

Wollongong Local Planning Panel Assessment Report | 5 December 2018

WLPP No.	Item No. 3
DA No.	DA-2018/653
Proposal	Demolition of existing structures and construction of residential flat building comprising 22 units over five (5) storeys and one (1) level of basement parking
Property	29 and 31 Virginia Street, North Wollongong
Applicant	ADM Architects
Responsible Team	Development Assessment and Certification - City Centre Team (RW)

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Wollongong Local Planning Panel - Determination

The proposal has been referred to Wollongong Local Planning Panel (WLPP) for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Schedule 2 (4) of the Local Planning Panels Direction of 1 March 2018, the development is identified as sensitive development being more than 4 storeys in height and SEPP 65- Design Quality of Apartment Buildings applies.

Proposal

The proposal is for the demolition of existing dwellings and ancillary structures on 29 and 31 Virginia Street and construction of a five (5) storey residential flat building containing 22 units and one (1) level of basement parking.

Permissibility

The site is zoned R1 General Residential pursuant to Wollongong Local Environmental Plan 2009. The proposal is categorised as a *residential flat building* and is permissible in the zone with development consent.

Consultation

The proposal (including the revised plans) was notified in accordance with Council's Notification Policy and received six objections, and one letter of support which are discussed at section 2.8 of the assessment report.

Main Issues

The main issues are:

- Lot isolation
- Overshadowing impacts
- Design excellence / Design Review Panel (DRP)

RECOMMENDATIONS

It is recommended that the WLPP delegate determination to the Manager Development Assessment and Certification under Section 2.20(8) of the Act subject to conditions and the submission of amended plans to address the following requirements:

The recessed entrance door must be brought forward by 4m so that it is more visible from the street and provides a clearer street address and less concealment opportunities. This must be achieved without creating additional gross floor area.

Subject to the above, the development application be approved subject to the draft conditions at Attachment 6.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the development:

State Environmental Planning Policies:

- State Environmental Planning Policy No. 55 – Remediation of Land
- State Environmental Planning Policy (Infrastructure) 2007
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004
- State Environmental Planning Policy (Coastal Management) 2018
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development

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 2018
- Apartment Design Guide

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the following:

- Demolition of existing dwellings and ancillary structures on 29 and 31 Virginia Street.
- The removal of four (4) small palm trees and small shrubs is required to facilitate the development.
- The construction of a five (5) storey residential flat building comprising twenty two (22) apartments made up of 4 x 1 bed units; 8 x 2 bed units and 10 x 3 bedroom units. Car parking is proposed over one (1) basement level for 28 vehicles (comprising 23 resident spaces, and 5 visitor car spaces).
- Vehicle access to the site is from Virginia Street, with visitor parking spaces located prior to the security access, and waste storage areas and storage facilities for residents also proposed at basement level.
- Communal open space is provided at podium level (Level 1) at the rear (eastern) and northern portion of the site. Areas of deep soil planting are proposed to be incorporated into the communal open space area at the rear of the site.

1.1 BACKGROUND

A DRP meeting was held following lodgement of the current development application. This is discussed in more detail in Part 1.4.2 of this report.

Neither 29 nor 31 Virginia Street have any history of development applications. A Building Certificate was issued for a dwelling on 31 Virginia Street (BC-1994/826). The existing single storey dwellings on both lots appear to be constructed in the 1960s.

No pre-lodgement meeting was held for the proposal.

Customer service actions

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

1.2 SITE DESCRIPTION

The site is located at 29 & 31 Virginia Street, North Wollongong and the title reference is Lot 1 and Lot 2 of DP 37894 (these lots will require consolidation).

The development site has an area of 1517.6m², is regular in shape with a 30.5m frontage, a depth of 49.5-49.8m and with a fall of approximately 2.5m from south-east to north-west.

Adjoining development is as follows:

- North: 25 Virginia Street, five (5) storey residential flat building (DA-2012/1282)
- East: At grade car park associated with 3-4 storey residential flat building (36 Bourke St)
- South: Single storey dwelling house (33 Virginia Street) and garage associated with the residential flat building at 35 Virginia Street adjoins the rear of 31 Virginia St.
- West: mix of single dwellings, medium density developments and residential flat buildings

The locality is characterised by a mix of residential types and styles, noting that the area is transitioning to higher density housing in the form of residential apartments buildings.

Property constraints

- Council records identify the land as being impacted by acid sulphate soils (Class 5).
- Council records identify the land as being located within the Coastal zone. No impacts are expected on the coastal environment as a result of the development and there are no coastal hazards that affecting the land.

There are no restrictions on the title however it is noted that the adjoining southern site is burdened by a drainage easement along its northern boundary.

There is a power pole on the southern end of the site's frontage which does not conflict with the proposed driveway location.

1.3 SUBMISSIONS

The original plans were notified from 15 June to 4 July 2018 and revised plans were notified between 2 November and 21 November 2018 in accordance with WDCP 2009 Appendix 1: Public Notification and Advertising. This included a notice in The Advertiser. A total of seven (7) submissions were received from six (6) people, comprising three (3) objections and one (1) letter of support from the original notification process and three (3) further objections from the revised proposal. The issues raised are discussed below.

Table 1: Submissions

Concern	Comment
Size/scale out of character for the street / overdevelopment	Virginia Street has a variety of residential buildings including single dwellings, multi dwelling housing and residential flat buildings. There are other 4-5 storey flat buildings in the street which is reflective of the planning controls that apply (16m height limit, 1.5:1 floor space ratio). The adjacent northern site is a recently completed five storey residential flat building. The development is considered consistent with the existing and emerging character of the street.
Inadequate parking, impact on available street parking	The proposed car parking meets Council's minimum car parking requirements for both residents and visitors, and includes one (1) surplus car space. Sufficient parking has been provided and Council's Traffic Engineer has not raised concerns with the development as proposed.
Overshadowing impacts	The development will lead to substantial overshadowing of the adjoining southern site in mid-winter (i.e. worst case scenario). This has been fully assessed in Part 2.3.1 of this report against accepted planning principles.
Visual privacy impacts	The northern façade of the building capitalises on the northern aspect with balconies and living areas oriented to the north. The southern elevation adopts a defensive facade designed to minimise overlooking with the inclusion of blank

Concern	Comment
	walls, screening, and the feature blade walls. Level 5 incorporates perimeter landscape screening to soften the appearance of the development, and access is provided to maintain this landscaping. As the access is generally 1m wide, no adverse privacy impacts are likely as the space is unusable aside for providing access. A condition is recommended that the terrace areas adjacent to 'B3' of both Level 5 apartments incorporate landscaping so that a maximum 1m trafficable width is provided.
Subsidence during excavations	The development, including a geotechnical report was referred to Council's geotechnical engineer due to the proposed excavation for the basement. Suitable conditions have been recommended which are included in attachment 6, including requirements for a dilapidation report to be prepared.
A minimum 3 hours direct sunlight access into the living areas of the building should apply rather than minimum of 2 hours	A minimum 2 hours sunlight access to residential flat buildings is required for Sydney, Newcastle and Wollongong under the Apartment Design Guide, which Council is required to consider under SEPP 65. There is no legislative requirement to require 3 hours to the development. However, the proposal does comply with the ADG in relation to solar access.
Standards applied for Wollongong should be different to Sydney	This concern is beyond the scope of the proposed development. The application has been assessed in accordance with the applicable planning controls.
Traffic congestion in Virginia Street	Given the site's proximity to Stuart Park, Virginia Street acts as a thoroughfare between Squires Way and Bourke Street and the street is busy. The proposed development meets the minimum parking requirements, and no concerns regarding traffic impacts or traffic management arising from the development have been raised by Council's Traffic Engineer.
Impact on future redevelopment potential of adjoining southern site	<p>The impact of the proposed residential flat building on the development potential of the adjoining southern site at 33 Virginia Street is discussed in Part 2.3.1 of this report under the discussion of overshadowing impacts.</p> <p>The proposed building has been designed with a defensive southern façade which limits overlooking into 33 Virginia Street and the overshadowing impacts don't arise from any areas of non-compliance with the development particularly in relation to FSR, height and ADG/DCP setback requirements.</p> <p>33 Virginia Street is vulnerable to overshadowing impacts from redevelopment of the subject site, noting that a compliant two storey dwelling located 900mm from the common boundary has potential for substantial overshadowing impacts.</p>
Impacts of having multiple construction sites on surrounding residents (noise and congestion)	Amenity impacts and inconveniences during construction works are inevitable. Suitable conditions of consent are recommended to minimise these impacts with regard to hours, noise, sediment etc as outlined in attachment 6.

1.4 CONSULTATION

1.4.1 INTERNAL CONSULTATION

Internal referrals

Council's Stormwater, Traffic, Geotechnical, Landscape and Environmental Officers have reviewed the application and given satisfactory referrals. Conditions of consent were recommended and are included in the consent as outlined in attachment 6.

1.4.2 EXTERNAL CONSULTATION

Design Review Panel

The application was considered by the DRP on 3 July 2018 as required by SEPP 65. The DRP commentary forms attachment 5. Revised plans and additional information were submitted to Council on 3 October which responds the Panel's concerns as outlined in Part 2.1.4. There were some minor alterations that were recommended which have been incorporated into the design, as follows:

- *Justify over-supply of accessible car parking bays*

Response: The development requires three (3) adaptable units to be provided as part of the development (i.e. 10%). The building proposes ten (10) adaptable units, which originally included ten (10) double width accessible car spaces. Concern was raised with this parking arrangement given it resulted in a larger basement footprint than was necessary and potentially led to surplus parking spaces that would require inclusion in gross floor area calculations.

The basement car park has been revised to accommodate adaptable car spaces rather than double width fully accessible spaces. This has allowed a slight reduction in the basement footprint to provide some deep soil planting within the front setback.

A demographic report prepared by Michael Connell & Associates provides justification for the over-supply of adaptable units on the basis that it will provide housing for a demand for 'ageing in place'. This is based on given the proportion of recent unit sales in the locality that were for owner occupiers aged over 55 years. This is considered a reasonable justification that is capable of being supported, however it is noted that this approach results in a larger basement footprint than if the minimum 3 adaptable units were proposed. In this regard, DRP noted that the additional 7 adaptable units should be constructed/finished in their post-adapted state. This has been included as a condition of consent.

- *Consider street trees, street tree planter details and building address*

Response: The DRP made note that a sense of accessibility and an extension of the public domain should be encouraged within this front setback area. Additional trees and an increased front setback for the planter boxes within the front setback have been provided which has improved the connection between the landscaping and the public domain. With regard to aesthetics, softer more natural finishes were recommended for the planters and building plinth (brickwork or stone). This has not been shown on the plans but is required as a recommended condition of consent.

- *Improve visual privacy and separation of ground floor apartments from common area by reorienting balconies and through landscape design*

Response: Landscape screening has been provided around the perimeter of the ground floor terraces to provide adequate separation from the communal areas.

- *Reduce perceived height of building through planting at building edge on Level 5*

Response: Landscaping is proposed on the northern and southern elevations. DRP recommended the flat roof areas be landscaped for a planted green edge with access to these areas being for maintenance purposes only. This has largely been achieved, however the balcony areas adjacent to 'B3' slightly exceed the area required purely for maintenance and a condition is recommended for these areas to have a maximum trafficable width of 1m to limit the use of these balcony areas for maintenance purposes only.

Also, DRP noted that the balcony sitting areas are to be kept behind the 9m setback on corners. The revised Level 5 plan extends the sitting areas of both U501 and U502's balconies so that they encroach into the 9m balcony setback (by 1m). Given this is adjacent to planter beds, no significant

amenity or visual impacts are anticipated and the revised plans are considered to be consistent with the intent of the DRP advice.

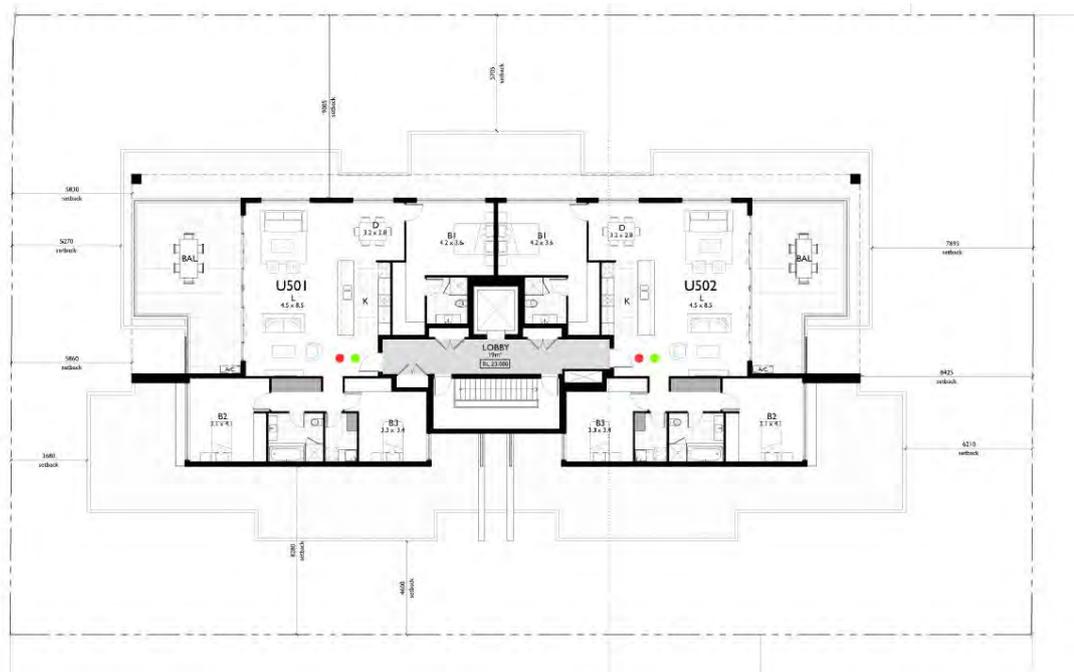


Figure 3: Original Level 5 layout

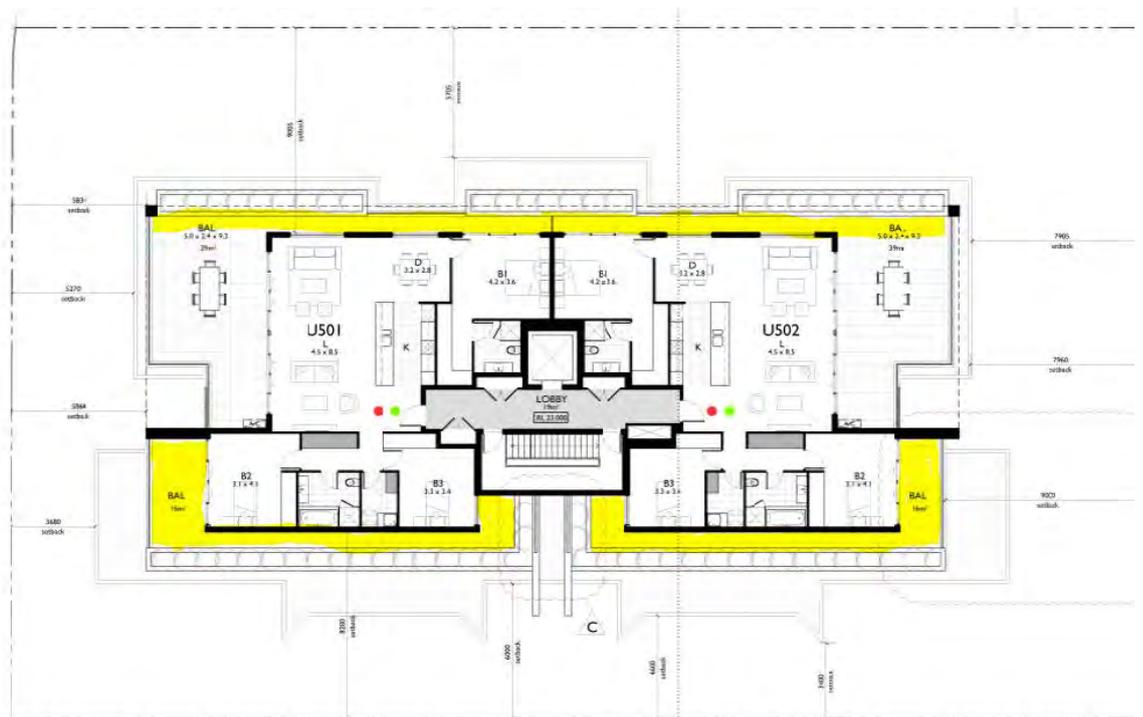


Figure 4: Revised L5 layout with additional balconies highlighted

Improve visual privacy for apartments on the northern elevation by increasing the opacity of balcony balustrades

Response: The northern elevation balustrades are indicated as tinted glazed balustrades to improve privacy as shown in the plans and colour and materials schedule in attachment 2.

In addition to the above, the Panel noted that the front door to the building is deeply recessed and recommended that the door be brought forward to be more visible from the street and that there should be a gate on the boundary.

Response: No changes to the location or design of the entrance have been made following DRP. Providing a clearer street address and removing the recessed entry is considered a desirable outcome from both a streetscape and safety perspective. In this regard, it is recommended that design changes be made to resolve this issue to Council's satisfaction prior to the application being determined. Bringing the entrance door forward by 4m would reasonably address this requirement; however this additional floor space in the lobby without any other design changes would result in a non-compliant floor space ratio. As this will require the reduction in floor space elsewhere, it is considered appropriate to require this information prior to determination rather than as a condition of consent. This change must not introduce any departures or variations in relation to the ADG, WLEP2009 or WDCP 2009.

Given the overall response, the revised proposal did not require re-referral to the DRP. The revised plans and information have satisfactorily addressed the DRP comments and/or where discussed above can be suitably addressed through conditions of consent and minor design changes.

Endeavour Energy

Endeavour Energy provided general advice and requirements on 21 June 2018 in respect to the requirements of Clause 45 of SEPP Infrastructure 2007. This documentation has been forwarded to the applicant who has indicated that the subject building is to share the substation erected to service the residential flat building to the north at 25 Virginia Street, which has adequate capacity. The owner of number 25 provided a letter for the granting of an easement for service access to the substation.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

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

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

A desktop audit of previous land uses does not indicate any historic use that would contribute to the contamination of the site. There are earthworks proposed however the proposal does not comprise a change of use.

A Stage 1 Preliminary Site investigation has been carried out which identified potential areas of environmental concern as fill material, hazardous building materials (including asbestos and lead paint), as well as potential acid sulfate soils. This report has been considered by Council's Environmental Officer who has recommended suitable conditions of consent be imposed relating to classification of waste material, implementing an unexpected finds protocol and hazardous materials survey.

Subject to conditions of consent the site is suitable for the intended use of the land with regard to clause 7 of this policy.

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The application was required to be referred to Endeavour Energy under Clause 45(1) as the development is adjacent to an existing easement for electricity purposes (padmount substation at 25 Virginia Street).

A response from Endeavour Energy was received on 21 June 2018, who raised no objection to the development application subject to recommendations and comments, which can be reasonably addressed through conditions of consent.

It is also relevant to note that the development seeks to utilise the existing padmount substation on the adjoining northern property (25 Virginia Street). An easement will be required for the purpose of the electrical connection, burdening 25 Virginia Street and benefitting the subject site.

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 Schedule 1, Part 1, 2A of the Environmental Planning and Assessment Regulation 2000, a BASIX Certificate has been submitted in support of the application demonstrating that the proposed scheme achieves the BASIX targets.

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

2.1.4 STATE ENVIRONMENTAL PLANNING POLICY (COASTAL MANAGEMENT) 2018

The site is identified as being located in the coastal environment area as well as the coastal use area. The relevant provisions of the SEPP have been considered, including Clauses 13 and 14. The site is approximately 400m away from the coast with existing development and roads separating the site from the coast. The development is not considered to impact on coastal hazards or the coastal environment and is of an appropriate bulk, size and scale.

2.1.5 STATE ENVIRONMENTAL PLANNING POLICY NO 65—DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

The development meets the definition of a 'residential flat building' because it is more than 3 storeys and comprises more than 4 dwellings. As such, the provisions of SEPP 65 apply. The proposal has been considered by Council's DRP in accordance with Clause 28 and Schedule 1.

A statement has been prepared by a Registered Architect addressing the requirements of SEPP 65 and was submitted with the application in accordance with Clauses 50(1A) & 50(1AB) of the Environmental Planning and Environment Regulation 2000.

Schedule 1: Design quality principles

Schedule 1 of SEPP 65 sets out the design quality principles for residential apartment development. These must be considered in the assessment of the proposal pursuant to clause 30(2)(a) of the Policy and are discussed below.

Principle 1: Context and neighbourhood character

The proponent has undertaken a satisfactory analysis of the context. The proposal is considered to be consistent with the desired future character of the area as identified through the development standards and controls applicable to the land.

Principle 2: Built form and scale

Whilst the development is significantly larger than adjoining developments to the south and some others in the locality, the bulk and scale of the development is consistent with the applicable planning controls for the area and compatible with more recent developments (eg. directly adjoining the site to the north at 25 Virginia Street). The development is not considered to be out of context with regard to the desired future character of the area and the likely impacts of the development on the locality and adjoining development.

The design of the development is considered to positively contribute to the public domain and provide high level of amenity for the occupants by way of landscaped areas, private open space and the like.

Principle 3: Density

The density of the development complies with the maximum FSR permitted for the land. The development is not of a scale that is expected to place unreasonable strain on local infrastructure. Contributions applicable to the development will go towards local infrastructure and facilities. The site is well situated with regard to existing public open space and services.

Principle 4: Sustainability

The proposal is considered acceptable with regard to sustainable design as follows:

- The building exceeds the minimum cross ventilation and solar access requirements.
- BASIX Certificates provided indicating minimum requirements are met.
- A Site Waste Management and Minimisation Plan has been provided indicating recycling of materials from the demolished dwellings.
- The proposal does not impact on any heritage items or environmentally sensitive areas
- The proposal is an efficient use of land in a location that is close to services and public open space.

Principle 5: Landscape

The proposal provides suitable landscaped areas and communal open space that will improve the amenity of the occupants and soften the appearance of the development from adjoining properties and the public

domain. A reduction in the basement footprint allows some deep soil planting within the front setback area to enhance the landscaping and respond to the existing landscape character of the street.

Principle 6: Amenity

The proposal meets the minimum requirements for solar access, private and communal open space, storage, visual and acoustic privacy, access and the like for future occupants of the development.

No unreasonable off-site impacts on nearby properties are expected. The development provides for compliant building separation distances and is not of excessive bulk or scale.

In terms of solar access and overshadowing impacts, the shadow diagrams submitted with the application indicate loss of solar access to the private open space areas for the adjoining southern site. Due to the relatively short site depth and east-west lot orientation, this site is vulnerable to overshadowing impacts given the higher density development permitted in the area. Potential future development on this site is considered capable of achieving adequate access to sunlight and privacy.

Principle 7: Safety

The proposal is satisfactory with regard to the principles of crime prevention through environmental design, with minor changes to bring the recessed entrance door forward as recommended by the DRP.

Principle 8: Housing diversity and social interaction

The proposal provides a good mix of unit sizes and layouts appropriate to the locality. The development includes a high number of accessible units to encourage 'ageing in place', which has been supported by a demographic report identifying the demand for this form of housing in the North Wollongong locality.

Principle 9: Aesthetics

The proposal is considered to be of a high quality with regard to its appearance. A mixture of materials and finishes are provided and the bulk of the development is suitably articulated.

Apartment Design Guide

The proposal is satisfactory with regard to the objectives of the Apartment Design Guide (ADG). An assessment of the application against the ADG is contained within attachment 3 to this report. The DRP has reviewed the proposal and their comments have informed the scheme now recommended for approval.

2.1.6 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned R1 General 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.*
- *To provide for a variety of housing types and densities.*
- *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 because it offers a type of housing that is in demand in this location and offers a variety to other housing types currently available with regard to the proportion of adaptable units.

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

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Group homes; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; **Residential flat buildings**; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Signage*

The proposal is categorised as a **residential flat building** as described below and is permissible in the zone with development consent.

Clause 1.4 Definitions

residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing

Clause 2.7 Demolition requires development consent

Approval for the demolition of the single dwellings on both lots is sought under the current application, thereby satisfying this clause.

Part 4 Principal development standards

Clause 4.3 Height of buildings

This clause permits a maximum height of 16m for the subject site.

The proposed development is within the 16m height limit, with a maximum building height of 15.83m.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone: 1.5:1

FSR provided: $2274.7 / 1,517.6 = 1.49:1$

Clause 4.4A Floor space ratio – Wollongong city centre

Not applicable because the site is zoned R1 General Residential.

Clause 4.5 Calculation of floor space ratio and site area

The above FSR calculations were based on the following areas, which have been verified using Trapeze:

Basement (1 surplus parking space)	13m ²
Level 1:	490.7m ²
Levels 2 – 4 (493.4sqm each)	1480.2m ²
Level 5	290.8m ²
Total GFA	2,274.7m²

Part 5 Miscellaneous provisions

Clause 5.10 Heritage conservation

The site is not a listed heritage item under Schedule 5. The nearest item of heritage significance is a large magnolia tree on the corner of Virginia and Bourke Streets, located approximately 75m to the south of the subject site (Local Heritage item no. 6384). The proposed development is sufficiently separated from the tree and will not adversely impact on the visual curtilage or heritage significance of the tree.

Part 6 Urban release areas

Not applicable

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

Clause 45(1) of SEPP Infrastructure 2007 applies noting that the development seeks to utilise the existing padmount substation on the adjoining northern property.

A condition will be imposed upon the development consent requiring approval from the relevant authorities for the connection of electricity, water and sewage to service the site.

Clause 7.5 Acid Sulfate Soils

The proposal is identified as being affected by class 5 acid sulphate soils. An acid sulphate soils management plan has been prepared and been reviewed by Council's Environment Officer who is satisfied with the recommendations made. Appropriate conditions of consent are recommended in this regard.

Clause 7.6 Earthworks

The proposal comprises earthworks associated with the basement carpark. Suitable geotechnical and environmental conditions are recommended to be included on any consent granted. The earthworks are not expected to have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features surrounding land.

Clause 7.14 Minimum site width

The subject site achieves a minimum site width of 30m (following consolidation of the two allotments), thereby achieving the minimum required 24m site width for residential flat buildings under this clause.

Clause 7.18 Design excellence in Wollongong city centre and at key sites

(3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.

(4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters:

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

It is considered that the development provides for a high standard of design, materials and detailing appropriate for the building type and its location

(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,

It is considered that the form and appearance of the development will improve the quality of the public domain in place of the existing three dwellings.

(c) whether the proposed development detrimentally impacts on view corridors,

The proposal is within the allowable building height and density for the site and generally provides for compliant building setbacks, with no impacts on view corridors.

(d) whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,

The development will not overshadow any key site on the Map

(e) how the proposed development addresses the following matters:

(i) the suitability of the land for development,

The land is not constrained in any particular way to preclude the development and is suitable for the proposed development.

(ii) existing and proposed uses and use mix,

The nature, bulk and scale of the development is considered to be compatible with existing and future development.

(iii) heritage issues and streetscape constraints,

There are no particular heritage or streetscape constraints.

(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

Suitable separation / setback distances are provided. The proposal achieves the minimum amenity requirements and is not expected to unreasonably impact on the amenity of existing or future development on adjoining land. The urban form is acceptable.

(v) *bulk, massing and modulation of buildings,*

Satisfactory.

(vi) *street frontage heights,*

N/A

(vii) *environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*

BASIX requirements are met. Landscaped areas incorporate water reuse and will include low water species. There are overshadowing impacts to the adjoining southern site, however these impacts are considered reasonable given the proposed development meets the height, setback and density controls and the adjoining site is vulnerable to overshadowing impacts from redevelopment of the subject site over single storey development. The building is not of a height which requires a wind impact assessment. The development does not include extensive glazed areas.

(viii) *the achievement of the principles of ecologically sustainable development,*

The proposal achieves sustainable design by providing residential accommodation for future residents within a walkable distance of the Wollongong City Centre and associated amenities and public open space. The building meets solar access and cross ventilation requirements; meets BASIX requirements; provides compliant separation; provides car parking, bicycle parking and motorcycle parking to meet Council's requirements; and will not have a negative impact on the public domain.

(ix) *pedestrian, cycle, vehicular and service access, circulation and requirements,*

Pedestrian, cycle and vehicular access, servicing and parking requirements are satisfied.

