WLPP No.	Item No. 2
DA No.	DA-2021/1231
Proposal	Demolition of existing structures and construction of a 10 storey building residential flat building
Property	3-5 Ocean Street, Wollongong
Applicant	Theo Lucas and Associates Architects
Responsible Team	Development Assessment and Certification - City Centre Major Development Team (BH)
Prior WLPP meeting	NA

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel- Determination

The proposal has been referred to Local Planning Panel for determination pursuant to clause 2.19(1)(a) of the Environmental Planning and Assessment Act 1979. Under Clauses Clause 2(b) and 4(b) of Schedule 2 of the Local Planning Panels Direction of 30 June 2020, the proposal received over 10 unique submissions by way of objection and is development to which State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development applies.

Proposal

The proposal is for demolition of existing structures and construction of a 10 storey residential flat building.

Permissibility

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

Consultation

The proposal was notified in accordance with Council's Notification Policy and received seventeen (17) submissions which are discussed at section 2.9 of the assessment report.

Main Issues

The main issues are ADG variation to setbacks and potential impacts on adjoining properties as raised in the submissions and addressed in Section 1.5 of this report. The impacts are considered to appropriately minimised by the design of the building.

RECOMMENDATION

It is recommended that the application be approved subject to conditions.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the development:

State Environmental Planning Policies

- SEPP (Resilience and Hazards) 2021
- SEPP 65 Design Quality of Residential development
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Transport & Infrastructure) 2021
- SEPP (Koala Habitat Protection) 2021

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan (WDCP) 2009

Other policies

- Wollongong City Wide Development Contributions Plan 2020
- Wollongong Community Participation Plan

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal is a for demolition of existing structures and the construction of a 10 storey residential flat building. There 9 storeys of residential comprising 9 x 3 bedroom apartments above a ground floor lobby. Two (2) levels of basement parking are provided which contain eighteen (18) spaces with vehicular access off Ocean Street. A 479m^2 communal open space and 420m^2 landscaped deep soil area accessible from the ground floor.

Figure 1 - Photomontage showing proposed development from Ocean Street

1.3 BACKGROUND

A voluntary pre-lodgement Design Review Panel (DRP) meeting was held on 9 July 2021 (DE-2021/94).
A further DRP meeting was held post lodgement of the application on 6 December 2021.
A pre-lodgement meeting was held for the proposal under PL-2021/98.

Customer service actions

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

1.4 SITE DESCRIPTION

The site is located at 3-5 Ocean Street Wollongong and the title reference is Lot 13 DP 6920 (3 Ocean Street) and Lot 14 DP 6920 (5 Ocean Street). The site area is 1,062.2m^2. The site is regular in shape and falls approximately 2-2.5m from south to north.

Adjoining development is as follows:

- North: Recently constructed Two storey Dual Occupancy development
- East: Dwelling fronting Corrimal Street
- South: Residential Flat Building fronting Corrimal Street
- West: Ocean Street

The locality is characterised by a mix of high density residential development with some older single dwellings.

Property constraints

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

- Acid sulphate soils: Class 5 No concerns are raised in this regard.
- There are no restrictions on the title which would affect the proposed development.

1.5 SUBMISSIONS

The application was notified in accordance with Council's Community Participation Plan 2019 2019 between 1-15 November 2021. Seventeen (17) submissions were received and the issues identified are discussed below.

Table 1: Submissions

Concern	Comment
Building Height Concerns are raised in relation to the height of the building in relation to existing development and the consequential impacts on existing residents in surrounding buildings.	The proposal complies with the maximum height limit of 32m. Many of the adjacent properties were developed prior to the introduction of the current height controls.
Setbacks / Building Separation The proposed setbacks do not meet minimum requirements and this will result in adverse impacts to adjoining properties	There is a minor non-compliance with ADG building setbacks at the upper levels (levels 8 and 9 – see **Figures 2 and 3** and refer **to Attachment 6** for details of ADG setback requirements) however the resultant impacts are considered minor. The built form is designed to minimise windows to the southern side to protect privacy to No.7-9 Ocean Street. Further, the minor variation is not considered to contribute significantly to overshadowing.
Overshadowing Concern is raised at the overshadowing caused by the development on the adjacent RFB at 7-9 Ocean Street, particularly on the lower units. It is stated that for this reason the building should be lowered in height.	To clarify the shadowing impacts, the applicant was requested to provide sun's eye diagrams by the DRP. These indicate that there is some overshadowing impacts from the proposed development. However, 7-9 ocean Street would meet the current ADG requirement of 70% of dwellings to achieve at least 2 hours of sunlight which is within acceptable levels. Lowering of the overall height would not reduce overshadowing to any significant extent. The sun's eye diagrams are provided at **Attachment 5**.
Privacy Concern that privacy of residents in adjacent properties, particularly to the north will be adversely affected	The building is designed to minimise overlooking into adjoining properties. To the south and east there are no living room windows. The living areas are oriented to the north with a minimum 9m setback (to edge of balcony) and maximum 12.5m setback to building facade. The adjacent building to the north (No. 1 Ocean Street) is a two storey dual occupancy (under construction) therefore there will be no privacy impacts from the upper levels where the side setback variation is sought.
View Loss Concerns have been expressed in relation to loss of views particularly toward the ocean.	The planning controls are such that a residential flat building will impact on views from some properties. A reduction of the building height would not significantly alter view loss impacts. It is also noted that properties to the west of the site are a significant distance from the coastline and do not have an inherent right to retain ocean views. (see likely impacts discussion)

Concern	Comment
Heritage Impacts Concernes about the loss of older style dwellings which are representative of the past.	Whilst the dwellings being demolished are not heritage listed and therefore there is no requirement for their retention.
Privacy impacts Concerns that units within the development will result in privacy impacts on neighbouring development.	The setbacks provided, together with the design of the building and window configuration, is considered to appropriately address potential privacy impacts.
Tree retention Concern that an Illawarra Flame tree is incorrectly shown on No. 4 Kembla Street and is actually on the subject site. It is considered that this tree should be retained	To ensure the subject Illawarra Flame Tree is retained a condition to this effect has been included in the draft conditions of consent.
Out of Character Concern that the proposed building is "too high, too bulky and too ugly" and not in keeping with the more aesthetically pleasing, lower levelled, boutique designed apartment complexes in Ocean Street.	The proposal is reflective of the type of development envisaged for the zone and received favourable consideration from the DRP and Council's architect. The SEPP 65 design report provides an overview of the design principles and a full compliance table against the detailed provisions of the Apartment Design Guide (SEPP 65) has been provided and is considered satisfactory.
Parking Lack of parking will contribute to existing parking problems in the street.	The proposal meets Council and ADG requirements for car parking and has received a satisfactory referral from Council's traffic engineer.
Geotechnical Issues Several submitters are concerned that the water table is approximately 2 to 3 metres deep adjacent to their boundary, and basement excavation to a depth of approximately 8m would create a high possibility of subsidence	The application was supported by a geotechnical report which has been reviewed by Council's Geotechnical engineer who has provided a satisfactory referral. Appropriate conditions of consent are recommended.

Concern	Comment
which compromise building stability.	

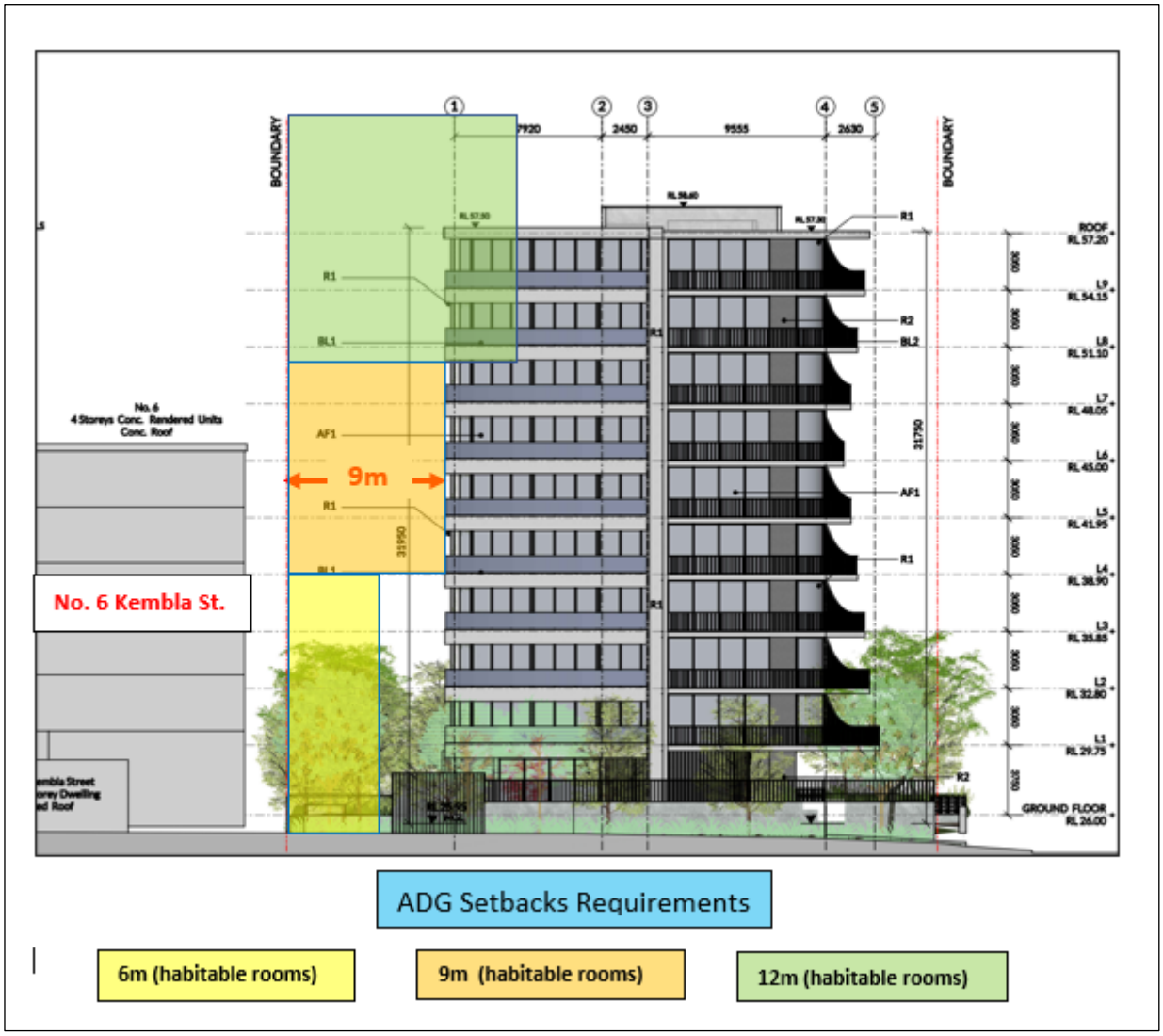


Figure 2 – Setback to eastern boundary (7 Kembla Street)

