

Wollongong Local Planning Panel Assessment Report | 8 February 2022

WLPP No.	Item No. 1
DA No.	DA-2021/1135
Proposal	Construction of a ten (10) room boarding house
Property	Lot 52 DP 32220 46 Blackman Parade, UNANDERRA NSW 2526
Applicant	PDC Lawyers & Town Planners
Responsible Team	Development Assessment and Certification - City Wide Team (BM)

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel

The proposal has been referred to the WLPP **for advice** pursuant to Council's endorsed Local Submissions Policy as the application is the subject of 6 or more unique submissions by way of objection.

Proposal

Construction of a 10 room boarding house.

Permissibility

The subject site is zoned R2 Low Density Residential pursuant to Wollongong Local Environmental Plan (WLEP) 2009. Boarding Houses are not permitted under the current version (26 November 2021) of the LEP but were at the time of lodgement being 5 October 2021. Savings provisions via cl 1.8A enable the proposal to be considered.

This application was lodged under SEPP (Affordable Rental Housing) 2009. SEPP(ARH) is now repealed and merged within the SEPP(Housing) 2021. This application is assessed via the Savings and transitional provisions at Schedule 7 of the new SEPP

Consultation

The proposal was exhibited in accordance with the Wollongong Community Participation Plan 2019 between 19 October 2021 and 3 November 2021. Eight(8) submissions were received during this period including one with an attached petition of 128 signatures.

The submissions received are discussed at section 1.5 of the assessment report.

Internal

Details of the proposal were referred to Development Engineering, Landscape, Environment and SCAT officers for assessment. Unsatisfactory referral advice requiring additional information was requested with each referral advice received except SCAT.

External

Details of the application submission were referred to the NSW Rural Fire Service. The referral was later withdrawn following advice received that referral was not considered necessary.

Main Issues

The main issues of the development application are,

- Non-compliance with car parking requirements of SEPP Affordable Rental Housing 2009 and lack of context and site analysis

- Lack of requested information to properly assess the impacts to the local community in terms of noise generation, privacy and landscape matters.
- Non-compliance with Wollongong Development Control Plan 2009 (WDCP2009) related to front setback.

Recommendation

DA-2021/1135 be **refused** for the reasons outlined in Attachment 2.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

State Environmental Planning Policies:

- SEPP No. 55 – Remediation of Land
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Housing) 2021
- SEPP Koala Habitat Protection 2021

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan 2009

Other policies

- Wollongong City Wide Development Contributions Plan 2021
- Community Participation Plan 2019
- Planning for Bushfire Protection 2006

1.2 DETAILED DESCRIPTION OF PROPOSAL

The application proposes the following: (Plans at Attachment 1 of this report)

- Construction of a 2 storey boarding house
- Total 10 single bed boarding rooms with attached kitchen and bathroom facilities;
- 4 boarding rooms, communal living area and laundry on the ground floor and 6 boarding rooms on first floor.
- 3 car parking spaces, 2 motorcycle spaces, 10 bicycle racks and bin storage area in the back yard.
- Kerbside waste bin collection

Consent for demolition of the existing structures is to be made under a Complying Development Certificate.

1.3 BACKGROUND

A history of the development site is as follows:

Application Number	Description	Decision	Decision Date
BA-1967/280	Carport	Approved	06-Mar-1967
BA-1969/344	Tool Shed	Approved	18-Mar-1969
BA-1969/871	Additions	Approved	27-Mar-1969
BA-1972/1063	Garage	Approved	02-Jun-1972
BA-1979/3225	Additions	Approved	03-Dec-1979
BC-2002/36	Dwelling	Approved	16-Jan-2002

PL-2020/19 Boarding House; completed on 20 March 2020

DE-2020/33 Design Review Panel; completed 2 June 2020

DA-2020/985 Construction of two (2) two storey six (6) bedroom attached boarding houses, Detached Manager's residence and Tree removal; refused on 16 February 2021

DA-2021/470 Construction of eleven (11) bedroom two storey boarding house and Tree removal; refused on 5 August 2021

Application History

The subject development application DA-2021/1135 was lodged on 5 October 2021 and notified from 19 October 2021 and 3 November 2021. The applicant was requested to provide additional information and submit amended plans addressing issues raised in Council's letter dated 1 December 2021. No response has been received to date.

Customer service actions

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

1.4 SITE DESCRIPTION

The site is located at 46 Blackman Parade UNANDERRA and the Title reference is Lot 52 DP 32220.

Situated on the land is a single storey clad dwelling, a carport and an outbuilding to the rear. Demolition of the existing structures are to be made under a Complying Development Certificate.

The land is a standard rectangular shaped allotment with an overall site area of 616m². The site has slight fall to the front of the block with a cross fall to the eastern corner.

The streetscape in the immediate vicinity is mainly characterised by low density residential dwellings of single storey construction. An aged care facility is situated across the property. The development on neighbouring lot on the northern side is a social housing owned by NSW Land and Housing Corporation. A primary school is located in the close vicinity.

Property constraints

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

- Bushfire Prone : The site is identified as being located within a Bushfire Prone area.

There are no restrictions on the title



Figure 1: Aerial photograph

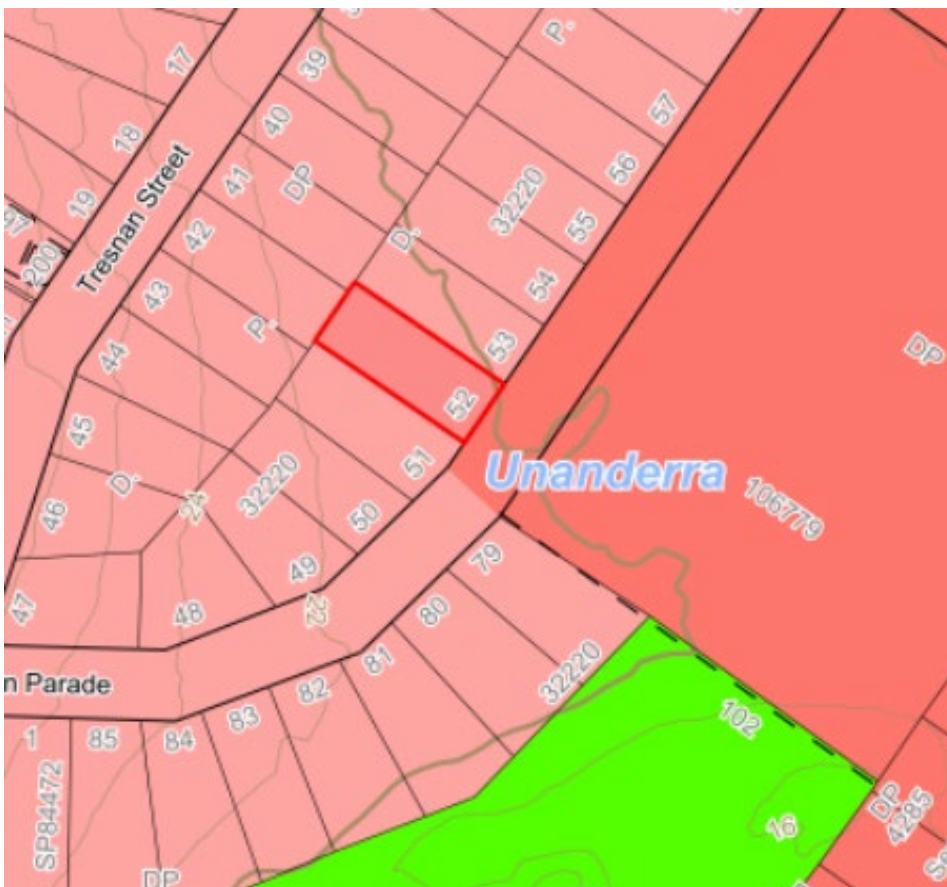


Figure 2: WLEP 2009 zoning map

1.5 SUBMISSIONS

The application was notified in accordance with Wollongong Community Consultation Plan 2019. The application received total eight (8) submissions of objection following notification. One of the letters attached a petition with 128 signatures. The issues identified are discussed below.

Concern	Comment
1. Traffic congestion and Parking issues due to narrow street and no street parking: Increased traffic due to the location being close to public housing, supported living, and aged care facilities, primary school, club and pub	Details of the application submission were referred to Council's Development Engineer for comment. Advice received on parking indicated that off street parking at this location is highly constrained and that the parking provisions of SEPP(ARH) 2009 should prevail over WDCP2009. Proposed parking does not satisfy the requirements.
2. Possible noise, antisocial activities and Safety concerns on the community	Whilst the submission contains a management plan and proposed boarding house rules the application submission lacks information to assess possible noise impacts in the locality.
3. Lack of privacy from the two porches against the fence line	The number of rooms proposed is considered excessive for the boarding house as it fails to satisfy the SEPP(ARH) requirement for parking on site. This could result in privacy impacts with the additional number of tenants using the premises.

Table 1: Number of concerns raised in submissions

Concern	1	2	3
Frequency	8	5	1

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Development Engineer

Council's Development Engineer has not supported the proposal due to the parking deficiency. It is considered in this location with constrained off street parking capability that the provision of the SEPP should prevail despite more lenient WDCP2009 controls.

In accordance with Section iia), e) parking, 29, SEPP Affordable Rental Housing it is required to provide 5 car parking spaces for the proposed development. Only 3 spaces are provided as shown on the plans.

Landscape Architect

Council's Landscape Officer has raised concerns regarding the impact on trees. An arborist report was requested as additional information but has not been received in order to undertake a complete assessment.

Environment Officer

Council's Environment officer requested an Acoustic report to assess whether the proposed Boarding House is likely to result in noise disturbance for the local community. No information was submitted by the applicant.

Safer Community Action Team (SCAT) Officer

Council's SCAT officer has assessed the application and provided satisfactory referral with conditions.

1.6.2 EXTERNAL CONSULTATION

Rural Fire Service

The proposal was referred to the RFS. Initial comments suggested no requirement for a Section 100B referral. As a result the referral was later withdrawn by Council.

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

7 Contamination and remediation to be considered in determining development application

(1) A consent authority must not consent to the carrying out of any development on land unless:

(a) it has considered whether the land is contaminated, and

(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and

(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

(3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.

(4) The land concerned is:

(a) land that is within an investigation area,

(b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,

(c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:

(i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and

(ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

Council's Environmental Officer has reviewed the history of the site. No concerns are raised in regard to contamination as relates to the intended use of the land and the requirements of clause 7.

2.1.2 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.

2.1.3 STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2021

The City of Wollongong is identified within Schedule 1 as land to which this Policy applies. Wollongong is located within the South Coast Koala Management Area.

The Koala SEPP only applies to development applications considered by councils on land over 1 hectare in size or on land if it is included in an approved council Koala Plan of Management. The lot size is less than one hectare and Council does not have an approved Koala Plan of Management for the land at the time of preparing this report. Consideration of this SEPP is not applicable in this case.

2.1.4 NSW BIODIVERSITY CONSERVATION ACT 2016

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

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

Clause 7.2 of the Biodiversity Conservation Regulation 2017 provides the minimum lot size and area threshold criteria for when the clearing of native vegetation triggers entry of a proposed development into the NSW Biodiversity offsets scheme.

Council's Environment Officer has reviewed the proposal and is satisfied.

2.1.5 STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

SEPP (Housing) 2021 came in force on 26 November 2021 supporting delivery on NSW Housing strategy by driving the development of affordable and diverse housing.

The Housing SEPP mainly consolidated five existing housing-related SEPPs:

- **State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP);**
- State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 (Seniors SEPP);
- State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes) (SEPP 70);
- State Environmental Planning Policy No 21—Caravan Parks; and
- State Environmental Planning Policy No 36—Manufactured Home Estates.

Clause 23 Boarding houses permitted with consent

(1) Development for the purposes of boarding houses may be carried out with consent on land on which development for the purposes of boarding houses is permitted with consent under another environmental planning instrument.

Boarding Houses are not permitted under the current version of WLEP 2009.

The subject application, however was lodged under SEPP(ARH) 2009. Hence the application is assessed under Schedule 7(2)- Savings and transitional provisions of the Housing SEPP 2021 as below:

Schedule 7(2) General savings provision

The former provisions of a repealed instrument continue to apply to the following—

- (a) a development application made, but not yet determined, on or before the commencement date,*
- (b) a concept development application made, but not yet determined, on or before the commencement date,*
- (c) a staged development application made subsequent to a concept development application approval granted on or before the commencement date,*
- (d) a development consent granted on or before the commencement date,*
- (e) an environmental impact statement prepared in compliance with an environmental assessment requirement that is—*
 - (i) issued by the Planning Secretary on or before the commencement date, and*
 - (ii) in force when the statement is prepared.*

2.1.6 STATE ENVIRONMENTAL PLANNING POLICY (AFFORDABLE RENTAL HOUSING) 2009

Clause 26 Land to which Division applies

This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones:

Zone R1 General Residential,

Zone R2 Low Density Residential,

Zone R3 Medium Density Residential,

Zone R4 High Density Residential,

Zone B1 Neighbourhood Centre,

Zone B2 Local Centre,

Zone B4 Mixed Use.

Clause 27 Development to which Division applies

- 1) This Division applies to development, on land to which this Division applies, for the purposes of boarding houses.*
- 2) Despite subclause (1), clauses 29, 30 and 30A do not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone in the Sydney region unless the land is within an accessible area.*
- 3) Despite subclause (1), clauses 29, 30 and 30A do not apply to development on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone that is not in the*

Sydney region unless all or part of the development is within 400 metres walking distance of land within Zone B2 Local Centre or Zone B4 Mixed Use or within a land use zone that is equivalent to any of those zones.

Comment:

The subject site is located within 400m (approximately 300m) of a B2 Local Centre zone.

Clause 28 Development may be carried out with consent

Development to which this Division applies may be carried out with consent.

Clause 29 Standards that cannot be used to refuse consent

- (1) *A consent authority must not refuse consent to development to which this Division applies on the grounds of density or scale if the density and scale of the buildings when expressed as a floor space ratio are not more than:*
- (a) *the existing maximum floor space ratio for any form of residential accommodation permitted on the land, or*
 - (b) *if the development is on land within a zone in which no residential accommodation is permitted—the existing maximum floor space ratio for any form of development permitted on the land, or*
 - (c) *if the development is on land within a zone in which residential flat buildings are permitted and the land does not contain a heritage item that is identified in an environmental planning instrument or an interim heritage order or on the State Heritage Register—the existing maximum floor space ratio for any form of residential accommodation permitted on the land, plus:*
 - (i) *0.5:1, if the existing maximum floor space ratio is 2.5:1 or less, or*
 - (ii) *20% of the existing maximum floor space ratio, if the existing maximum floor space ratio is greater than 2.5:1.*

Comment:

The maximum Floor Space Ratio for the subject site is 0.5:1. Residential Flat Buildings are permissible in the zone with consent and there are no Heritage Items located on the site. Therefore the maximum Floor Space Ratio permitted for the proposed development pursuant to Clause 29(1)(c)(i) is 1:1. However the proposed FSR is 0.42:1.

Site area:	616m ²
Proposed GFA:	257.35m ²
FSR:	$257.35\text{m}^2/616\text{m}^2 = 0.42:1$

- (2) *A consent authority must not refuse consent to development to which this Division applies on any of the following grounds:*
- (a) *building height if the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for any building on the land,*

Comment:

The proposed building height of 7.84m does not exceed the maximum of 9m permitted for the site.

- (b) *landscaped area if the landscape treatment of the front setback area is compatible with the streetscape in which the building is located,*

Comment:

The landscape treatment within the front yard can be considered to achieve satisfactory consistency with the neighbouring developments and with the streetscape. However Council's Landscape Officer has not provided satisfactory comments due to the lack of Arborist report. The submitted Statement of Environment Effects states removal of trees or not proposed as part of the application (within the application form).

- (c) *solar access where the development provides for one or more communal living rooms, if at least one of those rooms receives a minimum of 3 hours direct sunlight between 9am and 3pm in mid-winter,*

Comment:

It is considered that the proposed development receives a reasonable amount of sunlight to the communal living space areas.

- (d) *private open space if at least the following private open space areas are provided (other than the front setback area):*
 - (i) *one area of at least 20 square metres with a minimum dimension of 3 metres is provided for the use of the lodgers,*
 - (ii) *if accommodation is provided on site for a boarding house manager—one area of at least 8 square metres with a minimum dimension of 2.5 metres is provided adjacent to that accommodation,*

Comment:

Submitted plans indicate that the POS area does meet the minimum dimension of 3m and the specified minimum 20sqm in area.

- (e) *parking if:*
 - (i) *in the case of development carried out by or on behalf of a social housing provider in an accessible area—at least 0.2 parking spaces are provided for each boarding room, and*
 - (ii) *in the case of development carried out by or on behalf of a social housing provider not in an accessible area—at least 0.4 parking spaces are provided for each boarding room, and*
 - (iia) *in the case of development not carried out by or on behalf of a social housing provider—at least 0.5 parking spaces are provided for each boarding room, and*
 - (iii) *in the case of any development—not more than 1 parking space is provided for each person employed in connection with the development and who is resident on site,*

Comment:

10 rooms require 5 spaces. The proposal provides only 3 parking spaces in total with a shortfall of 2 spaces. Car parking provided does not meet the above requirement.

- (f) *accommodation size if each boarding room has a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of at least:*
 - (i) *12 square metres in the case of a boarding room intended to be used by a single lodger, or*
 - (ii) *16 square metres in any other case.*

Comment:

All rooms are single rooms and appears to have an area of greater than 12m² excluding kitchen and bathroom facilities.

- (3) *A boarding house may have private kitchen or bathroom facilities in each boarding room but is not required to have those facilities in any boarding room.*

Comment:

Bathroom and kitchen facilities have been provided for each room.

- (4) *A consent authority may consent to development to which this Division applies whether or not the development complies with the standards set out in subclause (1) or (2).*

Comment:

It is considered that the development as proposed do not satisfy all of the standards set out in subclauses (1) and (2). The development is not considered to suit the site and the locality and not supported in this instance.

- (5) *In this clause:*

social housing provider does not include a registered community housing provider unless the registered community housing provider is a registered entity within the meaning of the Australian Charities and Not-for-profits Commission Act 2012 of the Commonwealth.

Comment: The applicant is not a social or, community housing provider or registered charity

30 Standards for boarding houses

- (1) *A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:*

- (a) *if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,*

Comment: One (1) communal living room has been provided for the boarding house.

- (b) *no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,*

Comment: No boarding room exceeds 25m² in gross floor area.

- (c) *no boarding room will be occupied by more than 2 adult lodgers,*

Comment: Submitted plans indicate that each boarding room is a single room only.

- (d) *adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,*

Comment: Adequate kitchen and bathroom facilities have been provided in each boarding room.

- (e) *if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,*

Comment: Not applicable. The boarding house has capacity for ten (10) lodgers.

- (f) *(Repealed)*

- (g) *if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,*

Comment: Not applicable.

- (h) *at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.*

Comment: The application submission has been reviewed by Council's Development Engineer in terms of traffic and parking. No concerns were raised on the number of motorcycle and bicycle parking provisions.

- (2) *Subclause (1) does not apply to development for the purposes of minor alterations or additions to an existing boarding house.*

Comment: Not Applicable.

30AA Boarding houses in Zone R2 Low Density Residential

A consent authority must not grant development consent to a boarding house on land within Zone R2 Low Density Residential or within a land use zone that is equivalent to that zone unless it is satisfied that the boarding house has no more than 12 boarding rooms.

Comment:

The development as proposed consists of a total of 10 boarding rooms.

30A Character of local area

A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.

Comment:

The proposal as submitted is recommended for refusal.

Previous proposals for boarding houses on the site were formally reviewed by the Design Review Panel on two instances with regard to the character of the area. It is noted that the applicant has failed to address some outstanding matters raised by the previous Panel Review conducted on 19 January 2021 mainly in providing a site and context analysis.

2.1.7 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Part 1 Preliminary

Clause 1.4 Definitions

Boarding house means a building that:

- (a) *is wholly or partly let in lodgings, and*
- (b) *provides lodgers with a principal place of residence for 3 months or more, and*
- (c) *may have shared facilities, such as a communal living room, bathroom, kitchen or laundry, and*
- (d) *has rooms, some or all of which may have private kitchen and bathroom facilities, that accommodate one or more lodgers,*

but does not include backpackers' accommodation, a group home, hotel or motel accommodation, seniors housing or a serviced apartment.

Note. *Boarding houses are a type of **residential accommodation**—see the definition of that term in this Dictionary.*

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned R2 Low Density Residential.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone R2 Low Density Residential are as follows:

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

The proposed boarding house could be considered as will providing for the accommodation needs of the community within the proximity of a business zone as well as provide the necessary facilities for the residents to satisfy their daily needs.

However the proposed boarding house is not considered suitable for the site and is not supported for the reasons outlined in this report.

ZONE R2 Low Density Residential permitted uses:

Boarding Houses are not permitted within Zone R2 under the current LEP version. However, they were permissible at the time of lodgement of the application.