(x) *impact on, and any proposed improvements to, the public domain.*

The proposal involves improvements to the public domain through street trees as well as providing an aesthetically pleasing built form.

It is further noted that the DRP have reviewed the proposal and the recommendations made have been incorporated into the revised design as discussed above.

Part 8 Local provisions—Wollongong city centre

Clause 8.1 Objectives for development in Wollongong city centre

The objectives of this Part and (in so far as it relates to the Wollongong city centre) clause 7.18 are as follows:

(a) *to promote the economic revitalisation of the Wollongong city centre,*

(b) *to strengthen the regional position of the Wollongong city centre as a multifunctional and innovative centre that encourages employment and economic growth,*

(c) *to protect and enhance the vitality, identity and diversity of the Wollongong city centre,*

(d) *to promote employment, residential, recreational and tourism opportunities within the Wollongong city centre,*

(e) *to facilitate the development of building design excellence appropriate to a regional city,*

(f) *to promote housing choice and housing affordability,*

(g) *to encourage responsible management, development and conservation of natural and man-made resources and to ensure that the Wollongong city centre achieves sustainable social, economic and environmental outcomes,*

(h) *to protect and enhance the environmentally sensitive areas and natural and cultural heritage of the Wollongong city centre for the benefit of present and future generations.*

The proposal would contribute to a residential unit mix through the provision of additional housing and employment opportunities during construction. The vitality of the city centre is enhanced through living within the centre where residential flat buildings are consistent with the centre identity and diversity. It is considered that the development provides for a standard of design, materials and detailing appropriate for the building

type and its location and zoning. The proposal provides a mixture of units that are expected to contribute towards housing choice and affordability in Wollongong. The proposal is considered an efficient use of space in an accessible location that is considered to encourage use of public transport and existing services.

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

None applicable.

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 (WDCP 2009)

CHAPTER A1 – INTRODUCTION

The development has been assessed against the relevant chapters of WDCP2009 and found to be satisfactory. A full compliance table can be found at attachment 4 to this report; only the variations are discussed below in relation to minimum site width, access requirements and overshadowing:

8 Variations to development controls in the DCP

Chapter B1 Clause 6.2 Minimum Site width requirements

The objectives of this part are:

- a. *To allow for development of sites, which are of sufficient width to accommodate the required building envelope, car parking and landscaping requirements.*
- b. *To promote the efficient utilisation of land*
- c. *To encourage amalgamation of allotments to provide for improved design outcomes including greater solar access and amenity.*

Clause 6.2 does not allow development within the R1 General Residential zone for the purpose of a residential flat building that creates an 'isolated lot'. An isolated lot is a lot which is bounded on both sides by properties which comprise existing development other than a single dwelling house and redevelopment of such adjoining properties are unlikely.

The subject site adjoins a single dwelling house at 33 Virginia Street, which adjoins a 1960s two storey residential flat building further south at 35 Virginia Street. This flat building is strata subdivided with four (4) owners holding ownership of five (5) units. Based on this, the proposed development would create an isolated lot at 33 Virginia Street.

Under Clause 6.2.2(3) Council will only allow the creation of an isolated lot where:

- a. *The isolated lot achieves a site width of 24 metres*

Comment: The site width of 33 Virginia Street is approximately 15m and not capable of accommodating a residential fat building.

- b. *The planning principle outlined in **Melissa Grech v Auburn Council [2004] NSWLEC 40** are met.*

Comment: How this planning principle is met is discussed below:

Planning Principles – Isolation of site by redevelopment of adjacent sites(s)

17 The general questions to be answered when dealing with amalgamation of sites or when a site is to be isolated through redevelopment are:

- *Firstly, is amalgamation of the sites feasible?*
- *Secondly, can orderly and economic use and development of the separate sites be achieved if amalgamation is not feasible?*

*18 The three principles to be applied in determining the answer to the first question are set out by Brown C in **Melissa Grech v Auburn Council [2004] NSWLEC 40** as discussed below:*

Response:

With regard to whether amalgamation of the sites is feasible, a response to the three questions is provided below:

- *Firstly, is amalgamation of the sites feasible?*

Firstly, where a property will be isolated by a proposed development and that property cannot satisfy the minimum lot requirements then negotiations between the owners of the properties should commence at an early stage and prior to the lodgement of the development application.

Correspondence from the owner of the subject site expressing interest in purchasing 33 Virginia Street was provided by the applicant in February 2018. Further e-mail correspondence between property owners occurred in August-September 2018 (i.e. following lodgement of the current development application).

Secondly, and where no satisfactory result is achieved from the negotiations, the development application should include details of the negotiations between the owners of the properties. These details should include offers to the owner of the isolated property. A reasonable offer, for the purposes of determining the development application and addressing the planning implications of an isolated lot, is to be based on at least one recent independent valuation and may include other reasonable expenses likely to be incurred by the owner of the isolated property in the sale of the property.

Details of the negotiations provided to Council between property owners indicate that the current owner was not willing to sell 33 Virginia Street at the price/s offered. The offer made was based on one independent valuation from August 2018 and was an amount above the identified value of the property. Although the owner of 33 Virginia Street expressed an interest in selling, the offers were declined by the owner as the purchase price was deemed too low to purchase an equivalent property in the same suburb.

Thirdly, the level of negotiation and any offers made for the isolated site are matters that can be given weight in the consideration of the development application. The amount of weight will depend on the level of negotiation, whether any offers are deemed reasonable or unreasonable, any relevant planning requirements and the provisions of s 79C of the Environmental Planning and Assessment Act 1979.

The level of negotiation is considered reasonable in that the offer was above the identified market value of the site, and an increased purchase price was made following the decline of the original offer. In this regard, the offers are deemed reasonable based on the independent valuation and the site attributes in comparison to sales for similar properties in the locality that have been achieved.

Based on the above three questions, amalgamation of the subject sites with 33 Virginia Street does not appear feasible at this time.

- *Secondly, can orderly and economic use and development of the separate sites be achieved if amalgamation is not feasible?*

The key principle is whether both sites can achieve a development that is consistent with the planning controls. If variations to the planning controls would be required, such as non-compliance with a minimum allotment size, will both sites be able to achieve a development of appropriate urban form and with acceptable level of amenity.

The redevelopment potential of 33 Virginia Street as a stand-alone site would be limited in the context of the relatively small lot size and the R1 zoning and applicable planning controls. 33 Virginia Street has a 15m site width and lot size of 556m² which suggests it may be capable of some increase in residential density, but likely to be limited to dual occupancy development or larger single dwelling. Due to 33 Virginia Street having a shorter side boundary than the subject site (by approximately 13m), solar access from the east as well as the north will not be available to the existing dwelling as a result of the development proceeding. However, the existing dwelling's living room is set back approximately 10m from the front boundary, so there appears to be opportunity for afternoon sunlight where a 4m front setback is achieved to provide solar access to any future redevelopment of the site as a stand-alone site.

The adjoining site at 33 Virginia Street together with the 1960s flat building at 35 Virginia Street would provide a regular shaped allotment with a site width over 24m that would enable residential flat development if amalgamated (refer to aerial photo at attachment 1). This would be an orderly and economic use of the site. The potential limiting factor is that 35 Virginia Street is strata subdivided with 5 units (currently 4 owners). Given the residential flat building is of a small scale, the sale of this property would be possible where 3 owners agreed (i.e. 75% of owners in the strata

scheme). Given these circumstances, it is considered that the orderly and economic use and redevelopment of both properties at 33 and 35 Virginia Street is a realistic proposition.

Based on the above criteria, the objectives of Part 6.2 are considered to be satisfied.

Chapter B1 Clause 6.10 Access Requirements

Under this part, driveways are to be located a minimum distance of 1.5m from the side boundaries. The proposed driveway is located 1.0m from the northern boundary, thereby not meeting this requirement. The applicant has sought a variation to this requirement, noting that the driveway adjoins a substation and deep soil zone on the adjoining northern property at 25 Virginia Street. Given the existing landscaping on the adjoining site is required to be retained, no adverse visual or amenity impacts arise from this minor variation and is therefore supported in this instance.

Chapter D13 Clause 6.9 Overshadowing

The objective of this part is to minimise the extent of loss of sunlight to living areas and private open space areas of adjacent dwellings.

The proposed development results in significant overshadowing impacts to the adjoining southern property due to the east-west lot orientation. The submitted shadow diagrams indicates that the majority of the site at 33 Virginia Street will be in shadow from 9am until after 12 midday on 21 June (refer shadow diagrams in attachment 2).

To assist with the assessment of the overshadowing impacts, consideration of the following planning principle has been carried out. ***The Benevolent Society v Waverley Council [2010] NSWLEC 1082.***

Response:

The following matters require consideration under this planning principle:

- *The ease with which sunlight access can be protected is inversely proportional to the density of development. At low densities, there is a reasonable expectation that a dwelling and some of its open space will retain its existing sunlight. (However, even at low densities there are sites and buildings that are highly vulnerable to being overshadowed.) At higher densities sunlight is harder to protect and the claim to retain it is not as strong.*

The area is zoned R1 General Residential, with a maximum 16m height limit and 1.5:1 floor space ratio. High density housing/residential flat buildings are a permitted and desired use in the R1 zone.

- *The amount of sunlight lost should be taken into account, as well as the amount of sunlight retained.*

The existing single storey dwelling at 31 Virginia Street would not lead to any/significant overshadowing of 33 Virginia Street, given the height and separation between the dwellings. The living room facing Virginia Street (west) will be overshadowed between 9am until after 1pm, noting the living room window is setback approximately 10m from the property's front boundary. Currently this window would not receive sunlight access until after midday.

The rear yard of 33 Virginia currently receives sunlight access, however receives substantial shadowing by the existing bamboo screening around the eastern and northern property boundaries (refer Aerial map in attachment 1 which was taken in January 2018). The proposed development would lead to the rear yard being entirely in shadow in mid-winter, aside from the south-eastern corner at 9am (refer shadow diagrams in attachment 2 to this report).

- *Overshadowing arising out of poor design is not acceptable, even if it satisfies numerical guidelines. The poor quality of a proposal's design may be demonstrated by a more sensitive design that achieves the same amenity without substantial additional cost, while reducing the impact on neighbours.*

On balance, the design of the proposed development is considered acceptable which is supported by the DRP's comments. A more sensitive design to reduce the overshadowing impacts to living room windows may provide for an increased front setback of the units on the southern side of the development site for the existing living room window to retain sunlight from 1pm. Retention of existing sunlight to the rear yard appears would require more substantial design changes to the proposed building that are considered onerous given the difference in lot depths between the subject site and 33 Virginia Street.

- *For a window, door or glass wall to be assessed as being in sunlight, regard should be had not only to the proportion of the glazed area in sunlight but also to the size of the glazed area itself. Strict mathematical formulae are not always an appropriate measure of solar amenity. For larger glazed areas, adequate solar amenity in the built space behind may be achieved by the sun falling on comparatively modest portions of the glazed area.*

The living room window facing Virginia Street is relatively large, however due to the existing 10m setback of these windows from the property boundary, compared to the 4m permitted front setback under the current planning controls, receives little sunlight access as a result of the development. The setback of this window from the front boundary makes sunlight access more difficult to protect.

- *For private open space to be assessed as receiving adequate sunlight, regard should be had of the size of the open space and the amount of it receiving sunlight. Self-evidently, the smaller the open space, the greater the proportion of it requiring sunlight for it to have adequate solar amenity. A useable strip adjoining the living area in sunlight usually provides better solar amenity, depending on the size of the space. The amount of sunlight on private open space should ordinarily be measured at ground level but regard should be had to the size of the space as, in a smaller private open space, sunlight falling on seated residents may be adequate.*

The private open space directly at the rear of the dwelling at 33 Virginia Street will lose existing morning sunlight on 21 June as a result of the development.

- *Overshadowing by fences, roof overhangs and changes in level should be taken into consideration. Overshadowing by vegetation should be ignored, except that vegetation may be taken into account in a qualitative way, in particular dense hedges that appear like a solid fence.*

33 Virginia Street contains bamboo screening along the northern and eastern boundary of the site (refer Aerial photo in attachment 1 and Site photos in Figures 1 and 2 of this report). Although this cannot be taken as a solid shadow as some filtered light would be received through the vegetation, the overshadowing impacts to the rear yard from the bamboo leads to some self-shadowing, as shown in the aerial photo below taken in June 2018:



Figure 5: Aerial photo of 33 Virginia Street taken in June 2018 (Source: Sixmaps <https://maps.six.nsw.gov.au/>)

- *In areas undergoing change, the impact on what is likely to be built on adjoining sites should be considered as well as the existing development.*

The area is undergoing change, which is demonstrated by the mix of older, low density dwellings and units and more recent larger residential flat buildings in the vicinity of the site. What is able to be built on 33 Virginia Street depends on the possibility of amalgamation with 35 Virginia Street, further south. If amalgamated, a

residential flat building of similar proportions to that proposed is feasible. Designing a development that provides the minimum 2hour solar access to living areas and balconies from the east and west appears achievable following the current development being built. Where 33 Virginia Street is redeveloped on its own for a new single dwelling or dual occupancy, the allowable front setback of 4m provides opportunity to provide solar access to living rooms and private open space areas in the afternoon (western sunlight access).

It is recognised that the development will create significant overshadowing for 33 Virginia Street. With consideration of the above planning principles, and having regard to the R1 zoning, the susceptibility of 33 Virginia Street for overshadowing due to the lot orientation and shorter lot depth, the largely compliant development that is proposed, and the redevelopment potential of the adjoining sites, the development is considered acceptable in the circumstances.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2018

The estimated cost of works is >\$100,000 (\$6,882,000) and a levy of 1% is applicable under this plan as the threshold value is \$100,000.

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

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

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

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

Conditions of consent are recommended with regard to demolition.

The Government Coastal Policy only applies to the offshore component of the coastal zone, extending three nautical miles seaward from the open coast high water mark.

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

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

This is demonstrated through the following:

- The proposal is satisfactory with regard to the applicable planning controls as detailed in the body of this report.
- Submissions raised following notification would not preclude the development.
- Internal and external referrals are satisfactory subject to appropriate conditions of consent

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

Does the proposal fit in the locality?

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

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

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

Refer Part 1.3 of this report.

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

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

3 CONCLUSION

This application has been assessed as satisfactory having regard to the Heads of Consideration under Section 4.15(1) of the Environmental Planning and Assessment Act 1979. The proposed development is permissible with consent and has regard to the objectives of the zone and is consistent with the applicable provisions of the relevant planning instruments including Wollongong LEP 2009 and SEPP 65, ADG, Wollongong DCP 2009, Codes and Policies.

There are some minor design changes required prior to determination of the application to better respond to the DRP's advice but the majority of the recommendations of the Design Review Panel have been incorporated into revised plans. The proposal involves variations to minimum site width, access requirements and overshadowing under WDCP2009. Variation request statements have been submitted and assessed as reasonable. Assessments under the relevant planning principles of *Melissa Grech v Auburn Council [2004] NSWLEC 40* and *The Benevolent Society v Waverley Council [2010] NSWLEC 1082* have been carried out.

Internal and external referrals are satisfactory and submissions have been considered in the assessment.

It is considered that the proposed development has otherwise 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

That the WLPP delegate determination to the Manager Development Assessment and Certification under Section 2.20(8) of the Act subject to conditions and the submission of amended plans to address the following requirements:

The recessed entrance door must be brought forward by 4m so that it is more visible from the street and provides a clearer street address and less concealment opportunities. This must be achieved without creating additional gross floor area.

Subject to the above, the development application be approved subject to the draft conditions at Attachment 6.

5 ATTACHMENTS

- 1 Aerial photograph and WLEP 2009 zoning map
- 2 Plans
- 3 ADG compliance table
- 4 WDCP 2009 compliance table
- 5 Design Review Panel commentary
- 6 Draft conditions

Attachment 1: Aerial photo and WLEP zoning map

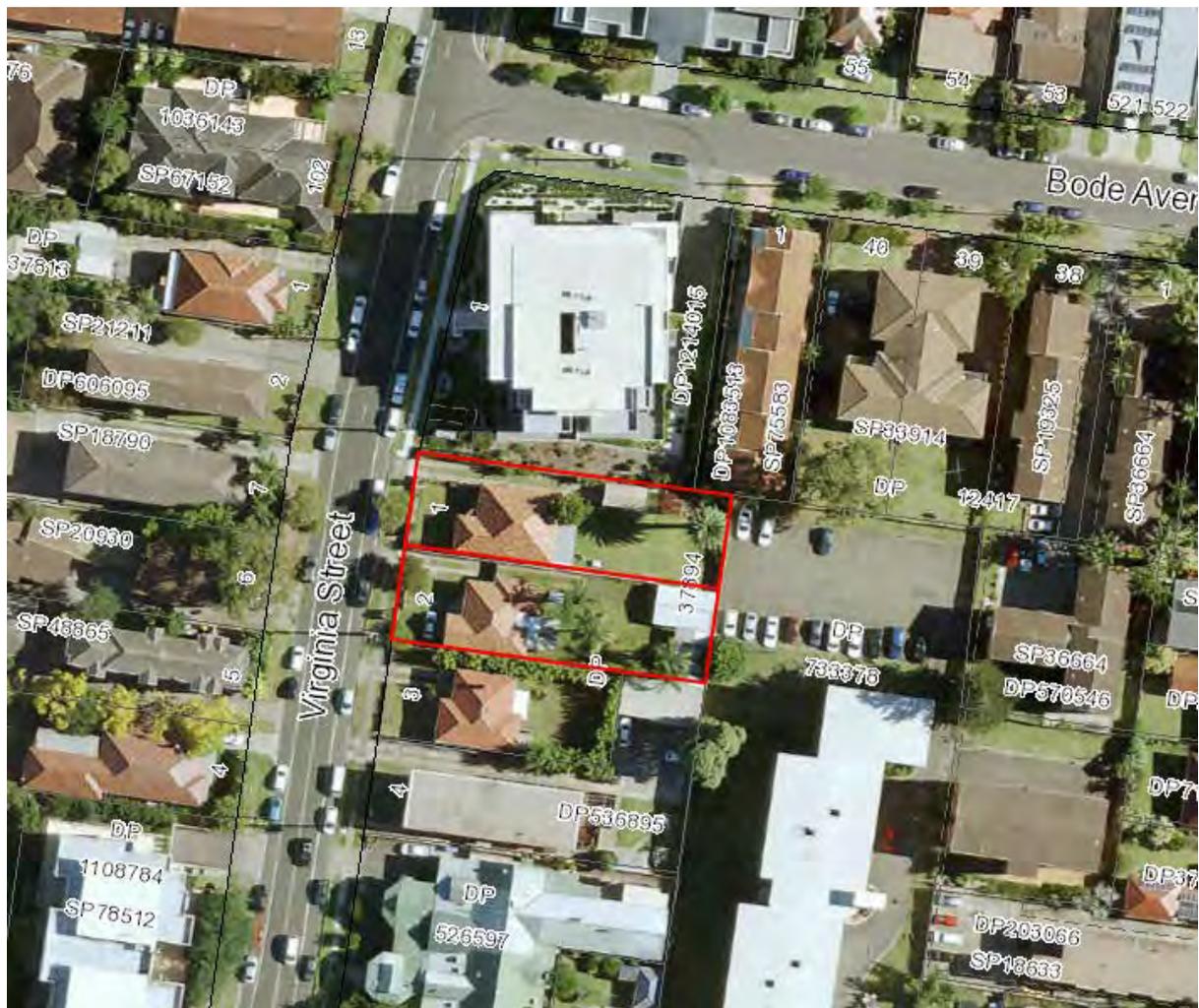


Figure 1: Aerial photo

PROPOSED APARTMENT BUILDING COMPRISING OF 22 RESIDENTIAL APARTMENTS OVER BASEMENT CARPARK

AT

LOTS 1 - 2 D.P. 37894
29-31 VIRGINIA STREET,
NORTH WOLLONGONG

ARCHITECTURAL DRAWING SCHEDULE

No.	DESCRIPTION	SCALE @ A3
A-000	TITLE SHEET	NTS
A-001	SITE/DEVELOPMENT SUMMARY	NTS
A-002	SITE ANALYSIS	NTS
A-003	CONTEXTUAL STREETScape	NTS
A-004	CONTEXTUAL STREETScape	NTS
A-005	STREETScape ELEVATION	NTS
A-100	SITE / ROOF PLAN	1:200
A-101	BASEMENT PLAN	1:200
A-102	LEVEL 1 FLOOR PLAN	1:200
A-103	LEVEL 2 FLOOR PLAN	1:200
A-104	LEVEL 3 FLOOR PLAN	1:200
A-105	LEVEL 4 FLOOR PLAN	1:200
A-106	LEVEL 5 FLOOR PLAN	1:200
A-201	WEST ELEVATION	1:200
A-202	NORTH ELEVATION	1:200
A-203	EAST ELEVATION	1:200
A-204	SOUTH ELEVATION	1:200
A-205	SECTION A-A AND PART SECTIONS	1:200
A-301	PRE & POST ADAPTATION PLAN 1 OF 2	1:100
A-302	PRE & POST ADAPTATION PLAN 2 OF 2	1:100
A-401	SHADOW ANALYSIS 1 OF 2	NTS
A-402	SHADOW ANALYSIS 2 OF 2	NTS
A-403	SOLAR ACCESS STUDY 1 OF 2	NTS
A-404	SOLAR ACCESS STUDY 2 OF 2	NTS
A-405	DETAILED SHADOW ANALYSIS 1 OF 2	NTS
A-406	DETAILED SHADOW ANALYSIS 2 OF 2	NTS
A-501	ARTIST IMPRESSION	NTS
A-502	COLOUR AND MATERIALS SCHEDULE	NTS
A-601	DEMOLITION AND SITE MANAGEMENT PLAN	NTS

NaTHERS THERMAL PERFORMANCE SPECIFICATION

May 2018	BSA Reference: 13493
Building Sustainability Assessments enquiries@buildingsustainability.net.au	Ph: (02) 4962 3439 www.buildingsustainability.net.au

Important Note
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.
If different construction elements are applied then the Assessor Certificate is no longer valid.

Thermal Performance Specifications (does not apply to garage)	
External Wall Construction	Added Insulation
AAC 75mm Veneer	R2.0
Internal Wall Construction	Added Insulation
Plasterboard on studs	None
Party walls and walls adjacent to common areas 75mm AAC+50mm Cavity+75mm AAC	None

Ceiling Construction		Added Insulation
Plasterboard	R3.5 to ceilings adjacent to roof and decks above	

Roof Construction	Colour	Added Insulation
Concrete	Any	None

Floor Construction	Covering	Added Insulation
Concrete	As drawn	None

Windows	Glass and frame type	U Value	SHGC Range	Area sq m
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	As drawn
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	As drawn

Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights	Glass and frame type	U Value	SHGC	Area sq m

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified

External Window Shading (eaves, verandahs, pergolas, awnings etc)

All shade elements modelled as drawn

Ceiling Penetrations (downlights, exhaust fans, flues etc)

No adjustment has been made for losses to insulation arising from ceiling penetrations.

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ISSUE	DATE	DESCRIPTION
A	11.05.18	ISSUED FOR DA
B	17.09.18	RE-ISSUED FOR DA

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94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong
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Project
PROPOSED APARTMENT BUILDING
COMPRISING OF 22 RESIDENTIAL APARTMENTS
OVER BASEMENT CARPARK

At
29-31 VIRGINIA STREET,
NORTH WOLLONGONG

For
NDJ HOLDINGS PTY LTD.

Title
DEVELOPMENT APPLICATION
TITLE SHEET

Scale	Date	
NTS	SEPTEMBER 2018	
Drawn	Checked	
LGD SJ	ADM	
Project No.	Drawing No.	Issue
2018-07	A-000	B

Project : 29 - 31 Virginia Street, North Wollongong
 Project No: 2018-07
 Date: April 2018

	Controls	Proposed
Site Area (m ²)	1517.6m ²	
Wollongong LEP 2009		
Land use	RI General Residential	RI General Residential
FSR	1.5:1	1.5:1
Height (m)	16m	15.83m

Level	RESIDENTIAL GFA	1 bdrm	2 bdrm	3 bdrm	Unit Totals
Level 1	490.7m ²	1	2	2	5
Level 2	493.4m ²	1	2	2	5
Level 3	493.4m ²	1	2	2	5
Level 4	493.4m ²	1	2	2	5
Level 5	290.8m ²	0	0	2	2
Excess Car Space	13.0m ²				
Total	2274.7m ²	4	8	10	22
Unit Mix		18%	36%	46%	100%
Total Units	22				
Total GFA	2274.7m ²				
Maximum Permissible GFA	2276.4m ²				

Car Parking Requirements	Min Rate	Required	Provided
< 70m ²	0.75 / unit	3	4
70 - 110m ²	1.0 / unit	16	16
> 110m ²	1.25 / unit	3	3
Visitor	0.2 / unit	5	5
Total		27	28

Accessible Parking Requirements	Min Rate	Required	Provided
Accessible Units	0.1/Unit	2.2	10

Bicycle Requirements	Min Rate	Required	Provided
Residential	1 / 3 units	7.3	8
Visitor Bicycles	1 / 12 units	1.8	2
Total		9.1	10

Motorcycle Requirements	Min Rate	Required	Provided
Residential	1 / 15 units	1.5	2

Waste Management			
Weekly Council Collection	General	Green	Recycling
Rate:	80L/Unit/Week		80L/Unit/F.Night
Weekly total:	1760L		1760L
Total Bins Required @ 240L	7.3	1	7.3
Total Bins Provided @ 240L	8	2	8
Total Bins		18	

Figure A: Land Zoning Map



Figure B: Floor Space Ratio Map



Figure C: Heritage Map



Figure D: Height of Building Map



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For
 NDJ HOLDINGS PTY LTD.

Title
 DEVELOPMENT APPLICATION
 SITE/DEVELOPMENT SUMMARY

Scale	Date
NTS	SEPTEMBER 2018

Drawn	Checked
SJ	ADM

Project No.	Drawing No.	Issue
2018-07	A-001	B

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CONTEXTUAL STREETScape I
 Looking North East towards subject site along Virginia Street



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Project
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 OVER BASEMENT CARPARK**

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**29-31 VIRGINIA STREET,
 NORTH WOLLONGONG**

For
NDJ HOLDINGS PTY LTD.

Title
**DEVELOPMENT APPLICATION
 CONTEXTUAL STREETScape I**

Scale	Date	
NTS	SEPTEMBER 2018	
Drawn	Checked	
DQ	ADM	
Project No.	Drawing No.	Issue
2018-07	A-003	B

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CONTEXTUAL STREETScape 2
 Looking South East towards subject site along Virginia Street



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Project
**PROPOSED APARTMENT BUILDING
 COMPRISING OF 22 RESIDENTIAL APARTMENTS
 OVER BASEMENT CARPARK**

At
**29-31 VIRGINIA STREET,
 NORTH WOLLONGONG**

For
NDJ HOLDINGS PTY LTD.