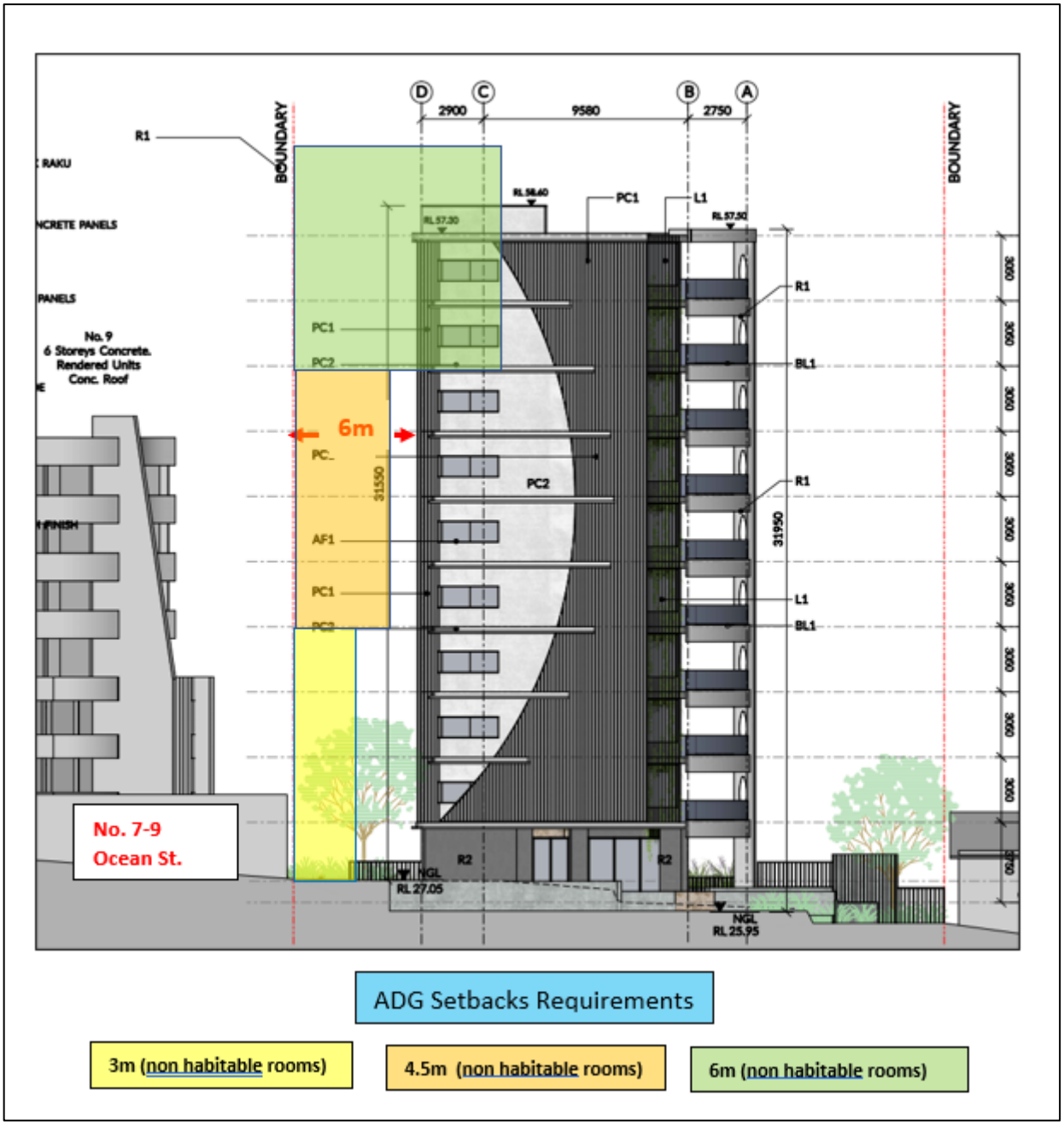


Figure 3 - Setback to southern boundary (7-9 Ocean Street)

1.6 CONSULTATION

1.6.1INTERNAL CONSULTATION

Council's Internal Architect, Landscape Architect, Traffic Engineer, Stormwater Engineer, Environment Officer and Geotechnical Engineer have provided satisfactory referrals.

Design Review Panel/Architect

The application was considered by the DRP on 6 December 2021. The Panel concluded that the proposal generally responded to the site and its immediate context in a reasonable manner, whilst providing a good level of amenity to its future occupants. However, to confirm this (and potentially inform design refinements) a more robust contextual analysis was required. The impact upon the solar access of the southern neighbour was required to be more clearly documented.

Further detail refinements / detailed information was required to improve amenity and building aesthetics:

- Further development of the entry forecourt.
- Further development of the vehicular entry.
- Further development of the communal room and open space.
- Compliance with permissible FSR
- Refinements to improve unit amenity.
- The provision of a large-scale section and confirmation of material finishes
- Expansion of material palette to balance the expanse of precast concrete proposed to the south and east elevations.

These issues were addressed by the applicant and final amended plans were submitted on 31 May 2022 after some ongoing discussions with the applicant. Council's architect reviewed the amended plans and the DRP comments and advised that the matters raised by the Panel had been satisfactorily addressed.

The development as amended is considered to exhibit design excellence as required by Clause 7.18 of Wollongong Local Environmental Plan (LEP) 2009 and responds appropriately to the design quality principles of SEPP 65.

The DRP notes are included as **Attachment 4**.

1.6.2 EXTERNAL CONSULTATION

Endeavour Energy

The proposal was referred to Endeavour Energy. Advice was received dated raising no objection to the proposal subject to certain recommendations and supporting information being forwarded the applicant.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

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

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

NSW BIODIVERSITY CONSERVATION ACT 2016

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

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

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

No native vegetation is proposed to be cleared for the development. The minimum subdivision lot size for the land under WLEP 2009 is 449m^2. Therefore, the proposal does not trigger the requirement for a biodiversity offset scheme and the site is not identified as being of high biodiversity value on the Biodiversity Values Map.

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

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

2.2.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 2

The proposed development has been assessed with regard to the provisions of Chapter 2 of the SEPP which relates to coastal management. The site is mapped as being located within the coastal environment and coastal use area and consideration has been given to the matters listed in Clauses 2.10, 2.11, 2.12, 2.13 Council can be satisfied that the development will not have an adverse impact on any of the following:-

(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,
(iii) the visual amenity and scenic qualities of the coast, including coastal headlands,
(iv) Aboriginal cultural heritage, practices and places,
(v) cultural and built environment heritage, and
(b) is satisfied that—
(i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or
(ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
(iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and
(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

As per Clause 2.12, Council as the consent authority can be satisfied that the proposed development is not likely to cause increased risk of coastal hazards on that land or other land. Consideration has been given to the relevant provisions of the certified coastal management program that applies to the land and no concerns are raised.

Chapter 4 Remediation of land

4.6 Contamination and remediation to be considered in determining development application

The proposed development has been assessed with regard to the requirements of Chapter 4 of the SEPP with regard to potential land contamination. The proposal has been reviewed by Council's Environmental Scientist with regard to the SEPP and the relevant provisions of Wollongong DCP 2009.

The site is not known to be contaminated or potentially contaminated and the land is not registered under the Contaminated Land Management Act 1997. A detailed site investigation is not required. Council records do not indicate any historic use that would contribute to the contamination of the site and the land is not identified as being contaminated on Council mapping. The proposal does not comprise a change of use, with evidence that the site has been occupied by residential land uses for many decades.

No concerns are raised in regard to contamination as relates to the intended use of the land and the requirements of clause 4.6.

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

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

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

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

Principle 1: Context and neighbourhood character

The proposal is consistent with the bulk and scale of development identified under the LEP and is generally consistent with the applicable controls of the DCP. Whilst the building will be substantially taller than some of the surrounding buildings, the area is undergoing some transition towards higher density development which will likely continue into the future. The disparity between the proposed building and adjoining ones in terms of scale is not uncommon in the locality and this is not considered to result in unreasonable impacts.

Principle 2: Built form and scale

The bulk and scale of the development is consistent with the applicable planning controls for the area. The development is not considered to be out of context with regard to the desired future character of the area and the likely impacts of the development on the locality and adjoining development.

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

Principle 3: Density

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

Principle 4: Sustainability

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

BASIX Certificates provided indicating minimum requirements are met.

A Site Waste Management and Minimisation Plan has been provided indicating recycling of materials from the demolished dwellings.

The proposal does not impact on any heritage items or environmentally sensitive areas

The proposal is an efficient use of land in a location that is close to services and public open space.

Principle 5: Landscape

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

Principle 6: Amenity

Amenity has been addressed in response to concerns raised by the DRP and staff. The proposal meets the minimum requirements for solar access, private and communal open space, storage, visual and acoustic privacy and access.

Principle 7: Safety

The proposal is satisfactory with regard to safety and security.

Principle 8: Housing diversity and social interaction

The proposal does not provide a mix of unit sizes or layouts but is considered acceptable for a development of this scale. The proposal is considered appropriate to the locality.

Principle 9: Aesthetics

Improvements have been made in response to DRP meetings and the revised design is satisfactory. The proposal is considered to be of a high quality with regard to its appearance. A mixture of materials and finishes is provided and the bulk of the development is suitably articulated.