Following uses are permissible under the savings provision:

*Attached dwellings; Bed and breakfast accommodation; **Boarding houses**; Boat launching ramps; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Hospitals; Hostels; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Veterinary hospitals*

Clause 4.3 Height of buildings

The proposed building height of 7.84m for the boarding houses does not exceed the maximum of 9m permitted for the site.

Clause 4.4 Floor space ratio

The maximum Floor Space Ratio for the subject site is 0.5:1

Site area:	616m ²
Proposed GFA:	257.35m ²
FSR:	$257.35\text{m}^2/616\text{m}^2 = 0.42:1$

The proposal complies with the permitted FSR.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The proposal has been assessed against Clause 7.1 of WLEP2009 and it is considered that the subject site is already serviced by public utilities which can be augmented to service the new proposal.

Clause 7.6 Earthworks

Earthworks associated with the proposal are considered minor, reflective of normal residential construction and thus acceptable in this circumstance.

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

Draft Environment SEPP

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

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

Changes proposed include consolidating the following seven existing SEPPs:

- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011
- State Environmental Planning Policy No. 50 – Canal Estate Development
- Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2-1997)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
- Willandra Lakes Regional Environmental Plan No. 1 – World Heritage Property.

Changes are also proposed to the Standard Instrument – Principal Local Environmental Plan. Some provisions of the existing policies will be transferred to new Section 9.1 Local Planning Directions where appropriate.

Engagement is now closed and feedback is being considered by the Department.

In relation to Items 1.2 and 4 it is considered the draft SEPP is of limited relevance at this point in time

Draft Remediation of Land SEPP

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

The proposed SEPP: provides a state-wide planning framework for the remediation of land requires consent authorities to consider the potential for land to be contaminated when determining development applications clearly lists the remediation works that require development consent introduces certification and operational requirements for remediation works that can be undertaken without development consent.

Engagement is now closed and feedback is being considered by the Department.

In relation to Items 1.2 and 4 it is considered the draft SEPP is of limited relevance at this point in time.

Draft Design and Place SEPP

Public exhibition of the Design and Place SEPP Explanation of Intended Effect closed in April 2021.

The Design and Place SEPP will establish principles for the design and assessment of places in urban and regional NSW: PRINCIPLE 1. Design places with beauty and character that people feel proud to belong to PRINCIPLE 2. Design inviting public spaces to support engaged communities PRINCIPLE 3. Design productive and connected places to enable thriving communities PRINCIPLE 4. Design sustainable and greener places for the wellbeing of people and the environment PRINCIPLE 5. Design resilient and diverse places for enduring communities

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

In relation to Items 1.2 and 4 it is considered the draft SEPP is of limited relevance at this point in time.

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

2.3.5 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

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

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

Chapter B1 contains residential development controls for dwelling-house, secondary dwelling, semi-detached dwelling, dual occupancy, attached dwelling, multi-dwelling housing (villas and townhouses), residential flat building developments in standard residential zones and applies to all residential zoned lands including E4 Environmental Living. The proposal is for the construction of a boarding house therefore Chapter B1 is not strictly applicable to the subject site. However as the subject site is zoned R2 Low Density Residential that is a standard residential zone covered by Chapter B1, a review of the proposal has been undertaken against the provisions of Chapter B1 of WDCP 2009.

The proposal is considered to have the potential for adverse impacts on the environment and adjoining properties as set out in Wollongong Development Control Plan 2009 Chapter B1 – Residential Development.

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.1 Maximum Number of Storeys</u> - R2 max height of 9m or two storey - Built form that has a positive impact on the visual amenity of the area and addresses site constraints and overlooking of neighbouring properties - In R2 Low Density Residential zones, where development occurs within the 8m rear setback the development is limited to single storey	Proposed Boarding House: Two (2) storeys. (7.84m overall height) It is considered that the proposed development will have some impact on the amenity of the adjoining properties in terms of overlooking from upper level windows with sill height 1.2m.	Not satisfactory
<u>4.2 Front Setbacks</u> - Infill 6m min but less dependent on street character - Garages and carports 5.5m min	4.5m (to the front porch)	No
<u>4.3 Side and Rear Setbacks</u> - Wall Setback: 0.9m min - Eave Setback: 0.45m - Rear Setback 0.9m (Ground Floor)	Setbacks for the proposed Boarding Houses are: Ground Floor: 4.5m (North) 1.6m (South) Rear Setbacks:	Yes Yes

– 8m (First Floor)	To Wall: >16m	Yes
<u>4.4 Site coverage</u> • 55% of the area of the lot, if the lot has an area less than 450m². • 50% of the area of the lot, if the lot has an area of at least 450m² but less than 900m². • 40% of the area of the lot, if the lot has an area of at least 900m².	Proposed site coverage is 22% (135m ² /616.28m ²).	Yes
<u>4.5 Landscaped Area</u> • Minimum Required 20% permeable area capable of growing trees, shrubs, groundcover and/or lawn. • 50% behind the building line to the primary road • Integrated with drainage design • Dual occupancy requires 1.5m min landscape strip within the front setback for the majority of site width (excluding driveway)	Proposed: >20% The proposed development does not satisfy the objectives of Council's Landscaped Area controls and policies. Council's Landscape Officer has reviewed the application submission and has not given support raising concerns with the impact on trees .	Yes Not satisfactory
<u>4.6 Private Open Space</u> • 24m² of private open space must be directly accessible from the living areas; min width of 4m and no steeper than 1:50. • Not to be located on side boundaries or front yards without variation.	POS meet the requirement.	Yes
<u>4.7 Solar Access</u> • Windows to living rooms of adjoining dwellings must receive at least 3hrs continuous sunlight between 9.00am - 3.00pm on 21 June. • At least 50% of the private open areas of adjoining residential properties must receive at least 3hrs continuous sunlight between 9.00am - 3.00pm on June 21. • Shadow diagrams will be required by Council for 9am, 12pm, 3pm for the 21 June for two storey dwellings.	POS complies with this requirement	Yes
<u>4.8 Building Character and Form</u> • Design, height and siting of a new	Advice from previous DRP were not	Not satisfactory

dwelling-house or secondary dwelling must respond to its site context • New dwelling-houses within established residential areas should be sympathetic with the existing character of the immediate locality. • All residential buildings must be designed with building frontages and entries clearly addressing the street frontage. • Where garages are proposed on the front elevation they must be articulated from the front façade.	supportive of the proposal for a boarding house about the site suitability. The current submission also lacks a site and context analysis justifying the suitability for the proposed development.	
<u>4.9 Fences</u> • Fences must be constructed to allow natural flow of stormwater or runoff. • Fences within front and secondary building lines should be mainly constructed of transparent fence materials. • Any fence or related retaining wall within the front setback from the primary road frontage must be a max 1.2m in height	None proposed	NA
<u>4.10 Car parking and Access</u> • 1 space per dwelling with a GFA of less than 125m² • 2 spaces per dwelling with a GFA of greater than 125m² • Car parking spaces may be open hard stand space, driveway, carport or a garage. • Garage door facing roads—not greater than 50% of the width of the dwelling. • Carports must be setback behind the front building line. • Garages must be setback min of 5.5 from front boundary. • Driveways shall be separated from side boundaries by a minimum of 1m. • Driveways shall have a max cross-over width of 3m.	SEPP (ARH) requirement prevails	NA

<u>4.11 Storage Facilities</u> • Studio/1 bedroom- 6m³ storage volume to 3m² storage area • 2 bedroom- 8m³ storage volume to 4m² storage area • 3 bedroom- 10m³ storage volume to 5m² storage area	The proposed development is capable to provide adequate storage facilities for the subject site.	Yes
<u>4.12 Site Facilities</u> • letterboxes in an accessible location • air-con, satellite dishes and other ancillary structures to be located away from street frontage, not in a place where they are a skyline feature and adequately setback	The necessary site facilities can be achieved	Yes
<u>4.13 Fire Brigade Servicing</u> • All dwellings located within 60m of a fire hydrant	The subject site can be adequately serviced by fire fighting vehicles in this circumstance.	Yes
<u>4.14 Services</u> • Encourage early consideration of servicing requirements	Water, electricity, sewage and telephone is available to the site	Yes
<u>4.15 Development near the coastline</u> • Must minimise built intrusions into coastal landscape • Retain views to the ocean from roads and public spaces • Maintain buildings consistent with coastal character	Not Applicable	N/A
<u>4.16 View sharing</u> • To protect and enhance view sharing, significant view corridors • A range of view sharing measures to be considered for building design	It is considered that the proposed development will have minimal impact on any view corridors.	Satisfactory
<u>4.17. Retaining walls</u> • To ensure well designed retaining walls that are structurally sound	The retaining walls as shown on the plans appears to comply.	Yes
<u>4.18 Swimming pools and spas</u> • To ensure relevant safety standards meet user's needs. • To ensure site and design maintain	Not Applicable	N/A

the amenity of the area		
<u>4.19 Development near railway corridors and major roads</u>		
• Ensure development near rail corridors and major roads are protected from vibration • Ensure development does not affect operations or safety • Comply with SEPP Infrastructure.	Not Applicable	N/A

CHAPTER C3: BOARDING HOUSES

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
4 Development controls for boarding houses		
<u>3.1 Location of Boarding Houses</u>		
• Boarding houses should be located so that they have access to public transport within 400m walking distance of a railway station or bus stop used by a regular bus service. • Access to employment or services. • Access to parks or open spaces • Access to education institutes such as Universities.	It is considered the subject site has access to bus stops at walkable distances. The subject site is within walking distance of the railway station and parks and open spaces.	Yes
<u>3.2 Setbacks</u>		
Where a proposed boarding house has the built form of a dwelling house the relevant setback requirements of Chapter B1 Residential Development shall apply.	Boarding house has the built form of a dwelling house.	
Front Building Line: 6m	Front setback: 4.5m	No
Side Setback: 0.9m	Side setback:	
Rear Setback: 0.9m and 8m to first floor.	4.5m (North), 1.6m (South)	Yes
	Rear Setbacks:	
	To Wall: >16m	
<u>4 Minimum facilities for boarding houses</u>		
<u>4.1.1 Class 3 Boarding Houses</u>		
Class 1b boarding houses are recommended to make provision for the following facilities within the	The proposed boarding house is considered to be a Class 1b. The proposal makes provision for ten (10) single rooms with a kitchenette and ensuite for each room, a communal	Yes

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
development: (a) Bedrooms; (b) Laundry facilities; (c) Toilet facilities; (d) Communal kitchen area for food preparation optional for 6 persons or less); and (g) Garbage and recycling facilities <u>4.1.3 General Boarding House Controls</u> Facilities: • Rooms shall be a minimum of 12m² for 1 person and 16m² for 2 persons. • Maximum number of boarders is 2 per room. • Ensuite shall be 3m² minimum in addition to the 12m² or 16m² • Shared bathrooms facilities must: ○ Comply with the BCA ○ Must be accessible to all occupants ○ A minimum of 1 bath or shower per 10 occupants, 1 closet pan and wash basin with hot and cold water for each 10 occupants or part thereof. • Communal kitchens are to be ○ Supplied with cupboards, kitchen sink, food preparation benches, cooking facilities plus tables and chairs in a central location. ○ Shall be a minimum of 6.5m² for up to 6 residents or 11m² for more than 6 residents and up to 11 residents. ○ Where minor kitchenette facilities are provided within all bedrooms that shall comprise of a fridge, adequate cupboards and shelves and a microwave. • Laundry and clothes drying facilities are to be provided at one (1) washing machine and tub per ten	living room and garbage/recycling facilities. The proposed boarding house consists of ten(10) single rooms with minimum areas of 12m², and one (1) accessible room with an area of 15.45m². Not Applicable. A kitchen has been provided in each room. The proposal includes a washing	Yes Yes

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
(10) residents. One (1) clothes dryer or a minimum of 30 metres of clothes line per ten (10) residents.	machine and cloth dryer.	Yes
One (1) communal living room.	Communal living room provided.	Yes
Private open space is to be located in the rear setback with a 20m² or 30m² where the boarding house is not within walking distance of public open space. An area of 8m² with a minimum dimension of 2.5m shall be provided for onsite managers for private open space.	Submitted plans indicate that the private open space area complies.	Yes
Landscape plan should aim to soften the visual impact of the boarding house.	The proposed development is not considered satisfactory from the submitted information. Council's Landscape Officer has reviewed the application submission and raised with the lack of an Arborist report.	No
Car parking shall be provided in accordance with Chapter E3.		NA
Boarding houses shall provide suitable disabled access arrangements.		Due to limited on street parking capability in this location it is considered the provisions of SEPP(ARH)2009 for 5 spaces should prevail over DCP parking controls

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>5 Management plan</u>	The application submission includes a Management Plan which sets out the various requirements and responsibilities of management and lodgers.	Yes
<u>6 Fire Safety</u>		Capable of achieving compliance

CHAPTER D1 – CHARACTER STATEMENTS

Unanderra

The subject site is zoned R2 Low Density Residential. Boarding Houses are not permitted in R2 zone as per the current WLEP And Housing SEPP 2021. The development as proposed, with limited parking areas and failing to address the environmental matters is not considered to be acceptable as presented.

Therefore the development as proposed is not considered compatible with the desired future character of the neighbourhood and for Unanderra in this circumstance.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

It is considered that disabled access to the proposed development is not satisfactorily addressed in this instance. A safe pathway from the car parking to the front doors is not clearly identified.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	Details for light spillage mitigation measures not provided	Unsatisfactory
<u>3.2 Natural surveillance and sightlines</u>	Proposed parking in the rear yard could impose some restrictions to natural surveillance	Unsatisfactory
<u>3.3 Signage</u>	No signage proposed	N/A
<u>3.4 Building design</u>	A safe continuous pathway from the rear carparking area to the front entry door is not clearly identified in the submission.	Unsatisfactory
<u>3.5 Landscaping</u>	The proposal is considered to satisfy the landscaping controls for CPTED in this circumstance as relates to minimising areas	Satisfies

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
	of concealment.	
<u>3.6 Public open space and parks.</u>	The proposal is for boarding house on a privately owned lot. The proposal is not opposite an area of public open space or park.	N/A
<u>3.7 Community facilities & Public Amenities</u>	The proposal is for boarding house on a privately owned lot.	N/A
<u>3.8 Bus stops and taxi ranks</u>	The subject site is within 300m of a B2 zone There are bus stops and taxi ranks within walking distance.	Satisfies

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

	<i>Rate</i>	<i>Calculation</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Car parking	Boarding Houses: 0.5 car parking space per staff plus 1 car parking space per 5 beds	10 Bedrooms	2 Spaces	3 Spaces	Yes (However, due to limited on street parking capability in this location it is considered the provisions of SEPP ARH 2009 for 5 spaces should prevail over DCP parking controls)
Bicycle parking	1 Space per bed	10 Bedrooms	10 Spaces		Yes

The proposal includes 2 motorcycle parking which is not a requirement specified in this Chapter. One of the car spaces allows disabled parking. Council's Development Engineer has not supported the proposal regarding the number of car parking spaces. See section 1.6.1. The access driveway and the manoeuvring space are found satisfactory.

CHAPTER E6: LANDSCAPING

The proposed landscape plan was referred to Council's Landscape Officer for comment with referral advice indicating the proposal as not satisfactory.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Management Plan has been included with this development application.

CHAPTER E14 STORMWATER MANAGEMENT

The application has been reviewed by Council's Development Engineer in relation to stormwater management. The proposed development satisfies the objectives of WDCP2009 Chapter E14 Stormwater Management.

CHAPTER E16 BUSHFIRE MANAGEMENT

Council records identify the land as being bushfire affected. The accompanying bushfire assessment report submitted is an older version including a Manager's residence. However the bushfire assessment report is considered to satisfy the aims of objectives of PBP 2019 with regards to Asset Protection Zones, Construction, Water, gas and electrical supplies and landscaping on appropriate conditions.

The proposal was referred to RFS for comments which was later withdrawn following the advice received that referral was not required.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

Though no tree removal is proposed as part of the application the submitted landscape plan shows trees to be removed. The application submission was referred to Council's Landscape Officer for comment. A complete assessment couldn't be undertaken due the lack of submission of an arborist report.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

It is considered that the proposed development will have minimal impact on the surface water drainage of the site and satisfies the objectives of WDCP2009 Chapter E19 Earthworks (Land Reshaping Works)

CHAPTER E 20 CONTAMINATED LAND

Refer to SEPP 55 comments Section 2.1

CHAPTER E21: DEMOLITION

Demolition of structures does not form part of this development application.

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.

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 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2020

The estimated cost of works is over \$100,000 and a levy of 1% is applicable under this plan, however the DA is recommended for refusal.

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

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

Not applicable

93 Fire safety and other considerations

Not Applicable

94 Consent authority may require buildings to be upgraded

Not applicable

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

Context and Setting:

The proposal is not considered to be consistent with the context and setting of the surrounding area. Despite prior Design Review Panel advice for former proposals requesting a detailed site and context analysis the submission failed to address this issue to support justification for the proposal

Access, Transport and Traffic:

The development provides for three (3) car parking spaces. Council's Development Engineer has considered the proposed development with regards vehicular parking, access and manoeuvring. Due to limited on street parking capability in this location it is considered the provisions of SEPP ARH 2009 for 5 spaces should prevail over DCP parking controls

Public Domain:

The proposal is not considered to be conducive for the site and would set an undesirable precedent for development within the local area. The cumulative impact of similar development would likely have an adverse impact upon the public domain of the locality.

Utilities:

The proposal would not be envisaged to place an unreasonable demand on utilities supply. Existing utilities can be augmented to service the proposal.

Heritage:

The site is not located in the visual catchment of any nearby built form heritage items.

Other land resources:

The proposal would not be envisaged to impact upon any valuable land resources.

Water:

The site is presently serviced by Sydney Water, which could be readily extended to meet the requirements of the proposed development.

The proposal would not be envisaged to have unreasonable water consumption.

Soils:

The soil profile could be acceptable for the construction of the proposed development.

Air and Microclimate:

The proposal would not be expected to result in negative impact on air or microclimate.

Flora and Fauna:

The application submission was referred to Council's Landscape Officer for comment. Submission lacks an arborist report to assess impact on trees. The application is not supported in its current form.

Waste:

The proposal is not expected to generate significant waste. Kerbside collection is proposed

Energy:

The proposal would not be expected to have unreasonable energy consumption.

Noise and vibration:

An acoustic report requested by Council's Environment officer as part of the assessment was not submitted

by the applicant. Impact of noise to the neighbourhood could not be properly assessed in this instance.
<u>Natural hazards:</u> The land is identified as being bushfire affected. It is considered that the proposal can achieve compliance with the hazard protection via conditions.
<u>Technological hazards:</u> There are no technological hazards affecting the site that would prevent the proposal.
<u>Safety, Security and Crime Prevention:</u> The proposal as presented could generate opportunities for criminal or antisocial behaviour. There are safety concerns due to the parking provisions to the rear of the site and lack of a safe pathway to the front door.
<u>Social Impact:</u> The proposal may create negative social impacts. It is considered that insufficient information has been submitted for Council to assess impacts from the proposed development on the amenity of the neighbourhood and the surrounding development.
<u>Economic Impact:</u> The proposal would not be envisaged to result in negative economic impacts.
<u>Site Design and Internal Design:</u> The proposal is considered deficient in parking and may cause possible amenity impacts to adjoining properties in terms of privacy and overlooking.
<u>Cumulative Impacts:</u> Considering the matters outlined throughout this report, the proposal is considered likely to result in adverse cumulative impacts.

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

Does the proposal fit in the locality?

The development as proposed is not considered appropriate for the locality.

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

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

See section 1.5 of this report.

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

The application is considered likely to result in negative impacts on the environment and the amenity of the locality. A number of issues have been raised in the public submissions and by internal referral groups. The proposal is not considered to be in the public interest.

3 CONCLUSION

This application has been assessed having regard to the Heads of Consideration under Section S4.15(1) of the Environmental Planning and Assessment Act 1979, the provisions of Wollongong Local Environmental Plan 2009 and all relevant Council DCPs, Codes and Policies. It is considered the proposed development has not been designed appropriately given the constraints and characteristics of the site and has the potential to result in significant adverse impacts on the amenity of the surrounding area.