Title
**DEVELOPMENT APPLICATION
 CONTEXTUAL STREETScape 2**

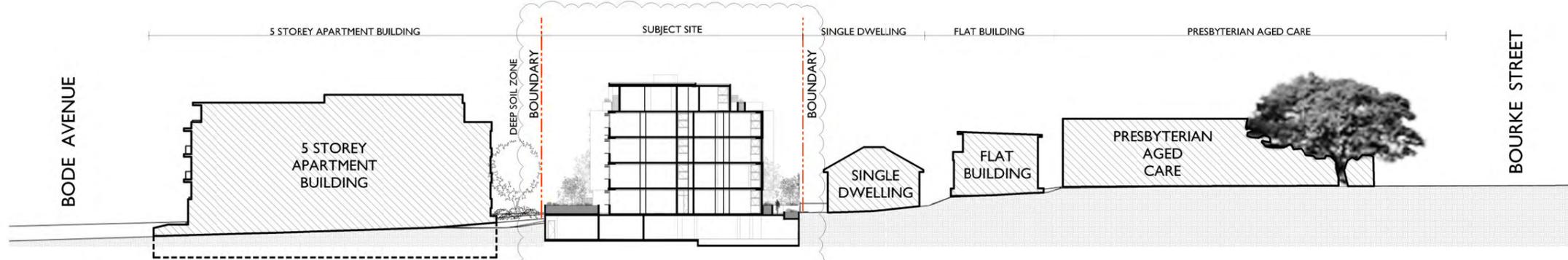
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NTS	SEPTEMBER 2018	
Drawn	Checked	
DQ	ADM	
Project No.	Drawing No.	Issue
2018-07	A-004	B

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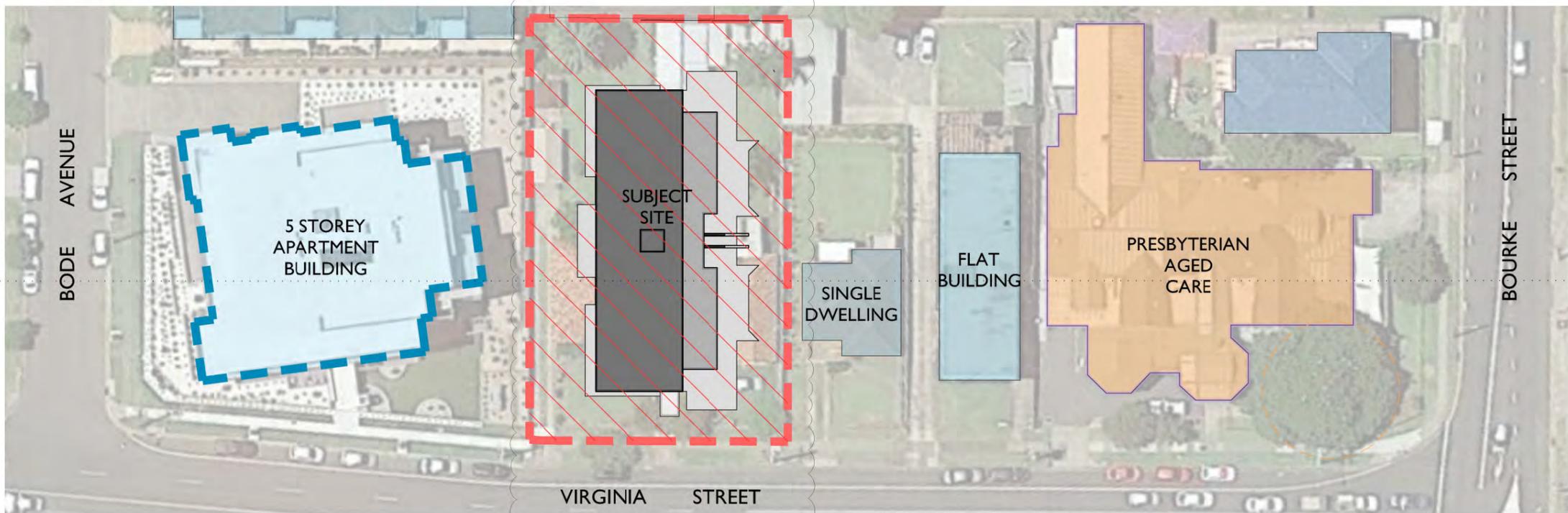
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ISSUE	DATE	DESCRIPTION
A	11.05.18	ISSUED FOR DA
B	08.06.18	RE-ISSUED FOR DA
C	17.09.18	RE-ISSUED FOR DA

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LONG SECTION
LOOKING EAST



LONG SECTION
LOOKING EAST

AERIAL MAP



STREETSCAPE ELEVATION
VIRGINIA STREET ASPECT



5 STOREY BUILDING
NO. 23-27 CORNER OF BODE AVENUE & VIRGINIA STREET



SUBJECT SITE
NO. 29-31 VIRGINIA STREET



SINGLE DWELLING
NO. 33 VIRGINIA STREET



FLAT BUILDING
NO. 35 VIRGINIA STREET



PRESBYTERIAN AGED CARE
NO. 42 CORNER OF VIRGINIA & BOURKE STREET

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 ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Project
 PROPOSED APARTMENT BUILDING
 COMPRISING OF 22 RESIDENTIAL APARTMENTS
 OVER BASEMENT CARPARK

At
 29-31 VIRGINIA STREET,
 NORTH WOLLONGONG

For
 NDJ HOLDINGS PTY LTD.

Title
 DEVELOPMENT APPLICATION
 STREETSCAPE ELEVATION

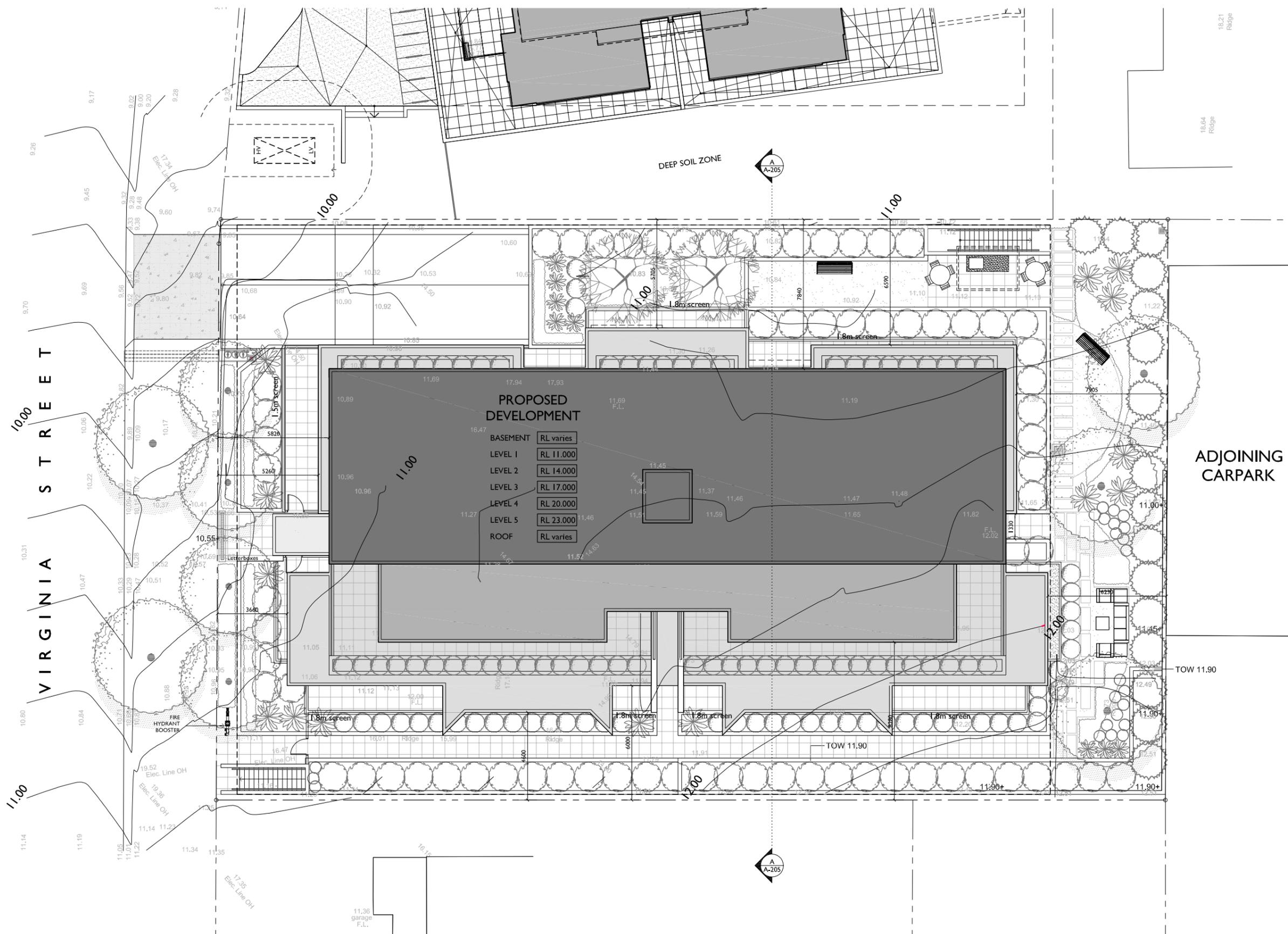
Scale	Date	
NTS	SEPTEMBER 2018	
Drawn	Checked	
DQ	ADM	
Project No.	Drawing No.	Issue
2018-07	A-005	C

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 a NOMINATED ARCHITECT- The nominated Architect for ADM Projects (Australia) Pty Ltd T/AS ADM Architects is Angelo Di Martino ARB No.7608

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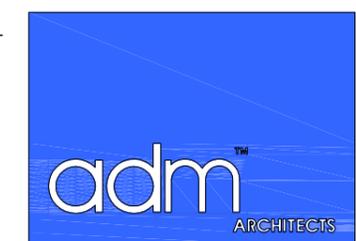
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SITE AND ROOF PLAN
 NOTE: REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR STORMWATER COLLECTION & ALL EXTERNAL SURFACE LEVELS.
 REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION FOR ALL PAVING & PLANTING DETAILS.

PROPOSED DEVELOPMENT

BASEMENT	RL varies
LEVEL 1	RL 11.000
LEVEL 2	RL 14.000
LEVEL 3	RL 17.000
LEVEL 4	RL 20.000
LEVEL 5	RL 23.000
ROOF	RL varies



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Project
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 COMPRISING OF 22 RESIDENTIAL APARTMENTS
 OVER BASEMENT CARPARK**

At
**29-31 VIRGINIA STREET,
 NORTH WOLLONGONG**

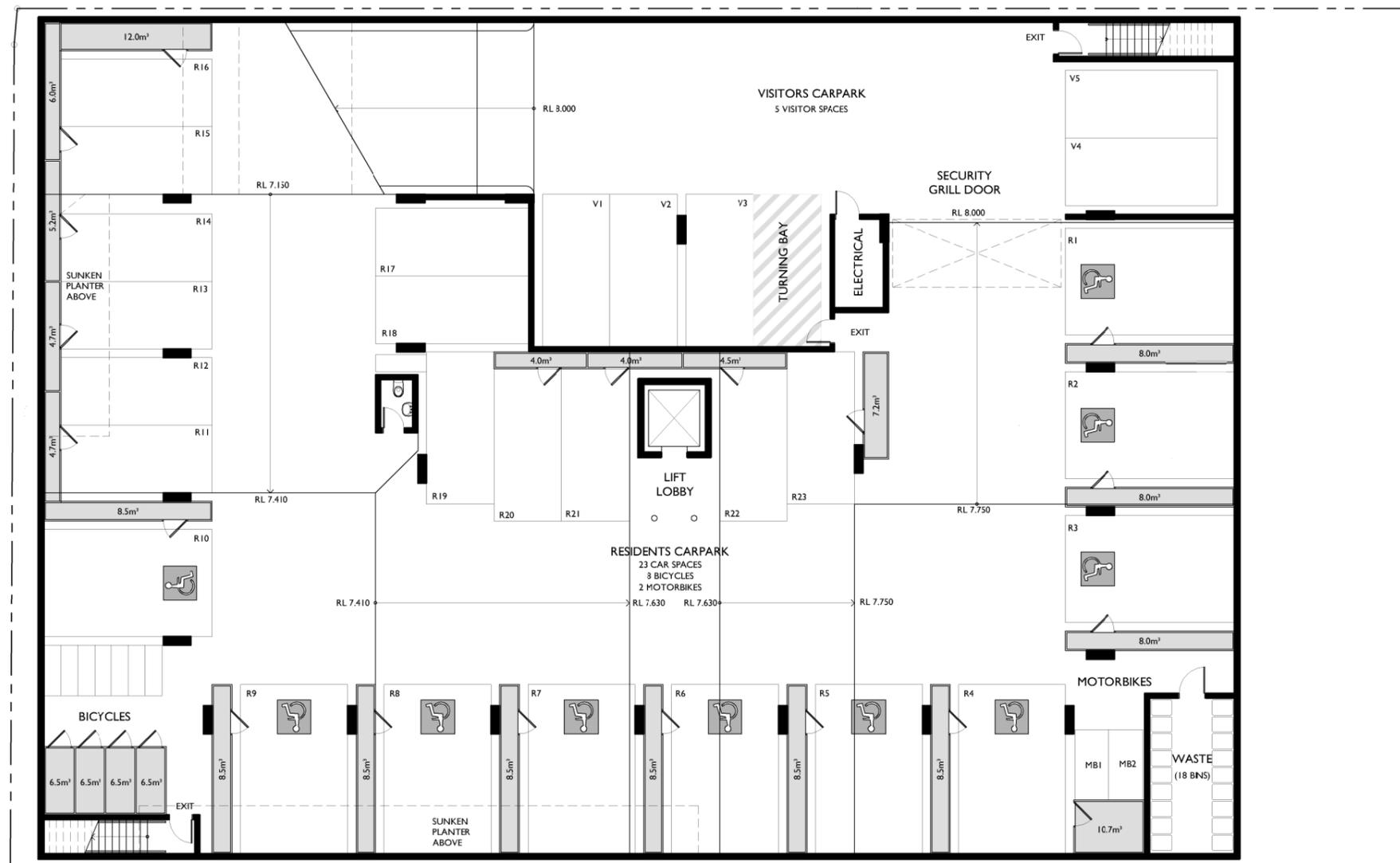
For
NDJ HOLDINGS PTY LTD.

Title		
DEVELOPMENT APPLICATION SITE AND ROOF PLAN		
Scale	Date	
1:100 @ A1 1:200 @ A3	SEPTEMBER 2018	
Drawn	Checked	
LGD SJ	ADM	
Project No.	Drawing No.	Issue
2018-07	A-100	B

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BASEMENT PLAN

BASEMENT RL varies



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 OVER BASEMENT CARPARK

At
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 NORTH WOLLONGONG

For
 NDJ HOLDINGS PTY LTD.

Title
 DEVELOPMENT APPLICATION
 BASEMENT PLAN

Scale 1:100 @ A1 1:200 @ A3	Date SEPTEMBER 2018
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Drawn LGD SJ	Checked ADM
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Project No. 2018-07	Drawing No. A-101	Issue B
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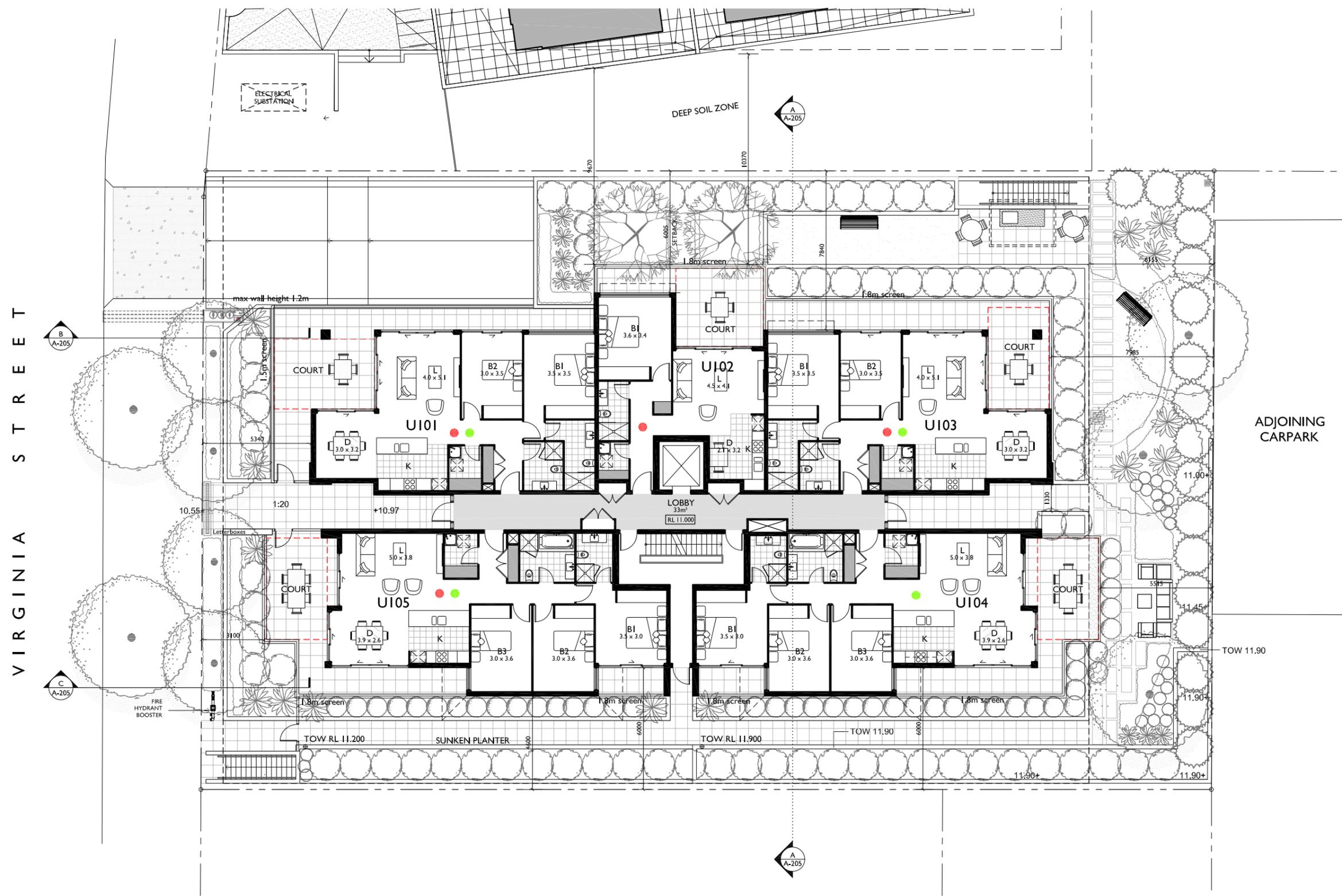
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LEGEND

- SUNLIGHT ACCESS
- CROSS VENTILATION
- 15m² COURTYARD WITH MIN. 3m DIMENSION



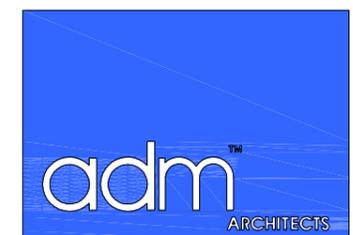
VIRGINIA STREET

ADJOINING CARPARK



LEVEL I FLOOR PLAN

LEVEL I RL 11.000



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 OVER BASEMENT CARPARK**

At
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 NORTH WOLLONGONG**

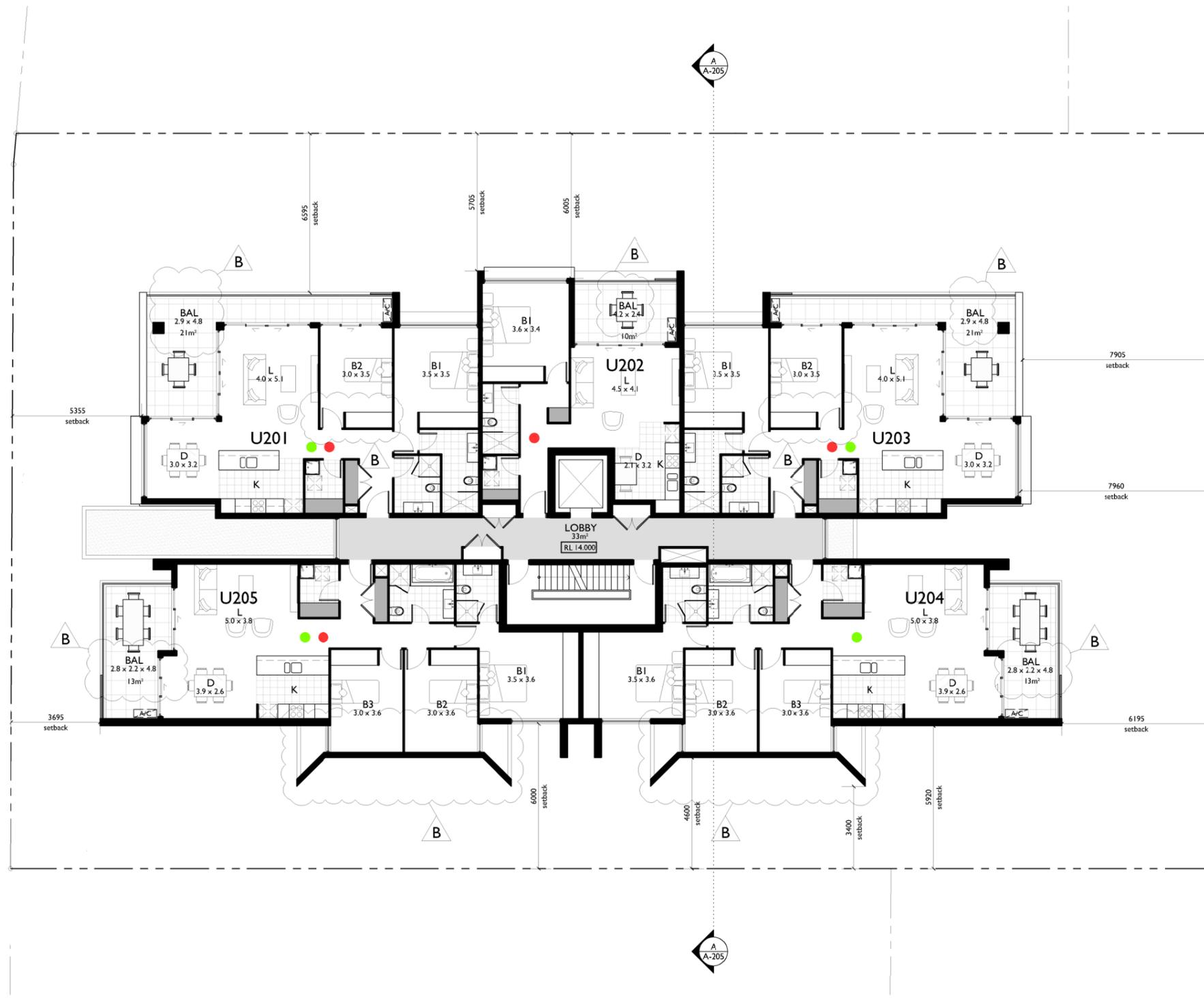
For
NDJ HOLDINGS PTY LTD.

Title
**DEVELOPMENT APPLICATION
 LEVEL I FLOOR PLAN**

Scale 1:100 @ A1 1:200 @ A3	Date SEPTEMBER 2018
Drawn LGD SJ	Checked ADM
Project No. 2018-07	Drawing No. A-102
	Issue B

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VIRGINIA STREET



LEVEL 2 FLOOR PLAN
LEVEL 2 RL 14.000

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- LEGEND
- SUNLIGHT ACCESS
 - CROSS VENTILATION

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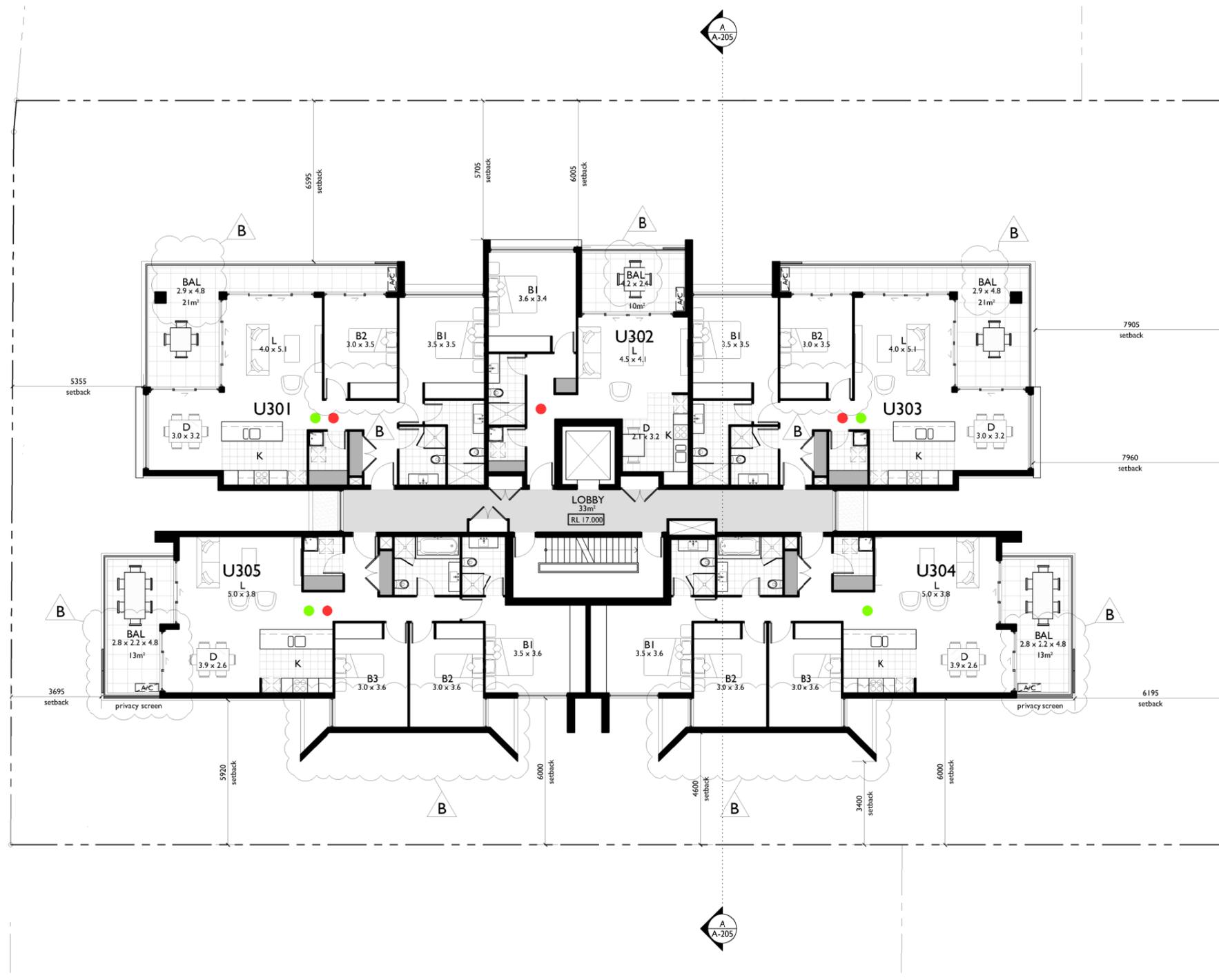
Project
**PROPOSED APARTMENT BUILDING
 COMPRISING OF 22 RESIDENTIAL APARTMENTS
 OVER BASEMENT CARPARK**

At
**29-31 VIRGINIA STREET,
 NORTH WOLLONGONG**

For
NDJ HOLDINGS PTY LTD.