Apartment Design Guide (ADG)

With regard to Clause 28(2)(c), the Apartment Design Guide has been considered below and in **Attachment 6.**

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

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

2.2.4 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT & INFRASTRUCTURE) 2021

The development application was referred to Endeavour Energy for comment in accordance with Clause 2.48 as it may involve works within proximity of electricity infrastructure. Endeavour Energy has advised on connection requirements and has confirmed that it has no objection to the proposed development.

2.2.5 STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2021

The State Environmental Planning Policy (Koala Habitat Protection) 2021 applies to the Wollongong Local Government Area, identified as being in the South Coast koala management area.

12 Development assessment process—other land

Consent can be issued for development on the subject land if Council is satisfied that the land is *not* core koala habitat. The land has not been assessed by a suitably qualified and experienced person as being highly suitable koala habitat, and Council has no record of the presence of koalas on the site currently or within the previous 18 years. The proposal does not include the removal of extensive native vegetation and the land is not considered to comprise core koala habitat.

2.3 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

Residential flat building means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi dwelling housing.

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The zoning map identifies the land as being zoned R1 General Residential.

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposal is satisfactory with regard to the above objectives.

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

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

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

Part 4 Principal development standards

Clause 4.1 Minimum subdivision lot size

449m^2.

Clause 4.3 Height of buildings

The proposed building height of 31.9m complies with the maximum of 32m permitted for the site. Clause 4.4 Floor space ratio

Clause 4.4A Floor space ratio – Wollongong city centre

As per WLEP mapping the site a maximum of 1.5:1.

Permissible GFA = 1.5:1 x 1,062.2m^2 = 1,593.3m^2

The development proposes an FSR of 1.48:1 (or 1,579m^2). The proposal complies with the applicable development standard in this regard.

Part 5 Miscellaneous provisions

Clause 5.21 Flood planning

The site is mapped as being within an uncategorised flood risk precinct, In this regard the stormwater design submitted by the applicant has been prepared having regard to flood information provided by Council. The design has been reviewed by Council's stormwater engineer who has provided a satisfactory referral.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

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

The application was referred to Endeavour Energy in accordance with (cl. 45) of SEPP Infrastructure 2007and no concerns have been raised.

Clause 7.5 Acid Sulfate Soils

The proposal is identified as being affected by class 5 acid sulphate soils. The objective of this Clause is to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage. The works will not be Works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum and by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land.

Council's environment officer has not required an acid sulphate soils management to be prepared

Clause 7.6 Earthworks

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

Clause 7.14 Minimum site width

(2) Development consent must not be granted for development for the purposes of a residential flat building unless the site area on which the development is to be carried out has a dimension of at least 24 metres.

The subject site complies with this requirement having a width of 30.48m.

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

The requirements of this clause have been considered. The architectural aspects of the development are consistent with the provisions for design excellence as follows:

- The site is suitable for the development
- The use is compatible with the existing and likely future uses in the locality

- There are no heritage restrictions or impacts
- The proposal is not expected to result in any adverse environmental impacts.
- The proposal is satisfactory with regard to access, servicing and parking.

The development as amended is considered to exhibit design excellence as required by Clause 7.18 of Wollongong Local Environmental Plan (LEP) 2009 and responds appropriately to the design quality principles of SEPP 65

Part 8 Local provisions—Wollongong city centre

Clause 8.1 Objectives for development in Wollongong city centre

The proposal would contribute to a residential apartment mix through the provision of additional housing and employment opportunities during construction. It is considered that the development provides for a standard of design, materials and detailing appropriate for the building type and its location and zoning. The proposal provides a mixture of apartments including adaptable.

The proposed residential flat building is an efficient use of space in an accessible location that is serviced by existing public transport.

The proposal is not expected to adversely impact on natural or cultural heritage values.

2.4 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. It is considered the draft SEPP is of limited relevance to the application.

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; and introduces certification and operational requirements for remediation works that can be undertaken without development consent.

The SEPP was made on 1 March 2022 (SEPP (Resilience and Hazards) 2021). The new SEPP directly transfers the provisions of SEPP55 which have been considered in this report..

Draft Design and Place SEPP

The draft Design and Place SEPP has been exhibited but the exhibited draft is not a matter for consideration under section 4.15(1)(a)(ii) of the EP&A Act 1979.

Draft Housing SEPP

The SEPP was an exhibited instrument at the time of lodgement of the application and has since been gazetted. The SEPP contains savings provisions. It has consolidated five existing housing-related SEPPs, none of which relate to the proposed development. It is considered the SEPP is of limited relevance to the proposal as it does not contain provisions of specific relevance to residential flat buildings.

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

3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The development has been assessed against the relevant chapters of WDCP 2009 and found to be satisfactory, no variations are proposed.

A full assessment of the proposal in relation to Chapter B1 of WDCP 2009 is contained at **Attachment 7.**

3.2 Wollongong City Wide Development Contributions Plan

The estimated cost of works is $6,683,474 and a levy of 1% is applicable under this plan as the threshold value is $250,000 and the site is located within the city centre.

2.6 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.

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

Environmental Planning and Assessment Regulation 2021

Savings

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

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

61 Additional matters that consent authority must consider

(1) In determining a development application for the demolition of a building, the consent authority must consider the Australian Standard AS 2601—2001*: The Demolition of Structures*.

Demolition is proposed and as such AS2601 is an applicable matter for consideration. Conditions of consent are recommended for imposition requiring compliance with AS 2601.

62 Consideration of fire safety

N/A

63 Considerations for erection of temporary structures

N/A

64 Consent authority may require upgrade of buildings

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

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

Context and Setting:

Context and setting has been addressed with reference to the principles of SEPP 65 and the design excellence matters prescribed by Clause 7.18 of Wollongong LEP 2009 (see Sections 2.1.2 and 2.1.5) and in relation to the impact of the proposed development on nearby heritage items. The development is considered to appropriately respond to its setting.

The immediate neighbourhood is in a process of transition, with a number of larger and taller residential flat buildings being developed, with only a few dwelling houses remaining alongside older shorter unit developments. The proposed height and floor space ratio are consistent with planning controls and more recent development in the vicinity.

The development has responded to matters raised by the DRP.

Access, Transport and Traffic

The proposal is satisfactory with regard to carparking, vehicular access, manoeuvring and servicing. Provision has been made for sufficient car parking along with adequate bicycle and motorcycle parking.

The traffic generating impacts of the development will not be unreasonable in the locality. The proposed access arrangements are satisfactory to Council's Traffic Engineer.

Public Domain:

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

Utilities:

The proposal is not expected to place an unreasonable demand on utilities supply. Existing utilities are likely to be capable of augmentation to service the proposal. If approved, conditions should be imposed on the consent requiring the developer to make appropriate arrangements with the relevant servicing authorities prior to construction.

Heritage:

N/A.

Other land resources:

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

Water:

Supply & infrastructure - The site is presently serviced by Sydney Water's reticulated water and sewerage services. It is expected that these services can be extended/ augmented to meet the requirements of the proposed development.

Consumption - The proposal is not expected to involve excessive water consumption. The application was accompanied by BASIX certificates demonstrating that the development can achieve the water conservation targets of the BASIX SEPP. A rainwater tank is proposed.

Water quality – the development is not expected to have adverse impacts on water quality.

Stormwater will be disposed of to the existing public drainage system in the road.

Soils:

Council records identify the site as containing class 5 acid sulfate soils. Geotechnical aspects of the development are satisfactory. Erosion and sedimentation controls are required to be employed during excavation and construction.

Air and Microclimate:

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

Flora and Fauna:

No adverse impacts on significant flora or fauna is expected as a result of the proposed development. It is noted that Council's Landscape Officer was satisfied with the submitted landscape plan and development generally.

Waste:

Refer to Wollongong DCP compliance table at **Attachment 7**.

Waste management during construction can be managed through proper arrangements. Conditions should be imposed if consent is granted requiring the use of an appropriate receptacle for any waste generated during the construction and compliance with the Site Waste Management and Minimisation Plan provided with the DA.

On-going waste management arrangements are satisfactory and comply with the relevant provisions of Wollongong DCP 2009 as detailed within this report. Waste bins will be stored in the ground floor waste room and will be collected via domestic kerbside collection.

Energy:

The proposal is not expected to involve excessive energy consumption. The BASIX certificates provided with the application demonstrate that the residential units will achieve compliance with the energy efficiency and thermal comfort targets of the BASIX SEPP.

Noise and vibration:

Noise and vibration impacts during excavation and construction are unavoidable. If the development is approved, a suite of conditions is recommended for imposition (see Attachment 8) to minimise nuisance during excavation and construction.

There are no external sources of unreasonable nuisance noise within the immediate locality other than noise transmission from Corrimal Street, approx. 100m to the east which is a classified road.

Natural hazards:

There are no known natural hazards.

Technological hazards:

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

Safety, Security and Crime Prevention:

This application does not result in any opportunities for criminal or antisocial behaviour and is considered to have been reasonably well designed with regard to CPTED principles.

Social Impact:

No adverse social impacts have been identified.

Economic Impact:

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

Site Design and Internal Design:

The application does not result in any departures from development standards. The design accounts for the known site constraints and topography.

It is recommended that a condition of consent is applied requiring all works follow the Building Code of Australia.

Construction:

Construction impacts have the potential to impact on the amenity of the neighbourhood including the public domain inclusive of traffic and pedestrian impacts. If approved, it would be appropriate to impose a suite of conditions to reduce the impact of construction works including those relating to hours of work, tree protection, traffic controls, erosion and sedimentation controls, vibration, dust mitigation, works in the road reserve, excavation, waste management, and use of any crane, hoist, plant or scaffolding, amongst others. These are included in the recommended conditions at Attachment 8.

Cumulative Impacts:

The proposal is not expected to have result in adverse cumulative impacts.

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

Does the proposal fit in the locality?

The proposal is considered appropriate with regard to the zoning of the site however the full extent of impacts cannot be determined at this time due to uncertain flood levels.

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal subject to resolution.

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

The submissions received have been addressed in this report – See Section 1.5.