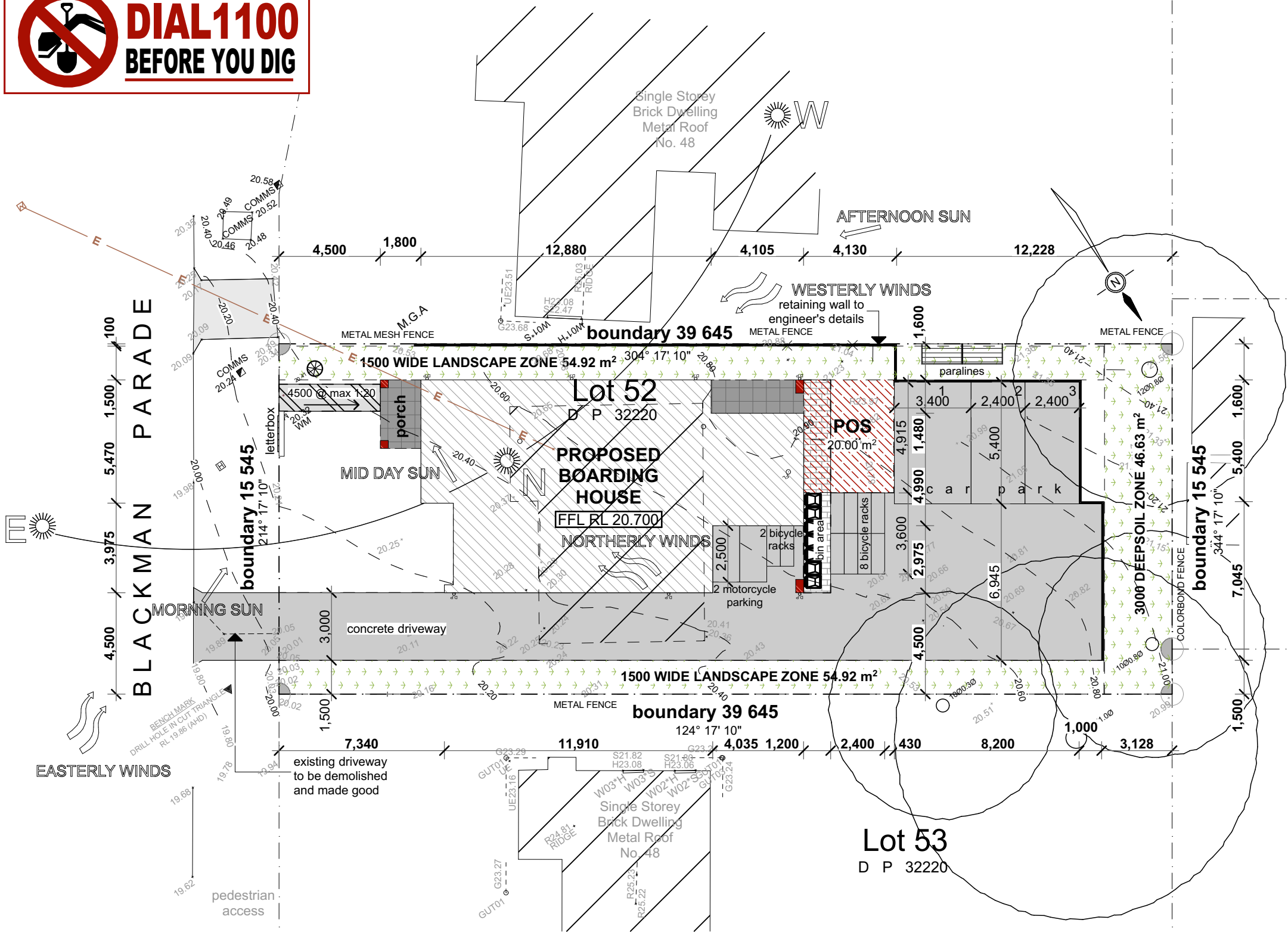
The proposal is considered unacceptable with regard to the likely impacts and issues raised in public submissions and internal referral groups warranting a redesign. Additional information was requested of the applicant to enable a thorough assessment - but not received. The proposal is not supported in the current form.

4 RECOMMENDATION

It is recommended that **DA-2021/1135** be refused for the reasons outlined in Attachment 2.

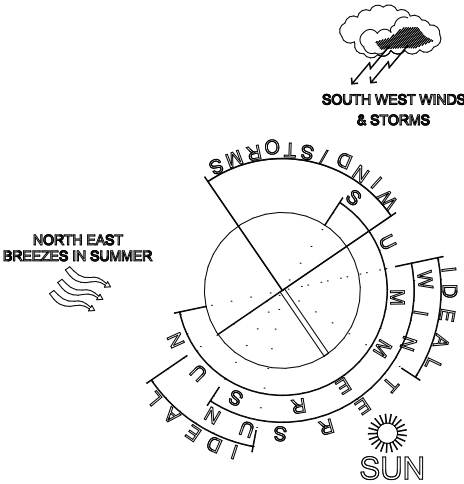
5 ATTACHMENTS

- 1 Architectural, drainage and landscape concept Plans
- 2 Reasons for refusal



Legend - Site

- Extent of site boundary
- Extent of new powder coated m.s security fence. Refer also to fence detail & finishes schedule
- Extent of proposed new building
- Extent of existing building works to be removed / demolished
- Extent of existing buildings on site to remain
- Existing trees to remain. Refer also to Landscape drawing.
- Existing trees to be removed. Refer also to Landscape drawing.
- Stormwater pit. Refer also to drainage drawing.
- Existing level. Refer also to survey.
- Proposed levels. Refer also to drainage drawing.
- Existing telstra pit. Refer also to survey.



SITE PLAN / SITE ANALYSIS

1:200



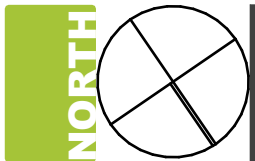
RevID	ID	Revision	Date
D	DA	Issue for DA	17.07.20
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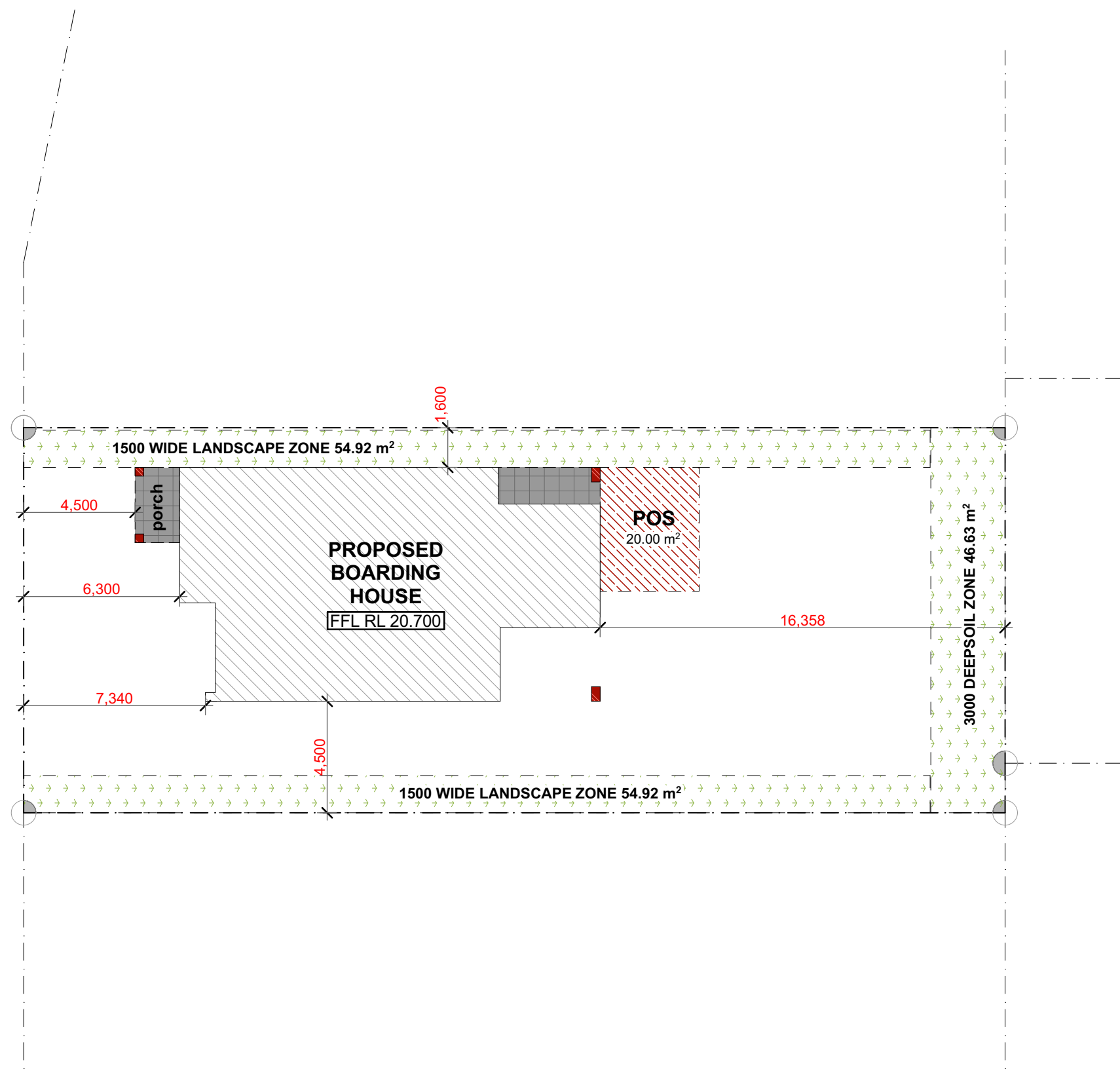
Client Name
Co-Living

Project Name
Proposed Boarding House

Project Address
Lot 52 in DP 32220 Blackman Parade,
Unanderra, NSW
2526

SITE PLAN / SITE ANALYSIS
PLAN

Scale: as noted
Status: DA
Date: 06/08/2021
Project No: 2020-001
Drawing No.: A03
Drawn By: BT



SITE SETBACK PLAN

1:200

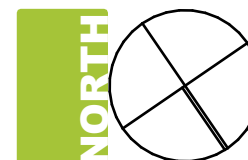
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bta

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SITE SETBACK PLAN

Scale:
as noted

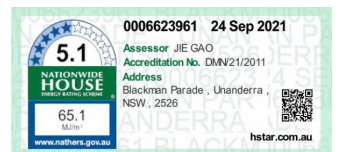
Project No:
2020-001

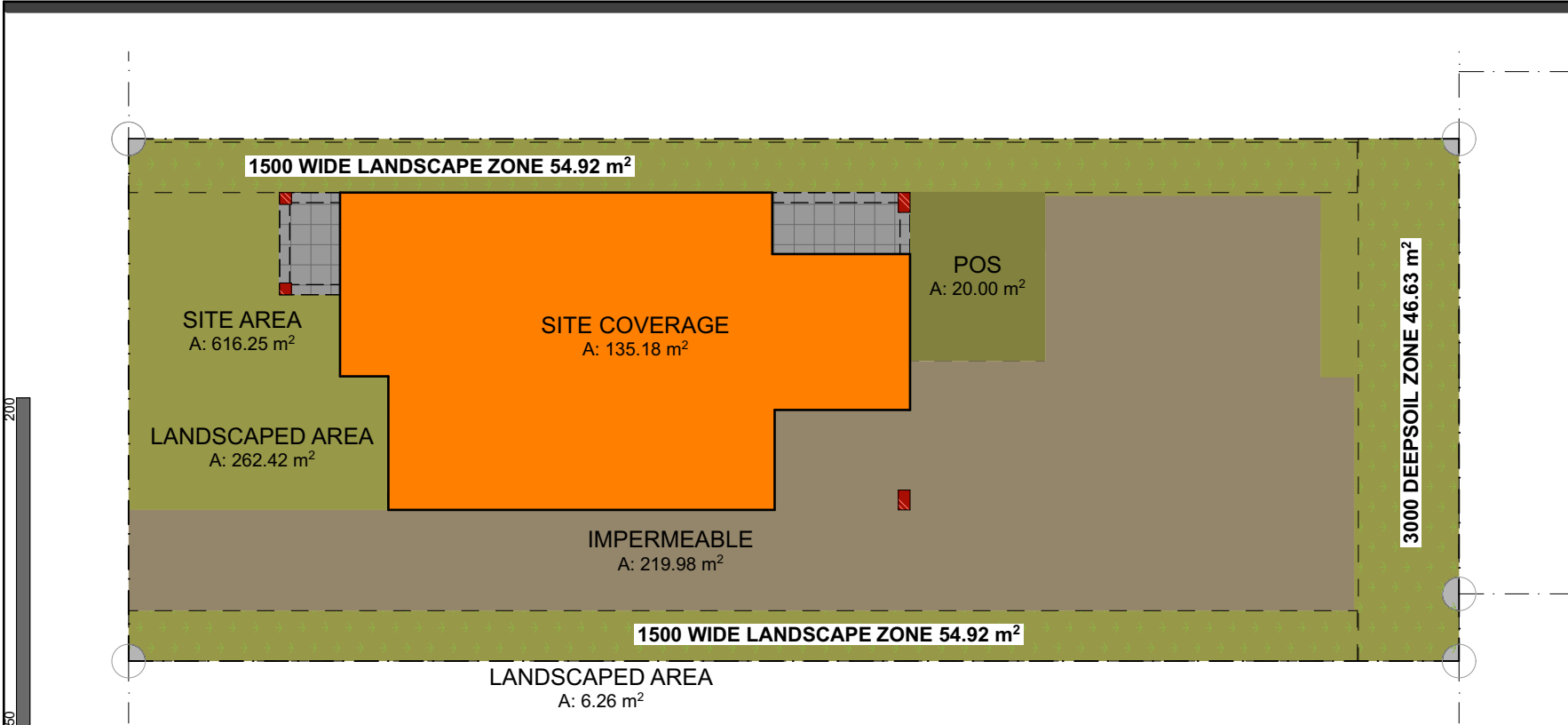
Status:
DA

Drawing No.
A04

Date: 06/08/2021

Drawn By: BT





DEVELOPMENT DATA

Site Area:	616.25m ²
Ground Floor Area:	135.18m ²
First Floor Area:	143.19m ²
Porch:	12.98m ²
Total Area:	291.35m ²

Total Floor Area: 254.4m²
(Inside face of external walls, less void, porch, balconies & garage)

FSR Required:	0.50:1
FSR Provided:	0.41:1

ROOM SIZE:
All Single Rooms:
Min. 12.m² excluding bath and kitchen

SITE DATA

Zone	Name	m ²
001	SITE AREA	616.25
002	LANDSCAPED AREA	268.68
003	IMPERMEABLE SURFACE	219.98
004	PRIVATE OPEN SPACE	20.00
005	SITE COVERAGE	135.18

Development Data

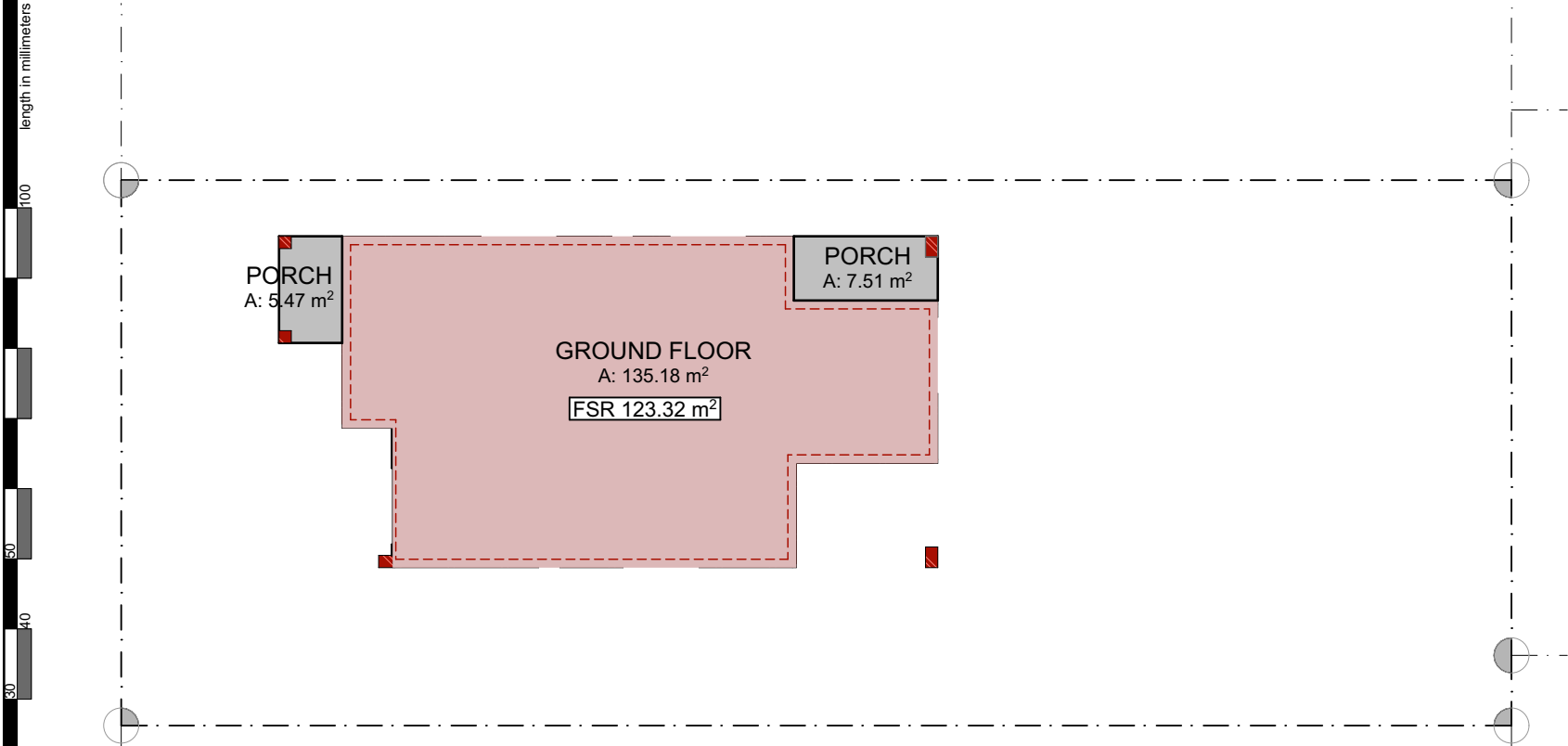
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03	PORCH	12.98