Title		
DEVELOPMENT APPLICATION LEVEL 2 FLOOR PLAN		
Scale	Date	
1:100 @ A1 1:200 @ A3	SEPTEMBER 2018	
Drawn	Checked	
LGD SJ	ADM	
ProjectNo.	Drawing No.	Issue
2018-07	A-103	B

VIRGINIA STREET



LEVEL 3 FLOOR PLAN
LEVEL 3 RL 17.000

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- LEGEND
- SUNLIGHT ACCESS
 - CROSS VENTILATION

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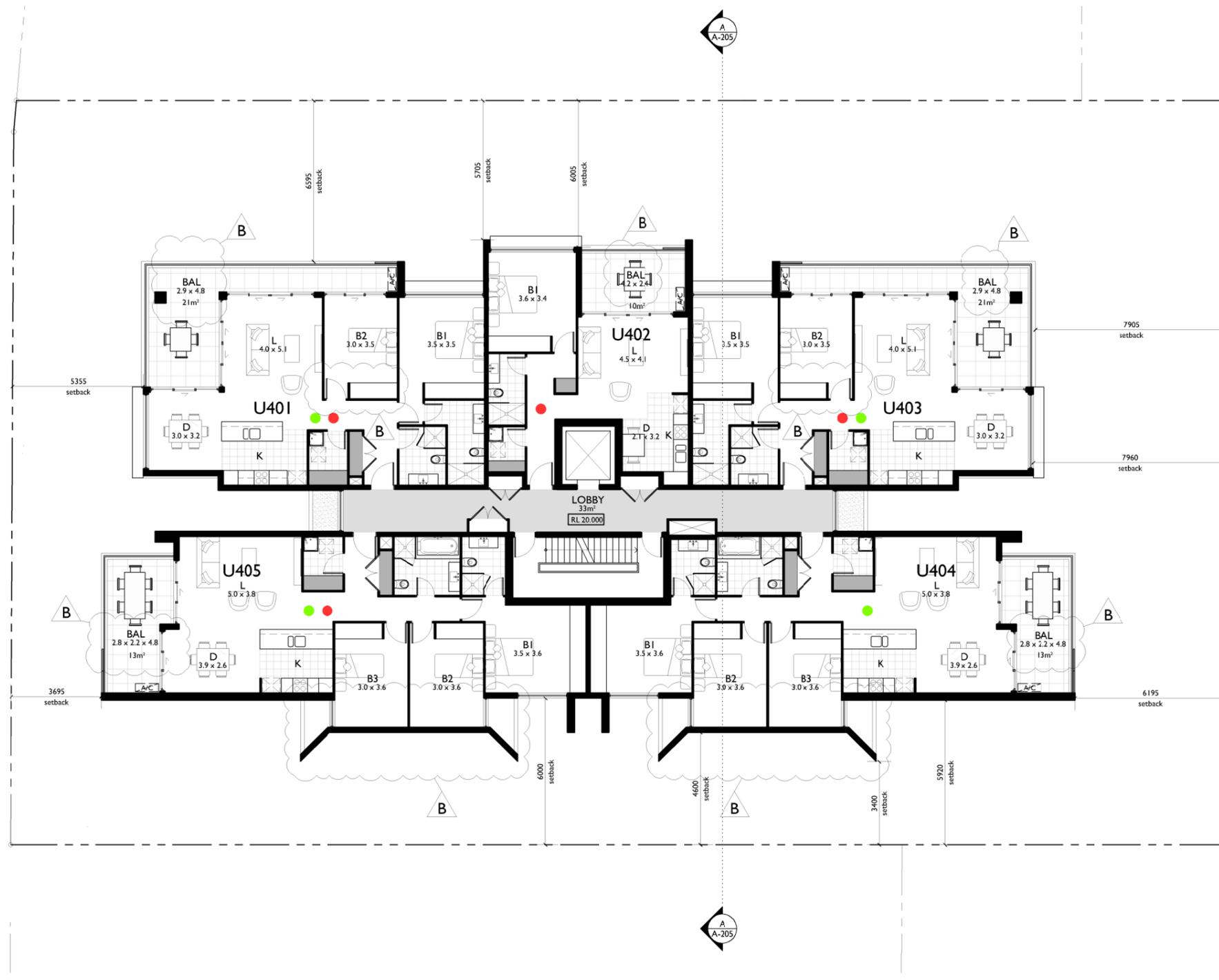
Project
**PROPOSED APARTMENT BUILDING
 COMPRISING OF 22 RESIDENTIAL APARTMENTS
 OVER BASEMENT CARPARK**

At
**29-31 VIRGINIA STREET,
 NORTH WOLLONGONG**

For
NDJ HOLDINGS PTY LTD.

Title		
DEVELOPMENT APPLICATION LEVEL 3 FLOOR PLAN		
Scale	Date	
1:100 @ A1 1:200 @ A3	SEPTEMBER 2018	
Drawn	Checked	
LGD SJ	ADM	
ProjectNo.	Drawing No.	Issue
2018-07	A-104	B

VIRGINIA STREET



LEVEL 4 FLOOR PLAN
LEVEL 4 RL 20.000

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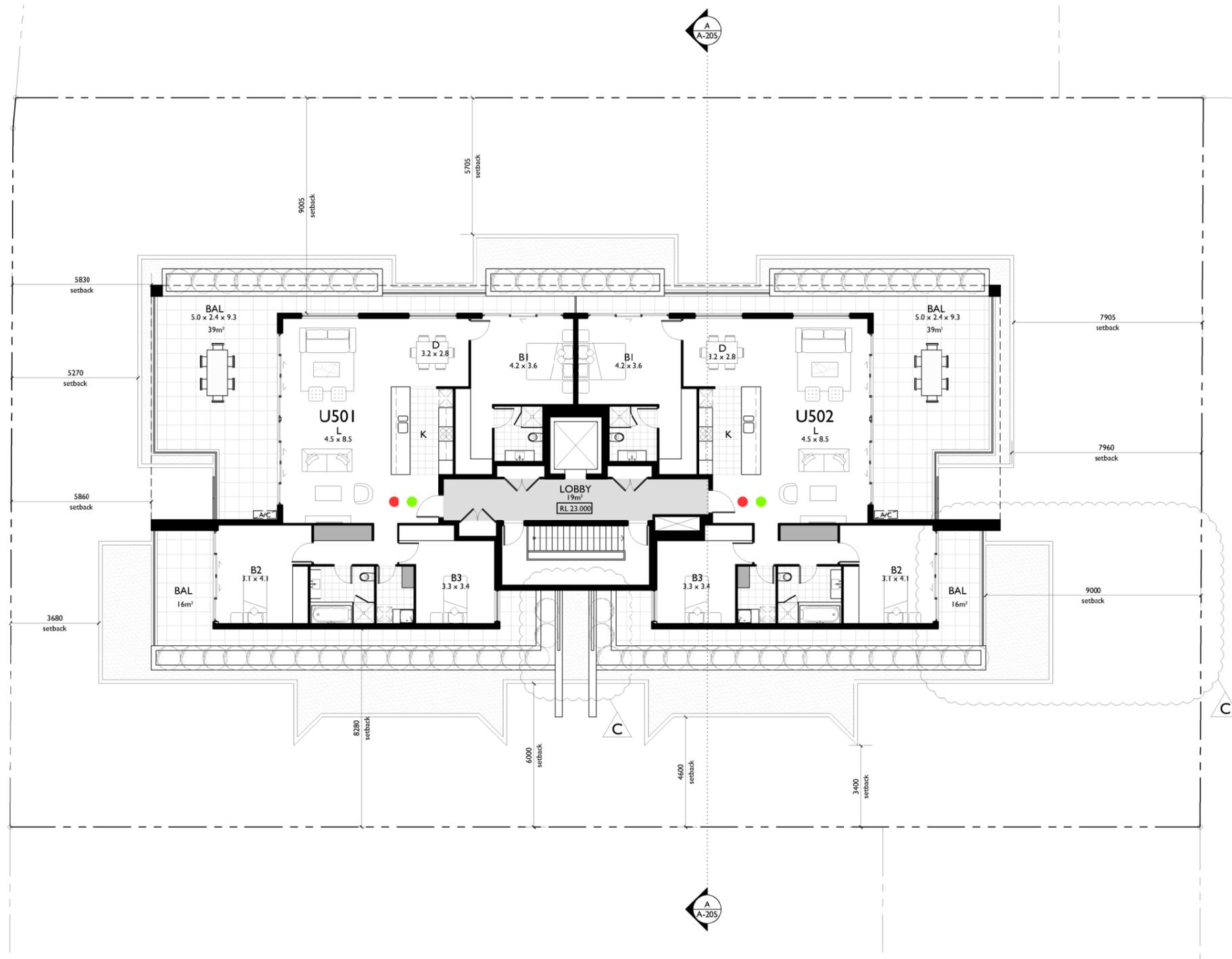
Project
**PROPOSED APARTMENT BUILDING
 COMPRISING OF 22 RESIDENTIAL APARTMENTS
 OVER BASEMENT CARPARK**

At
**29-31 VIRGINIA STREET,
 NORTH WOLLONGONG**

For
NDJ HOLDINGS PTY LTD.

Title		
DEVELOPMENT APPLICATION LEVEL 4 FLOOR PLAN		
Scale	Date	
1:100 @ A1 1:200 @ A3	SEPTEMBER 2018	
Drawn	Checked	
LGD SJ	ADM	
ProjectNo.	Drawing No.	Issue
2018-07	A-105	B

VIRGINIA STREET



LEVEL 5 FLOOR PLAN

LEVEL 5 RL 23.000

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ISSUE	DATE	DESCRIPTION
A	11.05.18	ISSUED FOR DA
B	17.09.18	RE-ISSUED FOR DA
C	23.11.18	RE-ISSUED FOR DA

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LEGEND

- SUNLIGHT ACCESS
- CROSS VENTILATION



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Project
**PROPOSED APARTMENT BUILDING
 COMPRISING OF 22 RESIDENTIAL APARTMENTS
 OVER BASEMENT CARPARK**

At
**29-31 VIRGINIA STREET,
 NORTH WOLLONGONG**

For
NDJ HOLDINGS PTY LTD.

Title
**DEVELOPMENT APPLICATION
 LEVEL 5 FLOOR PLAN**

Scale 1:100 @ A1 1:200 @ A3	Date NOVEMBER 2018
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Drawn LGD SJ	Checked ADM
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Project No. 2018-07	Drawing No. A-106	Issue C
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WEST ELEVATION
 VIRGINIA STREET ASPECT



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Project
 PROPOSED APARTMENT BUILDING
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 OVER BASEMENT CARPARK

At
 29-31 VIRGINIA STREET,
 NORTH WOLLONGONG

For
 NDJ HOLDINGS PTY LTD.

Title
 DEVELOPMENT APPLICATION
 WEST ELEVATION

Scale 1:100 @ A1 1:200 @ A3	Date SEPTEMBER 2018
Drawn LGD SJ	Checked ADM
Project No. 2018-07	Drawing No. A-201
	Issue B

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NORTH ELEVATION



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 OVER BASEMENT CARPARK

At
 29-31 VIRGINIA STREET,
 NORTH WOLLONGONG

For
 NDJ HOLDINGS PTY LTD.

Title
 DEVELOPMENT APPLICATION
 NORTH ELEVATION

Scale 1:100 @ A1 1:200 @ A3	Date SEPTEMBER 2018
Drawn LGD SJ	Checked ADM
Project No. 2018-07	Drawing No. A-202
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EAST ELEVATION



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 OVER BASEMENT CARPARK

At
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 NORTH WOLLONGONG

For
 NDJ HOLDINGS PTY LTD.

Title
 DEVELOPMENT APPLICATION
 EAST ELEVATION

Scale 1:100 @ A1 1:200 @ A3	Date SEPTEMBER 2018
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Project No. 2018-07	Drawing No. A-203
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SOUTH ELEVATION



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Project
 PROPOSED APARTMENT BUILDING
 COMPRISING OF 22 RESIDENTIAL APARTMENTS
 OVER BASEMENT CARPARK

At
 29-31 VIRGINIA STREET,
 NORTH WOLLONGONG

For
 NDJ HOLDINGS PTY LTD.

Title
 DEVELOPMENT APPLICATION
 SOUTH ELEVATION

Scale 1:100 @ A1 1:200 @ A3	Date SEPTEMBER 2018
Drawn LGD SJ	Checked ADM
Project No. 2018-07	Drawing No. A-204
	Issue B

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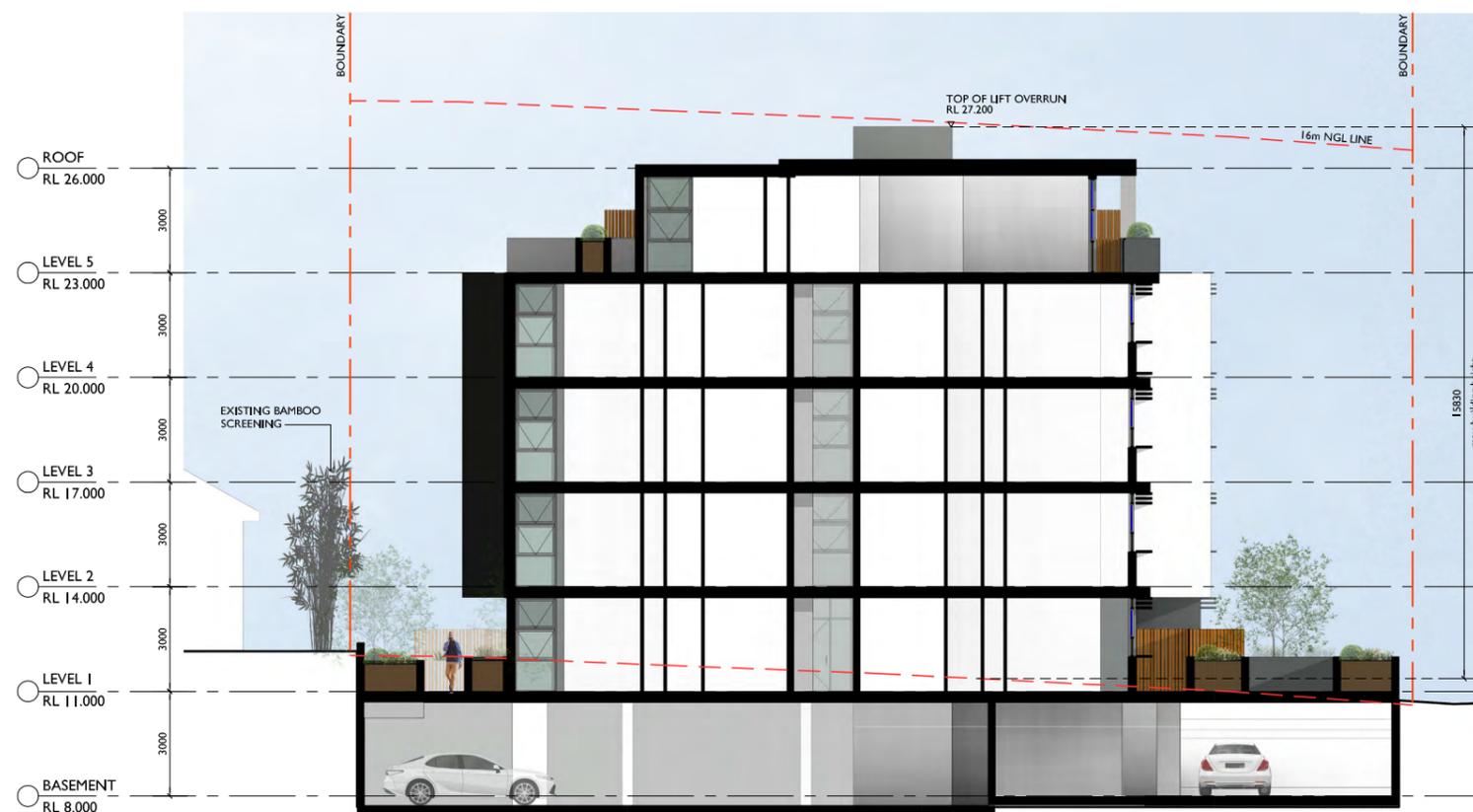
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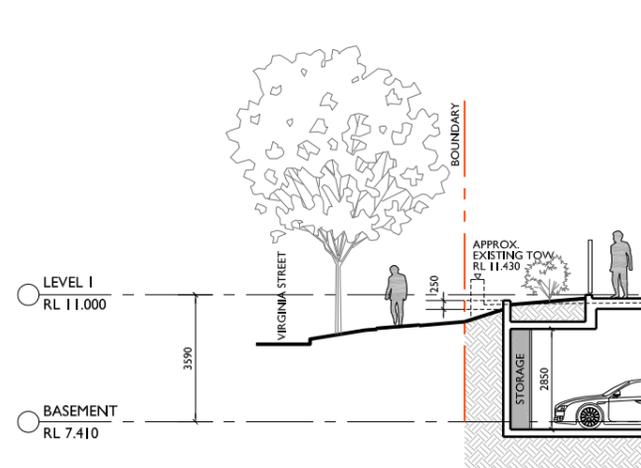
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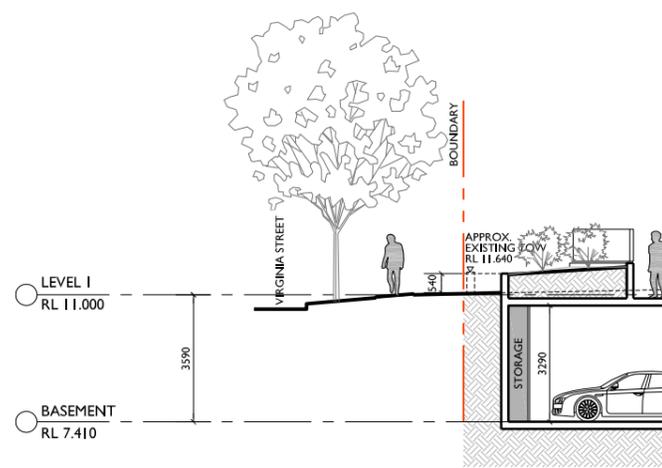
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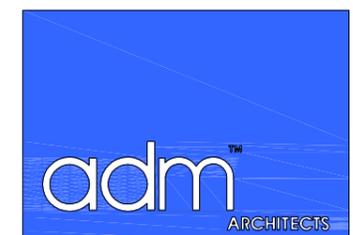
SECTION A-A



PART SECTION B



PART SECTION C



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Project
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 OVER BASEMENT CARPARK

At
 29-31 VIRGINIA STREET,
 NORTH WOLLONGONG

For
 NDJ HOLDINGS PTY LTD.

Title
 DEVELOPMENT APPLICATION
 SECTION A-A AND PART SECTIONS

Scale
 1:100 @ A1
 1:200 @ A3

Date
 SEPTEMBER 2018

Drawn
 LGD SJ

Checked
 ADM

Project No.
 2018-07

Drawing No.
 A-205

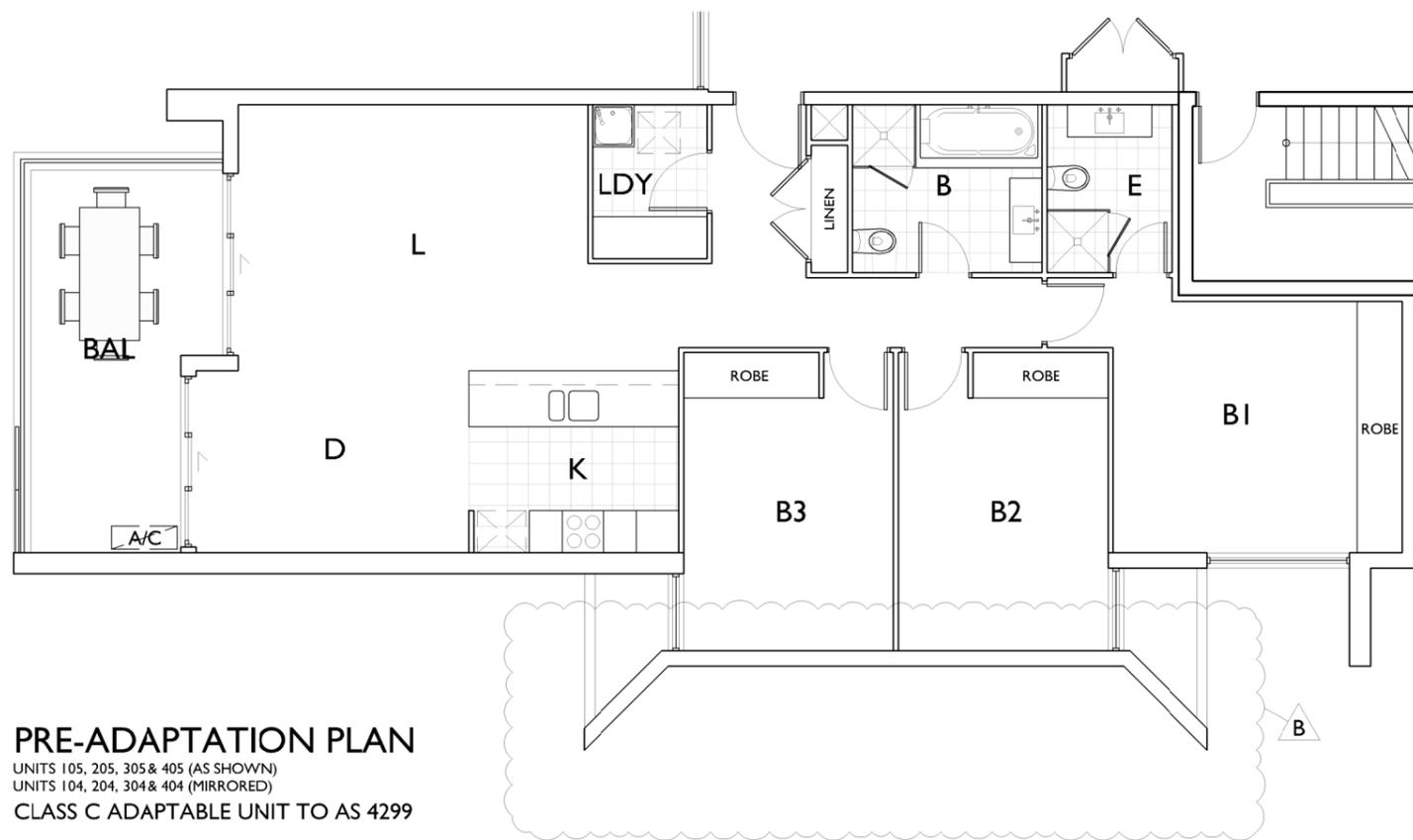
Issue
 B

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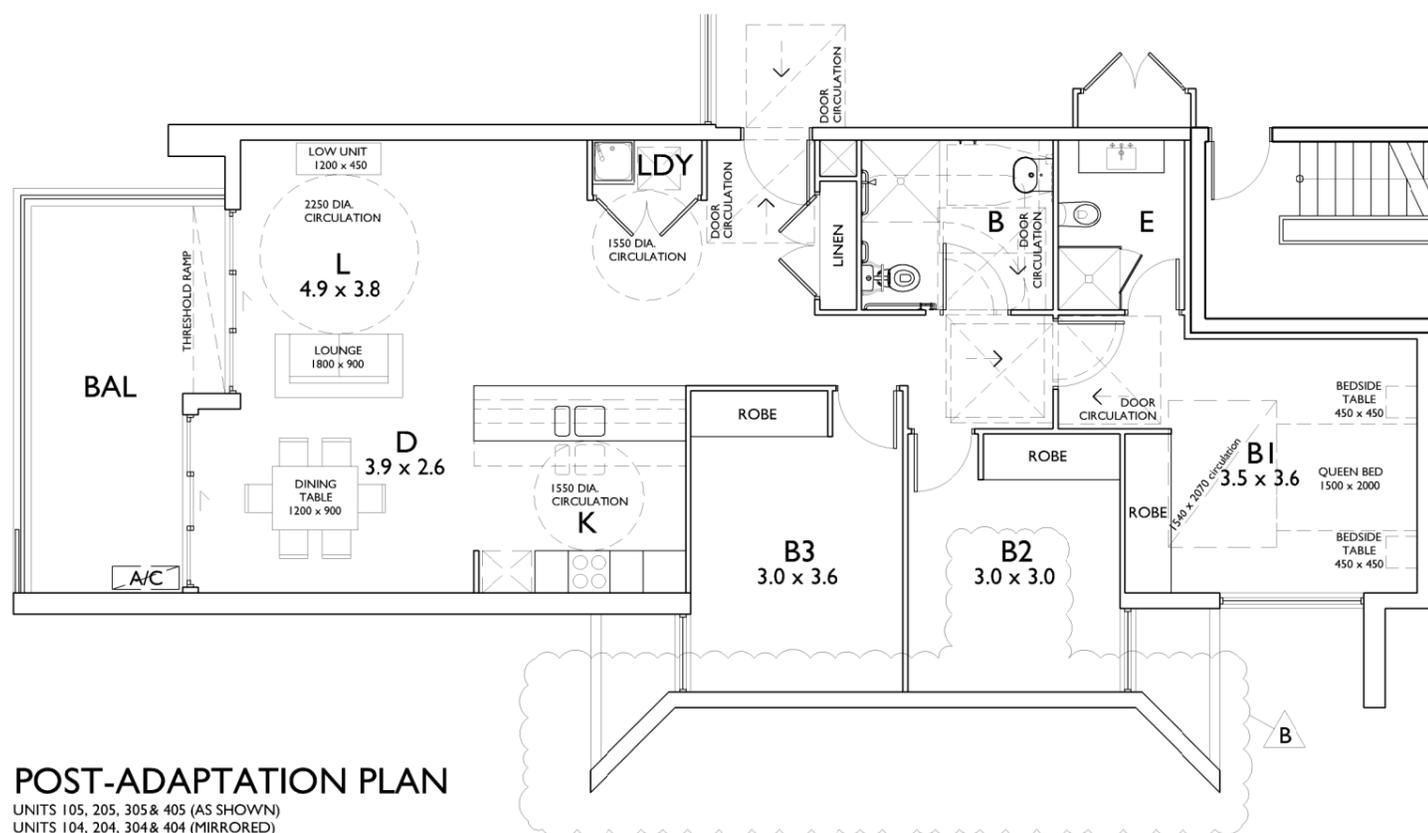
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PRE-ADAPTATION PLAN
 UNITS 105, 205, 305 & 405 (AS SHOWN)
 UNITS 104, 204, 304 & 404 (MIRRORED)
 CLASS C ADAPTABLE UNIT TO AS 4299



POST-ADAPTATION PLAN
 UNITS 105, 205, 305 & 405 (AS SHOWN)
 UNITS 104, 204, 304 & 404 (MIRRORED)
 REFER TO ACCESS CONSULTANT'S REPORT



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Project
 PROPOSED APARTMENT BUILDING
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 OVER BASEMENT CARPARK

At
 29-31 VIRGINIA STREET,
 NORTH WOLLONGONG

For
 NDJ HOLDINGS PTY LTD.

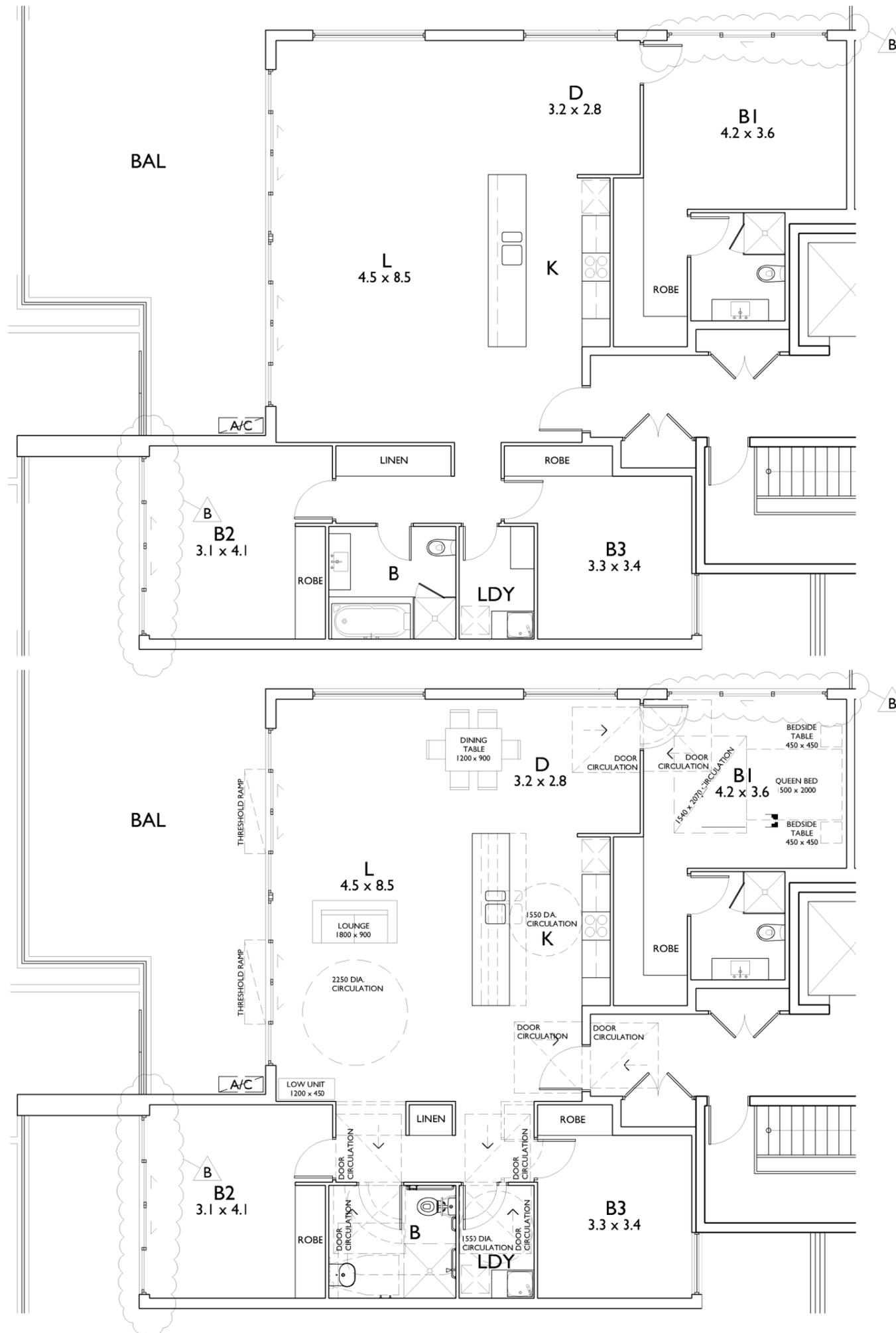
Title
 DEVELOPMENT APPLICATION
 PRE & POST ADAPTATION PLAN 1 of 2

Scale 1:50 @ A1 1:100 @ A3	Date SEPTEMBER 2018
Drawn LGD SJ	Checked ADM
Project No. 2018-07	Drawing No. A-301
	Issue B

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PRE-ADAPTATION PLAN

UNIT 501 (AS SHOWN)
 UNIT 502 (MIRRORED)
 CLASS C ADAPTABLE UNIT TO AS 4299



POST-ADAPTATION PLAN

UNIT 501 (AS SHOWN)
 UNIT 502 (MIRRORED)
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Project
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 OVER BASEMENT CARPARK

At
 29-31 VIRGINIA STREET,
 NORTH WOLLONGONG

For
 NDJ HOLDINGS PTY LTD.