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

The application is not expected to result in significant adverse impacts on the environment or the amenity of the locality. It is considered appropriate with consideration to the zoning and the character of the area is satisfactory with regard to the applicable planning controls. Submissions raised following notification do not warrant redesign and internal and external referrals are satisfactory subject to appropriate conditions of consent. Approval of the proposal is consistent with 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 proposed development is permissible with consent and has regard to the objectives of the zone. Substantial compliance is achieved with the applicable controls for residential flat building in WDCP 2009 and no variations to WLEP 2009 development standards are proposed. There is a variation to ADG setbacks which have been assessed as acceptable in this report.

The recommendations of the DRP and Councils' Architect have been adopted in the revised plans and matters raised by the panel are satisfactorily resolved. Internal referrals are satisfactory and submissions have been considered in the assessment.

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

There being no outstanding issues, approval of the application is recommended

4 RECOMMENDATION

It is recommended that development application DA-2021/1231 be approved subject to the reasons contained in **Attachment 8.**

ATTACHMENTS

1 Aerial photograph

2 WLEP zoning map

3 Plans

4 Design review panel notes

5 Sun's Eye Diagrams

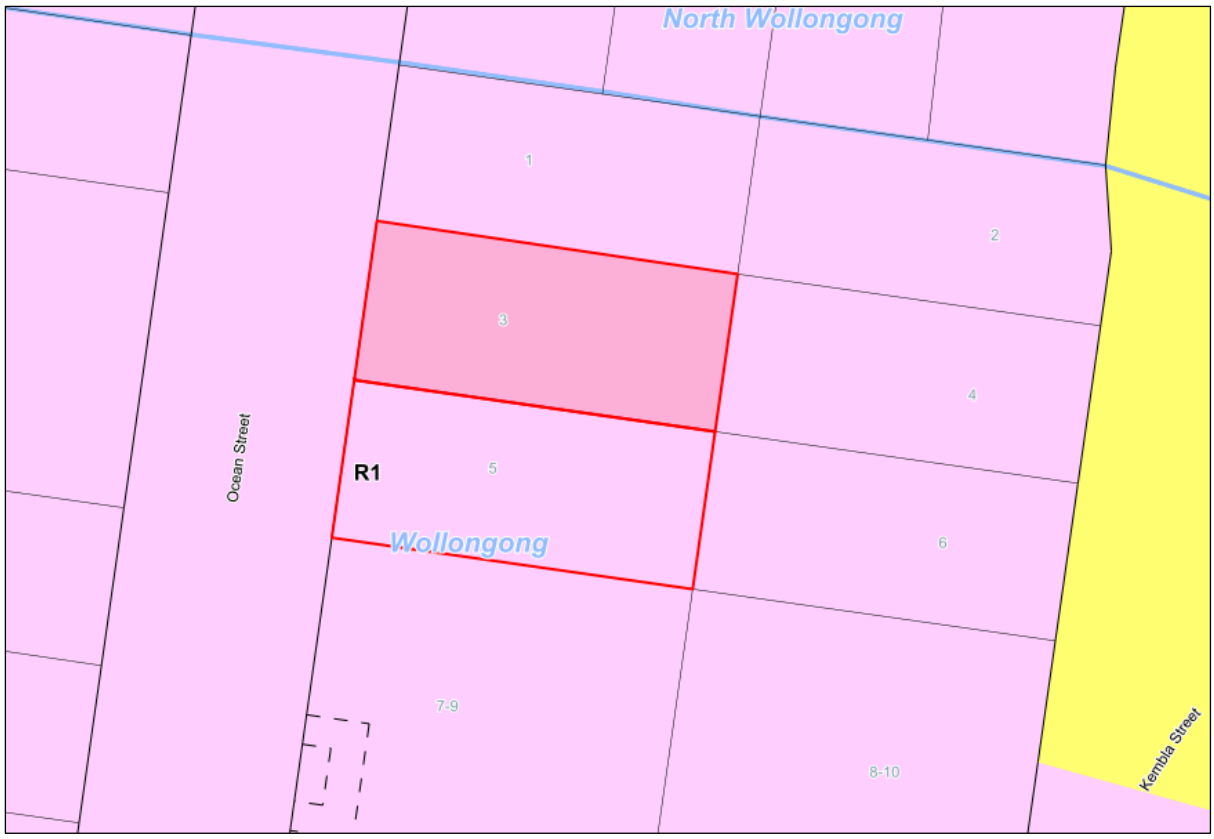
6 ADG compliance table

7 WDCP 2009 compliance table

8 Draft Conditions of Approval

ATTACHMENT 1: Aerial Photograph

ATTACHMENT 2: Zoning Map



BASIX COMMITMENTS NOTES

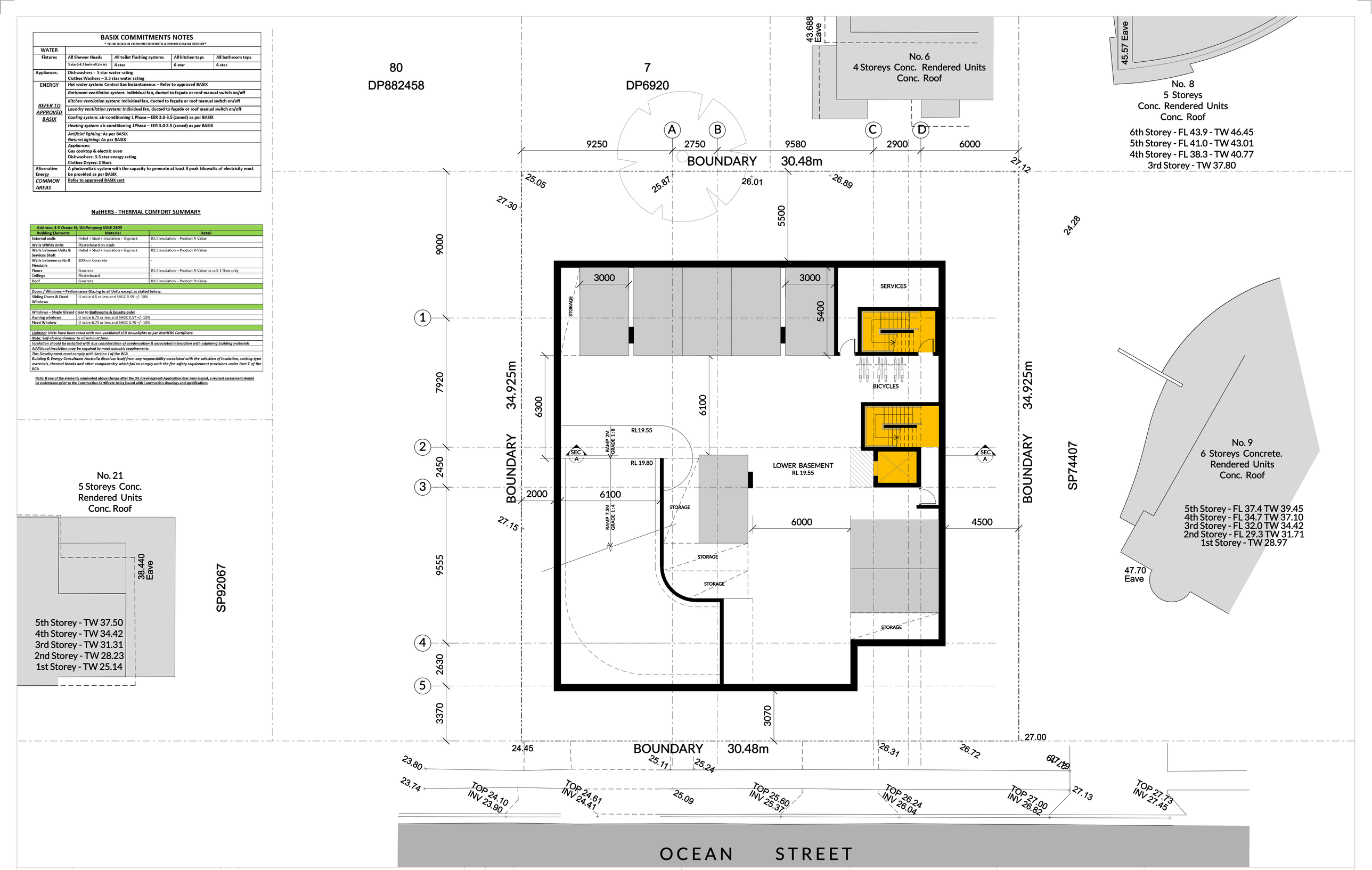
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	Dishwashers - 5 star water rating Clothes Washers – 3.5 star water rating			
ENERGY	*Hot water system*: Central Gas Instantaneous – Refer to approved BASIX			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	*Kitchen ventilation system*: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 (zoned) as per BASIX			
	Heating system: air-conditioning 1Phase – EER 3.0-3.5 (zoned) as per BASIX			
	Artificial lighting: As per BASIX *Natural lighting*: As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating Clothes Dryers: 2 Stars			
Alternative Energy	A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Address: 3-5 Ocean St, Wollongong NSW 2500		
Building Elements	**Material**	**Detail**
External walls	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	-
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
Ceilings	Plasterboard	-
Roof	Concrete	R3.5 insulation – Product R-Value
Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to Bathrooms & Ensuite only:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Fixed Window	U value 6.70 or less and SHGC 0.70 +/- 10%	
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Self-closing damper to all exhaust fans.		
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials		
Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of Insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		

Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications



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A	ISSUE FOR PRE-DA SUBMISSION	TL	31/05/2021

Client:

Architect:
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Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
LOWER BASEMENT FLOOR PLAN

Project Number: Pn-20023

Drawing Number: A-0800

Drawing Status: AUTHORITY APPROVAL

Issue: E

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BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
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	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	Dishwashers - 5 star water rating Clothes Washers – 3.5 star water rating			
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Alternative Energy	A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

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Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	-
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
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Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to Bathrooms & Ensuite only:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Fixed Window	U value 6.70 or less and SHGC 0.70 +/- 10%	
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Self-closing damper to all exhaust fans.		
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials		
Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		