291.35 m²



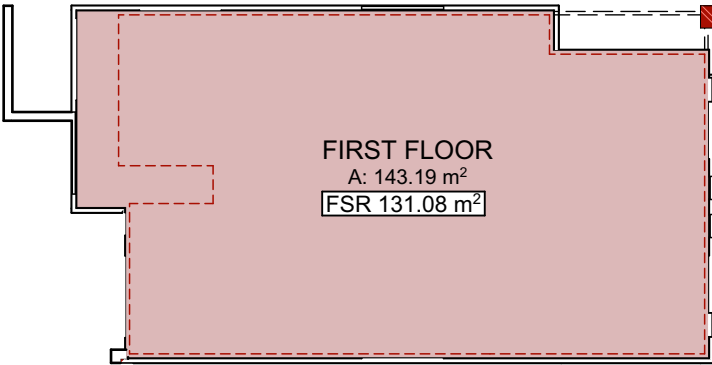
SITE DATA CALCULATIONS

1:200



GROUND FLOOR DATA CALCULATIONS

1:200



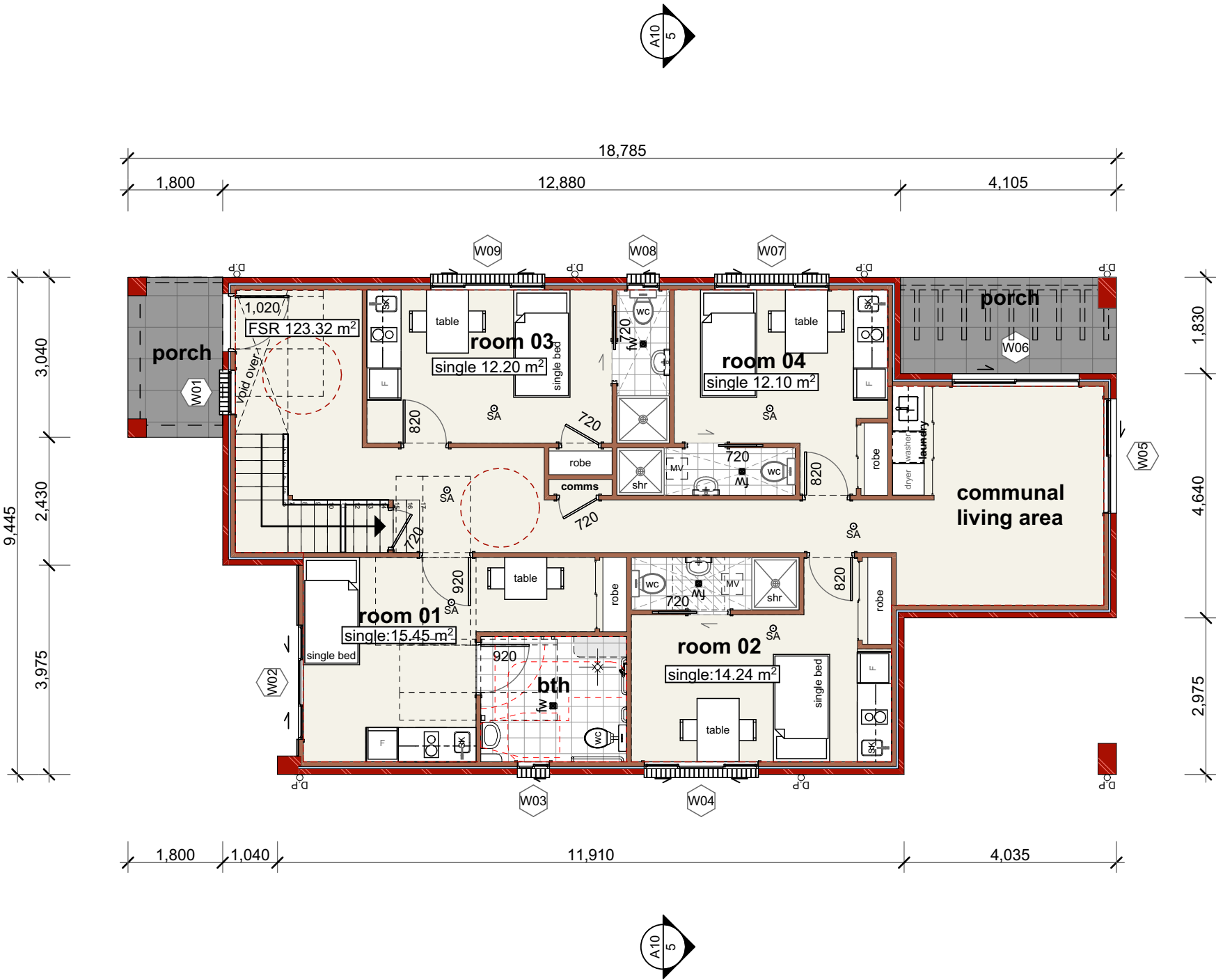
LEVEL 1 DATA CALCULATIONS

1:200

General notes

- Verify on site all survey information including all existing services & levels prior to construction.
- Demolish existing structures & clear all vegetation as required and/or as shown on drawings, ready for new works. Dispose of demolished building materials and asbestos material encountered during demolition, except those items specifically identified for reuse.
- Terminate, cap off or divert of all existing services where so require and/or as necessary to carry out new works. Perform all works in best tradesman-like manner and to the satisfaction of relevant authorities.
- Refer to structural eng's documents for details of conc. Slabs, steps, footings including sizes of structural members. All timber framing sizes shall comply with the timber framing code.
- Comply with landscaping requirements as required by the council conditions and/or as detailed by landscape architect .
- Refer to hydraulic eng's details for location and levels of all storm water pits. Uno. Connect all downpipes into nearest existing storm water system as required and/or to hyd. Eng's details. Uno. Provide fall in ground finishes ensuring all storm water falls away from building. Lay paving with sufficient fall to pit to avoid ponding.
- Refer to hydraulic eng's details for details of sewer connection . Comply with relevant authorities requirements.
- Supply & install all electrical services including but not limited to, power, exit signs, emergency lifting & telephone supply to relevant aust standards & authorities requirements.
- Supply & install all mechanical ventilation including but not limited to, mechanical exhaust fans & ducts, air conditioning units & ducts to relevant aust standards & authorities requirements.
- Remove all redundant vehicle crossings & replaced with kerb & gutter to council's requirements. repair & reinstate to surrounds where disturbed by new works to council engineer's specification.
- Provide physical termite treatment in accordance with as 3660.1
- WC with inward swinging doors closer than 1200mm to the pan shall be fitted with lift off hinges as required by BCA.
- Uno. Provide 50mm set down in floor slab to all wet areas. Lay paving with sufficient fall to floor waste to avoid ponding.
- repair & reinstate to all surfaces, damaged / effected during new works
- At completion clean up the site prior to hand over. repair & reinstate to surrounds where disturbed during new works.

1



GROUND FLOOR PLAN
1:100



RevID	ID	Revision	Date
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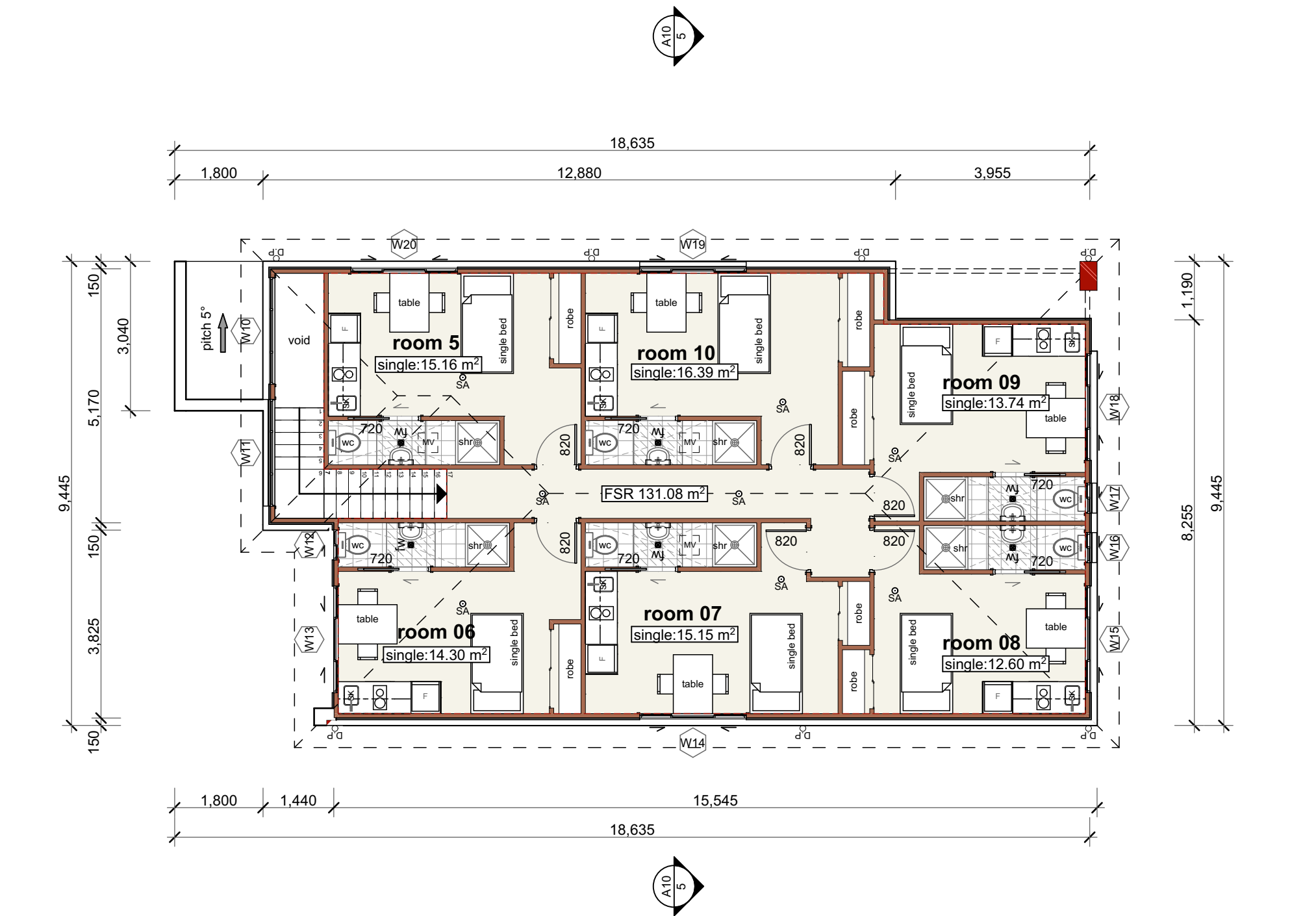
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All dimensions and floor areas are to be verified by the Builder prior to commencement of any building work. Any discrepancies are to be brought to the attention of the designer. Levels shown are approximate unless accompanied by reduced levels. Figured dimensions must be taken in preference to scaling. All boundary clearances must be verified by the surveyor prior to the commencement of any building works. Where engineering drawings are required such must take preference to this drawing. Stormwater to be discharged to Council's requirements and Australian Standards. All services to be located and verified by the Builder with relevant authorities before any building work commences. © copyright, this design and the associated documents are subject to copyright laws and may not be reproduced in any form without written consent from brett taylor & associates.

GROUND FLOOR PLAN		ISSUE
Drawing Number		A07
Project No:	2020-001	Drawn By: BT
		Checked By: BT
Date:	06/08/2021	Status: DA
		Scale: as noted

RevID	ID	Revision	Date
D	DA	Issue for DA	17.07.20
E	DA	Issue for DA	03.08.20
F	DA	Amended for council	18.11.20
G	DA	Amended for council	04.03.21
H	DA	Amended for council	28.07.21
I	DA	Amended for council	06.08.21



LEVEL 1 FLOOR PLAN
1:100



Proposed Boarding House

Lot 52 in DP 32220 Blackman Parade
Unanderra, NSW
2526

Co-Living

brett taylor + associates

residential | industrial | commercial

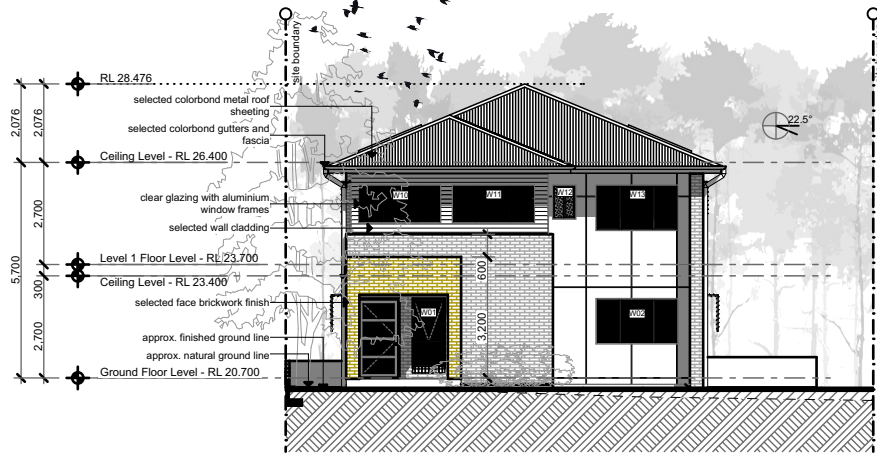
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All dimensions and floor areas are to be verified by the Builder prior to commencement of any building work.
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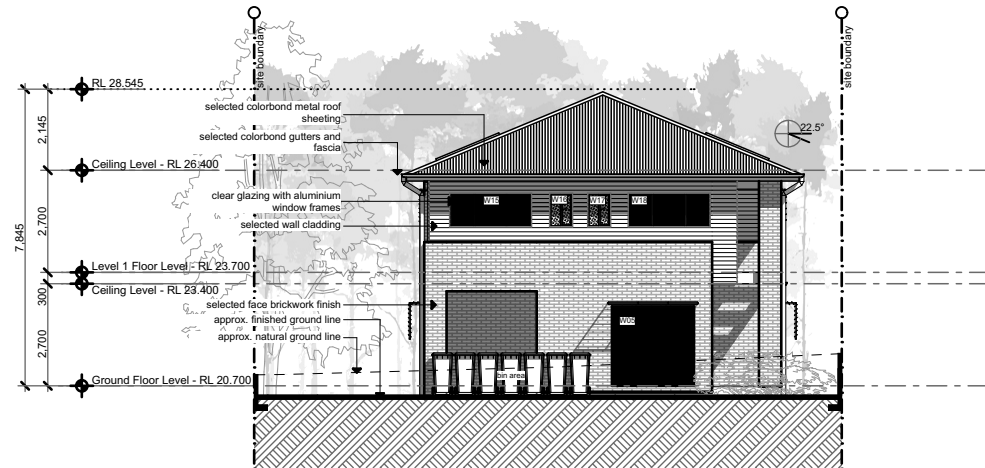
LEVEL 1 FLOOR PLAN		ISSUE
Drawing Number		
A08		
Project No:	Drawn By:	BT
2020-001	Checked By:	BT
Date:	Status:	Scale:
06/08/2021	DA	as noted



NORTHEAST ELEVATION
1:200



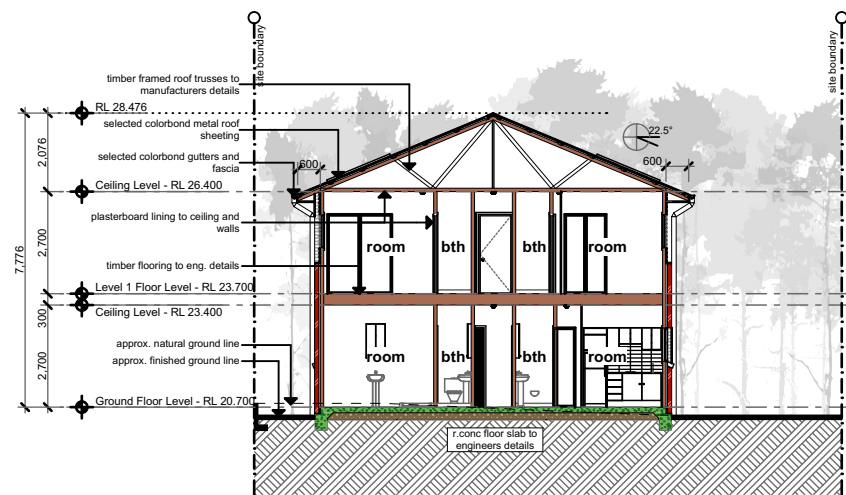
NORTHWEST ELEVATION
1:200



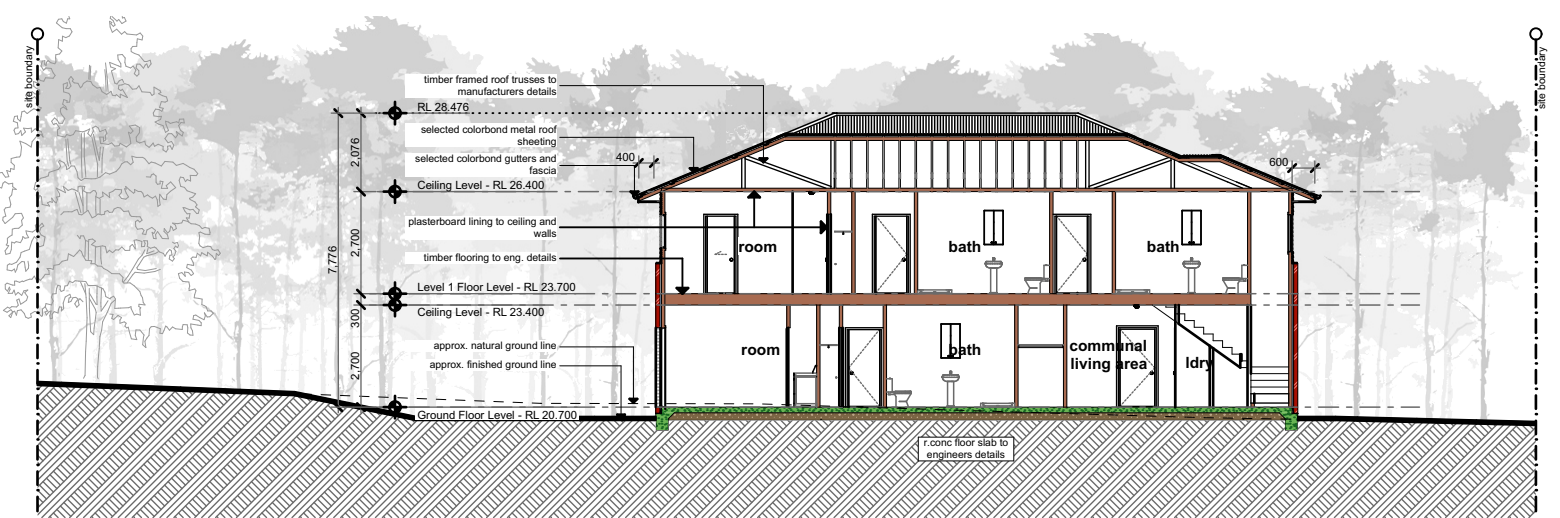
SOUTHWEST ELEVATION
1:200



SOUTHEAST ELEVATION
1:200



SECTION A - A
1:200



SECTION B - B
1:200

46 BLACKMAN PARADE, UNANDERRA NSW 2526

PROPOSED BOARDING HOUSE

STORMWATER CONCEPT PLANS - DEVELOPMENT APPLICATION

STORMWATER NOTES		
1.	CONTRACTOR MUST VERIFY ALL DIMENSIONS & EXISTING LEVELS, SERVICES & STRUCTURES ON SITE PRIOR TO COMMENCEMENT OF WORK.	
2.	THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, LANDSCAPE, STRUCTURAL, HYDRAULIC, & OTHER SERVICES DRAWINGS & SPECIFICATIONS. IF THERE EXISTS AND DISCREPANCIES BETWEEN THE DRAWINGS, THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.	
3.	EQUIVALENT STRENGTH REINFORCED CONCRETE PIPES MAY BE USED.	
4.	WHERE SUBSOIL DRAINAGE LINES PASS UNDER FLOOR SLABS & VEHICULAR PAVEMENTS, UNSLOTTED uPVC SEWER GRADE PIPE SHALL BE USED.	
5.	CHARGED LINES TO BE SEWER GRADE & SEALED.	
6.	ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.	
7.	ALL PITS IN DRIVEWAYS TO BE CONCRETE & ALL PITS IN LANDSCAPED AREAS TO BE PLASTIC.	
8.	PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.	
9.	ALL BALCONIES & ROOFS TO BE DRAINED & TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.	
10.	ALL GRATES TO HAVE CHILD PROOF LOCKS.	
11.	ALL DRAINAGE WORKS TO AVOID TREE ROOTS.	
12.	ALL DOWNPIPES & GUTTERS TO HAVE LEAF GUARDS.	
13.	COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.	
14.	ALL WORKS SHALL BE IN ACCORDANCE WITH B.C.A. & A.S.3500.3.	
15.	CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS & OSD BASIN WATER LEVELS.	
16.	ALL Ø300 DRAINAGE PIPES & LARGER SHALL BE CLASS 2 APPROVED SPIGOT & SOCKET RCP PIPES WITH RUBBER RING JOINTS (U.N.O.). ALL DRAINAGE PIPES UP TO & INCLUDING Ø225 SHALL BE SEWER GRADE uPVC WITH SOLVENT WELD JOINTS (U.N.O.).	
17.	EQUIVALENT STRENGTH FRC PIPES MAY BE USED.	
18.	ALL PIPE JUNCTIONS, BENDS & TAPERS UP TO & INCLUDING Ø450 SHALL BE VIA PURPOSE MADE FITTINGS.	
19.	CONTRACTOR TO SUPPLY & INSTALL ALL FITTINGS & SPECIALS INCLUDING VARIOUS PIPE ADAPTORS TO ENSURE PROPER CONNECTION BETWEEN DISSIMILAR PIPE WORK.	
20.	ALL CONNECTIONS TO EXISTING DRAINAGE PITS SHALL BE MADE IN A TRADESMAN-LIKE MANNER, & THE INTERNAL WALL OF THE PIT AT THE POINT OF ENTRY SHALL BE CEMENT RENDERED TO ENSURE A SMOOTH FINISH.	
21.	WHERE TRENCHES ARE IN ROCK, THE PIPE SHALL BE BEDDED ON A MIN. 50mm CONCRETE BED (OR 75mm THICK BED OF 12mm BLUE METAL) UNDER THE BARREL OF THE PIPE. THE PIPE COLLAR AT NO POINT SHALL BEAR ON THE ROCK. IN OTHER THAN ROCK, PIPES SHALL BE LAID ON A 75mm THICK SAND BED. IN ALL CASES, BACKFILL THE TRENCH WITH SAND TO 200mm ABOVE THE PIPE. WHERE THE PIPE IS UNDER PAVEMENTS BACKFILL REMAINDER OF TRENCH WITH SAND OR APPROVED GRANULAR BACKFILL COMPACTED IN 150mm LAYERS TO 98% STANDARD MAX. DRY DENSITY.	
22.	BEDDING SHALL BE TYPE H1 (U.N.O.), IN ACCORDANCE WITH CURRENT RELEVANT AUSTRALIAN STANDARDS.	
23.	WHERE STORMWATER LINES PASS UNDER FLOOR SLABS, SEWER GRADE RUBBER RING JOINTS ARE TO BE USED.	
24.	ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB.	
25.	Ø65 PVC @ MIN 1.0% Ø90 PVC @ MIN 1.0% Ø100 PVC @ MIN 1.0% Ø150 PVC @ MIN 1.0% Ø225 PVC @ MIN 0.5% Ø300 PVC @ MIN 0.4% UNLESS NOTED OTHERWISE	
26.	CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALLUSTRADE FOR STORMWATER EMERGENCY OVERFLOW.	
27.	ALL ENCLOSED AREAS/PLANTER BOXES BE FITTED WITH FLOOR WASTES & TO DRAINED TO OSD.	
28.	DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.	
29.	PROVIDE 3.0m LENGTH OF Ø100 SUBSOIL DRAINAGE PIPE WRAPPED IN FABRIC SOCK, AT UPSTREAM END OF EACH PIT.	
30.	ALL THE CLEANING EYES (OR INSPECTION EYES) FOR THE UNDERGROUND PIPES HAVE TO BE TAKEN UP TO THE FINISHED GROUND LEVEL FOR EASY IDENTIFICATION & MAINTENANCE PURPOSES.	
31.	ALL SUB-SOIL DRAINAGE SHALL BE A MIN OF Ø65 & SHALL BE PROVIDED WITH A FILTER SOCK. THE SUBSOIL DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS TO BE PROVIDED BY THE LANDSCAPE ARCHITECT.	
32.	PRIOR TO COMMENCING ANY WORKS, THE BUILDER SHALL ENSURE THAT THE INVERT LEVELS OF WHERE THE SITE STORMWATER SYSTEM CONNECTS INTO THE COUNCILS KERB/DRAINAGE SYSTEM MATCHED THE DESIGN LEVELS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.	