Title
 DEVELOPMENT APPLICATION
 PRE & POST ADAPTATION PLAN 2 of 2

Scale 1:50 @ A1 1:100 @ A3	Date SEPTEMBER 2018
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Drawn LGD SJ	Checked ADM
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Project No. 2018-07	Drawing No. A-302	Issue B
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ISSUE	DATE	DESCRIPTION
A	11.05.18	ISSUED FOR DA
B	17.09.18	RE-ISSUED FOR DA

NOT FOR CONSTRUCTION



9AM



10AM



11AM



12PM



94 Kembla St, Wollongong NSW 2500 PO Box 3061 Wollongong
 ph: 02 4228 6400 fax: 02 4221 6455 www.admarchitects.com.au

Project
 PROPOSED APARTMENT BUILDING
 COMPRISING OF 22 RESIDENTIAL APARTMENTS
 OVER BASEMENT CARPARK

At
 29-31 VIRGINIA STREET,
 NORTH WOLLONGONG

For
 NDJ HOLDINGS PTY LTD.

Title
 DEVELOPMENT APPLICATION
 SHADOW ANALYSIS 1 OF 2

Scale	Date	
NTS	SEPTEMBER 2018	
Drawn	Checked	
DQ	ADM	
Project No.	Drawing No.	Issue
2018-07	A-401	B

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SHADOW ANALYSIS
 21ST OF JUNE

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1PM



2PM



3PM



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Project
**PROPOSED APARTMENT BUILDING
 COMPRISING OF 22 RESIDENTIAL APARTMENTS
 OVER BASEMENT CARPARK**

At
**29-31 VIRGINIA STREET,
 NORTH WOLLONGONG**

For
NDJ HOLDINGS PTY LTD.

Title
**DEVELOPMENT APPLICATION
 SHADOW ANALYSIS 2 OF 2**

Scale	Date	
NTS	SEPTEMBER 2018	
Drawn	Checked	
DQ	ADM	
Project No.	Drawing No.	Issue
2018-07	A-402	B

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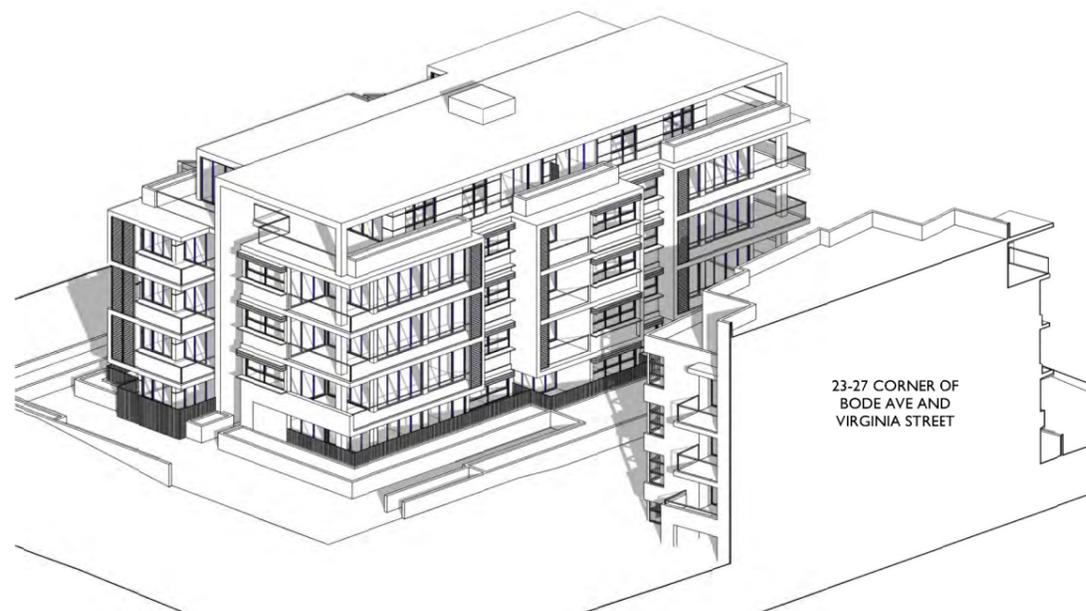


SHADOW ANALYSIS
 21ST OF JUNE

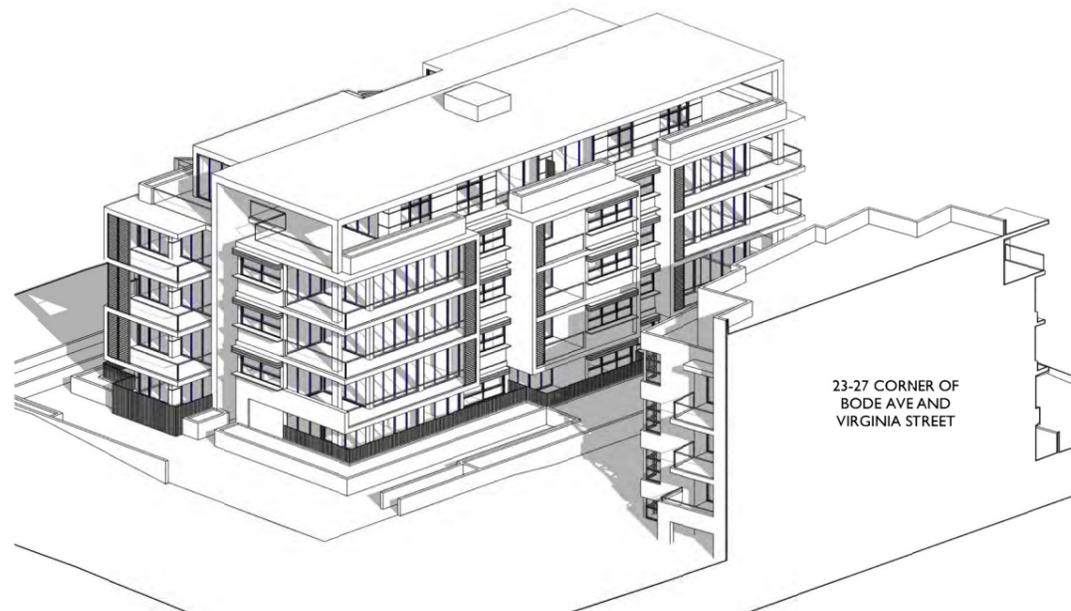
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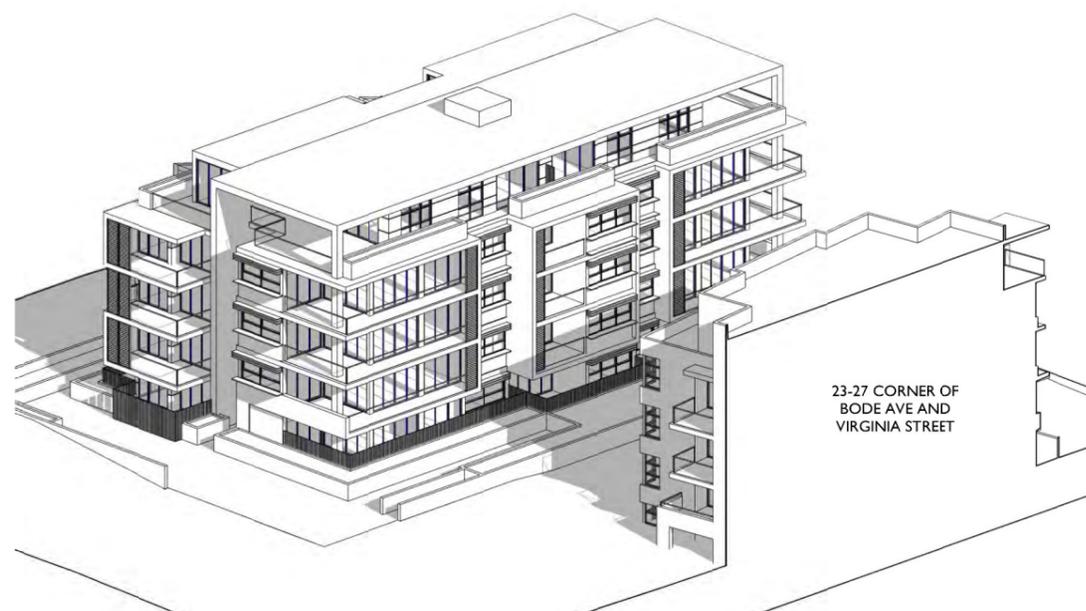
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9am



10am



11am



12pm

SOLAR ACCESS STUDY
 21ST OF JUNE



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Project
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 OVER BASEMENT CARPARK**

At
**29-31 VIRGINIA STREET,
 NORTH WOLLONGONG**

For
NDJ HOLDINGS PTY LTD.

Title
**DEVELOPMENT APPLICATION
 SOLAR ACCESS STUDY | of 2**

Scale	Date	
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Project No.	Drawing No.	Issue
2018-07	A-403	B

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1pm



2pm



3pm

SOLAR ACCESS STUDY

21ST OF JUNE



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Project
**PROPOSED APARTMENT BUILDING
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 OVER BASEMENT CARPARK**

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**29-31 VIRGINIA STREET,
 NORTH WOLLONGONG**

For
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Title
**DEVELOPMENT APPLICATION
 SOLAR ACCESS STUDY 2 of 2**

Scale	Date	
NTS	SEPTEMBER 2018	
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DQ	ADM	
Project No.	Drawing No.	Issue
2018-07	A-404	B

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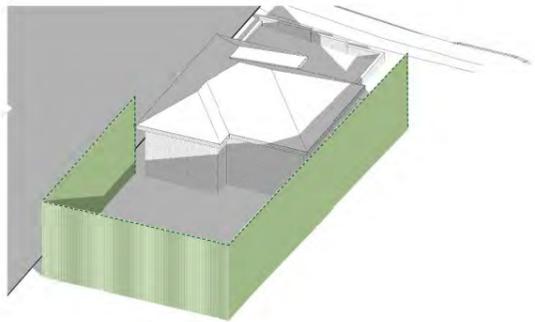
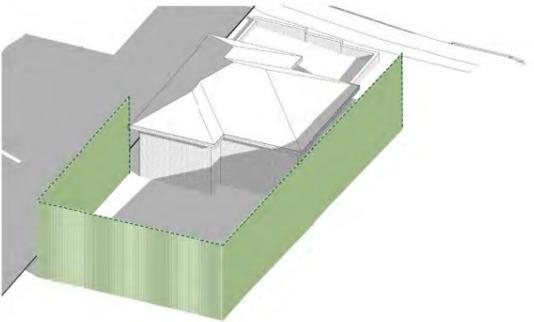
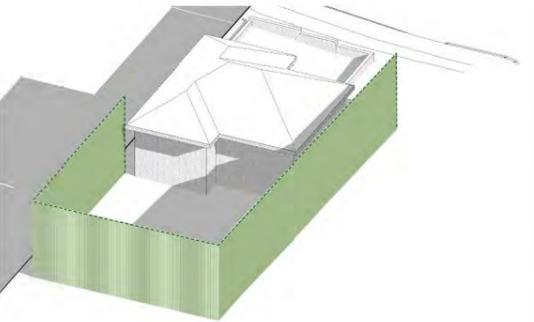
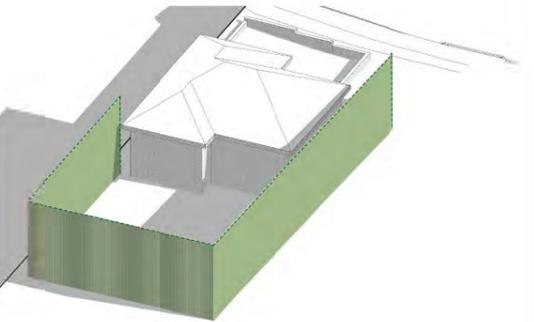
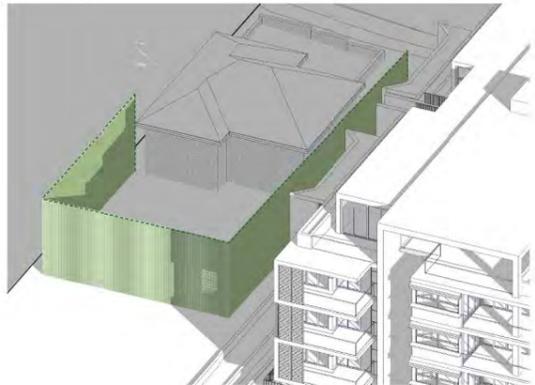
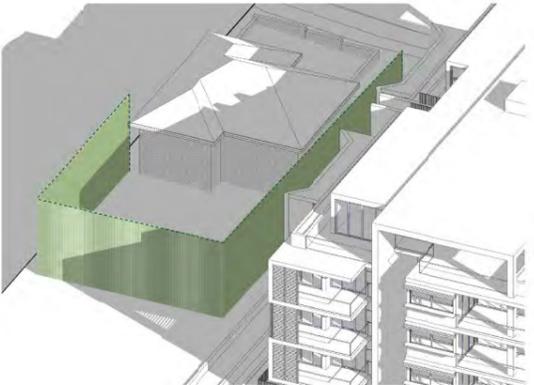
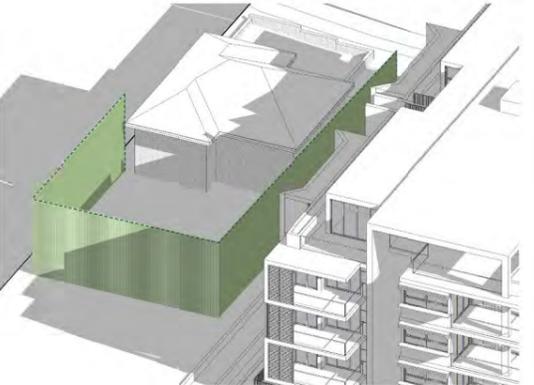
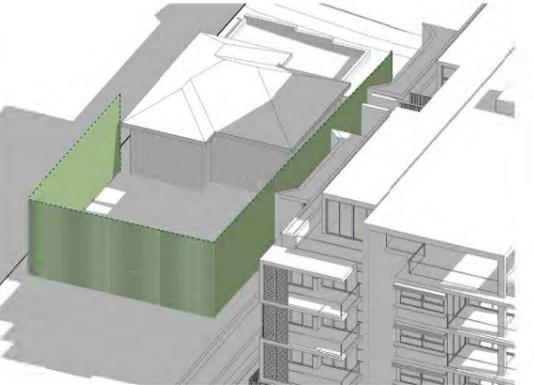
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LEGEND

 EXISTING BAMBOO SCREENING

	21st JUNE - 9am (EAST ASPECT)	21st JUNE - 10am (EAST ASPECT)	21st JUNE - 11am (EAST ASPECT)	21st JUNE - 12pm (EAST ASPECT)
EXISTING				
PROPOSED				



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Project
 PROPOSED APARTMENT BUILDING
 COMPRISING OF 22 RESIDENTIAL APARTMENTS
 OVER BASEMENT CARPARK

At
 29-31 VIRGINIA STREET,
 NORTH WOLLONGONG

For
 NDJ HOLDINGS PTY LTD.

Title
 DEVELOPMENT APPLICATION
 DETAILED SHADOW ANALYSIS 1 of 2

Scale	Date
NTS	SEPTEMBER 2018

Drawn	Checked
DQ	ADM

Project No.	Drawing No.	Issue
2018-07	A-405	B

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DETAILED SHADOW ANALYSIS 1 of 2
 OVER 33 VIRGINIA STREET

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ISSUE	DATE	DESCRIPTION
A	17.09.18	ISSUED FOR DA

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LEGEND

■ EXISTING BAMBOO SCREENING

	21st JUNE - 12pm (WEST ASPECT)	21st JUNE - 1pm (WEST ASPECT)	21st JUNE - 2pm (WEST ASPECT)	21st JUNE - 3pm (WEST ASPECT)
EXISTING				
PROPOSED				



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 OVER BASEMENT CARPARK**

At
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Title
**DEVELOPMENT APPLICATION
 DETAILED SHADOW ANALYSIS 2 of 2**

Scale	Date	
NTS	SEPTEMBER 2018	
Drawn	Checked	
DQ	ADM	
Project No.	Drawing No.	Issue
2018-07	A-406	A

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ARTIST IMPRESSION
 VIRGINIA STREET ASPECT



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At
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For
NDJ HOLDINGS PTY LTD.

Title
**DEVELOPMENT APPLICATION
 ARTIST IMPRESSION**

Scale	Date
NTS	SEPTEMBER 2018

Drawn	Checked
LGD SJ	ADM

Project No.	Drawing No.	Issue
2018-07	A-501	B

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- 1 DULUX TIMELESS GREY WALLING
- 2 DULUX VIVID WHITE CONCRETE UPTURNS AND SLAB EDGES
- 3 DULUX WESTERN MYALL WALLING
- 4 VITRACORE G2 ASTEROID PEARL WALLING
- 5 CLEAR GLAZING GLAZING ELEMENTS
- 6 TINTED GLAZING GLAZED BALUSTRADES
- 7 POWDERCOAT SILVER PEARL DOOR AND WINDOW FRAMES, LOUVRES AND HANDRAIL
- 8 MERBAU TIMBER LOOK FENCE

COLOUR & MATERIALS SCHEDULE



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Project
 PROPOSED APARTMENT BUILDING
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 OVER BASEMENT CARPARK

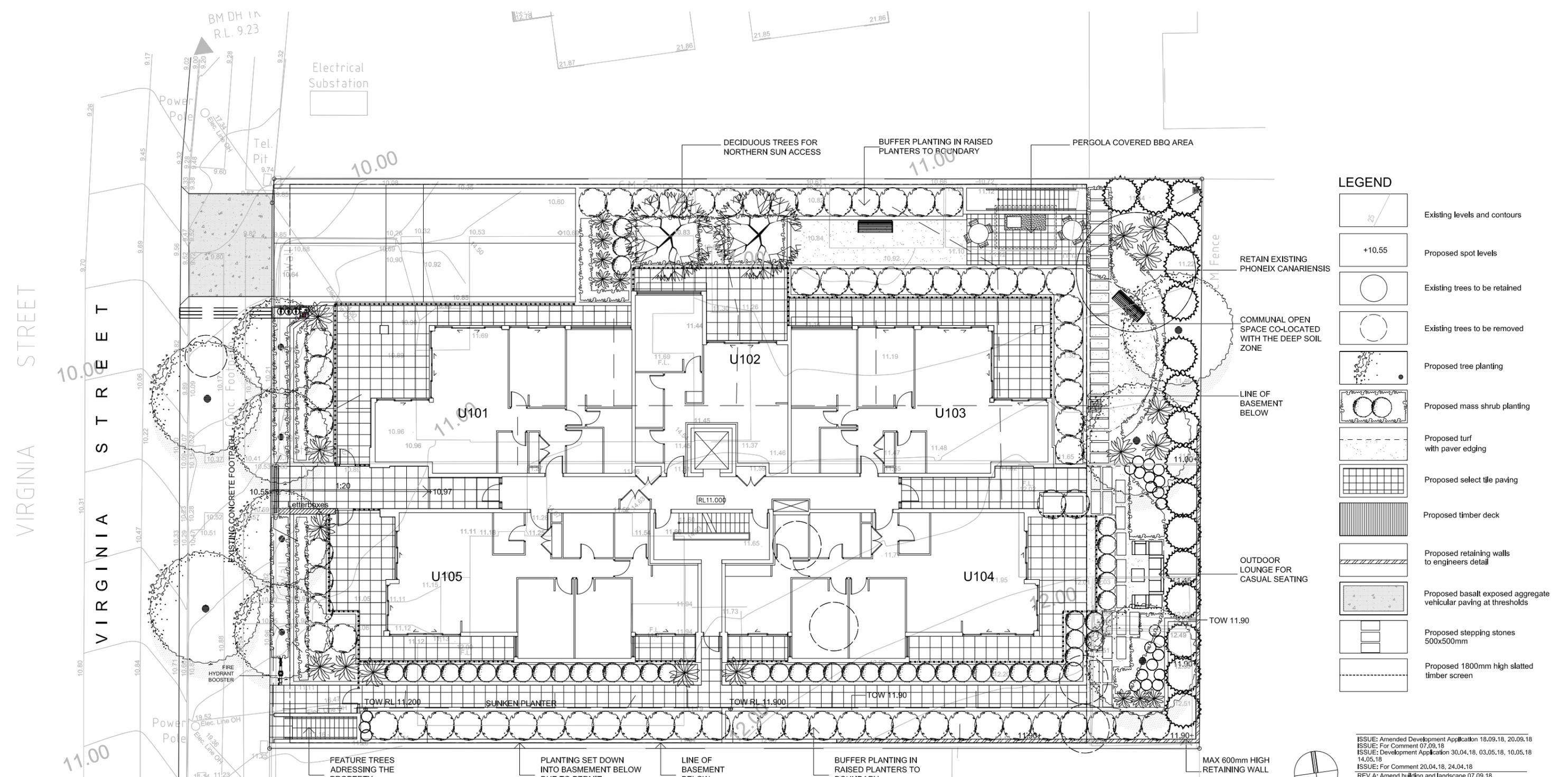
At
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For
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Title
 DEVELOPMENT APPLICATION
 COLOUR & MATERIALS SCHEDULE

Scale NTS	Date SEPTEMBER 2018
Drawn LGD SJ	Checked ADM
Project No. 2018-07	Drawing No. A-502
	Issue B

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LEGEND

- Existing levels and contours
- Proposed spot levels
- Existing trees to be retained
- Existing trees to be removed
- Proposed tree planting
- Proposed mass shrub planting
- Proposed turf with paver edging
- Proposed select tile paving
- Proposed timber deck
- Proposed retaining walls to engineers detail
- Proposed basalt exposed aggregate vehicular paving at thresholds
- Proposed stepping stones 500x500mm
- Proposed 1800mm high slatted timber screen

RECOMMENDED PLANT SPECIES

BOTANICAL NAME	COMMON NAME
TREES	
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree
<i>Acmena smithii</i>	Lilly Pilly
<i>Largerstroemia 'Indian Summer'</i>	Crape Myrtle
<i>Michelia figo</i>	Port Wine Magnolia
<i>Magnolia 'Little Gem'</i>	Magnolia
<i>Magnolia 'Teddy Bear'</i>	Magnolia
<i>Tristaniopsis laurina 'Luscious'</i>	Water Gum
<i>Syzygium paniculata</i>	Brush Cherry
<i>Waterhousea floribunda</i>	Waterhousea
LARGE SCREEN SHRUBS	
<i>Acmena 'Cherry Surprise'</i>	Dwarf Lilly Pilly
<i>Backhousia citrifolia</i>	Lemon Myrtle
<i>Murraya paniculata</i>	Mexican Orange Blossom
<i>Syzygium 'Cascade'</i>	Weeping Lilly Pilly
<i>Syzygium 'Resilience'</i>	Dwarf Brush Cherry
<i>Photinia 'Red Robin'</i>	Photinia
SMALL SHRUBS	
<i>Acmena 'Allyn Magic'</i>	Dwarf Lilly Pilly
<i>Loropetalum chinense 'Burgundy'</i>	Loropetalum
<i>Raphiolepis 'Snow Maiden'</i>	Dwarf Hawthorn
<i>Escallonia macrantha 'Apple Blossum'</i>	Escallonia
<i>Fatsia japonica</i>	Fatsia
<i>Gardenia augusta 'Florida'</i>	Gardenia
<i>Thysanoleaena maxima</i>	Tiger Grass
<i>Phormium tenax 'Purpurea'</i>	NZ Flax
<i>Strelitzia reginae</i>	Bird of Paradise
<i>Zamia furfuracea</i>	Cardboard Plant

GROUND COVERS & ACCENT PLANTS

<i>Lomandra 'Tanika'</i>	Fine Leaved Mat Rush
<i>Dianella 'King Alfred'</i>	Paroo Lilly
<i>Dianella 'Cassa Blue'</i>	Paroo Lilly
<i>Gardenia radicans</i>	Dwarf Gardenia
<i>Senecio serpens</i>	Blue Chalksticks
<i>Liriope muscari</i>	Turf Lilly

ISSUE: Amended Development Application 18.09.18, 20.09.18
 ISSUE: For Comment 07.09.18
 ISSUE: Development Application 30.04.18, 03.05.18, 10.05.18, 14.05.18
 ISSUE: For Comment 20.04.18, 24.04.18
 REV.A: Amend building and landscape 07.09.18

ochre landscape architects
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 Level 1, 126 Crown Street
 Wollongong NSW 2500
 Tel. 02 4227 6427 Fax. 02 4227 6876
 Email: design@ochre.net.au

PROJECT
Proposed Apartment Development
 29-31 Virginia Street
 NORTH WOLLONGONG

DRAWING TITLE
Landscape Concept Plan
 Ground Level

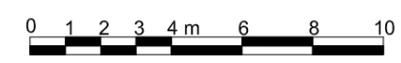
CLIENT
NDJ Holdings

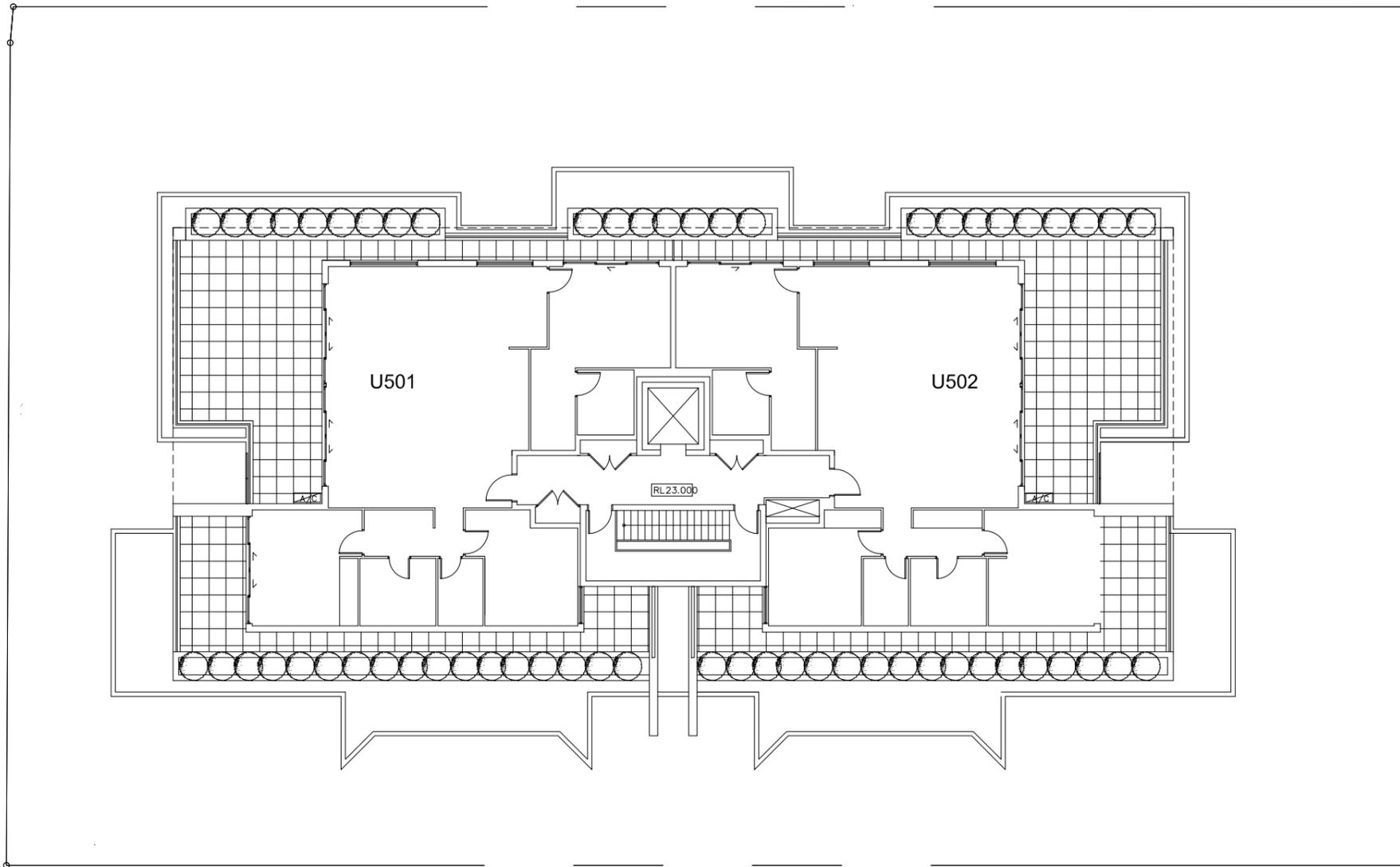
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1857-LD01A

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CHECKED: TW

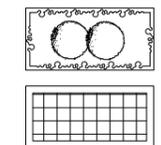
DATE: 20.08.18





LEVEL 5

LEGEND



Proposed mass shrub planting
 Proposed select tile paving



ISSUE: Amended Development Application 18.09.18
 ISSUE: For Comment 07.09.18
 REV.