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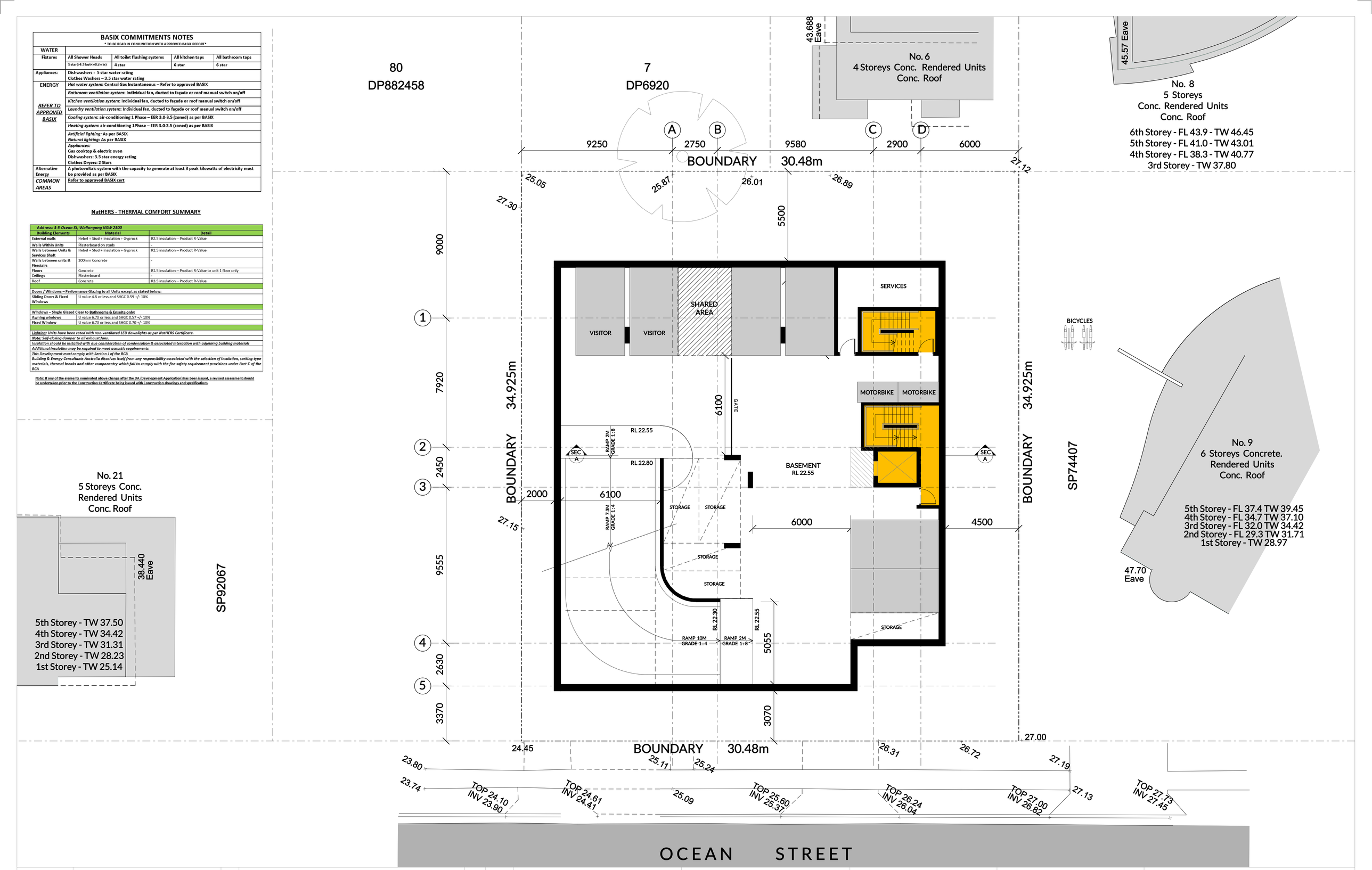

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ISSUE	REVISION DESCRIPTION	APP'D	DATE

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Client:

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Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
BASEMENT FLOOR PLAN

Project Number: Pn-20023

Drawing Number: A-0900

Drawing Status: AUTHORITY APPROVAL

Issue: E

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	Dishwashers - 5 star water rating Clothes Washers – 3.5 star water rating			
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Alternative Energy	A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

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Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	-
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
Ceilings	Plasterboard	-
Roof	Concrete	R3.5 insulation – Product R-Value
Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to Bathrooms & Ensuite only:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
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Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
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Client:

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RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
GROUND FLOOR PLAN

Project Number: Pn-20023

Drawing Number: A-1000

Drawing Status: AUTHORITY APPROVAL

Issue: E

BASIX COMMITMENTS NOTES

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Fixtures	**All Shower Heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
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COMMON AREAS	**Refer to approved BASIX cert**			

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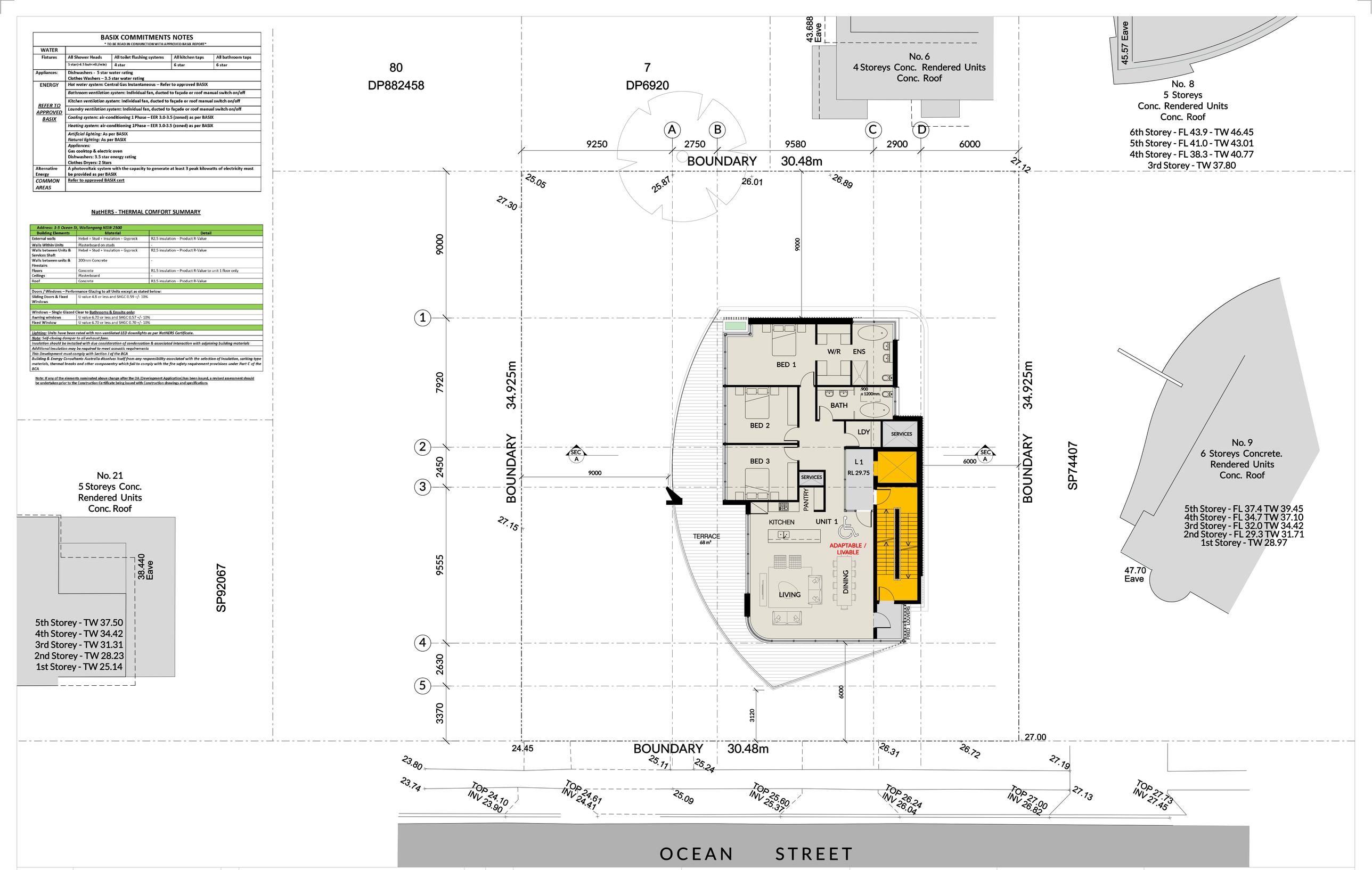

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Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
L1 FLOOR PLAN

Project Number: Pn-20023

Drawing Number: A-1100

Drawing Status: AUTHORITY APPROVAL

Issue: E

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BASIX COMMITMENTS NOTES

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Appliances:	**Dishwashers - 5 star water rating** **Clothes Washers – 3.5 star water rating**			
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Alternative Energy	**A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX**			
COMMON AREAS	**Refer to approved BASIX cert**			

