in relation to certain BASIX commitments.

Reason:

To comply with the legislation.

69. **Structural Soundness Certification**

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate and commencement of use. This report is required to verify that the development can withstand the forces of floodwater, debris and buoyancy up to and including the 1 in 100 year flood level plus freeboard, being RL 18.98 metres AHD or greater.

Reason:

To comply with Council's Development Control Plan.

Before the Issue of a Subdivision Certificate

70. **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.

Reason:

To satisfy the requirements of the legislation.

71. **Existing Easements**

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

Reason:

To comply with Council's Development Control Plan.

72. **Existing Restriction as to Use**

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

Reason:

To comply with Council's Development Control Plan.

73. **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 Works-As-Executed/survey plan of all stormwater drainage within the site is to be submitted with the Subdivision Certificate Application to confirm this.

Reason:

To comply with Council's Development Control Plan.

74. Encroaching Services

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

Reason:

To comply with Council's Development Control Plan.

75. 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.

Reason:

To satisfy the requirements of the legislation.

76. Party Wall

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

Reason:

To satisfy the requirements of the legislation.

77. 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:

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

Reason:

To satisfy the requirements of the legislation.

Occupation and Ongoing Use

78. Deep Soil Zones to be Maintained

The deep soil zones approved by this consent are required to be retained as part of the development and must be maintained as a deep soil zones at all times. A deep soil zone is defined as follows:

An area of the site that is not to be built upon, or underneath, thereby leaving an area of deep, soft soil for substantial deep-rooted vegetation, natural vegetation and natural drainage.

Reason:

To comply with Council's Development Control Plan.

Reasons

The reasons for the imposition of the conditions are:

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