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PROJECT
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 NORTH WOLLONGONG

DRAWING TITLE
 Landscape Concept Plan
 Level 5

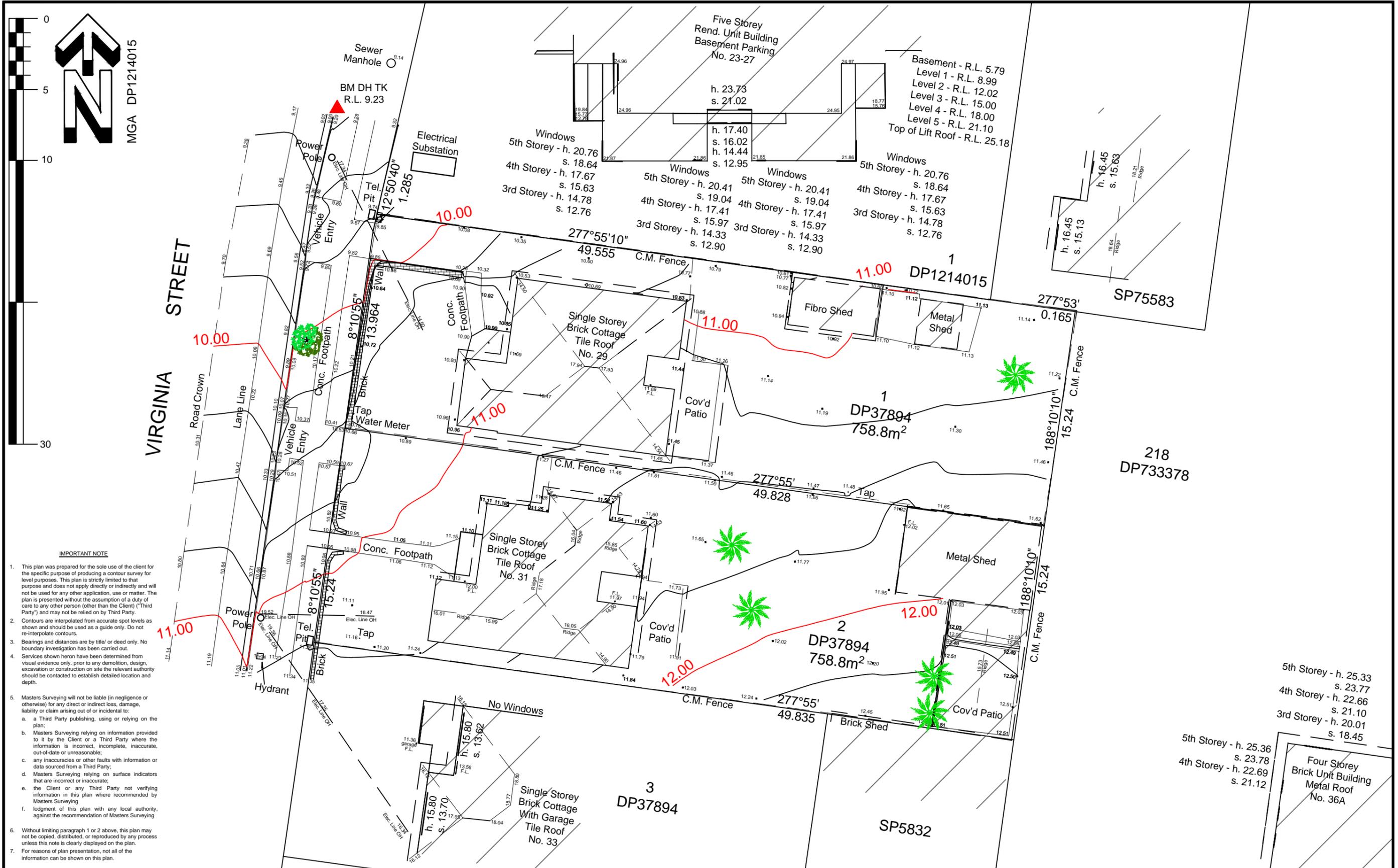
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 1857-LD02

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CHECKED: TW

DATE. 07.09.18



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Rev.	Reason for Issue or Amendment	Date	Drawn	Checked	Surveyed
0	ORIGINAL ISSUE FOR INFORMATION	06-02-2018	CS NB	NB	CS

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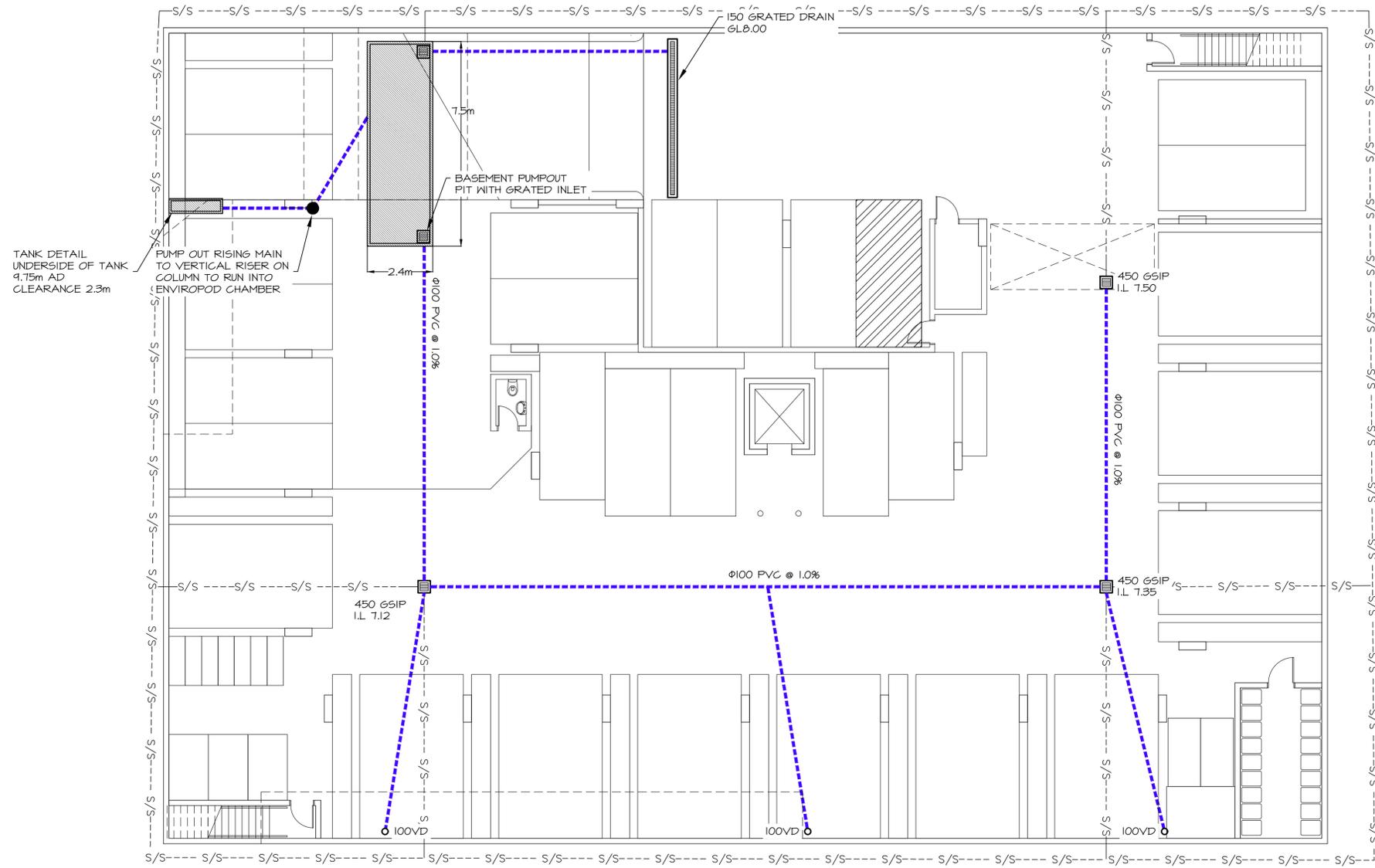
CADASTRAL CONSTRUCTION ENGINEERING

Project:
 29 & 31 VIRGINIA ST, NORTH WOLLONGONG. LOTS 1 & 2 DP37894

Title:
 DETAILED SITE SURVEY

Client:
 PUPOVAC CONSTRUCTIONS

Masters Job No: W18017	Scale: 1:250 at A3
Level Datum: AHD	Origin: PM5587
Masters Drawing No: W18017-1	Revision: 0
Co-ord System: N/A	Sheet: 1 OF 1



P R E L I M I N A R Y NOT TO BE USED FOR CONSTRUCTION

AMDT	DATE	BY	DESCRIPTION	AMDT	DATE	BY	DESCRIPTION
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PI	27.04.18	DJ	PRELIMINARY ISSUED FOR REVIEW				

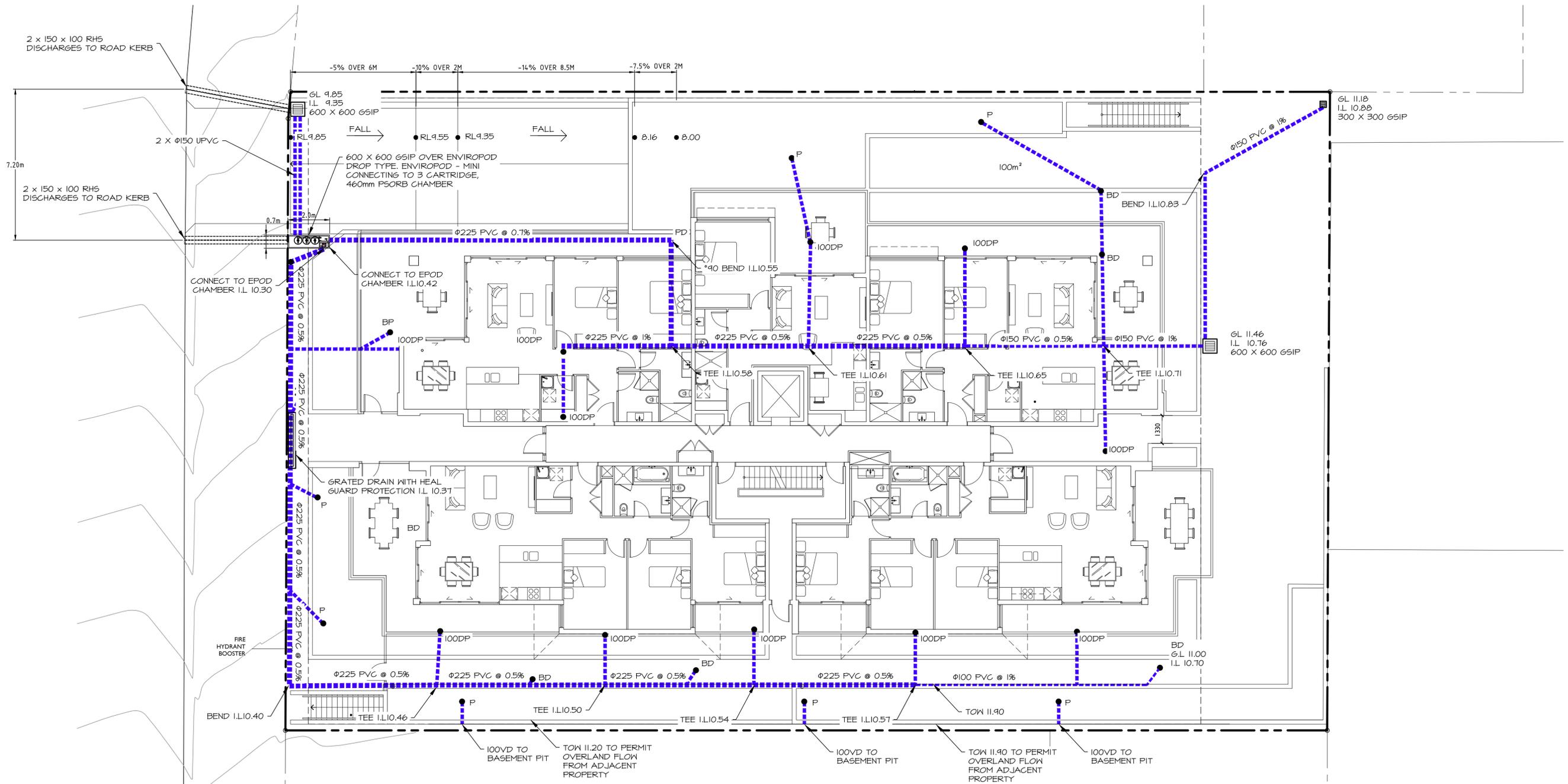
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 Ph. (02) 9521 3088 Fax. (02) 9521 3066
 SUTHERLAND - WOLLONGONG - GOLD COAST - GOULBURN - PICTON

DESIGN : SR
 DRAWN : DJ
 DATE : APRIL 2018
 DRG SIZE : A1
 SCALE : NTS
 PROJECT MGR : SF

CIVIL DESIGN STORMWATER BASEMENT LAYOUT
 RESIDENTIAL UNIT DEVELOPMENT
 29-31 VIRGINIA STREET
 WOLLONGONG NORTH NSW 2500
 ADM ARCHITECTS

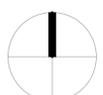
18020015
C02P2



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AMDT	DATE	BY	DESCRIPTION	AMDT	DATE	BY	DESCRIPTION
P3	20.09.18	DJ	PRELIMINARY ISSUED FOR REVIEW				
P2	12.09.18	DJ	PRELIMINARY ISSUED FOR REVIEW				
P1	27.04.18	DJ	PRELIMINARY ISSUED FOR REVIEW	P4	15.10.18	DJ	PRELIMINARY ISSUED FOR REVIEW



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DESIGN : SR
 DRAWN : DJ
 DATE : APRIL 2018
 DRG SIZE : A1
 SCALE : NTS
 PROJECT MGR : SF

**CIVIL DESIGN
 STORMWATER
 GROUND FLOOR
 LAYOUT**

RESIDENTIAL UNIT
 DEVELOPMENT
 29-31 VIRGINIA STREET
 WOLLONGONG NORTH NSW 2500
 ADM ARCHITECTS

18020015
C01P4

Attachment 3 – Apartment Design Guide Compliance Table

<i>Relevant control</i>	<i>Required</i>	<i>Comment</i>
Part 3 – Siting the development		
3A Site analysis	Site analysis to include the following: <ul style="list-style-type: none"> • Site location plan • Aerial photograph • Local context plan • Site context and survey plan • Streetscape elevations and sections • Analysis 	Suitable site analysis of the site and surrounds has been provided in regard to the site suitability for the proposal
3B Orientation	<p><i>Objective 3B-1</i> Building types and layouts respond to the streetscape and site while optimizing solar access within the development</p> <p><i>Objective 3B-2</i> Overshadowing of neighbouring properties is minimised during mid-winter</p>	<p>The proposal provides compliant solar access to the units within the development. Compliant setbacks are provided to adjoining land and the overshadowing impacts, although substantial are considered acceptable given the permitted height and FSR for the locality.</p> <p>It is noted the adjoining site to the south is vulnerable to overshadowing impacts. The proposal is not considered to compromise future development of adjoining land given the building separation requirements are satisfied.</p>
3C Public domain interface	<p><i>Objective 3C-1</i> Transition between private and public domain is achieved without compromising safety and security</p>	<p>The development is considered to provide an acceptable interface with the public domain as follows:</p> <ul style="list-style-type: none"> • Level access to the entrance from the street is provided • Entries are clear and legible. • The recessed entrance is required to be brought forward to minimise concealment opportunities and provide a clearer entrance to the building. • Low level planter boxes proposed with a condition recommended for use of natural materials • Street trees are to be provided • Shared use of the existing substation on

	<p><i>Objective 3C-2</i></p> <p>Amenity of the public domain is retained and enhanced</p>	<p>25 Virginia Street minimises adverse streetscape impacts</p> <ul style="list-style-type: none"> • Mailboxes are located conveniently
<p>3D Communal and public open space</p>	<p><i>Objective 3D-1</i></p> <p>An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping</p> <ul style="list-style-type: none"> - Communal open space has a minimum area equal to 25% of the site. <p>Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)</p> <p><i>Objective 3D-2</i></p> <p>Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting</p> <p><i>Objective 3D-3</i></p> <p>Communal open space is designed to maximise safety</p> <p><i>Objective 3D-4</i></p> <p>Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood</p>	<p>Site area is 1517.6m²</p> <p>25% = 379.4m² required 440m² provided on podium, including DSZ = 29% of site</p> <p>North-east facing COS. 190m² requires direct sunlight.</p> <p>The applicant has provided a communal open space plan indicating the area of COS that achieves 2+ hours of sunlight is 262m² = 68% which complies</p> <p>The communal open space is adequate in size and proportions and provides a variety of spaces including seating and barbeque facilities.</p> <p>Passive surveillance of the communal open space is provided and suitably lit.</p> <p>NA</p>

<p>3E Deep soil zones</p>	<p><i>Objective 3E-1</i></p> <p>Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality</p> <ul style="list-style-type: none"> - Greater than 1,500m² requires 6m - Deep soil zone (% of site area) 7% 	<p>Site is 1517.6m² so minimum dimensions of 6m required achieving 7% of the site area.</p> <p>180m² DSZ provided = 11%. Removing the paved areas from the DSZ area equates to a total DSZ area of 122m²= 8% which achieves minimum requirements.</p>
<p>3F Visual privacy (separation distances from buildings to the side and rear boundaries)</p>	<p><i>Objective 3F-1</i></p> <p>Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy</p> <ul style="list-style-type: none"> - Up to 12m (4 storeys) - 6m (habitable rooms & balconies) 3m (non – habitable rooms) <p>Up to 25m (5-8 storeys) – 9m (habitable rooms & balconies)</p> <p>4.5m (non – habitable rooms)</p>	<p>Suitable separation distances are provided between the building and adjoining development as detailed below:</p> <p><i>L1 – L4</i></p> <p><i>Northern side boundary</i></p> <p>4.5m to 1.8m screen of U102 (ground level) however adjoins deep soil zone and blank wall of adjoining flat building thereby meeting required 9m building separation.</p> <p><i>Southern side boundary</i></p> <p>U102, U104 and U105 have bedroom balconies and secondary living balcony areas at 4.6m setback where 6m required. This is at ground level and incorporates 1.8m screen with good landscape screening. The objectives are not compromised by this minor variation.</p> <p>Otherwise complies with design criteria.</p> <p><i>Eastern (rear) boundary</i></p> <p>Min 6.2m rear setback to habitable/balcony</p> <p><i>L5</i></p> <p><i>Northern side boundary</i></p> <p>9m setback to living room windows. Proposed balcony is within the 9m setback at 8m. Recommend revised plans be provided so that the main sitting areas of the balcony retains a minimum 9m setback. The 1m wide balcony is for the purpose of maintaining planter beds as recommended by DRP – objectives are reasonably satisfied.</p> <p><i>Southern side boundary</i></p> <p>8.28m non-habitable/blank walls – complies</p> <p>Purpose of balcony encroaching into setback is to maintain planter beds. Recommend revised plans be provided so that the main sitting areas of the balcony retains a minimum 9m setback. No impact from 1m wide balcony areas and objectives considered</p>

	<p><i>Objective 3F-2</i></p> <p>Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space</p>	<p>to be addressed subject to condition for apartments U501 and U502 to have a maximum trafficable balcony width of 1m adjacent to planter beds to ensure they are used for maintenance purposes only. Details are to be provided demonstrating this requirement with the Construction Certificate.</p> <p><i>Eastern (rear) boundary</i></p> <p>9.0m to rear balcony off 'bedroom 2 – complies</p> <p>8.6m to primary balcony edge off living area – does not comply. A condition is recommended for this balcony to be pulled back to achieve the required 9m balcony rear setback (NB this does not compromise minimum required POS area)</p> <p>Communal open space, common areas and access paths are separated from private open space and windows into apartments.</p> <p>Balconies and private terraces are located in front of living rooms to increase internal privacy.</p> <p>Recessed balconies and vertical fins are provided between adjacent balconies.</p>
<p>3G Pedestrian access and entries</p>	<p><i>Objective 3G-1</i></p> <p>Building entries and pedestrian access connects to and addresses the public domain</p> <p><i>Objective 3G-2</i></p> <p>Access, entries and pathways are accessible and easy to identify</p> <p><i>Objective 3G-3</i></p> <p>Large sites provide pedestrian links for access to streets and connection to destinations</p>	<p>The building entry is recessed and requires minor design changes to be more clearly identifiable and visible from the public domain. As this would lead to additional gross floor area, revised plans should be submitted prior to determination to demonstrate where the reduction in floor space will be achieved elsewhere.</p> <p>Accessible entrance into the building is provided.</p> <p>NA</p>
<p>3H Vehicle access</p>	<p><i>Objective 3H-1</i></p> <p><i>Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes</i></p>	<p>The car park entry is suitably located.</p> <p>Clear sight lines are provided at the vehicle crossing.</p>

<p>3J Bicycle and car parking (Nominated regional centres; Wollongong, Warrawong, Dapto)</p>	<p><i>Objective 3J-1</i> <i>Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas</i></p> <p>For development on land zoned B3 or B4, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre; the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, <i>whichever is less.</i></p> <p><i>Objective 3J-2</i> Parking and facilities are provided for other modes of transport</p> <p><i>Objective 3J-3</i> Car park design and access is safe and secure</p> <p><i>Objective 3J-4</i> Visual and environmental impacts of underground car parking are minimised</p>	<p>The site is zoned R1 General Residential and is not within 400m of B3 or B4 zone, so parking rates under Chapter E3 of WDCP2009 apply.</p> <p>Motorbike and bicycle parking is provided within the basement.</p> <p>Satisfactory</p> <p>The section of elevated podium is suitably screened with landscaping</p>
<p>4A Solar and daylight access</p>	<p><i>Objective 4A-1</i> <i>To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space</i></p> <ul style="list-style-type: none"> - Living rooms and private open space, 2 hours direct sunlight in mid- winter to 70% of units. - Units receiving no direct sun light between 9am and 3pm mid-winter 15% maximum <p><i>Objective 4A-2</i> <i>Daylight access is maximised where</i></p>	<p>82% of units (18/22) achieve 2 hours sunlight access.</p> <p>No apartments receive no solar access. Views from the sun diagrams have been provided demonstrating compliance in this regard.</p> <p>The units on the southern side of the building have large glazed areas and will receive</p>

	<p><i>sunlight is limited</i></p> <p><i>Objective 4A-3</i> Design incorporates shading and glare control, particularly for warmer months</p>	<p>adequate daylight access.</p> <p>West facing bedroom on Level 5 receives shading from blade wall to minimise heat and glare during the hottest part of the day.</p>
4B Natural ventilation	<p><i>Objective 4B-1</i> <i>All habitable rooms are naturally ventilated</i></p> <p><i>Objective 4B-2</i> <i>The layout and design of single aspect apartments maximises natural ventilation</i></p> <p><i>Objective 4B-3</i> <i>The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents</i></p> <ul style="list-style-type: none"> - 60% of units to be naturally cross ventilated in the first nine storeys of the building. <p>Overall depth of a cross-over or cross-through apartment does not exceed 18m.</p>	<p>Satisfactory</p> <p>Single aspect units limited to 4 x 1 bedroom units which meet the maximum depth requirements.</p> <p>18 out of the 22 apartments achieve natural ventilation (82%) as 18 units are dual aspect.</p> <p>Max. depth of cross-through apartments is 17m</p>
4C Ceiling heights	<p><i>Objective 4C-1</i> <i>Ceiling height achieves sufficient natural ventilation and daylight access</i></p> <ul style="list-style-type: none"> - Habitable rooms 2.7m - Non-habitable 2.4m <p><i>Objective 4C-2</i> <i>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms</i></p>	<p>2.7m floor to ceiling heights achieved. Applicant states 2.7m 'generally achieved' but bulkheads may extend into ceiling space. (NB - 3.0m floor to floor level proposed whereas should be 3.1m)</p> <p>Satisfactory</p>
4D Apartment size and layout	<p><i>Objective 4D-1</i> <i>The layout of rooms within an apartment is functional, well</i></p>	<p>No studio apartments</p> <p>4 x 1 beds –56m²</p> <p>8 x 2 beds (with ensuite) –92m²</p>

	<p><i>organised and provides a high standard of amenity</i></p> <p>Studio 35m² 1 bedroom 50m², 2 bedroom 70m² 3 bedroom 90m²</p> <p><i>Objective 4D-2</i> <i>Environmental performance of the apartment is maximised</i></p> <p><i>Objective 4D-3</i> <i>Apartment layouts are designed to accommodate a variety of household activities and needs</i></p>	<p>10 x 3 beds (with ensuite) = 105m² minimum. Room sizes achieve minimum requirements (8m kitchen to window / bedroom sizes/ 4m living room width)</p> <p>Habitable room depths are limited to a maximum of 2.5 x the ceiling height (~7m). Maximum habitable room depth in open plan layouts is 8m from a window.</p> <p>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space) Bedrooms have a minimum dimension of 3m (excluding wardrobe space) Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments • 4m for 2 and 3 bedroom apartments <p>Access to bedrooms, bathrooms and laundries is separated from living areas minimising direct openings between living and service areas</p> <p>All bedrooms allow a minimum length of 1.5m for robes The main bedrooms are provided with wardrobes a minimum of 1.8m long, 0.6m deep and 2.1m high.</p> <p>The apartment layouts are considered acceptable in terms of flexibility over time.</p>
<p>4E Private open space and balconies</p>	<p><i>Objective 4E-1</i> <i>Apartments provide appropriately sized private open space and balconies to enhance residential amenity</i></p> <p>Studio apartments 4m² - 0 depth</p> <p>1 bedroom apartments 8m² 2m depth</p> <p>2 bedroom apartments 10m² 2m</p>	<p>NA</p> <p>10m²</p> <p>21m² -32m²</p>

	<p>depth 3+ bedroom apartments 12m² 2.4m depth.</p> <p>Ground level apartments require 15m²/3m depth</p> <p><i>Objective 4E-2</i> <i>Primary private open space and balconies are appropriately located to enhance liveability for residents</i></p> <p><i>Objective 4E-3</i> <i>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building</i></p> <p><i>Objective 4E-4</i> <i>Private open space and balcony design maximises safety</i></p>	<p>2.25m-2.8m width for U#04 & #05 on levels 2-4 however this is not considered to compromise the objectives of this part and the balcony provides the minimum required area.</p> <p>All units achieve 5m²/3m depth</p> <p>Primary open space and balconies are located adjacent to the living rooms, dining rooms or kitchens</p> <p>Private open spaces and balconies oriented to maximise solar access.</p> <p>Satisfactory</p> <p>Satisfactory</p>
<p>4F common circulation spaces</p>	<p><i>Objective 4F-1</i> <i>Common circulation spaces achieve good amenity and properly service the number of apartments</i></p> <p>The maximum number of apartments off a circulation core on a single level is eight.</p> <p><i>Objective 4F-2</i> <i>Common circulation spaces promote safety and provide for social interaction between residents</i></p>	<p>One (1) lift to service maximum of 5 units per floor (2 units on Level 5)</p> <p>Natural light is available to the lobby areas on Levels 1-4</p> <p>Lobby areas are narrow and don't provide seating areas but will allow for limited social interaction.</p> <p>Communal areas outside will provide these opportunities and allow clear lines of site.</p>
<p>4G Storage</p>	<p><i>Objective 4G-1</i> <i>Adequate, well designed storage is provided in each apartment</i></p> <p>1 bed apartments 6m³ per unit = 24m³</p> <p>2 bed apartments 8m³ per unit = 64m³</p> <p>3+ bed apartments 10m³ per unit =</p>	<p>Additional storage volume within apartments comprising laundry and linen cupboards.</p>

	<p>100m³ Total storage required = 188m³</p> <p><i>Objective 4G-2</i> <i>Additional storage is conveniently located, accessible and nominated for individual apartments</i></p>	Secure storage areas indicated within basement = 172m ³
4H Acoustic privacy	<p><i>Objective 4H-1</i> <i>Noise transfer is minimised through the siting of buildings and building layout</i></p> <p><i>Objective 4H-2</i> <i>Noise impacts are mitigated within apartments through layout and acoustic treatments</i></p>	<p>Adequate separation from adjoining buildings is provided.</p> <p>Noisy areas are located next to or above each other and quieter areas next to or above quieter areas. A solid blade wall or similar is required on Level 5 between the master bedrooms to improve acoustic privacy.</p>
4J Noise and pollution	<p><i>Objective 4J-1</i> <i>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings</i></p> <p><i>Objective 4J-2</i> <i>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission</i></p>	<p>No significant external noise sources. Satisfactory.</p> <p>NA</p>
4K Apartment Mix	<p><i>Objective 4K-1</i> <i>A range of apartment types and sizes is provided to cater for different household types now and into the future</i></p> <p><i>Objective 4K-2</i> <i>The apartment mix is distributed to suitable locations within the building</i></p>	<p>A good range of 1, 2 and 3 bedroom apartments is proposed. 10 apartments are designed as adaptable units (i.e. 45%) to encourage 'ageing in place'.</p> <p>Satisfactory</p>
4L Ground floor apartments	<p><i>Objective 4L-1</i> <i>Street frontage activity is maximised where ground floor apartments are located.</i></p>	Passive surveillance of the street is provided from private open space areas and living areas of ground floor units.