DRAWING INDEX	
Drawing No.	DESCRIPTION
MBR20092 - 000	COVER SHEET, NOTES & DRAWING INDEX
MBR20092 - 101	STORMWATER CONCEPT PLAN - GROUND LEVEL & LEVEL 1 PLAN
MBR20092 - 102	SEDIMENT & EROSION CONTROL PLAN & DETAILS
MBR20092 - 103	ON-SITE DETENTION DETAILS & CALCULATIONS SHEETS SHEET 1 OF 3
MBR20092 - 104	ON-SITE DETENTION DETAILS & CALCULATIONS SHEETS SHEET 2 OF 3
MBR20092 - 105	ON-SITE DETENTION DETAILS & CALCULATIONS SHEETS SHEET 3 OF 3
MBR20092 - 106	MISCELLANEOUS DETAILS SHEET

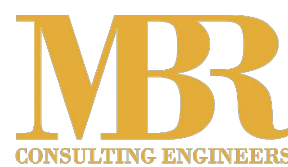
SITEWORKS NOTES	
1.	ORIGIN OF LEVELS : AUSTRALIAN HEIGHT DATUM (A.H.D.)
2.	CONTRACTOR MUST VERIFY ALL DIMENSIONS & EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
3.	ALL WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS & THE DIRECTIONS OF THE PRINCIPAL'S REPRESENTATIVE.
4.	EXISTING SERVICES HAVE BEEN PLOTTED FROM SUPPLIED DATA & AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LOCATION & LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE PRINCIPAL'S REPRESENTATIVE. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.
5.	WHERE NEW WORKS ABUT EXISTING, THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE, FREE FROM ABRUPT CHANGES IS OBTAINED.
6.	THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
7.	CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER COMMUNICATIONS OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.
8.	ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACKFILLED WITH AN APPROVED NON-NATURAL GRANULAR MATERIAL & COMPACTED TO 98% STANDARD MAXIMUM DRY DENSITY IN ACCORDANCE WITH AS.1289.5.1.1.
9.	ALL TRENCH BACKFILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.
10.	ON COMPLETION OF PIPE INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL & GRASSED AREAS & ROAD PAVEMENTS.
11.	PROVIDE 12mm WIDE EXPANDING CORK JOINTS BETWEEN CONCRETE PAVEMENTS & ALL BUILDINGS, WALLS, FOOTINGS, COLUMNS, KERBS, DISH DRAINS, GRATED DRAINS, BOLLARD FOOTINGS ETC
12.	CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS.
13.	ALL BATTERS TO BE GRASSED LINED WITH MIN 100mm TOPSOIL & APPROVED COUCH LAID AS TURF.
14.	MAKE SMOOTH TRANSITION TO EXISTING SERVICES & MAKE GOOD.
15.	THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY DIVERSION DRAINS & MOUNDS TO ENSURE THAT, AT ALL TIMES, EXPOSED SURFACES ARE FREE DRAINING &, WHERE NECESSARY, EXCAVATE SUMPS & PROVIDE PUMPING EQUIPMENT TO DRAIN EXPOSED AREAS.
16.	THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, LANDSCAPE, STRUCTURAL, HYDRAULIC & ELECTRICAL DRAWINGS & SPECIFICATIONS. IF THERE EXISTS AND DISCREPANCIES BETWEEN THE DRAWINGS, THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
17.	TRENCHES THROUGH EXISTING ROAD & CONCRETE PAVEMENTS SHALL BE SAWCUT TO FULL DEPTH OF CONCRETE & A MIN 50mm IN BITUMINOUS PAVING.
18.	ALL BRANCH GAS & WATER SERVICES UNDER DRIVEWAYS & BRICK PAVING SHALL BE LOCATED IN Ø80 uPVC SEWER GRADE CONDUITS EXTENDING A MIN OF 500mm PAST PAVING.
19.	ALL WORKS WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
20.	COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.



DIAL BEFORE YOU DIG NOTE	
	DIAL BEFORE YOU DIG www.1100.com.au
THE CONTRACTOR MUST CONTACT ALL SERVICES & MAINTAIN A SET OF 'DIAL BEFORE YOU DIG' DRAWINGS ON SITE AT ALL TIMES.	

EROSION & SEDIMENT CONTROL NOTES	
<u>GENERAL INSTRUCTIONS:</u>	
E1.	THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEERING PLANS, & ANY OTHER PLANS OR WRITTEN INSTRUCTIONS THAT MAY BE ISSUED & RELATING TO DEVELOPMENT AT THE SUBJECT SITE.
E2.	THE SITE SUPERINTENDENT WILL ENSURE THAT ALL SOIL & WATER MANAGEMENT WORKS ARE LOCATED AS INSTRUCTED IN THIS SPECIFICATION.
E3.	ALL BUILDERS & SUB-CONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN MINIMISING THE POTENTIAL FOR SOIL EROSION & POLLUTION TO DOWNSLOPE LANDS & WATERWAYS.
<u>CONSTRUCTION SEQUENCE:</u>	
E4.	THE SOIL EROSION POTENTIAL ON THIS SITE SHALL BE MINIMISED. HENCE, WORKS SHALL BE UNDERTAKEN IN THE FOLLOWING SEQUENCE :
a.	INSTALL SEDIMENT FENCES, TEMPORARY CONSTRUCTION EXIT & SANDBAG KERB INLET SEDIMENT TRAP.
b.	UNDERTAKE SITE DEVELOPMENT WORKS IN ACCORDANCE WITH THE ENGINEERING PLANS. PHASE DEVELOPMENT SO THAT LAND DISTURBANCE IS CONFINED TO AREAS OF WORKABLE SIZE.
<u>EROSION CONTROL:</u>	
E5.	DURING WINDY CONDITIONS, LARGE, UNPROTECTED AREAS WILL BE KEPT MOIST (NOT WET) BY SPRINKLING WITH WATER TO KEEP DUST UNDER CONTROL.
E6.	FINAL SITE LANDSCAPING WILL BE UNDERTAKEN AS SOON AS POSSIBLE & WITHIN 20 WORKING DAYS FROM COMPLETION OF CONSTRUCTION ACTIVITIES.
<u>FENCING:</u>	
E7.	STOCKPILES WILL NOT BE LOCATED WITHIN 2m OF HAZARD AREAS, INCLUDING LIKELY AREAS OF CONCENTRATED OR HIGH VELOCITY FLOWS SUCH AS WATERWAYS. WHERE THEY ARE BETWEEN 2 & 5m FROM SUCH AREAS, SPECIAL SEDIMENT CONTROL MEASURES SHOULD BE TAKEN TO MINIMISE POSSIBLE POLLUTION TO DOWNSLOPE WATERS, E.G. THROUGH INSTALLATION OF SEDIMENT FENCING.
E8.	ANY SAND USED IN THE CONCRETE CURING PROCESS (SPREAD OVER THE SURFACE) WILL BE REMOVED AS SOON AS POSSIBLE & WITHIN 10 WORKING DAYS FROM PLACEMENT.
E9.	WATER WILL BE PREVENTED FROM ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS IT IS RELATIVELY SEDIMENT FREE, I.E. THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR ANY LIKELY SEDIMENT HAS BEEN FILTERED THROUGH AN APPROVED STRUCTURE.
E10.	TEMPORARY SOIL & WATER MANAGEMENT STRUCTURES WILL BE REMOVED ONLY AFTER THE LANDS THEY ARE PROTECTING ARE REHABILITATED.
<u>OTHER MATTERS:</u>	
E11.	ACCEPTABLE RECEPTORS WILL BE PROVIDED FOR CONCRETE & MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS & LITTER.
E12.	RECEPTORS FOR CONCRETE & MORTAR SLURRIES, PAINTS, ACID WASHINGS, LIGHT-WEIGHT WASTE MATERIALS & LITTER ARE TO BE EMPTIED AS NECESSARY. DISPOSAL OF WASTE SHALL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
<u>SITE INSPECTION & MAINTENANCE:</u>	
E13.	EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AFTER RAINFALL EVENTS TO ENSURE THAT THEY OPERATE EFFECTIVELY. REPAIR & OR MAINTENANCE SHALL BE UNDERTAKEN AS REQUIRED.

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Issue	Description	Date	Design	Check
A	ISSUE FOR DEVELOPMENT APPLICATION	04/08/2020	MBR	MBR
B	ARCHITECTURAL AMENDMENTS	23/03/2021	MBR	MBR

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Scale @ A1

Project
46 BLACKMAN PARADE, UNANDERRA NSW 2526
PROPOSED BOARDING HOUSE
STORMWATER CONCEPT PLAN
DEVELOPMENT APPLICATION

Drawing Title
COVER SHEET, NOTES
& DRAWING INDEX

Project No.
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Dwg. No.
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Rev
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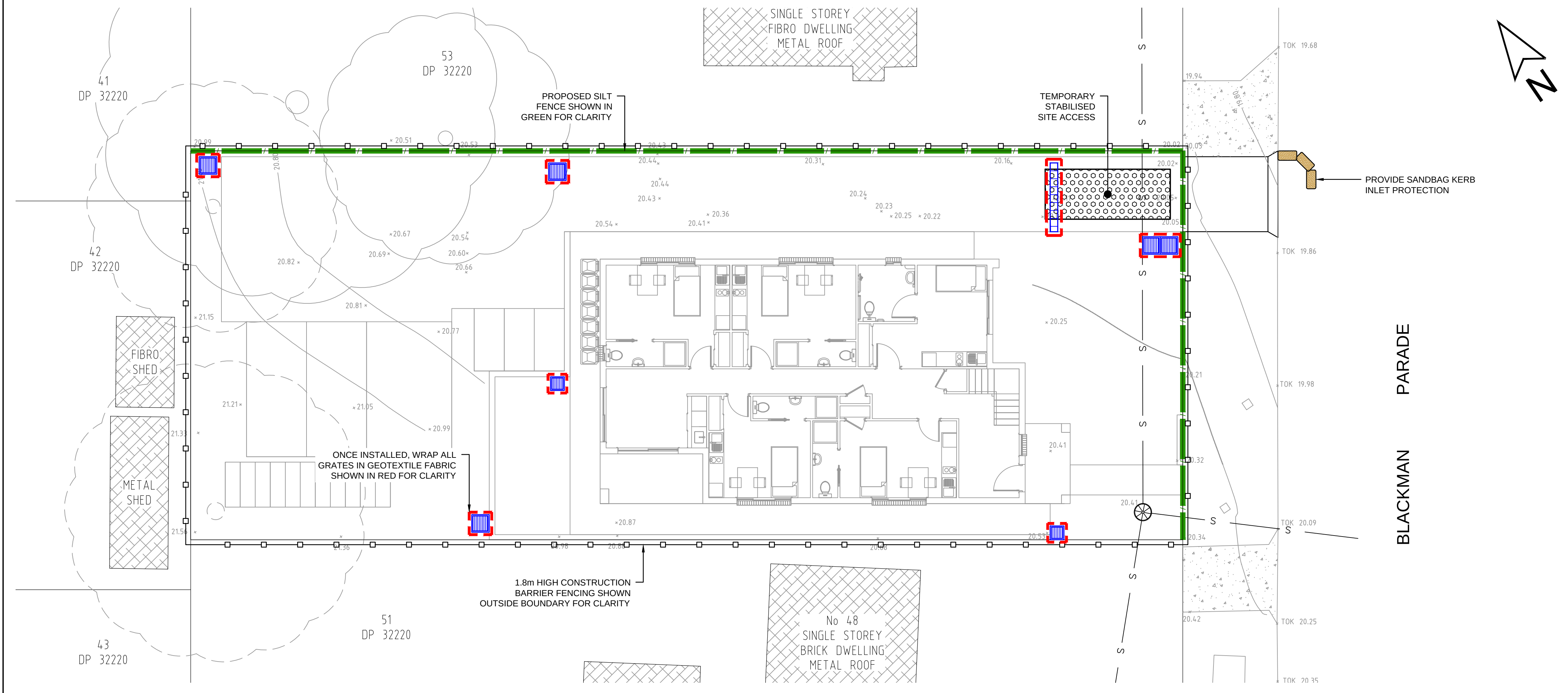
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1. ALL STORMWATER DRAINAGE WORKS TO BE CONSTRUCTED BY A LICENSED PLUMBER / DRAINER IN ACCORDANCE WITH AS3500, BASIX & NCC.
2. LICENSED PLUMBER / DRAINER MUST PROVIDE WRITTEN CERTIFICATION THAT ALL MATERIALS & WORKS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH AS3500, NCC, BASIX & THIS DESIGN. A COPY OF THIS CERTIFICATE MUST BE SENT TO US ON info@mbrconsulting.com.au TO KEEP ON OUR RECORDS.
3. CHARGED STORMWATER TO BE A FULLY SEALED SYSTEM TO UNDER SIDE OF GUTTER TO AS3500 SECURELY FIXED TO BUILDING TO WITHSTAND MINIMUM 2.0m CHARGED HEAD WITHIN PIPE.
4. UNDER ANY CIRCUMSTANCES, THE PLUMBER OR BUILDER MUST NOT AMEND THE DESIGN OR INTERFERE WITH THE DESIGN INTENT WITHOUT WRITTEN APPROVAL FROM OUR OFFICE. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE. OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

	PROPOSED BOUNDARY SHOWN OUTSIDE FOR CLARITY
	PROPOSED CONCRETE AREA
	PROPOSED GRASS AREA
	PROPOSED ROOF AREA
	PROPOSED PAVEMENT AREA
	EXISTING DWELLING
	EXISTING CONCRETE AREA
	PROPOSED OSD STORAGE AREA
	PROPOSED STORMWATER PIPE
	EXISTING SEWER MAIN (FROM RECORDS)
	ROOF SLOPE
	GUTTER DOWNPIPE, NUMBER & SIZE
	Ø300 CLEANING EYE
	PROPOSED GRATED / SEALED PIT
	PROPOSED GRATED DRAIN
	5,000L RAINWATER TANK AS PER BASIX CERTIFICATE, AS3500 & TO MANUFACTURER'S SPECIFICATIONS
	SURFACE FLOW ARROWS
	DESIGN SURFACE LEVEL
	EXISTING SURFACE LEVEL
	FENCE WITH 100mm GAP BENEATH FOR OVERLAND FLOWS
	MASONRY RETAINING WALL TO STRUCTURAL ENGINEER'S DETAILS

NSW 2526	Drawing Title STORMWATER CONCEPT PLAN GROUND LEVEL & LEVEL 1 PLAN	Project No. 2009
		Dwg. No. 101
		Rev B

SEDIMENT & EROSION CONTROL PLAN



DIAL BEFORE YOU DIG NOTE



THE CONTRACTOR MUST CONTACT ALL SERVICES & MAINTAIN A SET OF 'DIAL BEFORE YOU DIG' DRAWINGS ON SITE AT ALL TIMES.

CONSTRUCTION SEQUENCE

1. INSTALL SEDIMENT FENCING & CUT DRAINS TO MEET THE REQUIREMENTS OF THE SEDIMENT & EROSION CONTROL PLAN. WASTE COLLECTION BINS SHALL BE INSTALLED ADJACENT TO THE SITE OFFICE.
2. CONSTRUCT STABILISED SITE ACCESS IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS.
3. REDIRECT CLEAN WATER AROUND THE CONSTRUCTION SITE.
4. INSTALL SEDIMENT CONTROL PROTECTION MEASURES AT ALL NATURAL & MAN-MADE DRAINAGE STRUCTURES. MAINTAIN UNTIL ALL THE DISTURBED AREAS ARE STABILISED.
5. CLEAR & STRIP THE WORK AREAS. MINIMISE THE DAMAGE TO THE GRASS & LOW GROUND COVER OF NON-DISTURBED AREAS.
6. ANY DISTURBED AREAS, OTHER THAN BUILDING PAD AREAS, SHALL IMMEDIATELY BE COVERED WITH SITE TOPSOIL WITHIN 7 DAYS OF CLEARING. BUILDING PAD AREAS SHALL BE COVERED WITH BITUMEN EMULSION AS SPECIFIED.
7. APPLY PERMANENT STABILISATION TO SITE (LANDSCAPING).

DUST CONTROL NOTES

1. PHYSICAL BARRIERS SHALL BE ERECTED AT RIGHT ANGLES & SHALL BE PLACED AROUND OR OVER DUST SOURCES TO PREVENT WIND FROM GENERATING DUST.
2. EARTHWORKS & SCHEDULING ACTIVITIES SHALL BE MANAGED TO COINCIDE WITH THE NEXT STAGE OF DEVELOPMENT TO MINIMISE THE AMOUNT OF TIME THE SITE IS LEFT TO CUT OR EXPOSED.
3. ALL MATERIALS SHALL BE STORED OR STOCKPILED AT THE BEST LOCATIONS.
4. THE GROUND SURFACE SHOULD BE DAMPENED SLIGHTLY TO PREVENT DUST FROM BECOMING AIRBORNE & SHOULD NOT BE WET ENOUGH TO PRODUCE RUN-OFF.
5. AT ALL TIMES, ALL VEHICLES CARRYING SOIL OR RUBBLE TO OR FROM THE SITE SHALL BE COVERED TO PREVENT THE ESCAPE OF DUST.
6. ALL EQUIPMENT WHEELS SHALL BE WASHED BEFORE EXITING THE SITE USING MANUAL OR AUTOMATED SPRAYERS & DRIVE - THROUGH WASHING BAYS.
7. GATES SHALL BE CLOSED BETWEEN VEHICLE MOVEMENTS & SHALL BE FITTED WITH SHADE CLOTH.
8. CLEANING OF FOOTPATHS & ROADWAYS SHALL BE CARRIED OUT DAILY.
9. ALL SPOIL & MATERIAL UNSUITABLE FOR USE IN LANDSCAPE AREAS SHALL BE REMOVED FROM SITE UPON COMPLETION OF WORKS.