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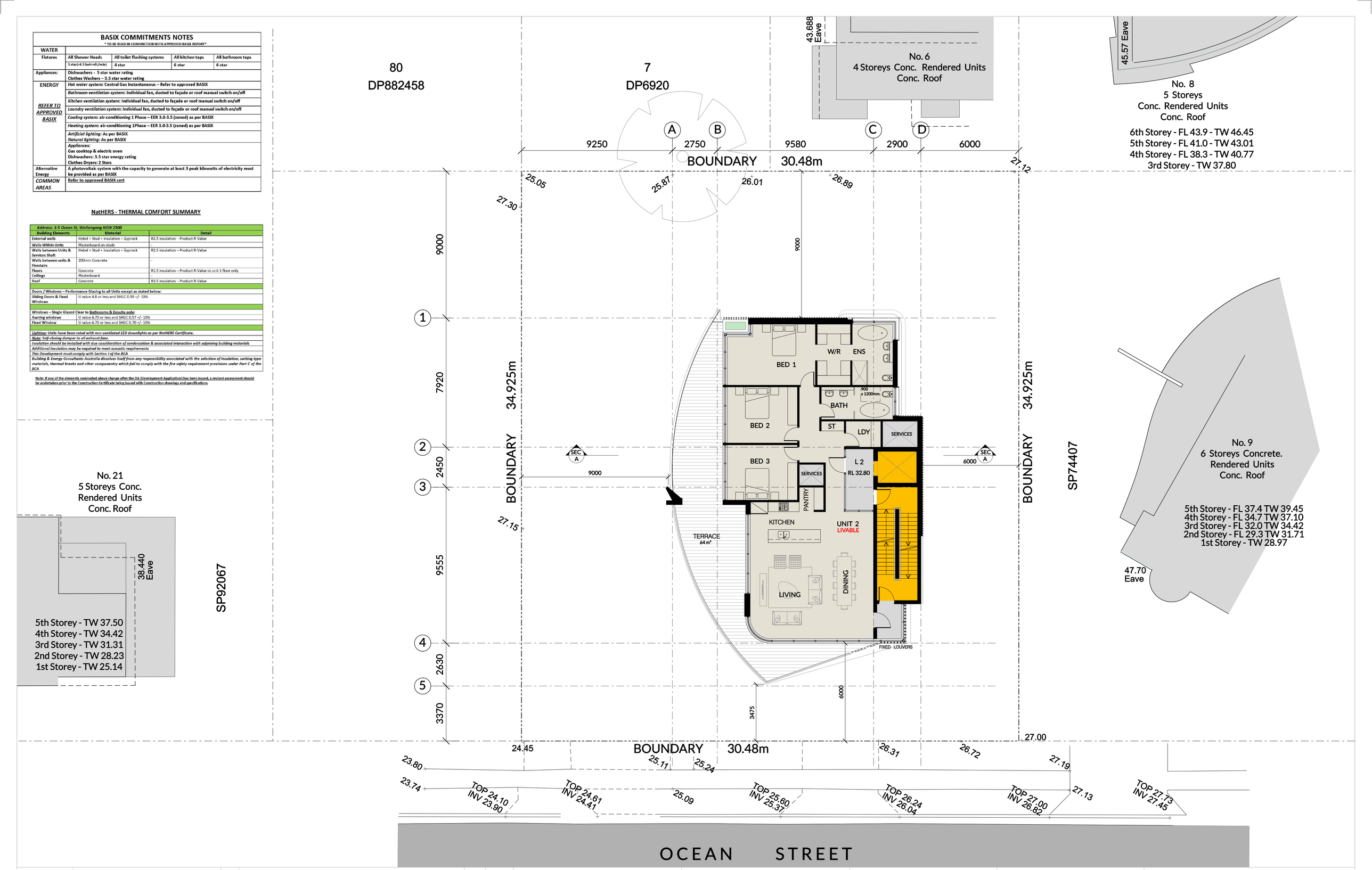

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Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
L2 FLOOR PLAN

Project Number: Pn-20023

Drawing Number: A-1200

Drawing Status: AUTHORITY APPROVAL

Issue: E

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BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

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Appliances:	Dishwashers - 5 star water rating Clothes Washers – 3.5 star water rating			
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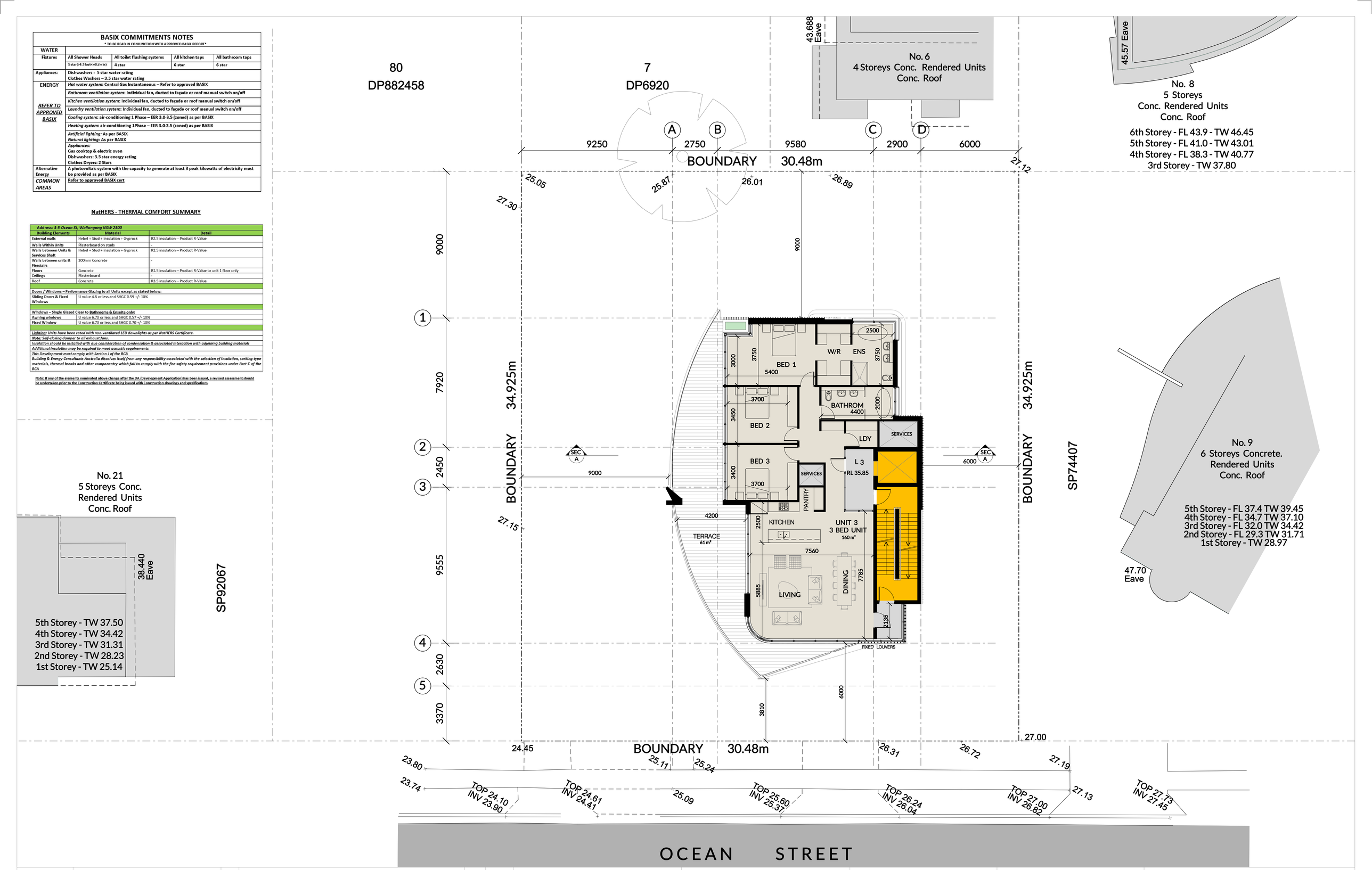
Address: 3-5 Ocean St, Wollongong NSW 2500

Building Elements	Material	Detail
External walls	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	-
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
Ceilings	Plasterboard	-
Roof	Concrete	R3.5 insulation – Product R-Value
Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to Bathrooms & Ensuite only:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Fixed Window	U value 6.70 or less and SHGC 0.70 +/- 10%	
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Self-closing damper to all exhaust fans.		
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials		
Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		

Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications



True North

Scale: 1:100 @A1 1:200 @A3

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Date Printed:
17/05/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
E	AMENDMENTS TO COUNCIL	TL	17/05/2022
D	AMENDMENTS TO COUNCIL	HE	28/04/2022
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B	ISSUE FOR DA SUBMISSION	HE	06/10/2021
A	ISSUE FOR PRE-DA SUBMISSION	TL	31/05/2021

Client:

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
L3 FLOOR PLAN

Project Number: Pn-20023

Drawing Number: A-1300

Drawing Status: AUTHORITY APPROVAL

Issue: E

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BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	**All Shower Heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	**Dishwashers - 5 star water rating** **Clothes Washers – 3.5 star water rating**			
ENERGY	***Hot water system*: Central Gas Instantaneous – Refer to approved BASIX**			
	***Bathroom ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
	***Kitchen ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
REFER TO APPROVED BASIX	***Laundry ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
	***Cooling system*: air-conditioning 1 Phase – EER 3.0-3.5 (zoned) as per BASIX**			
	***Heating system*: air-conditioning 1Phase – EER 3.0-3.5 (zoned) as per BASIX**			
	***Artificial lighting*: As per BASIX** ***Natural lighting*: As per BASIX**			
	***Appliances*:** **Gas cooktop & electric oven** **Dishwashers: 3.5 star energy rating** **Clothes Dryers: 2 Stars**			
Alternative Energy	**A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX**			
COMMON AREAS	**Refer to approved BASIX cert**			

NatHERS - THERMAL COMFORT SUMMARY

Address: 3-5 Ocean St, Wollongong NSW 2500

Building Elements	Material	Detail
External walls	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	-
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
Ceilings	Plasterboard	-
Roof	Concrete	R3.5 insulation – Product R-Value
Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to Bathrooms & Ensuite only:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Fixed Window	U value 6.70 or less and SHGC 0.70 +/- 10%	
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Self-closing damper to all exhaust fans.		
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials		
Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		