<p>4M Facades</p>	<p><i>Objective 4M-1</i> <i>Building facades provide visual interest along the street while respecting the character of the local area</i></p> <p><i>Objective 4M-2</i> <i>Building functions are expressed by the façade</i></p>	<p>The building façade incorporates a mixture of materials. Conditions are recommended for the landscape structures to incorporate more natural stone/brick within the front setback.</p> <p>Building services are integrated into the building.</p> <p>The facades of the building are split through the use of solid elements, glazing and vertical louvres.</p> <p>The front entrance door is recessed and should be brought forward to provide a clearer entry point.</p>
<p>4N Roof design</p>	<p><i>Objective 4N-1</i> <i>Roof treatments are integrated into the building design and positively respond to the street</i></p> <p><i>Objective 4N-2</i> <i>Opportunities to use roof space for residential accommodation and open space are maximised</i></p> <p><i>Objective 4N-3</i> <i>Roof design incorporates sustainability features</i></p>	<p>Satisfactory</p> <p>NA</p> <p>Roof design maximises solar access into apartments during winter and provides shade during summer.</p>
<p>4O Landscape Design</p>	<p><i>Objective 4O-1</i> <i>Landscape design is viable and sustainable</i></p> <p><i>Objective 4O-2</i> <i>Landscape design contributes to the streetscape and amenity</i></p>	<p>Acceptable landscaped areas have been provided. Council's Landscape Officer has reviewed the proposal in respect of the type and nature of the planting and has provided a satisfactory referral subject to conditions of consent.</p> <p>The landscaping within the front setback responds to the predominant character of the street through minimising visual impact of larger planter boxes and the existing street tree is required to be retained.</p>
<p>4P Planting on structures</p>	<p><i>Objective 4P-1</i> <i>Appropriate soil profiles are provided</i></p> <p><i>Objective 4P-2</i> <i>Plant growth is optimised with appropriate selection and maintenance</i></p> <p><i>Objective 4P-3</i> <i>Planting on structures contributes to the quality and amenity of communal and public open spaces</i></p>	<p>The planting on structure is considered to be of a type and scale which provides amenity to residents of the building and the streetscape. Council's Landscape Officer has reviewed the proposal in respect of the type and nature of the planting and has provided conditions of consent.</p> <p>Satisfactory, conditions recommended for suitable species on Level 5 and Landscape</p>

		referral found satisfactory.
4Q Universal design	<p><i>Objective 4Q-1</i></p> <p><i>Universal design features are included in apartment design to promote flexible housing for all community members</i></p> <p><i>Objective 4Q-2</i></p> <p><i>A variety of apartments with adaptable designs are provided</i></p> <p><i>Objective 4Q-3</i></p> <p><i>Apartment layouts are flexible and accommodate a range of lifestyle needs</i></p>	<p>20% Liveable Housing Guidelines silver level – 45% provided. 20%</p> <p>10 of the 22 units are proposed to be capable of adaption. Given this is more than the minimum required number of adaptable units, the additional adaptable units (7) will be required to be constructed in their post adapted form given that the adaptable parking spaces result in a larger basement footprint which would contribute to additional gross floor area.</p> <p>Satisfactory</p>
4R Adaptive reuse	NA	NA
4S Mixed use	NA	NA
4T Awnings and signage	NA	NA
4U Energy efficiency	<p><i>Objective 4U-1</i></p> <p><i>Development incorporates passive environmental design</i></p> <p><i>Objective 4U-2</i></p> <p><i>Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer</i></p> <p><i>Objective 4U-3</i></p> <p><i>Adequate natural ventilation minimises the need for mechanical ventilation</i></p>	<p>Satisfactory natural light is provided to habitable rooms.</p> <p>Suitable areas for clothes drying provided.</p> <p>A BASIX Certificate has been provided which outlines mechanisms to achieve the minimum thermal comfort targets.</p> <p>Balconies are recessed providing shade to adjacent living spaces during hotter periods of the day.</p> <p>The layout of units provides satisfactory orientation to achieve solar access in cooler months</p> <p>The development meets the minimum natural ventilation requirements</p>

<p>4V Water management and conservation</p>	<p><i>Objective 4V-1</i> Potable water use is minimised</p> <p><i>Objective 4V-2</i> Urban stormwater is treated on site before being discharged to receiving waters</p> <p><i>Objective 4V-3</i> Flood management systems are integrated into site design</p>	<p>The development meets the BASIX targets for water use.</p> <p>Suitable WSUD has been incorporated into the development.</p> <p>NA- site is not flood affected</p>
<p>4W Waste management</p>	<p><i>Objective 4W-1</i> Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents</p> <p><i>Objective 4W-2</i> Domestic waste is minimised by providing safe and convenient source separation and recycling</p>	<p>Waste storage is within the basement.</p> <p>The waste storage area is of a suitable size to accommodate expected waste generation for the development.</p> <p>Kerbside collection proposed and the bins can be stored in less than half the frontage in accordance with Council requirements.</p> <ul style="list-style-type: none"> • Kitchens are considered large enough to accommodate waste and recycling cupboard or temporary storage area of sufficient size to hold two days' worth of waste and recycling. • Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core. • Alternative waste disposal methods such as composting are provided
<p>4X Building maintenance</p>	<p><i>Objective 4X-1</i> Building design detail provides protection from weathering</p> <p><i>Objective 4X-2</i> Systems and access enable ease of maintenance</p> <p><i>Objective 4X-3</i> Material selection reduces ongoing maintenance costs</p>	<p>Satisfactory</p> <p>Satisfactory</p> <p>Satisfactory</p>

Attachment 4: Wollongong Development Control Plan 2009 Compliance Table

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

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

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

The following sections of this chapter are omitted from the compliance table below as they are addressed in controls contained in Chapter D13 which override or duplicate those in Chapter B1:

- 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.9, 4.10, 4.11, 4.12, 4.13
- 6.1, 6.2, 6.3, 6.4, 6.7, 6.8, 6.11, 6.12, 6.13, 6.14, 6.18, 6.19

6 Residential flat buildings

Controls/objectives	Comment	Compliance
<u>6.5 Built Form</u>	Refer DRP discussion	
<u>6.6 Visual privacy</u>	NA – ADG applies	NA
<u>6.9 Basement Car Parking</u>	Chapter D13	
<u>6.10 Access Requirements</u>	Satisfactory access provided to basement resident's car parking and visitor spaces.	Yes
<u>6.15 Adaptable Housing</u>	22 units proposed Minimum of 3 adaptable units required 10 adaptable units proposed – require 7 surplus adaptable units to be constructed in post-adapted state as 10 adaptable car spaces proposed.	Yes
<u>6.16 Access for People with a Disability</u>	Access report provided	Yes
<u>6.17 Apartment Size and Layout Mix for Larger Residential Flat Building Developments</u>	NA – ADG applies	

CHAPTER D13 – WOLLONGONG CITY CENTRE

2 Building form

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>2.1 General</u>	These considerations are covered by DRP input	Yes
<u>2.2 Building to street alignment and street setbacks</u> 4m front setback Minor encroachments up to 900mm permitted	5.3m front setback to front façade of building. 3.1m setback to 1.5m high courtyard screen.	Yes
<u>2.3 Street frontage heights in commercial core</u>	NA	NA
<u>2.4 Building depth and bulk</u> <ul style="list-style-type: none"> • 900sqm floor plate • 18m depth above 12m in height 	Max. 493sqm floor plate 24m building depth on L5 – refer ADG for ventilation requirements	No however ADG prevails
<u>2.5 Side and rear building setbacks and building separation</u>	NA – ADG applies (4F Visual Privacy)	NA
<u>2.6 Mixed used buildings</u>	NA	NA
<u>2.7 Deep soil zone</u> 15% of site area required	186sqm DSZ proposed = 12% Does not achieve 15% but satisfies 7% under ADG	No
<u>2.8 Landscape design</u>	Satisfactory landscape design. Refer landscaping comments.	Yes
<u>2.9 Planting on structures</u>	NA- R1 zone	NA
<u>2.10 Sun access planes</u>	NA - Special building envelope controls do not apply to the site	NA
<u>2.11 Development on classified roads</u>	NA – Virginia St not a classified Road	NA

3 Pedestrian amenity

Objectives/controls	Comment	Compliance
<u>3.1 General</u>	Refer DRP comments regarding landscaping within front setback.	Yes
<u>3.2 Permeability</u>	The site is not identified as having existing or proposed pedestrian links or lanes.	NA
<u>3.3 Active street frontages</u> Provide clear street address & direct pedestrian access	The subject site is outside the area identified for active street frontages under Figure 3.4 however the development provides an identifiable street address (could be more prominent) and direct outlook over the street from the front units. <i>More prominent entrance required to be provided as per DRP advice</i>	Yes
<u>3.4 Safety and security</u>	Passive surveillance of the street is available from front units Concealment opportunities from recessed entrance are recommended to be addressed by bringing the front entrance door forward by approximately 4m.	Yes
<u>3.5 Awnings</u>	NA	NA
<u>3.6 Vehicular footpath crossings</u> <ul style="list-style-type: none"> - One vehicle access point permitted - Double lane crossing permitted where circumstances need it - Doors to vehicle access points are to be roller shutters - Vehicle entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No service ducts or pipes are to be visible from the street 	Driveway on northern side of site with 6m width. Not separated by 1.5m from boundary but ok due to adjoining location of padmount substation.	No, variation sought

3.7 Pedestrian overpasses, underpasses and encroachments

NA

NA

3.8 Building exteriors

a) Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of:

The building incorporates glazing, masonry and will also include more natural materials within the front setback (stone/brickwork).

Satisfactory

i) Appropriate alignment and street frontage heights.

The lift overrun is not integrated into the overall architecture of the building, however is setback so that it will not be a prominent feature when viewed from the street.

ii) Setbacks above street frontage heights.

iii) Appropriate materials and finishes selection.

Suitable conditions for glass reflectivity recommended

iv) Façade proportions including horizontal or vertical emphasis.

No significant maintenance costs anticipated

v) The provision of enclosed corners at street intersections.

b) Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings are encouraged.

c) Articulate facades so that they address the street and add visual interest.

d) External walls should be constructed of high quality and durable materials and finishes with 'selfcleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.

e) Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided.

f) To assist articulation and visual interest, avoid expanses of any single material.

g) Limit opaque or blank walls for ground floor uses to 30% of the street frontage.

h) Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.

i) Highly reflective finishes and curtain wall glazing are not permitted above ground floor level.

3.9 Advertising and signage

NA

NA

3.10 Views and view corridors

- a) Existing views shown in Figure 3.12 are to be protected to the extent that is practical in the planning and design of development.
- b) The redevelopment of sites with potential to open a blocked view shown in Figure 3.12 must take into account the restoration of that view.
- c) Align buildings to maximise view corridors between buildings.
- d) Remove or avoid installation of built elements that obstruct significant views.
- e) Carefully consider tree selection to provide views along streets in Figure 3.12 and keep under storey planting low where possible.
- f) Site analysis must address views with the planning and design of building forms taking into account existing topography, vegetation and surrounding development

The site is outside the distant panoramic views identified in Figure 3.12 and is not identified as a framed view along streets under this part. The side setbacks and building height complies and no unreasonable view impacts are anticipated given the planning controls that apply to the site.

Yes

4 Access, parking and servicing

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.2 Pedestrian access and mobility</u>	<p>Main entry will be accessible with 1:20 pedestrian access path.</p> <p>The main entry building point is visible from the street, however could be improved by bringing the entrance further forward so that it is not so recessed.</p>	Yes, subject to conditions
<u>4.3 Vehicular driveways and manoeuvring areas</u>	<p>Driveway adjacent to adjoining northern property with no 1.5m setback – variation discussed in Part 2.3.1 of the report.</p> <p>Satisfactory Traffic referral.</p>	No – variation sought
<u>4.4 On-site parking</u>	<p>Basement parking provided which has been found satisfactory by Council’s Traffic Engineer with regard to</p>	Yes

	<p>number of car spaces and vehicle access.</p> <p>One (1) surplus car space has been included in gross floor area calculations.</p> <p>Refer Chapter E3</p>	
<p><u>4.5 Site facilities and services</u></p> <p>The building is serviced by the major utilities and the proposal is not expected to result in any need to augment these services.</p>	<p>Proposal to utilise existing substation on adjoining northern site (25 Virginia St). Letter from adjoining owners agreeing to this arrangement – require easement as condition of consent.</p>	<p>Yes, subject to conditions</p>
<p>Waste storage area to be located in basement</p>	<p>Letterboxes adjacent to pedestrian access.</p> <p>Garage and recycling located in basement.</p>	

5 Environmental management

Objectives/controls

Comment

Compliance

5.2 Energy efficiency and conservation

The proposal is not expected to result in significant energy consumption and there are no particular opportunities to require energy saving measures under this DA other than to require water saving devices, such as flow regulators, 3 stars rated shower heads, dual flush toilets and tap aerators. This is to be a condition of consent.

BASIX and ADG requirements apply and are satisfied

Yes

5.3 Water conservation

The proposal is not expected to result in significant water consumption and there are no particular opportunities to require water saving measures under this DA other than to require new water fixtures (shower heads, taps, toilets, urinals etc.) to be 3 stars or better rated. This is to be a condition of consent.

BASIX and ADG requirements apply and are satisfied

Yes

WSUD incorporated and conditions recommended.

<u>5.4 Reflectivity</u>	No excessive reflective materials – can condition. Noted that glazed balconies on northern façade will need to be integrated with solid balustrades.	Yes, subject to conditions.
<u>5.5 Wind mitigation</u> Wind effects report required for buildings greater than 32m in height.	Building <16m in height No adverse wind effects anticipated noting that building separation between adjoining sites is compliant.	NA
<u>5.6 Waste and recycling</u> Waste - 80L per week/flat Recycling – 80L per week/flat Green waste – communal bin of sufficient capacity	For 22 units: Waste: 22x 80L= 1760L (8x240L bins) Recycling 22 x 80L= 1760L (8x240L bins) 2 green waste bins for fortnightly collection = 18 bins Communal waste storage area proposed in basement (18 bins) Waste collection proposed from Virginia Street and the bins can be accommodated within 50% of the site's frontage.	Yes

6 Residential development standards

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>6.1 SEPP 65</u>	Refer ADG assessment	
<u>6.2 Housing choice and mix</u> Mix of dwelling types Studios/1 bed min. 10% total 3 bed or more min. 10% Min. 10% to be adaptable	Mix of 1,2 and 3 bedroom units 4 x 1 bed units = 18% - complies 10 x 3 bed units = 45%- complies 10 x adaptable units = 45% - complies (access report confirming units are capable of adaption & also meet Liveable	Yes

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>6.6 Basement Carparks</u>	Housing Design Guidelines)	
Basement podium max. 1.2m height above natural or finished ground level	0.6m-1.2m max	Yes
<u>6.7 Communal open space</u>	NA – ADG applies	NA
<u>6.8 Private open space</u>	NA – ADG applies	NA
<u>6.9 Overshadowing</u>	The development will overshadow the adjoining southern property at 33 Virginia Street so that the property will not receive the required 3 hours solar access to the private open space and windows of living room windows. This is discussed in detail under Chapter A1 of this report (Part 2.3.1)	No – variation sought.
<u>6.10 Solar access</u>	NA – ADG applies	NA
<u>6.11 Natural ventilation</u>	NA – ADG applies	NA
<u>6.12 Visual privacy</u>	NA – ADG applies	NA
<u>6.13 Acoustic Privacy</u>	The layout of the building provides reasonable acoustic amenity for occupants, however it is noted that the master bedrooms 'B1' on Level 5 would benefit from a solid blade wall extending to the outer edge of the balcony to provide increased physical separation between the bedrooms.	Yes, subject to conditions
<u>6.14 Storage</u>	NA – ADG applies	NA

7 Planning controls for special areas

The site is not located within a special area.

8 Works in the public domain

Works in the public domain include driveway access, removing redundant vehicle crossings, upgraded footpath and street tree retention/planting. These matters are capable of being addressed through suitable conditions of consent.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

With the recommended changes to the recessed building entrance, the proposal is satisfactory with regard to the principles of CPTED.

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

The following car parking rates apply to the development:

Residential flat buildings (*Wollongong City Centre rates apply*)

	Rate	Calculation	Required	Provided	Compliance
<i>Car parking</i>	0.75 spaces per dwelling <70m ²	4 x 0.75	3	4	Y
	1 space per dwelling (70-110m ²)	16 x 1	16	16	Y
	1.25 spaces per dwelling >110m ²	2 x 1.25	3 (2.5)	3	Y
	0.2 spaces per dwelling for visitors	22 x 0.2	5 (4.4)	5	Y
TOTAL			27	28	Y
<i>Bicycle parking</i>	1 bicycle space per 3 dwellings(residents) and bicycle space per 12 dwellings (visitors)	22/3=7.3 22/12=1.8	8 2	8 0	Y N
	TOTAL		10	8	N
<i>Motorbike</i>	1 motorbike space per dwellings	22/15=1.47	2	2	Y

The one (1) surplus car space has been included in GFA calculations. A condition is recommended for the additional 2 bicycle spaces to be provided.

The carpark provides for ten (10) accessible car spaces, where three (3) accessible spaces are ordinarily required to meet the requirements of Chapter D13 for 10% of all dwellings to be designed to be capable of adaptation for disabled or elderly residents. As ten (10) accessible units are proposed as part of the development, ten (10) accessible car spaces are provided that meet the requirements for adaptable spaces under AS4299. These spaces are of sufficient width to accommodate one (1) car only and Council's Traffic Engineer has noted that there are unlikely to be any traffic or car parking impacts should these spaces remain unadapted in the future.

The visitor car spaces are located before the security grille and provision for turning around is available. Access to the basement car park is via a 5.5m wide driveway on the northern side of the site. The access and parking arrangements have been considered by Council's Traffic Engineer and found satisfactory, subject to conditions.

Waste collection will occur from the street.

The provisions of this chapter have been satisfied.

CHAPTER E6: LANDSCAPING

A landscape concept plan has been provided which was prepared by a Registered Landscape Architect or eligible for registration with the Australian Institute of Landscape Architects.

The proposed landscaping has been reviewed by Council's Landscape Officer and found to be satisfactory subject to conditions of consent.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided.

A communal waste storage room is provided in the basement.

Kerbside collection is proposed and the bins will not take up over 50% of the frontage.

There are 22 units within the development. The EPA "Better Practice Guide for Waste Management in Multi-Unit Dwellings" rule of thumb for multi-unit development is as follows:

For 22 units:

Waste: 22x 80L= 1760L (8x240L bins) = 8

Recycling 22 x 80L= 1760L (8x240L bins) = 8

2 green waste bins for fortnightly collection = 2

= 18 bins required which can be accommodated within the communal basement waste storage room.

CHAPTER E9 HOARDINGS AND CRANES

Conditions of consent are recommended in regard to use of any hoarding or crane.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

The application has been reviewed by Council's Geotechnical Engineer in relation to site stability and the suitability of the site for the development. Appropriate conditions have been recommended.

CHAPTER E14 STORMWATER MANAGEMENT

Council's stormwater officer has reviewed the proposal in respect of the applicable controls in this chapter and has recommended conditions of consent.

CHAPTER E15 WATER SENSITIVE URBAN DESIGN

A WSUD Treatment Measures Report has been provided which outlines the specifications and requirements for the storm water treatment device to be incorporated into the development.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

The provisions of this chapter have been considered. One (1) existing canary island date palm in the north-eastern corner of the site is to be retained and protected, as is the existing street tree (bottlebrush). The removal of other small palms and shrubs on the site is supported. Suitable conditions are recommended regarding tree removal and tree retention.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The excavation proposed by the development is satisfactory with regard to this chapter.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Conditions of consent are recommended in regard to demolition works and the management of asbestos and other hazardous materials. Subject to appropriate conditions, the development satisfies the provisions of this chapter.

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 - Design Review Panel commentary

Wollongong Design Review Panel Meeting minutes and recommendations DA-2018/653

Date	3 July 2018
Meeting location	Wollongong City Council Administration Offices
Panel members	(Chair) Iain Stewart (Member) Carlo Di Giulio (Member) Marc Deuschle
Apologies	
Council staff	Pier Panozzo – City Centre & Major Development Manager Rebecca Welsh – Senior Development Project Officer
Guests/ representatives of the applicant	Angelo Di Martino – ADM
Declarations of Interest	Nil
Item number	1
DA number	DA-2018/653
Reasons for consideration by DRP	Clause 28 SEPP 65, Clause 7.18 WLEP 2009
Determination pathway	Wollongong Local Planning Panel Section 4(b) of Schedule 2 of the Local Planning Panels Direction of 1 March 2018, as the Development is sensitive development- SEPP65 applies.
Property address	29-31 Virginia Street North Wollongong
Proposal	Residential - demolition of existing structures and construction of a residential flat building comprising of 22 units over five (5) storeys and one (1) level of basement parking
Applicant or applicant's representative address to the design review panel	
Background	The site was Inspected by the Panel on 3 July 2018
Design quality principals SEPP65	
Context and Neighbourhood Character	<p>The site is situated in North Wollongong in an area transitioning from single storey residential to higher density. The context is a mix of lower scale dwellings and smaller multi-dwelling units and new apartment buildings of up to 5 storeys. The site itself is north/south facing with west entry. A 5 storey apartment block sits to the North and presents some overshadowing and overlooking issues. The southern neighbour is a single storey house which will become an isolated site once the proposal is built. This house is adjacent a smaller 2 storey multi-residential building. It is forecast that any future multi-residential development on this block might amalgamate these two sites. It is necessary to complete council's process with regards to offer of purchase for isolated sites.</p> <p>Of concern to the panel was the presentation to the boundary of a raised planter wall and the lack of street trees. The panel supports the suggestion to reduce the ground floor level and present planter heights commensurate with the neighbouring house.</p>
Built Form and Scale	<p>The five storey building sits within height plane and FSR constraints. It complies with ADG setbacks.</p> <p>The top floor is set back in keeping with setback constraints. It is recommended by the panel that flat roof areas here be landscaped for a planted green edge. This will go some way to reducing the buildings perceived height and will improve visual privacy for both neighbours and residents. Access is to be provided to these areas from the unit for garden maintenance only. Balcony sitting areas</p>

	<p>are to be kept behind the 9m setback on corners where they are located presently.</p> <p>The north elevation facing the neighbour needs to present with more solidity to guard the visual privacy of residents of both buildings, proposed and existing. It is recommended that at least 2/3rds of the balcony balustrade extents be solid.</p> <p>The south elevation is designed defensively and presents a façade without openings. The architectural striations/banding of the elevation are good but this elevation would benefit from further articulation. An idea to achieve this is to angle bedroom window shrouds away from the façade – this would bring more light into the bedrooms and make the windows visible from the door to the room.</p>
Density	<p>The built form complies with FSR constraints for the site. However, because car parking bays proposed that exceed the mandated council requirement are counted as FSR, the proponent must demonstrate that the oversupply of disabled car parking bays proposed is provided to service the specific demographic of the market targeted for this development. In addition, it is recommended, to justify additional disabled car parking bays, that a corresponding portion of apartments be finished as accessible units (adaptable units delivered in post-adapted state).</p> <p>Reduced parking provision might allow for additional deep soil space on the street boundary for trees. The provision of trees on the boundary is encouraged by the panel.</p>
Sustainability	<p>ESD strategies for the site are to be demonstrated in documentation submitted for the DA.</p>
Landscape	<p>Landscaping of common areas is to be structured to ensure visual privacy between apartments and shared open space. Especially where outdoor dwelling areas are proposed e.g. BBQ bench etc. The southeast apartment should relocate the balcony to the corner on the southeast to improve the privacy of this unit and create a more clearly defined common open space.</p> <p>The long walkway along the southern boundary shows two seats with minor enlargement of space around each. The panel considers this pathway would be better served as a green walkway without potential for sitting near bedrooms and living areas.</p> <p>The more active spaces (bbq + tables) would be better located in the northeast corner of the site with the hardstand / bbq over the carpark spilling out into the deep soil zone further to the east (but ensuring not to reduce the required DSZ). The area currently shown as the bbq area may be better served as a passive space given its proximity to the bedrooms of U103. Privacy between POS and COS should be a planted strip and fencing to 1.8m. Fencing along in this development will not be sufficient to maintain visual privacy and alleviate some noise.</p> <p>Consideration should be given to adopting the established front setback landscaped treatment. In most cases, front setbacks</p>

	<p>include turf and whilst there are several examples of low height front boundary fences, the front setbacks are an extension of the public domain. In particular, they are easily accessible. This is a key characteristic of this particular suburban environment.</p> <p>Consideration should be given to maintaining existing levels for the purpose of the setback and adopting landscaping that achieves a sense of accessibility. It is acknowledged that a low height front boundary wall may be desired, but the treatment beyond the wall should avoid separation from the public domain.</p>
Amenity	<p>Adjust unit layouts so that bedroom doors are offset or lobbied away from a line of site to the front door.</p> <p>Apartments in their post adapted state must still satisfy all ADG mandated minimum room sizes – the minimum dimension for a bedroom is 3m.</p>
Safety	<p>The front door to the building is deeply recessed within the vertical slot facing the street. It is recommended that this door be brought forward to be more visible from the street and that there should be gate on the boundary.</p>
Housing Diversity and Social Interaction	<p>A mix of 1, 2 and 3 bedroom apartments is proposed.</p>
Aesthetics	<p>Softer more natural/landscape type finishes are recommended for planters and building plinth – consider using brickwork or stone finishes.</p> <p>Add a greater portion of solid balconies to the northern elevation to address visual privacy issues and articulate this façade. Add greater relief and articulation to the southern elevation – open-up shrouds to bedroom windows as described above.</p>
Design Excellence WLEP2009	
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	<p>Yet to be achieved/demonstrated.</p>
Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	<p>Consider street trees, street planter details and building address</p>
Whether the proposed development detrimentally impacts on view corridors,	<p>N/A</p>
Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,	<p>N/A</p>
How the development	

addresses the following:	
the suitability of the land for development,	Complete council's process with regards to offer of purchase for isolated sites.
existing and proposed uses and use mix	Y
heritage issues and streetscape constraints,	Consider street trees, street planter details and building address
the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	Y
bulk, massing and modulation of buildings	Y
street frontage heights	Y
environmental impacts such as sustainable design, overshadowing, wind and reflectivity	To be demonstrated
the achievement of the principles of ecologically sustainable development	To be demonstrated
pedestrian, cycle, vehicular and service access, circulation and requirements	Y
impact on, and any proposed improvements to, the public domain	Consider street trees, street planter details and building address
Key issues, further Comments & Recommendations	<ul style="list-style-type: none"> - Justify over-supply of accessible car-parking bays - Consider street trees, street planter details and building address - Improve visual privacy and separation of ground floor apartments from common area by reorienting balconies and through landscape design - Reduce perceived height of building through planting at building edge on level 5. - Improve visual privacy for apartments on the northern elevation by increasing the opacity of balcony balustrades <p>With adjustments may proceed with DA assessment.</p>

Attachment 6 –Draft Conditions

Approved Plans and Specifications

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on Project No 2018-07 Drawing A-100-B to A-105-B, A-201-B to A-205-B, A-301-B and A-302-B, dated 17 September 2018 and A-106-C dated 23 November 2018 prepared by ADM Architects and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

General Matters

2 Geotechnical

- a All work is to be in accordance with the geotechnical recommendations contained in the report dated 15 May 2018 by Construction Sciences (Network Geotechnics) and any subsequent geotechnical report required to address unanticipated conditions encountered during construction.
- b A dilapidation report is required for all structures located within the zone of influence of the proposed earthworks as determined by the geotechnical consultant.
- c No disturbance of ground is to occur beyond site boundaries. A minimum buffer between site boundaries and the construction of retaining structures is to be recommended by the geotechnical consultant to ensure adjoining property is not adversely impacted upon by this development.
- d Retaining wall design is not to include anchors extending on to adjoining property without the written consent of the adjoining property owner.
- e All excavations need to be supported during and after construction particularly to protect adjoining property with nearby existing development.
- f All earthworks including drainage, retaining wall and footing construction is to be subject to Level 1 geotechnical supervision as defined in Australian Standard AS3798 Guidelines for Earthworks for Commercial and Residential Developments. Where necessary, amendments are to be made to the designs during construction based on supplementary geotechnical advice given during the supervision to ensure that the completed works accommodates all encountered geotechnical constraints.
- g Foundation systems are to be designed for Class P soils with all footings to be founded within the underlying very stiff to hard alluvial clay as recommended by the geotechnical consultant.
- h All excavations for foundations are to be inspected by the geotechnical consultant and certified that the ground has been suitably prepared for the placement of footings.