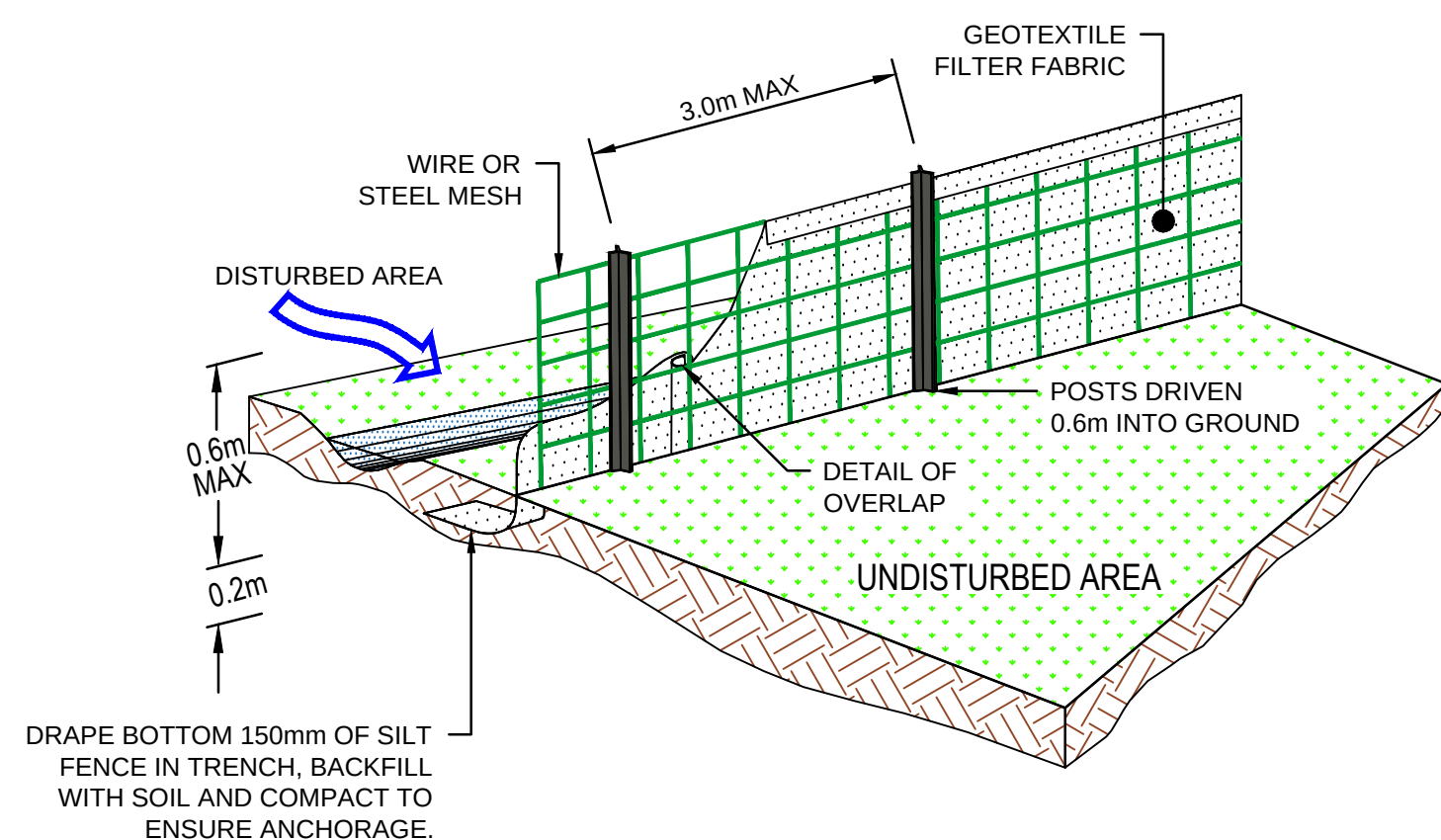
SILT FENCE NOTES

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 150mm & FOLDED.
4. FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14mm GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH & POSTS BY WIRE TIES OR STAPLES.
5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL & EXCESSIVE SILT DEPOSITS REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.
6. SEDIMENT FENCES SHALL BE CONSTRUCTED WITH SEDIMENT TRAPS & EMERGENCY SPILLWAYS AT SPACING NO GREATER THAN 40m ON FLAT TERRAIN DECREASING TO 20m SPACING ON STEEP TERRAIN.

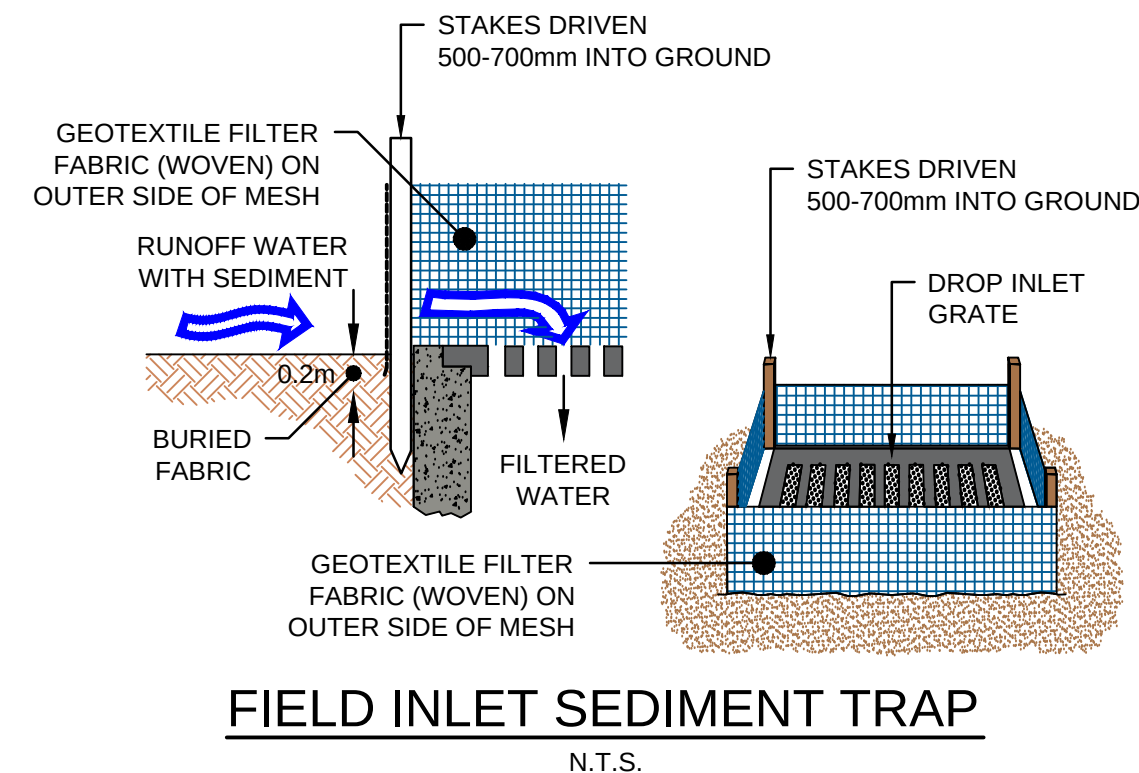
STOCKPILE NOTES

1. PLACE STOCKPILES MORE THAN 2.0m (PREFERABLY 5.0m) FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS & HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT & ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2.0m IN HEIGHT.
4. WHERE THEY ARE TO BE PLACED FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED E.S.C.P. OR S.W.M.P. TO REDUCE THE C-FACTOR TO LESS THAN 0.1.
5. CONSTRUCT EARTH BANKS ON THE UPSTREAM SIDE TO DIVERT WATER AROUND STOCKPILES & SEDIMENT FENCES 1.0 TO 2.0m DOWNSTREAM.

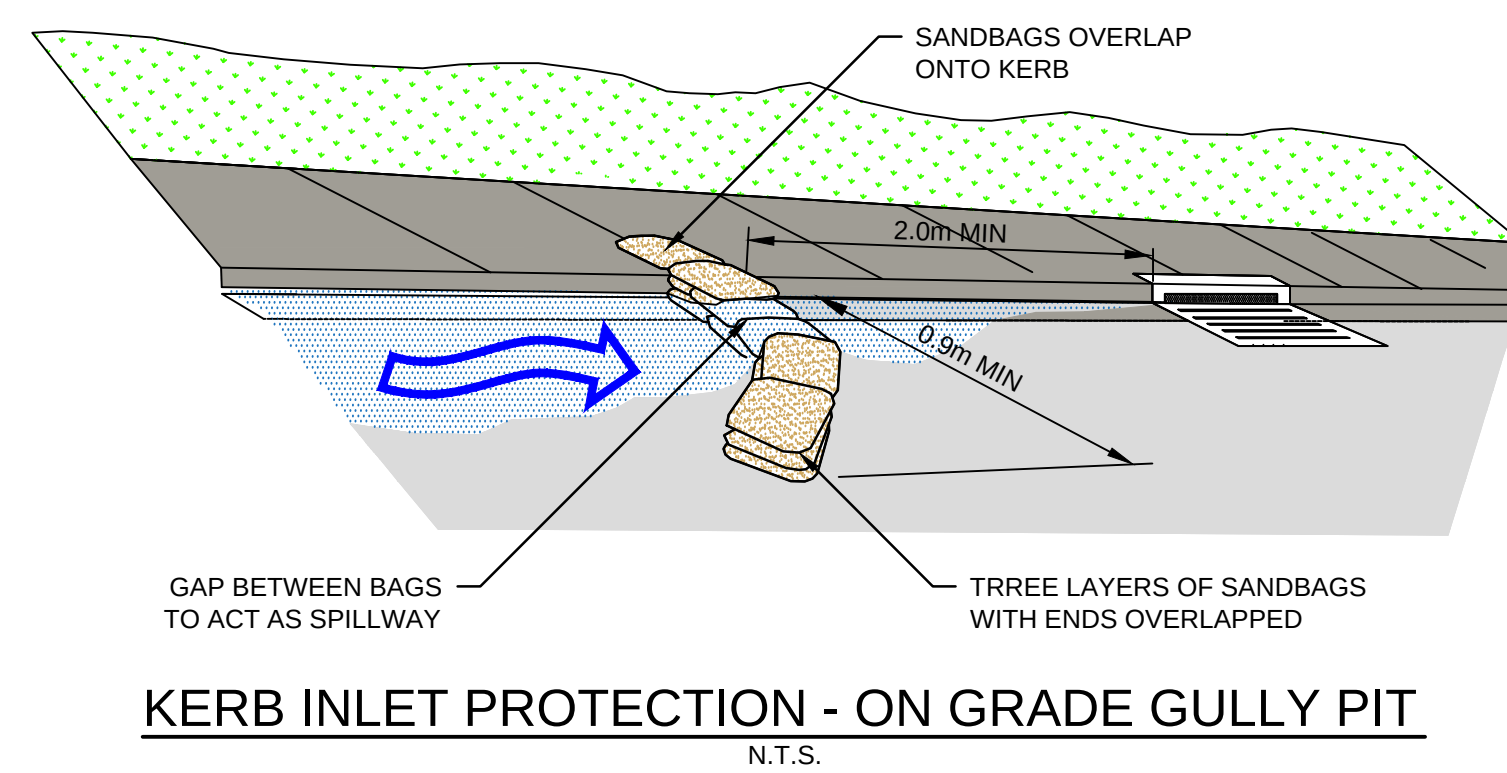
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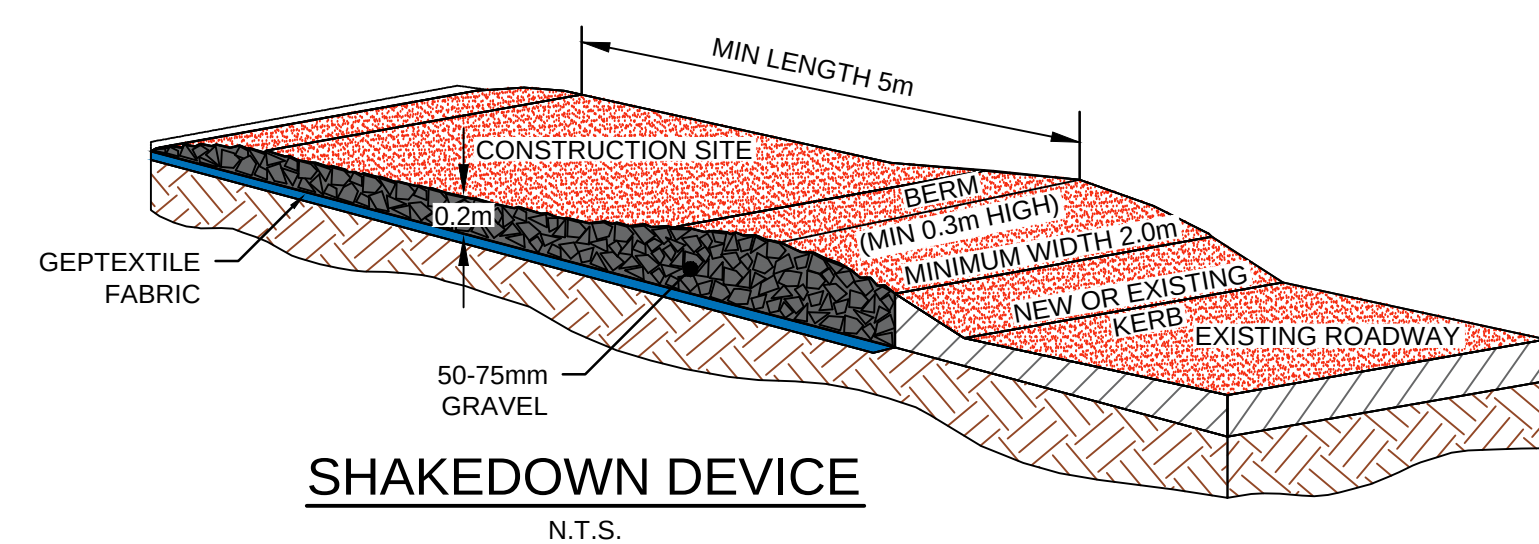
SILT FENCE DETAIL
N.T.S.



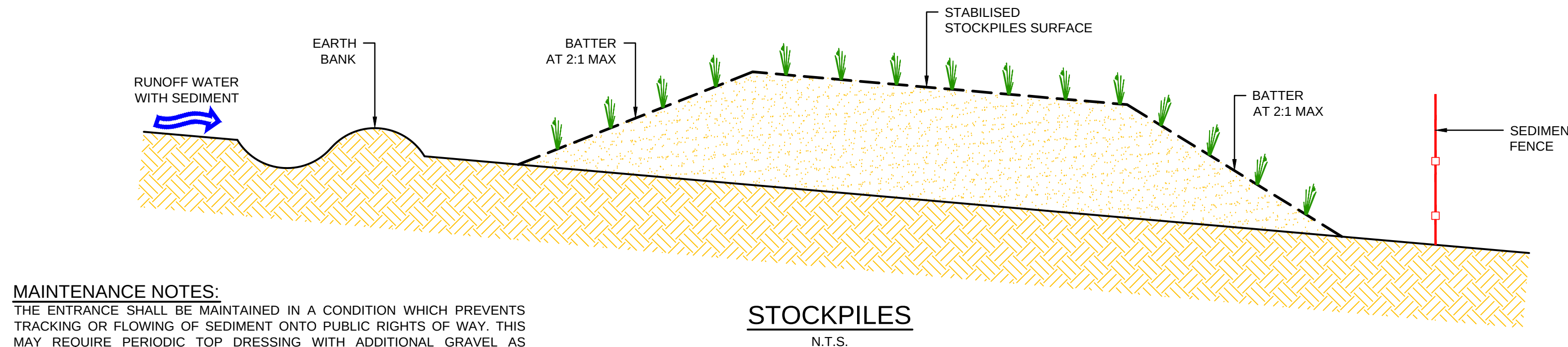
FIELD INLET SEDIMENT TRAP
N.T.S.



KERB INLET PROTECTION - ON GRADE GULLY PIT
N.T.S.



SHAKEDOWN DEVICE
N.T.S.



STOCKPILES
N.T.S.

MAINTENANCE NOTES:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.



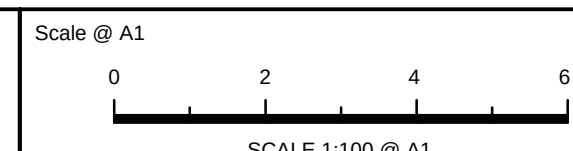
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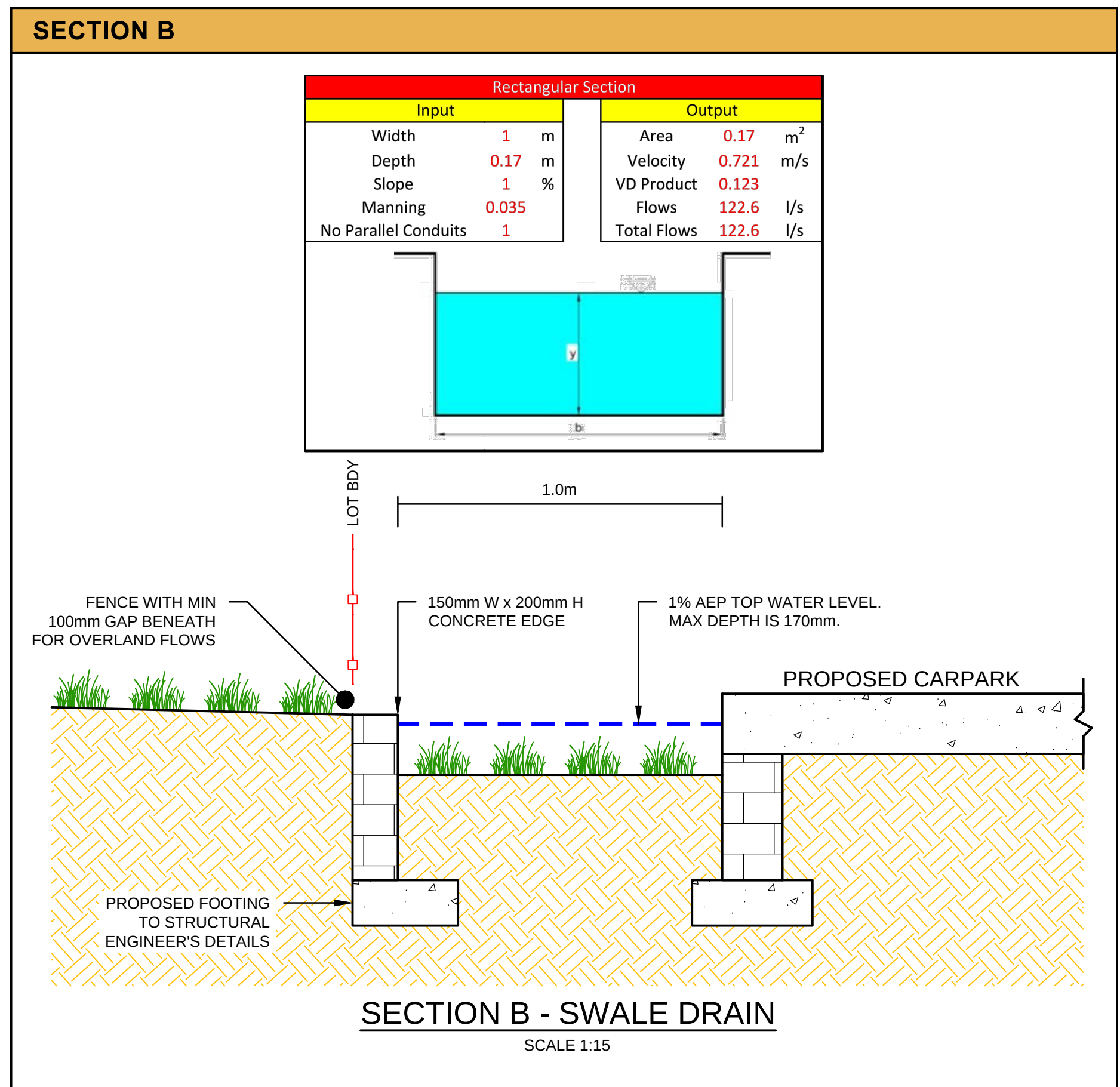
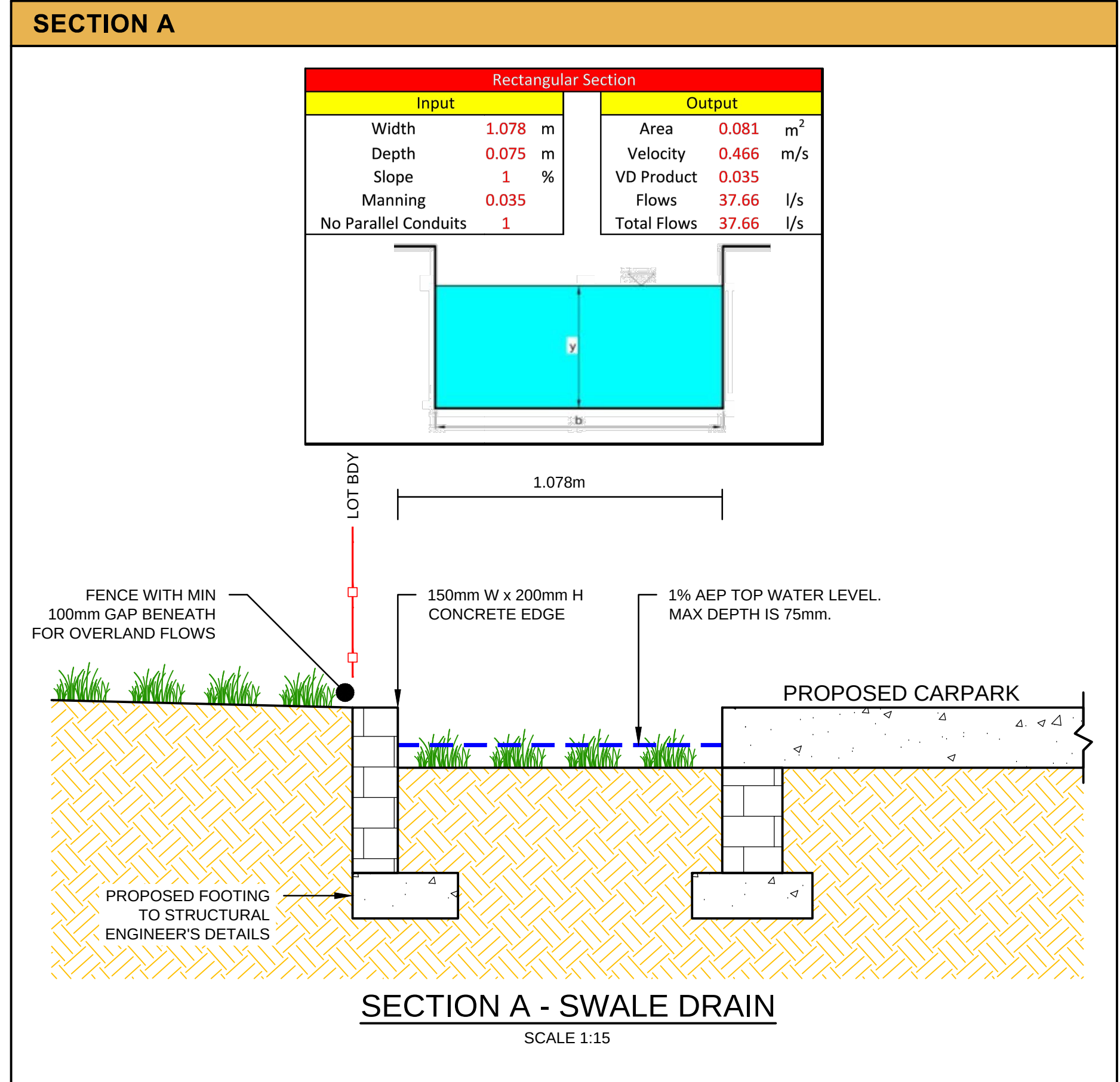
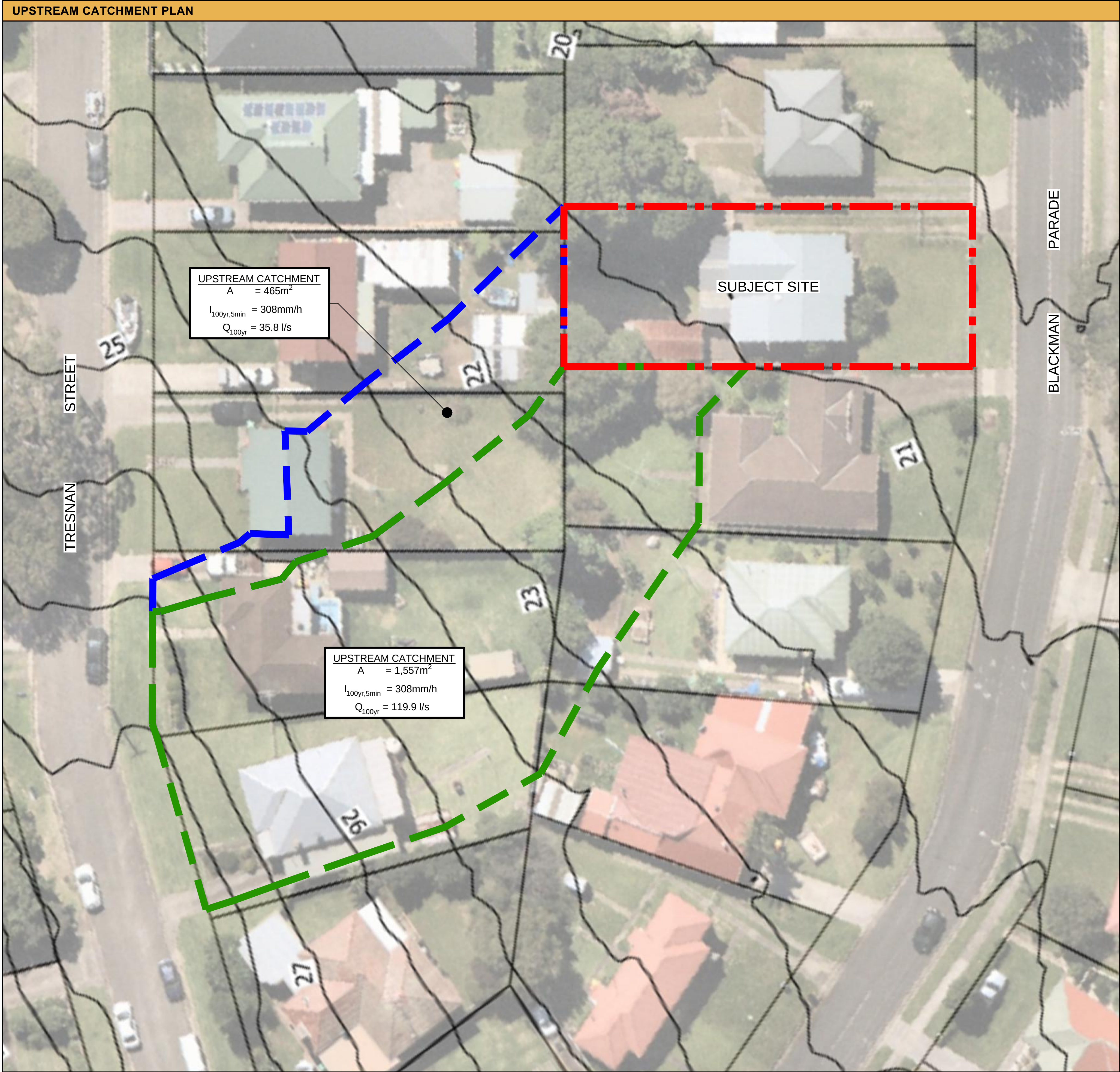
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Project
46 BLACKMAN PARADE, UNANDERRA NSW 2526
PROPOSED BOARDING HOUSE
STORMWATER CONCEPT PLAN
DEVELOPMENT APPLICATION