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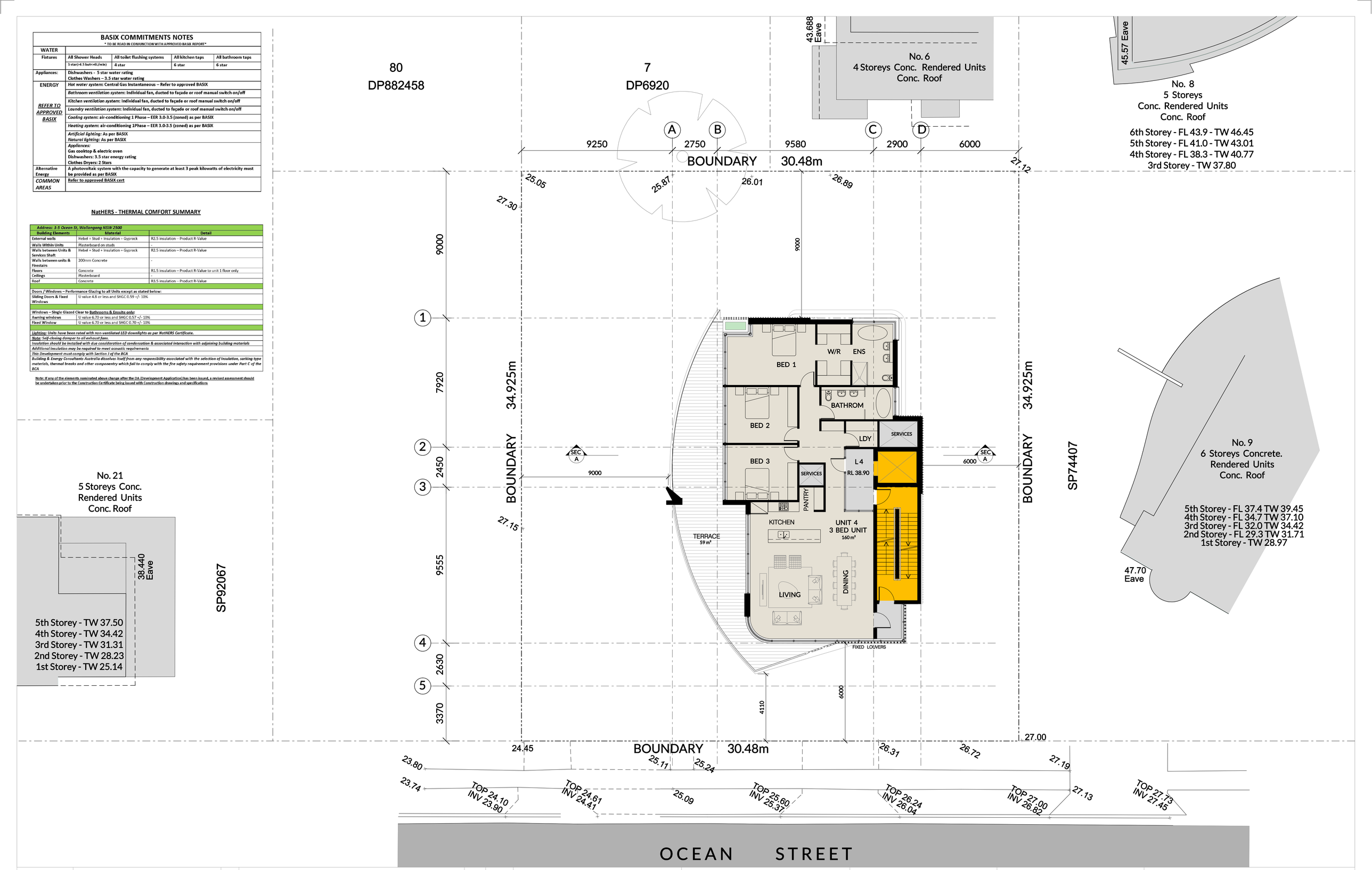

True North

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Date Printed:
17/05/2022

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A	ISSUE FOR PRE-DA SUBMISSION	TL	31/05/2021

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Client:

Architect:
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ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
L4 FLOOR PLAN

Project Number: Pn-20023

Drawing Number: A-1400

Drawing Status: AUTHORITY APPROVAL

Issue: E

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	**All Shower Heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	**Dishwashers - 5 star water rating** **Clothes Washers – 3.5 star water rating**			
ENERGY	***Hot water system*: Central Gas Instantaneous – Refer to approved BASIX**			
	***Bathroom ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
	***Kitchen ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
REFER TO APPROVED BASIX	***Laundry ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
	***Cooling system*: air-conditioning 1 Phase – EER 3.0-3.5 (zoned) as per BASIX**			
	***Heating system*: air-conditioning 1Phase – EER 3.0-3.5 (zoned) as per BASIX**			
	***Artificial lighting*: As per BASIX** ***Natural lighting*: As per BASIX**			
	***Appliances*:** **Gas cooktop & electric oven** **Dishwashers: 3.5 star energy rating** **Clothes Dryers: 2 Stars**			
Alternative Energy	**A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX**			
COMMON AREAS	**Refer to approved BASIX cert**			

NatHERS - THERMAL COMFORT SUMMARY

Address: 3-5 Ocean St, Wollongong NSW 2500

Building Elements	Material	Detail
External walls	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	-
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
Ceilings	Plasterboard	-
Roof	Concrete	R3.5 insulation – Product R-Value
Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to Bathrooms & Ensuite only:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Fixed Window	U value 6.70 or less and SHGC 0.70 +/- 10%	
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Self-closing damper to all exhaust fans.		
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials		
Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		

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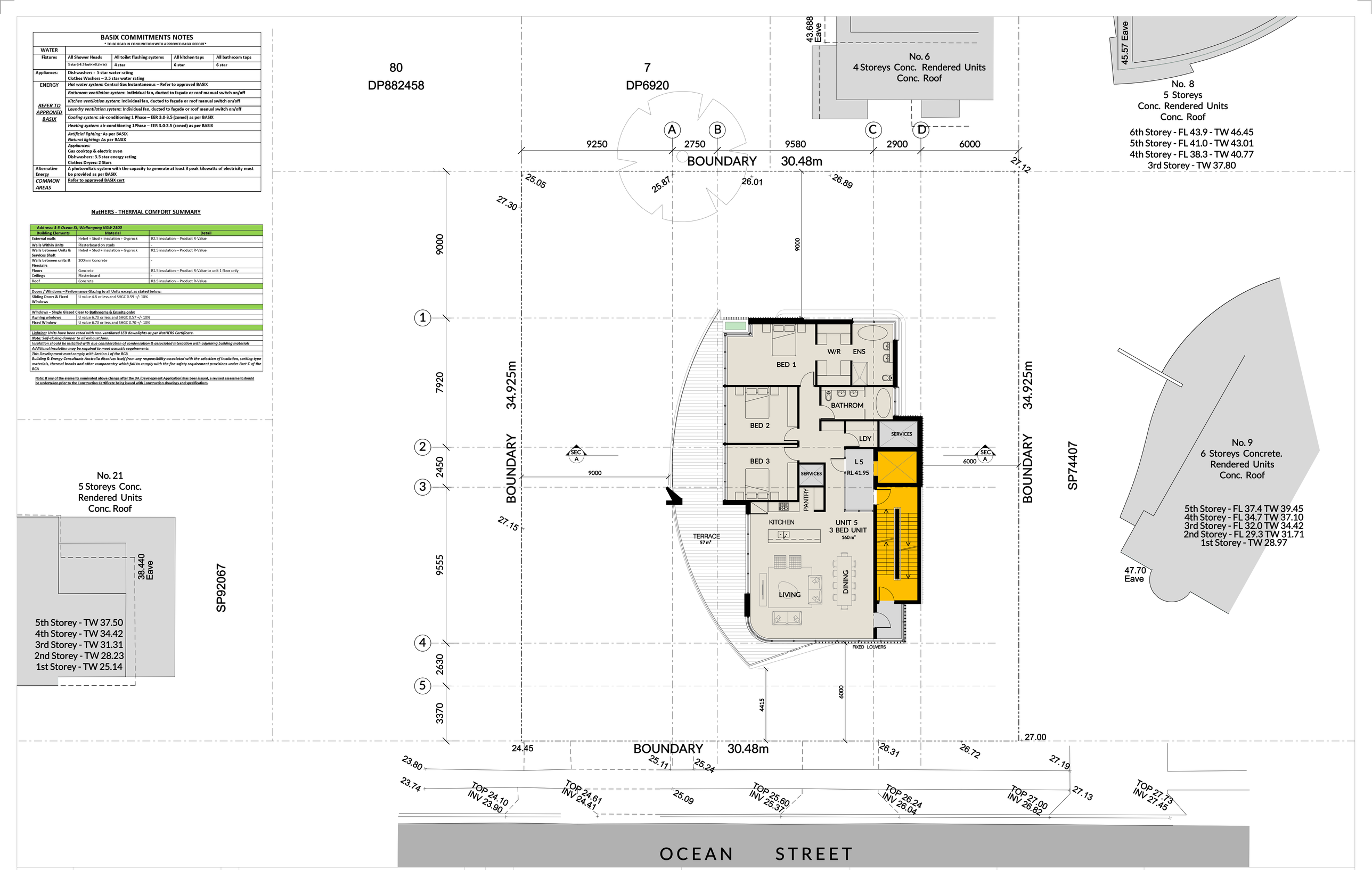

True North

Scale: 1:100 @A1 1:200 @A3

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Client:

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
L5 FLOOR PLAN

Project Number: Pn-20023

Drawing Number: A-1500

Drawing Status: AUTHORITY APPROVAL

Issue: E

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BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	**All Shower Heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	**Dishwashers - 5 star water rating** **Clothes Washers – 3.5 star water rating**			
ENERGY	***Hot water system*: Central Gas Instantaneous – Refer to approved BASIX**			
	***Bathroom ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
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	***Heating system*: air-conditioning 1Phase – EER 3.0-3.5 (zoned) as per BASIX**			
	***Artificial lighting*: As per BASIX** ***Natural lighting*: As per BASIX**			
	***Appliances*:** **Gas cooktop & electric oven** **Dishwashers: 3.5 star energy rating** **Clothes Dryers: 2 Stars**			
Alternative Energy	**A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX**			
COMMON AREAS	**Refer to approved BASIX cert**			