3 Easement for Electrical Connection

An easement for the purpose of electricity connection must be created over 25 Virginia Street (Lot 1, DP 1214015) to benefit the subject site at 29-31 Virginia Street (Lots 1 and 2 in DP 37894, or as a consolidated parcel of land).

4 Building Work - Compliance with the Building Code of Australia

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

5 Disability Discrimination Act 1992

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

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

6 Mailboxes

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

7 **Maintenance of Access to Adjoining Properties**

Access to all properties not the subject of this approval must be maintained at all times and any alteration to access to such properties, temporary or permanent, must not be commenced until such time as written evidence is submitted to Council or the Principal Certifying Authority indicating agreement by the affected property owners.

8 **Occupation Certificate**

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

9 **Tree Retention/Removal**

The developer shall retain the existing *Phoenix canariensis* (Canary Island Date Palm) located in the north east corner of the site and the existing street tree (Bottlebrush).

Any branch pruning, must be carried out by a qualified arborist in accordance with Australian Standard AS4373-2007.

All tree protection measures are to be installed in accordance with Australian standard AS4790-2009 Protection of Trees on development Sites, including and not restricted to: remedial tree pruning, deadwooding, fencing and signage, sediment buffer, stem protection, establishing tree protection zones and watering and root hormone application if required.

This consent permits the removal the other small palms and shrubs on site. No other trees shall be removed without prior written approval of Council.

Prior to the Issue of the Construction Certificate

10 **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.

11 **Pump System**

A pump system shall be provided in association with the detailed drainage design for the site to cater for stormwater from a prolonged/extreme storm event entering the basement. The pump system shall be designed by a suitably qualified and experienced civil engineer and reflected on the Construction Certificate plans and supporting documentation

12 **Overland Flow**

Stormwater design shall ensure that there is no obstruction or ponding of overland flow from the entire catchment of the upstream property and that the overland flow is adequately catered for on the subject property.

13 **Natural Landscaping Materials/Finishes within Front Setback**

The planters within the front setback must be constructed and/or finished with more natural/landscape materials such as brickwork or stone. Details demonstrating how this requirement will be met, including an updated external materials schedule must be submitted to Council's satisfaction prior to issue of a Construction Certificate.

14 **Level 5 Balconies**

a The south facing balcony areas for apartments U501 and U502 must have a maximum trafficable balcony width of 1m adjacent to planter beds to ensure access is provided for maintenance purposes only; and

- b The rear (eastern) setback of U502's primary balcony area must be increased to achieve a 9m rear setback.

Details demonstrating that the requirements have been met must be submitted with the Construction Certificate.

15 **Units to be provided in their Post-Adapted State**

A minimum of seven (7) of the ten (10) adaptable units proposed must be constructed/finished in their post-adapted state. Plans and documentation must be submitted with the Construction Certificate demonstrating compliance with this requirement.

16 **Blade Wall**

A solid masonry blade wall is required to provide suitable separation between the bedrooms identified as 'B1' for both units on Level 5. Details demonstrating compliance with this requirement must be submitted with the Construction Certificate.

17 **Present Plans to Sydney Water**

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

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

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

18 **Endeavour Energy Requirements**

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

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

19 **Telecommunications**

The submission of documentary evidence from an approved telecommunications carrier to the Principal Certifying Authority confirming that underground telecommunication services are available for this development is required prior to the issue of the Construction Certificate.

20 **External Finishes – Residential Apartment Building**

The residential apartment building shall be constructed as per the approved schedule of finishes, unless otherwise specified in this consent and otherwise approved by Council in writing. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

21 **Glass Reflectivity Index**

The reflectivity index of the glass used in the external façade of the building shall not exceed 20 per cent. The details and samples of the glass to be used are to be submitted with the Construction Certificate together with written evidence that the reflectivity of the glass is 20 per cent or less.

22 **Provision of Planter Boxes**

Where planter boxes are incorporated into the approved landscaping, they must have minimum dimensions of 750mm deep x 1200mm wide. The planter box drainage must be connected to the stormwater drainage system. This requirement is to be reflected on the Construction Certificate plans and final landscape plan.

23 **Car Parking and Access**

The development shall make provision for a total of 28 car parking spaces, 2 motorcycle parking spaces, 8 secure (Class B) residential bicycle spaces and 2 visitor bicycle spaces (Class C). This requirement shall be reflected on the Construction Certificate plans. Any change in the above

parking numbers shown on the approved DA plans shall be dealt with via a section 4.55 modification to the development. The approved parking spaces shall be maintained to the satisfaction of Council, at all times.

- 24 The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.
- 25 The provision of suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas. These details shall be reflected on the Construction Certificate plans.
- 26 **Site Management, Pedestrian and Traffic Management Plan (Where Works are Proposed in a Public Road Reserve)**

The submission of a Site Management, Pedestrian and Traffic Management Plan to the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority) for approval of both the Principal Certifying Authority and Council is required, prior to the issue of the Construction Certificate. This plan shall address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS1742 - Traffic Control Devices for Works on Roads and the RMS Traffic Control at Worksites Manual.

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

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

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

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

- 27 **Structures Adjacent to Driveway**

Any proposed structures adjacent to the driveway shall comply with the requirements of the current relevant Australian Standard AS2890.1 (figure 3.2 and 3.3) to provide for adequate pedestrian and vehicle sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc. This requirement shall be reflected on the Construction Certificate plans.

- 28 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.

29 **Landscaping**

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

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

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

32 **Tree Protection and Management**

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

- a Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the Principal Certifying Authority prior to release of the Construction Certificate.
- b Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75 mm thick 100% recycled hardwood chip/leaf litter mulch.
- c Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the arborist's recommendations.

33 **Engineering Plans and Specifications - Retaining Wall Structures Greater than One (1) Metre**

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

- a A plan of the wall showing location and proximity to property boundaries;
- b Sn elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall;
- c Details of fencing or handrails to be erected on top of the wall;
- d Sections of the wall showing wall and footing design, property boundaries and backfill material. Sections shall be provided at sufficient intervals to determine the impact of the wall on existing ground levels. The developer shall note that the retaining wall and footing structure must be contained wholly within the subject property;
- e The proposed method of subsurface and surface drainage, including water disposal;

- f Reinforcing and joining details of any bend in the wall at the passing bay of the accessway;
- g The assumed loading used by the engineer for the wall design.
- h 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.

34 **Dust Suppression Measures**

The submission of details of the proposed dust suppression measures for the demolition, excavation and construction phases of the development to the Principal Certifying Authority are required prior to issue of the Construction Certificate.

35 **Roof Water Connection to Kerb**

Connection across footways shall be by means of one or two (maximum), sewer grade UPVC pipe(s), 100mm diameter pipes with a continuous downslope gradient to the kerb. Connection to the kerb shall be made with a rectangular, hot dipped galvanised mild steel weephole(s) shaped to suit the kerb profile, with each weephole having the capacity equal to a 100mm diameter pipe. Alternatively, a maximum of two 150mm x 100mm hot dipped galvanised steel pipes may be used across footways, with the 150mm dimension being parallel to the road surface to suit the kerb profile.

36 **Development Contributions**

Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979 and the Wollongong City-Wide Development Contributions Plan (2018), a monetary contribution of \$68,820.00 (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 estimated cost of development and the applicable percentage rate.

The contribution amount will be subject to indexation until the date of payment. The formula for indexing the contribution is:

$$\text{Contribution at time of payment} = \$C \times (\text{CP2}/\text{CP1})$$

Where:

\$C is the original contribution as set out in the Consent

CP1 is the Consumer Price Index; All Groups CPI; Sydney at the time the consent was issued

CP2 is the Consumer Price Index; All Groups CPI; Sydney at the time of payment

Details of CP1 and CP2 can be found in the Australian Bureau of Statistics website – Catalogue No. 6401.0 - Consumer Price Index, Australia.

The following payment methods are available:

METHOD	HOW	PAYMENT TYPE
Online	http://www.wollongong.nsw.gov.au/applicationpayments Your Payment Reference: 993916	<ul style="list-style-type: none"> • Credit Card
In Person	Wollongong City Council Administration Building - Customer Service Centre Ground Floor 41 Burelli Street, WOLLONGONG	<ul style="list-style-type: none"> • Cash • Credit Card • Bank Cheque
PLEASE MAKE BANK CHEQUE PAYABLE TO: Wollongong City Council (Personal or company cheques are not accepted)		

A copy of the Wollongong City-Wide Development Contributions Plan (2018) and accompanying Fact Sheet may be inspected or obtained from the Wollongong City Council Administration Building, 41 Burelli Street, Wollongong during business hours or on Council's web site at www.wollongong.nsw.gov.au

- 37 **Payment of S7.12 Levy**
Prior to release of any associated construction certificate the certifier must ensure that the S7.12 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.
- 38 **Bicycle Parking Facilities**
Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS2890.3 - Bicycle Parking Facilities. In the absence of internal bicycle storage areas in private residential garages, the proposed external bicycle spaces are to have adequate weather protection, passive surveillance, and be secured within a lockable enclosure with access via a combination lock or communal key. This requirement shall be reflected on the Construction Certificate plans.
- 39 **Property Addressing Policy Compliance**
Prior to the issue of any construction certificate, the developer must ensure that any site addressing complies with Council's **Property Addressing Policy** (as amended). Where appropriate, the developer must also lodge a written request to Council's **Infrastructure Systems & Support – Property Addressing (propertyaddressing@wollongong.nsw.gov.au)**, for the site addressing prior to the issue of the construction certificate. Please allow up to 3-5 business days for a reply. Enquiries regarding property addressing may be made by calling 4227 8660.
- 40 **Footpath Paving City Centre**
The developer is responsible for the construction of footpath paving for the entire frontage of the development for the full width of the verge. The type of paving for this development shall be in accordance with the Wollongong City Council Public Domain Technical Manual.

A nominal two percent (2%) minimum one percent (1%), maximum two and a half percent (2.5%) cross fall to be provided from property line to back of kerb. Any changes of level, ramps or stairs and associated tactile markers and handrails are to be contained within the property boundary.

The driveway entry threshold from the property boundary line to the face of kerb is to match the footpath material and be designed to withstand predicted traffic loadings.

The driveway threshold finish within property boundary line is to contrast with driveway entry.

The footpath and driveway entry on the council property must be installed to the satisfaction of WCC Manager of Works.

A Landscape Plan is to be submitted to Council for approval prior to the issue of the Construction Certificate showing proposed paving, footpath design levels, street tree details and location of all services.
- 41 **Street Trees City Centre**
The developer must address the street frontage by installing street tree planting. The number and species for this development are two *Tristaniopsis laurina* 'Luscious' 200 litre container size in accordance with AS 2303:2015 Tree stock for landscape use. Tree pit detailing is to be in accordance with the Wollongong City Council Public Domain Technical Manual. Dial Before You Dig must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Location of street tree plantings to be sited to ensure no conflict occurs with street light poles.

Tree pits must be adequately mulched, plants installed and tree guard/staking/tree grille/edging installed to the satisfaction of WCC Manager of Development Engineering.

These requirements shall be reflected on the Construction Certificate plans and any supporting documentation.
- 42 **Roofwater Drainage**

All roof gutters and downpipes shall be designed to cater for a 1 in 100 year ARI storm event in accordance with the current version of AS 3500.3 - Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe sizes and downpipe locations shall be reflected on the Construction Certificate plans.

43 **Stormwater Drainage Design**

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

- a Be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent, and generally in accordance with the Stormwater Ground Floor Layout Plan , prepared by Jones Nicholson Consulting Engineers, Reference No. 18020015 C01, revision P4, dated 15/10/2018, and the Stormwater Basement Layout Plan , prepared by Jones Nicholson Consulting Engineers, Reference No. 18020015 C02, revision P2, dated 12 September 2018.
- b Include details of the method of stormwater disposal. Stormwater from the development must be piped to Council's existing stormwater drainage system.
- c Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties. The plan must indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.
- d Overflow paths shall be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1 in 100 year ARI events shall be incorporated in the design. Overflow paths shall also be provided in low points and depressions. Each overflow path shall be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto any adjoining property. Details of each overflow path shall be shown on the detailed drainage design.

44 **Council Footpath Reserve Works**

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 removed 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. Details and locations are to be shown on the Construction Certificate Plans.

45 **Dilapidation Survey**

A dilapidation survey and report shall be submitted to the Principal Certifying Authority.

The dilapidation survey and report shall accurately reflect the condition of existing public and private infrastructure in the adjacent street(s) fronting the lots.

The report shall outline measures for the protection of existing public and private infrastructure during the works.

Any damage to infrastructure items and relics which is caused by the developer shall be repaired to the satisfaction of the Principal Certifying Authority prior to the issue of a Certificate of Practical Completion for Subdivision works.

Prior to the Commencement of Works

- 46 **Appointment of Principal Certifying Authority**
Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:
- a Appoint a Principal Certifying Authority (PCA) and notify Council in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed; and
 - b notify Council in writing of their intention to commence work (at least two days notice is required).

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

- 47 **Residential Building Work – Compliance with the Requirements of the Home Building Act 1989**

Building work involving residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the Principal Certifying Authority for the development to which the work relates

- a in the case of work to be done by a licensee under that Act:
 - i has been informed in writing of the licensee's name, contractor license number and contact address details (in the case of building work undertaken by a contractor under the Home Building Act 1989); and
 - ii is satisfied that the licensee has complied with the requirements of Part 6 of the Home Building Act 1989; or
- b in the case of work to be done by any other person:
 - i has been informed in writing of the persons name, contact address details and owner-builder permit number; and
 - ii has been given a declaration signed by the property owner(s) of the land that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in Section 29 of the Home Building Act 1989 and is given appropriate information and declarations under paragraphs (a) and (b) whenever arrangements for the doing of the work are changed in such a manner as to render out of date any information or declaration previously given under either of those paragraphs.

Note: A certificate issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that the specific person or licensed contractor is the holder of an insurance policy issued for the purposes of that Part of the Act is, for the purposes of this condition, sufficient evidence that the person has complied with the requirements of that Part of the Act.

- 48 **Sign – Supervisor Contact Details**

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

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

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

- 49 **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.

50 **Structural Engineer's Details**

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

51 **Hoardings (within any Public Road Reserve)**

The site must be enclosed with a suitable hoarding (type A or B) or security fence of a type in accordance with the Works and Services Division Design Standard, and must satisfy the requirements of the Occupational Health and Safety Act, the Occupational Health and Safety Regulations and Australian Standard AS 2601. This application must be submitted to Council's Works and Services Division, and a permit obtained, before the erection of any such hoarding or fence.

52 **Enclosure of the Site**

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

53 **Demolition Works**

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

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

54 **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 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.

55 **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.

56 **Hazardous Material Survey**

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

- a the location of hazardous materials throughout the site;
- b a description of the hazardous material;
- c the form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;

- d an estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
- e a brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
- f identification of the disposal sites to which the hazardous materials will be taken.

57 **Asbestos Hazard Management Strategy**

An appropriate hazard management strategy shall be prepared by a suitably qualified and experienced licensed asbestos assessor pertaining to the removal of contaminated soil, encapsulation or enclosure of any asbestos material. This strategy shall ensure any such proposed demolition works involving asbestos are carried out in accordance with SafeWork NSW requirements (<<http://www.safework.nsw.gov.au>>). The strategy shall be submitted to the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority), prior to the commencement of any works.

The approved strategy shall be implemented and a clearance report for the site shall be prepared by a licensed asbestos assessor and submitted to the Principal Certifying Authority and Council (in the event that Council is not the Principal Certifying Authority), prior to the issue of an Occupation Certificate or commencement of the development. The report shall confirm that the asbestos material has been removed or is appropriately encapsulated based on visual inspection plus sampling if required and/or air monitoring results and that the site is rendered suitable for the development.

58 **Consultation with SafeWork NSW – Prior to Asbestos Removal**

A licensed asbestos removalist must give written notice to SafeWork NSW at least five (5) days before licensed asbestos removal work is commenced.

59 **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.

60 **Unexpected Finding Protocol**

Unexpected contamination and “hotspots” Sometimes site contamination is not expected and is detected after work commences. Excavations may uncover buried asbestos, other materials. Unexpected contamination or hotspots on a site should be taken into account for any site health and safety plan. Precautions should be included in the plan, including:

- workers trained to recognise potential contamination and danger signs eg odours or soil discolouration.
- precautions if signs of unexpected contamination or hot spots are found, such as:
 - stop work.
 - report signs to the site supervisor immediately.
 - isolate the area with a physical barrier.
 - assume the area is contaminated until an assessment proves otherwise.
 - assess the area to identify contaminants in the soil or spoil.

61 **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.

62 **Support for Neighbouring Buildings**

This consent requires the preservation and protection of neighbouring buildings from any damage and if necessary, requires the underpinning and support of any neighbouring building in an approved manner. The applicant or the contractor carrying out the work must at least seven days in advance of any excavation works below the level of the base of the footings of a building on an adjoining allotment, including a public road or place, give written notice of intention to

carry out such works to the property owner of the affected adjoining building and furnish specific written details and supporting plans or other documentation of the proposed work.

The adjoining property owner of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

63 **Sediment Traps**

Sediment traps must be installed on-site around all affected stormwater inlets and drainage lines in accordance with Council's Guidelines. All sediment control measures must be maintained until the site has been rehabilitated (ie turf installed or grass cover established).

64 **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.

65 **Supervising Arborist – Tree Inspection and Installation of Tree Protection Measures**

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

66 **Certification from Arborist - Adequate Protection of Trees to be Retained**

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

67 **Footpath Levels**

Where required to construct footpath paving for the entire frontage of the development or build up to the property boundary, footpath levels must be obtained from Council's Development Engineering Division prior to the issue of Construction Certificate. This can be achieved by filling out an Application for Footpath Levels form and payment of the relevant fee.

All such structures, finished floor levels and internal driveway slabs shall be constructed to these approved levels.

The longitudinal grade of the footpath must be parallel to the top of kerb level and all building entrance adjustments for level access to building floor levels must be developed within the private property of the building in accordance with the requirements of the latest versions of AS1428.1 (2009), the Building Code of Australia and the Disability Discrimination Act. No adjustments to the uniform and even longitudinal grade of the footpath at the boundary line will be permitted for access points to buildings.

A copy of the approved levels shall be submitted to the Principal Certifying Authority prior to works commencing.

68 **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.

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

Any occupation, use, disturbance or work on the footpath or road reserve for construction purposes, which is likely to cause an interruption to existing pedestrian and/or vehicular traffic flows requires Council consent under Section 138 of the Roads Act 1993. An application must be

submitted and approved by Council prior to the works commencing where it is proposed to carry out activities such as, but not limited to, the following:

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

70 **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, 5 days prior to the works within the road reserve are intended to commence. The Applicant is responsible for the restoration of all Council assets within the road reserve which are impacted by the works/occupation. Restoration must be in accordance with the following requirements:

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

During Demolition, Excavation or Construction

71 **Excess Excavated Material - Disposal**

Excess excavated material shall be classified according to NSW Environment Protection Authority's Waste Classification Guidelines - Part 1: Classifying Waste (2014) prior to being transported from the site and shall be disposed of only at a location that may lawfully receive that waste.

72 **Acid Sulphate Soils Management**

Prior to disposal of excavated soils, the soils must be treated as per the Acid Sulfate soils report recommended prepared by Network Geotechnics Consulting dated 31 March 2018 report reference W07/5213/A.

73 **Water Sensitive Urban Design (WSUD) Treatment Devices Installation**

WSUD report prepared by Jones and Nicholson Consulting Engineers dated 21 April 2018 report reference CRP7-18020015.01A recommended to install Enviropod and 3 stormfilter cartridges to meet the stormwater quality objectives of WDCP.

74 **Survey Report for Floor Levels**

A Survey Report must be submitted to the Principal Certifying Authority 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.

- 75 **Supervision of Engineering Works**
All engineering works associated with the development are to be carried out under the supervision of a practicing engineer and/or registered surveyor.
- 76 **Piping of Stormwater to Existing Stormwater Drainage System**
Stormwater for the land must be piped to Council's existing stormwater drainage system.
- 77 **No Adverse Run-off Impacts on Adjoining Properties**
The design of the development shall ensure there are no adverse effects to adjoining properties as a result of flood or stormwater run-off. Attention must be paid to ensure adequate protection for buildings against the ingress of surface run-off.

Allowance must be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off must not adversely affect any other property.
- 78 **Copy of Consent to be in Possession of Person carrying out Tree Removal**
The applicant/developer must ensure that any person carrying out tree removal/vegetation clearance is in possession of this development consent and/or the approved landscape plan, in respect to the trees/vegetation which have/has been given approval to be removed in accordance with this consent.
- 79 **Restricted Hours of Construction Work**
The developer must not carry out any work, other than emergency procedures, to control dust or sediment laden runoff outside the normal working hours, namely, 7.00 am to 5.00 pm, Monday to Saturday, without the prior written consent of the Principal Certifying Authority and Council. No work is permitted on public holidays or Sundays.
Any request to vary these hours shall be submitted to the **Council** in writing detailing:
 - a the variation in hours required (length of duration);
 - b the reason for that variation (scope of works);
 - c the type of work and machinery to be used;
 - d method of neighbour notification;
 - e supervisor contact number;
 - f any proposed measures required to mitigate the impacts of the works.
Note: The developer is advised that other legislation may control the activities for which Council has granted consent, including but not limited to, the Protection of the Environment Operations Act 1997.
- 80 **Asbestos – Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist**
The removal of any asbestos material must be carried out by a licensed asbestos removalist if over 10 square metres in area of non-friable asbestos, or if any type of friable asbestos in strict accordance with SafeWork NSW requirements (<http://www.safework.nsw.gov.au>).
- 81 **Asbestos Waste Collection, Transportation and Disposal**
Asbestos waste must be prepared, contained, transported and disposed of in accordance with SafeWork NSW and NSW Environment Protection Authority requirements. Asbestos waste must only be disposed of at a landfill site that can lawfully receive this this type of waste. A receipt must be retained and submitted to the Principal Certifying Authority, and a copy submitted to Council (in the event that Council is not the Principal Certifying Authority), prior to commencement of the construction works.
- 82 **Provision of Waste Receptacle**
The developer must provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.

83 **BASIX**
All the commitments listed in each relevant BASIX Certificate for the development must be fulfilled in accordance with Clause 97A(2) of the Environmental Planning & Assessment Regulation 2000.

A relevant BASIX Certificate means:

- A BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 4.55 of the Environmental Planning & Assessment Act 1979, a BASIX Certificate that is applicable to the development when this development consent is modified); or
- if a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and
- BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000.”

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

85 **Screen planting**
To mitigate impact to adjoining dwellings a continuous hedge is to be established at ground level along northern, eastern and southern boundary for the length of property boundary. Screen planting within the planter boxes on Level 5 must provide species suitable for high wind environments.

Recommended species:

- i* *Viburnum tinus*,
- ii* *Syzygium australe* "Aussie Southern",
- iii* *Syzygium* "Resilience",
- iv* *Syzygium luehmannii* x *S.wilsonii* "Cascade".

Minimum spacing 900mm.

Minimum pot size 25 lt.

A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping.

86 **Podium Planting**
All podium planting areas are to have a waterproofing membrane that can provide a minimum 10 year warranty on product. Protective boarding is to be installed to protect membrane from damage.

All podium planting areas to be provided with an adequate drainage system connected to the stormwater drainage system. The planter box is to be backfilled with free draining planter box soil mix.

If selected mulch is decorative pebbles/gravel, the maximum gravel pebble size is 10mm diameter

Prior to the Issue of the Occupation Certificate

87 **Lot Consolidation**
Lots 1 and 2 in DP 37894 must be consolidation into a single parcel of land prior to occupation of the development. Documentary evidence from Land and Property Information must be submitted to Council's satisfaction prior to issue of an Occupation Certificate.

88 **A Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development.**

- 89 **Drainage**
The developer must obtain a certificate of Hydraulic Compliance (using Council’s M19 form) from a suitably qualified civil engineer, to confirm that all stormwater drainage has been constructed in accordance with the approved plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor must be submitted. These plans and certification must satisfy all the stormwater requirements stated in Chapter E14 of the Wollongong DCP2009. This information must be submitted to the Principal Certifying Authority prior to the issue of the final Occupation Certificate.
- 90 **Retaining Wall Certification**
The submission of a certificate from a suitably qualified and experienced structural engineer or civil engineer to the Principal Certifying Authority is required, prior to the issue of the Occupation Certificate or commencement of the use. This certification is required to verify the structural adequacy of the retaining walls and that the retaining walls have been constructed in accordance with plans approved by the Principal Certifying Authority.
- 91 **Compensatory planting**
The developer must make compensatory provision for the trees required to be removed as a result of the development. In this regard, nine 100 litre container mature plant stock shall be placed throughout the site. The species are to be *Waterbousia floribunda*, *Brachychiton acerifolius* and *Syzygium paniculatum*. Four of these trees must be planted along the rear site boundary and four along the front boundary as indicated on the approved landscape plan.
- 92 **BASIX**
A final occupation certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The Principal Certifying Authority must not issue the final occupation certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate. NOTE: Clause 154B of the Environmental Planning and Assessment Regulation 2000 provides for independent verification of compliance in relation to certain BASIX commitments.
- 93 **Completion of Landscape Works**
The completion of the landscaping works as per the final approved Landscape Plan is required prior to the issue of Occupation Certificate.

Operational Phases of the Development/Use of the Site

- 94 **Deep Soil Zone to be Maintained**
The deep soil zone area approved by this consent is required to be retained as part of the development and must be maintained as a deep soil zone area at all times. The deep soil area 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.

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.