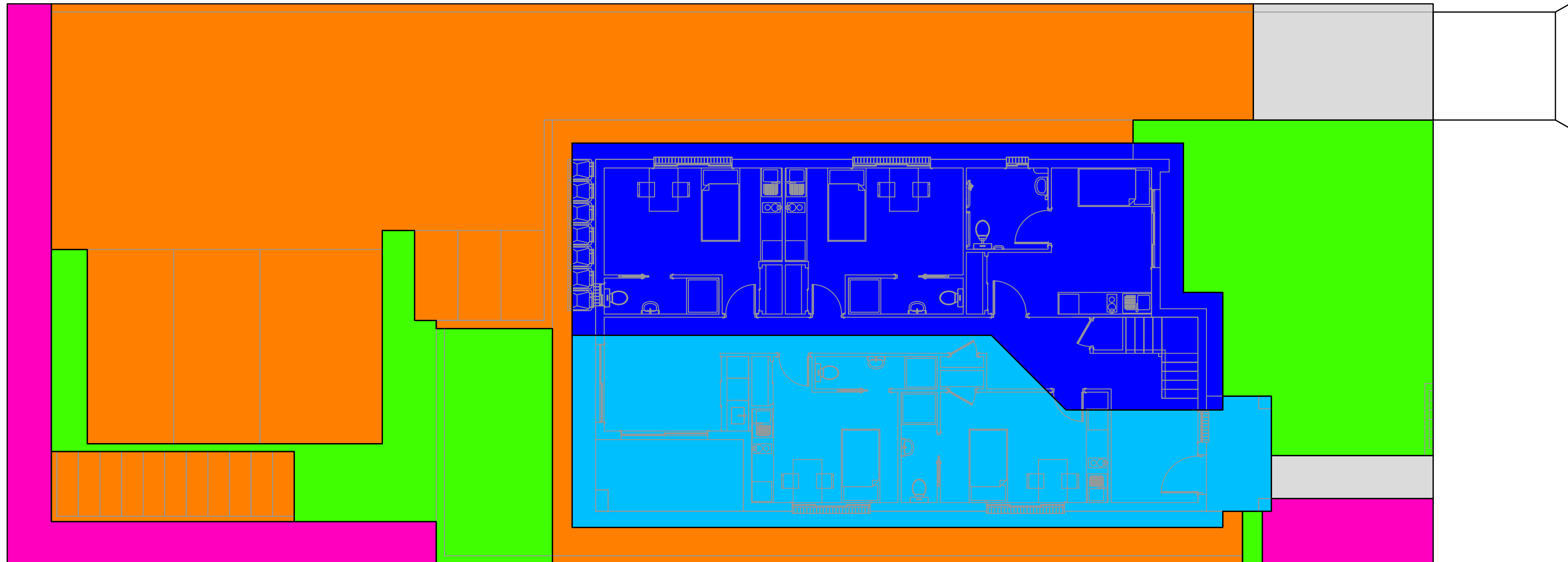
Drawing Title
SEDIMENT & EROSION CONTROL
PLAN & DETAILS

Project No.
20092
Dwg. No.
102
Rev
B



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OSD PLAN & DETAILS



- ROOF AREA DRAINING TO RWT THEN TO OSD = 89.7m²
- ROOF AREA DRAINING TO OSD = 103.2m²
- GROUND IMPERVIOUS AREA DRAINING TO OSD = 258.9m²
- GROUND PERVIOUS AREA DRAINING THE OSD = 103.1m²
- GROUND IMPERVIOUS AREA BYPASSING OSD = 21.6m²
- GROUND PERVIOUS AREA BYPASSING OSD = 39.8m²

SUBSOIL NOTES

1. RAINGARDEN BASIN SUBSOIL DRAINAGE TO INCORPORATE Ø100 SLOTTED uPVC SUBSOIL DRAINAGE LINES WITH CLEAN-OUT RISERS.
2. CLEAN-OUT RISERS SHALL STOP 100mm BELOW THE FINISHED SURFACE LEVEL & SHALL BE SEALED WITH REMOVABLE SCREW CAP.
3. A SMALL CONCRETE MOUNTED STAINLESS STEEL MARKER PLATE SHALL BE INSTALLED DIRECTLY OVER THE CLEAN-OUT POSITION.
4. ALTERNATIVELY, THE CLEAN-OUT RISER MAY BE INSTALLED TO THE SURFACE LEVEL WITH A STAINLESS STEEL SCREWED CAP.
5. PROVIDE INTERMEDIATE CLEAN-OUT RISERS AT MAXIMUM 20m INTERVALS TO ALL SUBSOIL LINES (NOT SHOWN FOR CLARITY).

OSD CALCULATIONS

Total Site Area	A	616.2	m ²	0.06162	ha
Site Impervious Area Draining to OSD	B	451.8	m ²	0.04518	ha
Site Pervious Area Draining to OSD	C	103.1	m ²	0.01031	ha
External Impervious Area Draining to OSD	D	0.0	m ²	0.00000	ha
External Pervious Area Draining to OSD	E	0.0	m ²	0.00000	ha
Tributary Area Draining to OSD	F	554.9	m ²	0.05549	ha
% Site Impervious of Tributary Area	G	81.42	%		
% Site Pervious of Tributary Area	H	18.58	%		
% External Impervious of Tributary Area	K	0.00	%		
% External Pervious of Tributary Area	L	0.00	%		
% Total Impervious of Tributary Area	M	81.42	%		
% Total Pervious of Tributary Area	N	18.58	%		
Impervious Area Bypassing OSD	O	21.6	m ²	0.00216	ha
Rainfall Intensity	I _t ⁵⁰	76.0	mm/hr		

F1 ₅	=	$(-1.59 \times 10^{-5}) * K^2 + 0.0043 * K + 0.989$	=	1.000
F1 ₁₀₀	=	$(-1.54 \times 10^{-5}) * K^2 + 0.0033 * K + 0.9938$	=	1.000
F2	=	$0.0388 * F^2 - 0.1696 * F + 1.1306$	=	1.121
F3	=	$(-1.3 \times 10^{-5}) * G^2 + 0.0032 * G$	=	0.174
F4	=	$F^{0.2506}$	=	0.485

PSD ₅	=	$F1_5 * F2 * 2.67 * Area * I_t^{50}$	=	12.626	L / sec
PSD ₁₀₀	=	$F1_{100} * F2 * 4.67 * Area * I_t^{50}$	=	22.084	L / sec

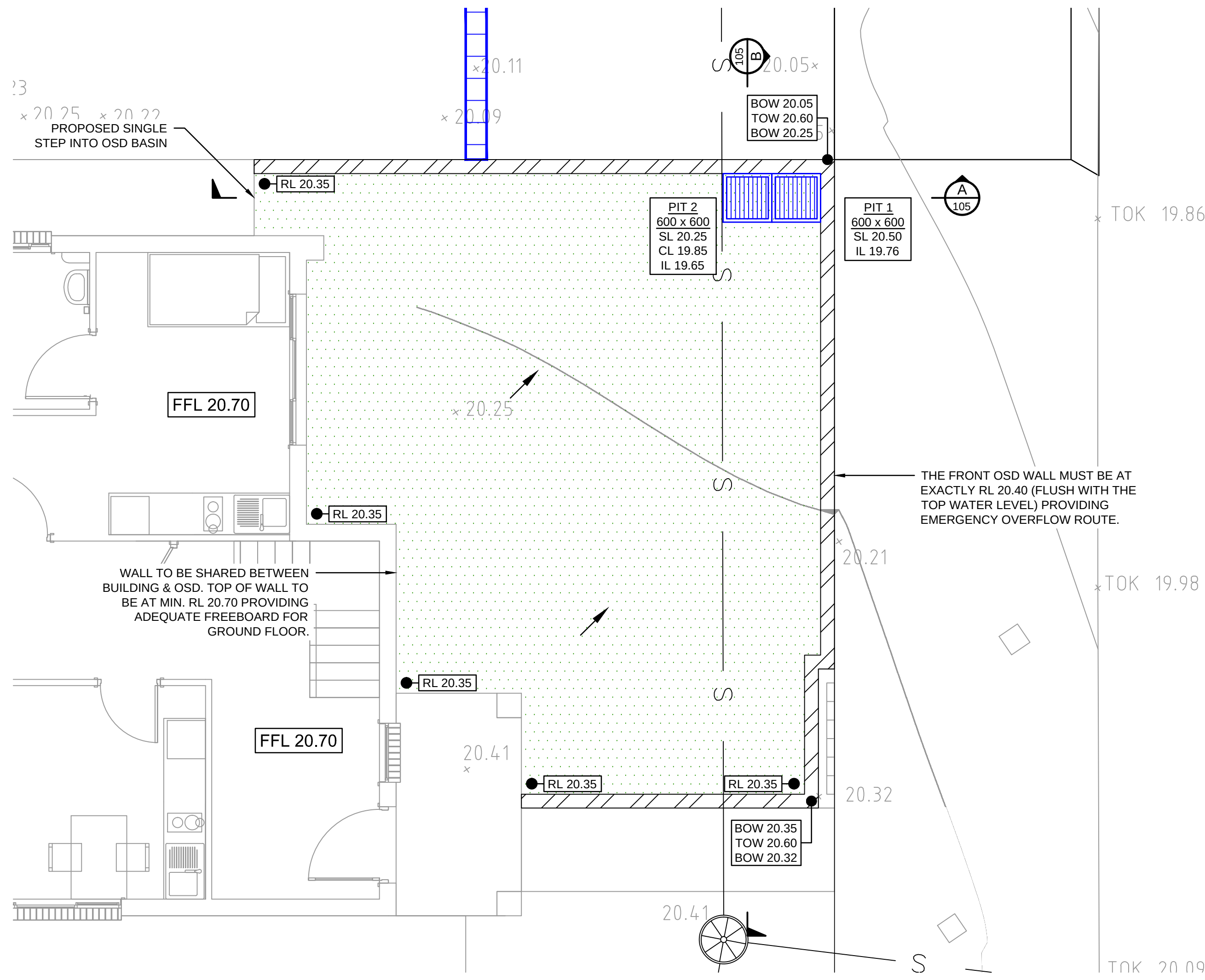
SSR ₅	=	$F3 * F4 * 2.25 * PSD_5 / F2$	=	2.140	m ³
SSR ₁₀₀	=	$F3 * F4 * 2.25 * PSD_{100} / F2$	=	3.744	m ³

ORIFICE CALCULATIONS

Discharge	Q	=	0.02208	m ³ /s
Coef of Discharge	C	=	0.61	
Gravity Acceleration	g	=	9.81	m/s ²
Depth of water	h	=	0.55	m

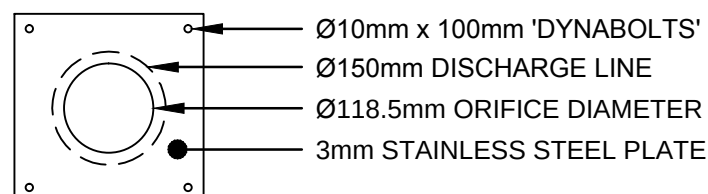
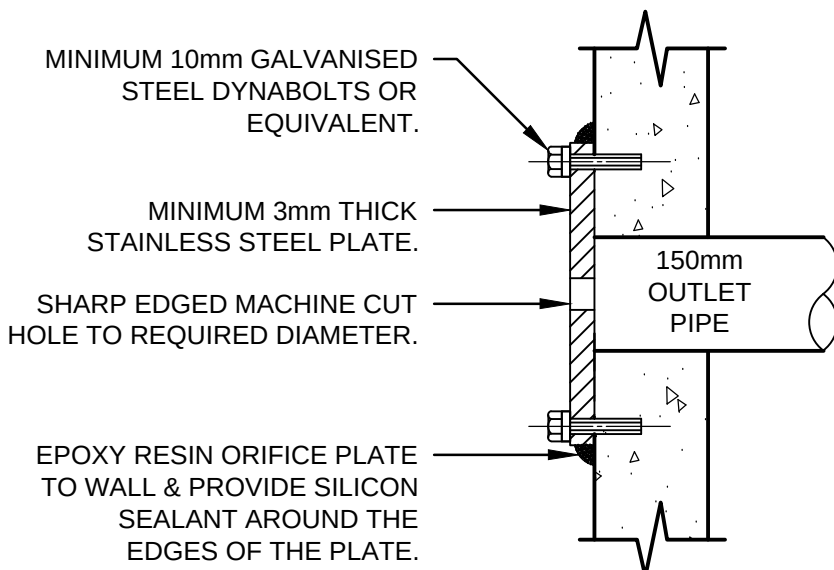
Orifice Diamteter	d	=	118.46	mm
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OSD PLAN & DETAILS

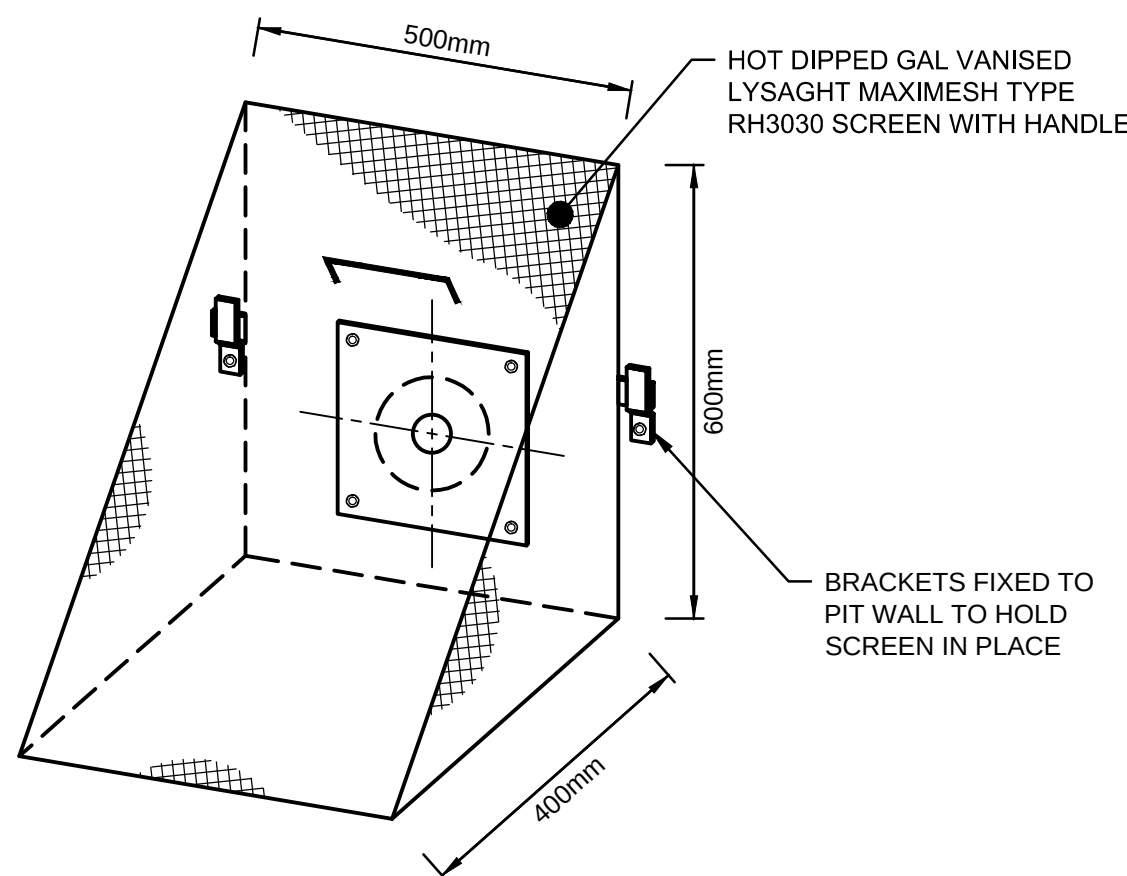


OSD CALCULATIONS

DEPTH (mm)	AREA (m ²)	CUMULATIVE VOLUME (m ³)
0	0.36	0
400	0.36	0.144
500	58.46	3.067
550	58.46	5.990



ORIFICE PLATE DETAIL
N.T.S.



TRASH SCREEN DETAIL
N.T.S.

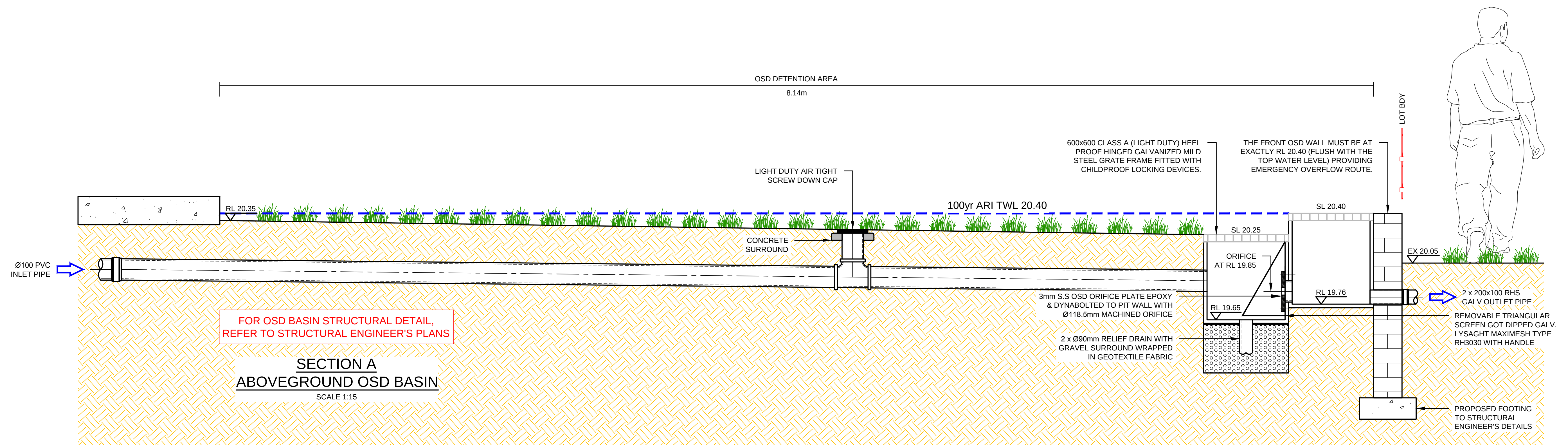
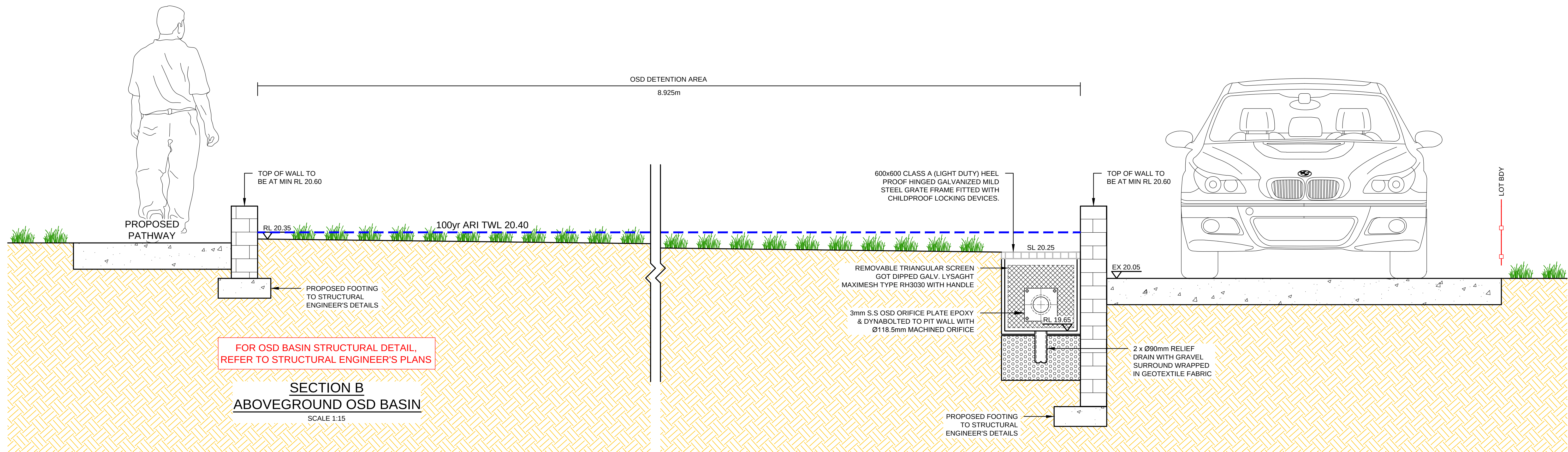


ON-SITE DETENTION NOTES

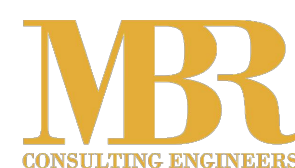
1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH APPROVED ARCHITECTURAL, LANDSCAPE, STRUCTURAL, HYDRAULIC, & OTHER SERVICES DRAWINGS & SPECIFICATIONS. IF THERE EXISTS ANY DISCREPANCIES BETWEEN THE DRAWINGS, THE BUILDER SHALL REPORT THE DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORKS.
2. ALL WALLS FORMING THE DETENTION BASINS SHALL BE CONSTRUCTED WHOLLY WITHIN THE PROPERTY BOUNDARIES OF THE SITE BEING DEVELOPED.
3. ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED, AS ON-SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE BARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
4. OSD WARNING SIGN & SAFETY FENCING SHALL BE PROVIDED TO ABOVE GROUND OSD STORAGE AREA IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS.
5. THE OSD BASIN / TANK IS TO BE BUILT TO THE CORRECT LEVELS & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES.

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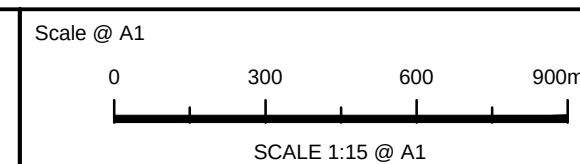
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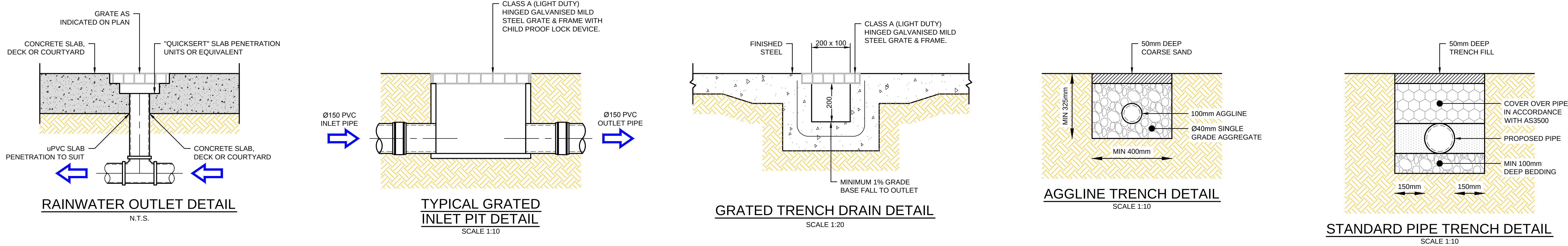
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Project
46 BLACKMAN PARADE, UNANDERRA NSW 2526
PROPOSED BOARDING HOUSE
STORMWATER CONCEPT PLAN
DEVELOPMENT APPLICATION

Drawing Title
ON-SITE DETENTION DETAILS
& CALCULATION SHEETS
SHEET 2 OF 2

Project No.
20092
Dwg. No.
105
Rev
B



STORAGE TANK NOTES

1. TANK WATER TAPS SHALL BE MARKED 'RAINWATER NOT TO HUMAN CONSUMPTION'.

2. RAINWATER TANKS SHALL BE CONNECTED TO MAINS WATER SUPPLY AS BACK-UP.

3. THE PUMPS ARE TO BE INSULATED IN ACCORDANCE WITH COUNCIL POLICY.

4. PUMPS SHALL PROVIDE MINIMUM 150 kPa PRESSURE.

5. EACH TANK TO BE CONNECTED TO AN OUTDOOR TAP FOR IRRIGATION USE.

6. RAINWATER TANKS TO BE CLEANED OUT EVERY 6 MONTHS.

7. WATER TANK & ASSOCIATED STRUCTURE TO BE THE SAME COLOUR, OR A COLOUR COMPLEMENTARY TO THE DWELLING.

8. TOP TANK TO BE BELOW TOP OF NEAREST FENCE, OR 1.8m WHICHEVER IS LESS.

9. THE WATER TANK SHOULD BE LOCATED AT LEAST 450mm FROM ANY PROPERTY BOUNDARY. THE CLIENT IS RESPONSIBLE TO ENSURE COMPLIANCE WITH THIS IN THE INSTALLED STATE.

10. PLUMBING FROM THE WATER TANK IS TO BE KEPT SEPARATED FROM THE RETICULATED WATER SUPPLY SYSTEM.

11. TANK TO BE BUILT ON SELF-SUPPORTING BASE.

12. PROVIDE BACK-FLOW PREVENTION DEVICE AT MAINS WATER METER.

13. ROOF DRAINING TO TANK MUST NOT CONTAIN LEAD, TAR BASED PAINTS OR ASBESTOS.

14. WATER TO BE DRAWN FROM ANAEROBIC ZONE OF TANK.

15. TANK DETAILS SHOWN ARE A SUGGESTED CONFIGURATION ONLY. ANY MODIFICATION TO TANK VOLUME OR INLET & OUTLET LEVELS MUST BE APPROVED BY ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

16. ALL JOINTS TO BE SOLVENT WELDED & ALL EXPOSED PIPE WORK TO BE PAINTED TO WITHSTAND EXTERNAL ELEMENTS.

17. FIRST FLUSH WATER DIVERTER AT TANK TO COMPLY WITH SYDNEY WATER & COUNCIL DCP'S.

18. PUMPS TO MANUFACTURER SPECIFICATIONS.

19. RAINWATER TANK TO BE INSTALLED & MAINTAINED TO MANUFACTURER'S SPECIFICATIONS & TO COMPLY WITH ALL SYDNEY WATER GUIDELINES.

20. CLIENT TO BE RESPONSIBLE FOR MAINTENANCE SYSTEM OF CHARGED PIPELINES. DEBRIS ACCUMULATION SIGNIFICANTLY AFFECT SYSTEMS PERFORMANCE. MAINTENANCE PROGRAM ESSENTIAL.

21. STRUCTURAL DETAILS FOR TANK BASE BY MANUFACTURERS OR OTHERS.

WATER NOT SUITABLE FOR DRINKING

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wollongong

city of innovation

Scale @ A1

0

200

400

600mm

SCALE 1:10 @ A1

Project

46 BLACKMAN PARADE, UNANDERRA NSW 2526

PROPOSED BOARDING HOUSE

STORMWATER CONCEPT PLAN

DEVELOPMENT APPLICATION

Drawing Title

MISCELLANEOUS DETAILS SHEET

Project No.

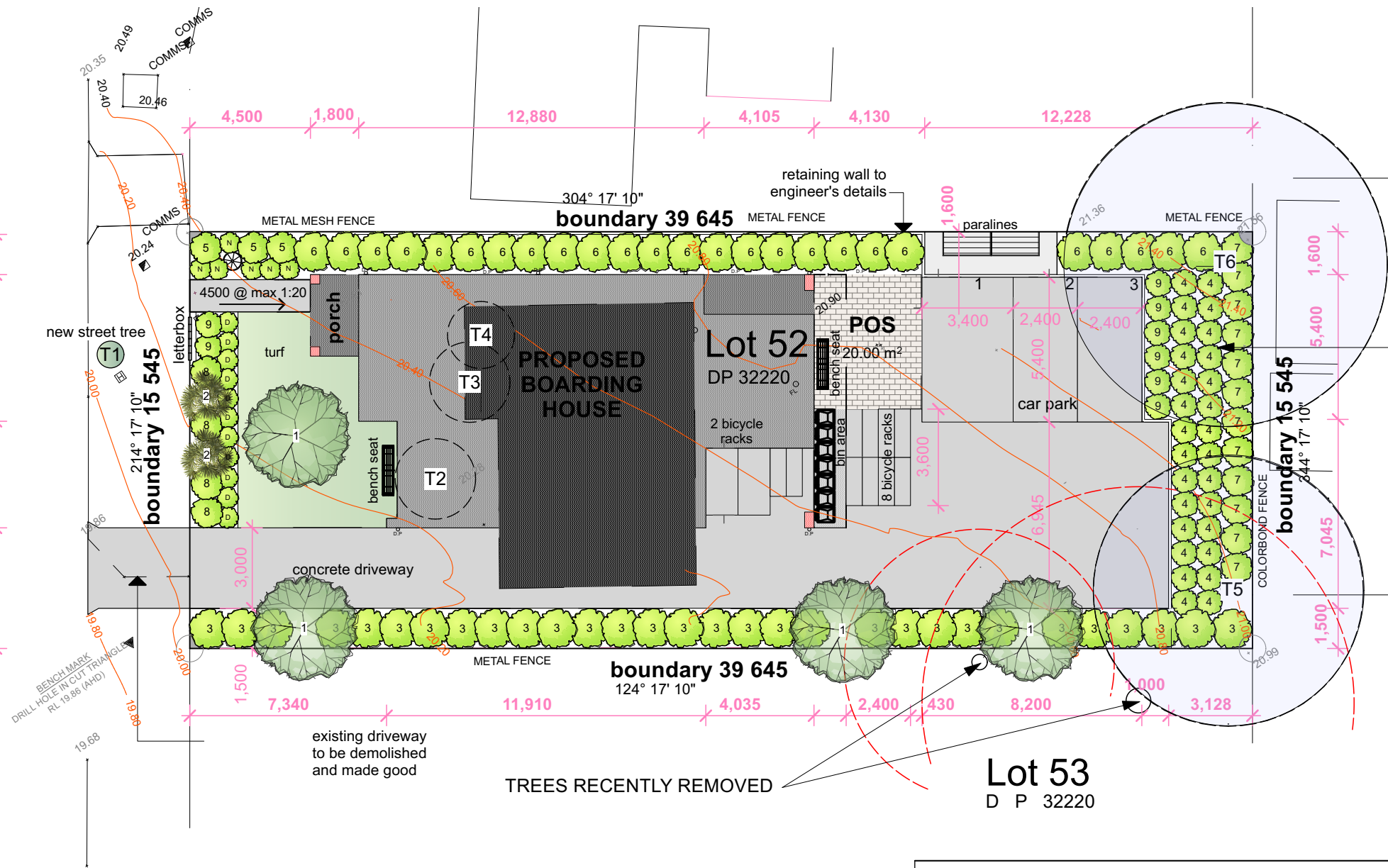
20092

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106

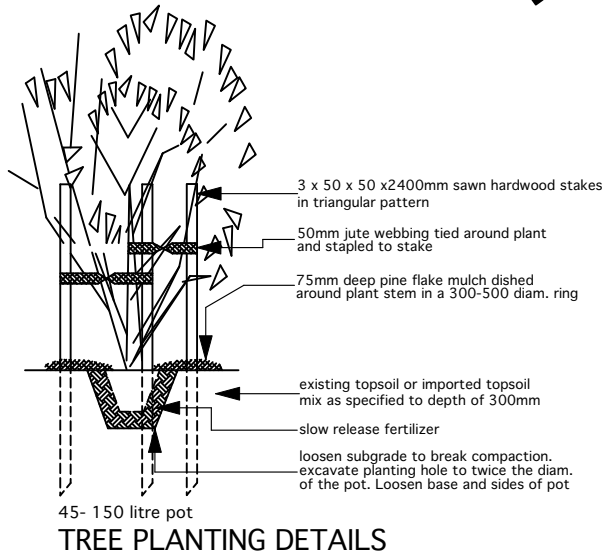
Rev

B



T# TREE TO BE REMOVED
SEE ARBORIST REPORT

DEEP SOIL ZONE 46.63 m²



PLANTING AND LANDSCAPE MAINTENANCE REQUIREMENTS

PLANT MATERIAL - Plants shall be pest and disease free and have correct shape and form. Plants shall be well advanced in the growing container but not be potbound.

STAKING - Stakes shall be hardwood timber measuring 50 x 50 x 2400mm. Jute webbing or similar should be used to secure the tree species to the timber stakes.

MULCHING - Mulch is to be placed in all areas of planting to a uniform depth of 75mm. Mulch should be scoria, river gravel 5 - 10mm or similar. A consistent depth of mulch is to be maintained for a period of 12 months following the initial landscape installation.

TURF - Turf shall be quality kikuyu or buffalo grass that is weed, pest and disease free. Turf shall be maintained at regular intervals with fortnightly cutting during the growing season and monthly cutting during the cooler months. Cutting height shall ensure that the turf is not scalped or damaged by mowing.

LAWN EDGING - Lawn areas that join garden beds and built structures shall be edged using a 110mm brick laid upon a 75mm depth concrete footing. Alternately, 75mm x 25mm hardwood timber edging may be used. Timber edging must be pegged and nailed to ensure the integrity of the timber edging is maintained.

WATERING - Planted trees, lawn and garden areas shall be watered regularly to ensure continuous and healthy growth. Water shall be frequently applied after planting to ensure that plant establishment is rapid and healthy growth continues. Water shall be made available to all new plantings on an as need basis, this is a climate dependent variable.

MAINTENANCE PERIOD - Shall be for a period of 12 months commencing from the completion of the initial landscape works.

LANDSCAPE PLANTING SCHEDULE

BOTANIC NAME	COMMON NAME	(H) x (W)	SIZE	QTY	STAKING
1 Waterhousia 'Green Avenue'	Weeping Lilly Pilly	8 m x 5 m	75 litre	4	YES
2 Phoenix roebelinii	Pigmy Date Palm	4 m x 3 m	transplant	2	YES
3 Dodonea viscosa 'Purpurea'	Purple Hop Bush	2 m x 1.5 m	200 mm	30	NO
4 Eremophila glabra 'Hello Cocky'	Hello Cocky Eremophila	0.6 m x 1.2 m	200 mm	28	NO
5 Lomandra hystrix 'Katie Belles'	Katie Belles Lomandra	1.5 m x 1.2 m	200 mm	3	NO
6 Callistemon 'All Aglow'	All Aglow Bottlebrush	2 m x 1.5 m	200 mm	25	NO
7 Syzygium australe 'Resilience'	Resilience Lilly Pilly	3 m x 1.5 m	200 mm	12	NO
8 Acacia cognata 'Mop Top'	Mop Top River Wattle'	0.9 m x 1.2 m	200 mm	4	NO
9 Phormium tenax 'Flamin'	Flamin' NZ Flax 'PHOS3'	0.9 m x 0.9 m	200 mm	8	NO
D Dianella caerulea 'Breeze'	Breeze Dianella	0.8 m x 0.8 m	200 mm	11	NO
N Nandina 'Moon Bay'	Moon Bay Nandina	0.8 m x 0.6 m	200 mm	5	NO



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ABN: 54 132 590 517

NO.	DATE	REVISION DETAILS	BY	PROJECT
A	14/08/21	SITE LAYOUT	MS	LANDSCAPE CONCEPT PLAN
				ADDRESS
				46 BLACKMAN PARADE, UNANDERRA

CLIENT
CO LIVING

PROJECT #	MS2021077
DWG DATE	14 / 08 / 2021
SCALE @ A3	1 : 200
DRAWN BY	MARK SPENCE
FILE NAME	MS2021264
PAGE #	PAGE 1 OF 1

Attachment 2: Draft reasons for refusal

- 1 Pursuant to the provisions of Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act, 1979, the proposal fails to demonstrate consistency with the relevant provisions of the SEPP (Affordable Rental Housing) 2009 with respect to cl 29 (2)(e) car parking provisions and cl 30A Character of the Local Area.
- 2 Pursuant to the provisions of Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal fails to demonstrate consistency with the provisions of the Wollongong Development Control Plan 2009:
 - Chapter B1: Residential Development;
 - Chapter C3: Boarding Houses;
 - Chapter E2: Crime Prevention Through Environmental Design;
 - Chapter E6: Landscaping;
 - Chapter E17: Preservation and Management of Trees and Vegetation.
- 3 Pursuant to the provisions of Section 4.15 (1)(b) of the Environmental Planning and Assessment Act, 1979, the proposal fails to demonstrate the likely impacts of the development will not be adverse.
- 4 Pursuant to the provisions of Section 4.15 (1)(c) of the Environmental Planning and Assessment Act, 1979, the proposal fails to demonstrate the site is suitable for the development.
- 5 Pursuant to the provisions of Section 4.15 (1)(d) and (e) of the Environmental Planning and Assessment Act, 1979, that having regard for public submissions it is considered approval of the development would set an undesirable precedent for similar inappropriate development and is therefore, not in the public interest.