NatHERS - THERMAL COMFORT SUMMARY

Address: 3-5 Ocean St, Wollongong NSW 2500

Building Elements	Material	Detail
External walls	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	-
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
Ceilings	Plasterboard	-
Roof	Concrete	R3.5 insulation – Product R-Value
Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to Bathrooms & Ensuite only:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Fixed Window	U value 6.70 or less and SHGC 0.70 +/- 10%	
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Self-closing damper to all exhaust fans.		
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials		
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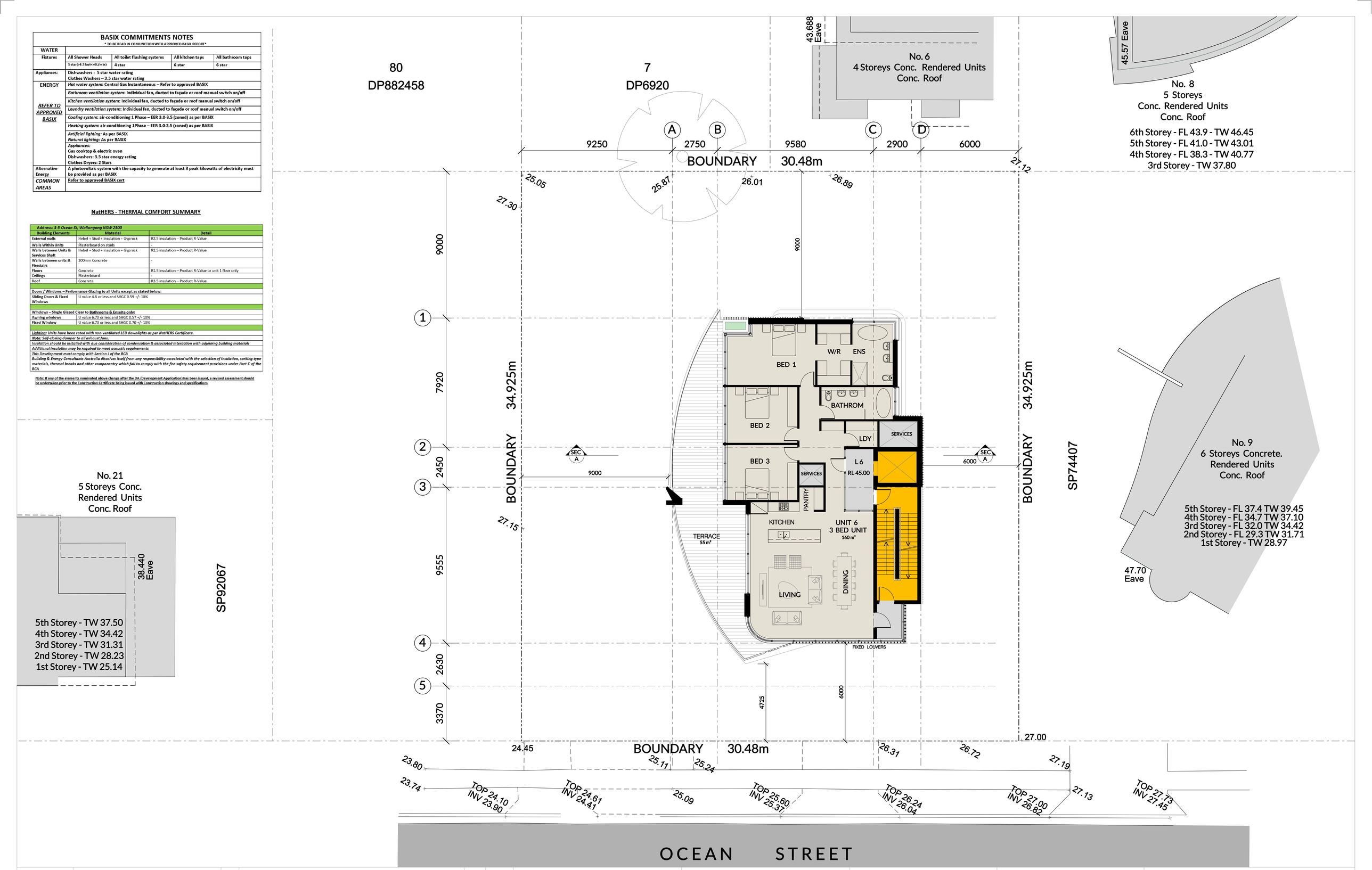

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Client:

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
L6 FLOOR PLAN

Project Number: Pn-20023

Drawing Number: A-1600

Drawing Status: AUTHORITY APPROVAL

Issue: E

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BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	**All Shower Heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	**Dishwashers - 5 star water rating** **Clothes Washers – 3.5 star water rating**			
ENERGY	***Hot water system*: Central Gas Instantaneous – Refer to approved BASIX**			
	***Bathroom ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
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	***Heating system*: air-conditioning 1Phase – EER 3.0-3.5 (zoned) as per BASIX**			
	***Artificial lighting*: As per BASIX** ***Natural lighting*: As per BASIX**			
	***Appliances*:** **Gas cooktop & electric oven** **Dishwashers: 3.5 star energy rating** **Clothes Dryers: 2 Stars**			
Alternative Energy	**A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX**			
COMMON AREAS	**Refer to approved BASIX cert**			

NatHERS - THERMAL COMFORT SUMMARY

Address: 3-5 Ocean St, Wollongong NSW 2500

Building Elements	Material	Detail
External walls	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	-
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
Ceilings	Plasterboard	-
Roof	Concrete	R3.5 insulation – Product R-Value
Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to Bathrooms & Ensuite only:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Fixed Window	U value 6.70 or less and SHGC 0.70 +/- 10%	
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Self-closing damper to all exhaust fans.		
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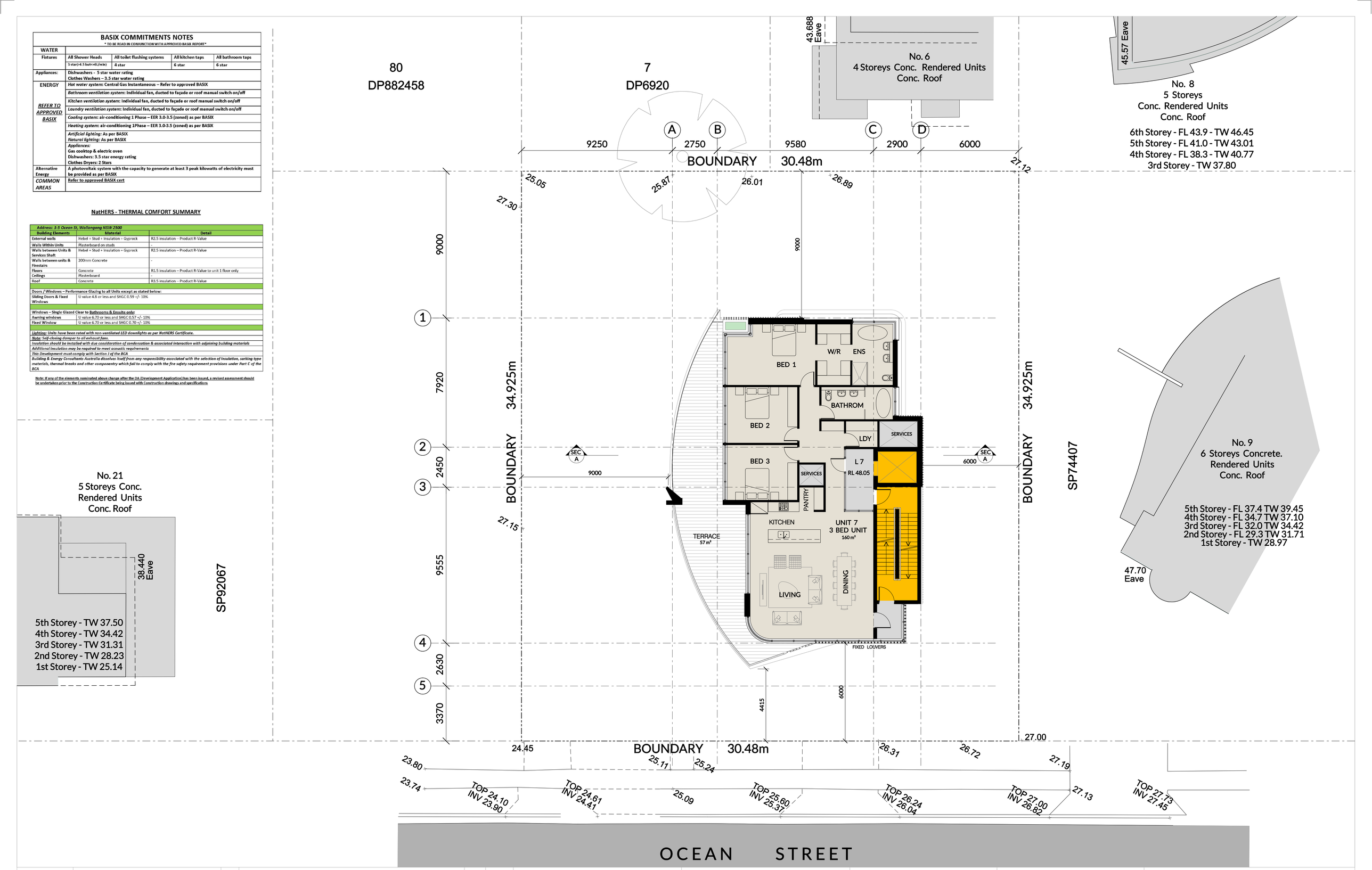

True North

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Client:

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
L7 FLOOR PLAN

Project Number: Pn-20023

Drawing Number: A-1700

Drawing Status: AUTHORITY APPROVAL

Issue: E

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	**All Shower Heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	**Dishwashers - 5 star water rating** **Clothes Washers – 3.5 star water rating**			
ENERGY	***Hot water system*: Central Gas Instantaneous – Refer to approved BASIX**			
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	***Heating system*: air-conditioning 1Phase – EER 3.0-3.5 (zoned) as per BASIX**			
	***Artificial lighting*: As per BASIX** ***Natural lighting*: As per BASIX**			
	***Appliances*:** **Gas cooktop & electric oven** **Dishwashers: 3.5 star energy rating** **Clothes Dryers: 2 Stars**			
Alternative Energy	**A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX**			
COMMON AREAS	**Refer to approved BASIX cert**			

NatHERS - THERMAL COMFORT SUMMARY

Address: 3-5 Ocean St, Wollongong NSW 2500

Building Elements	Material	Detail
External walls	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
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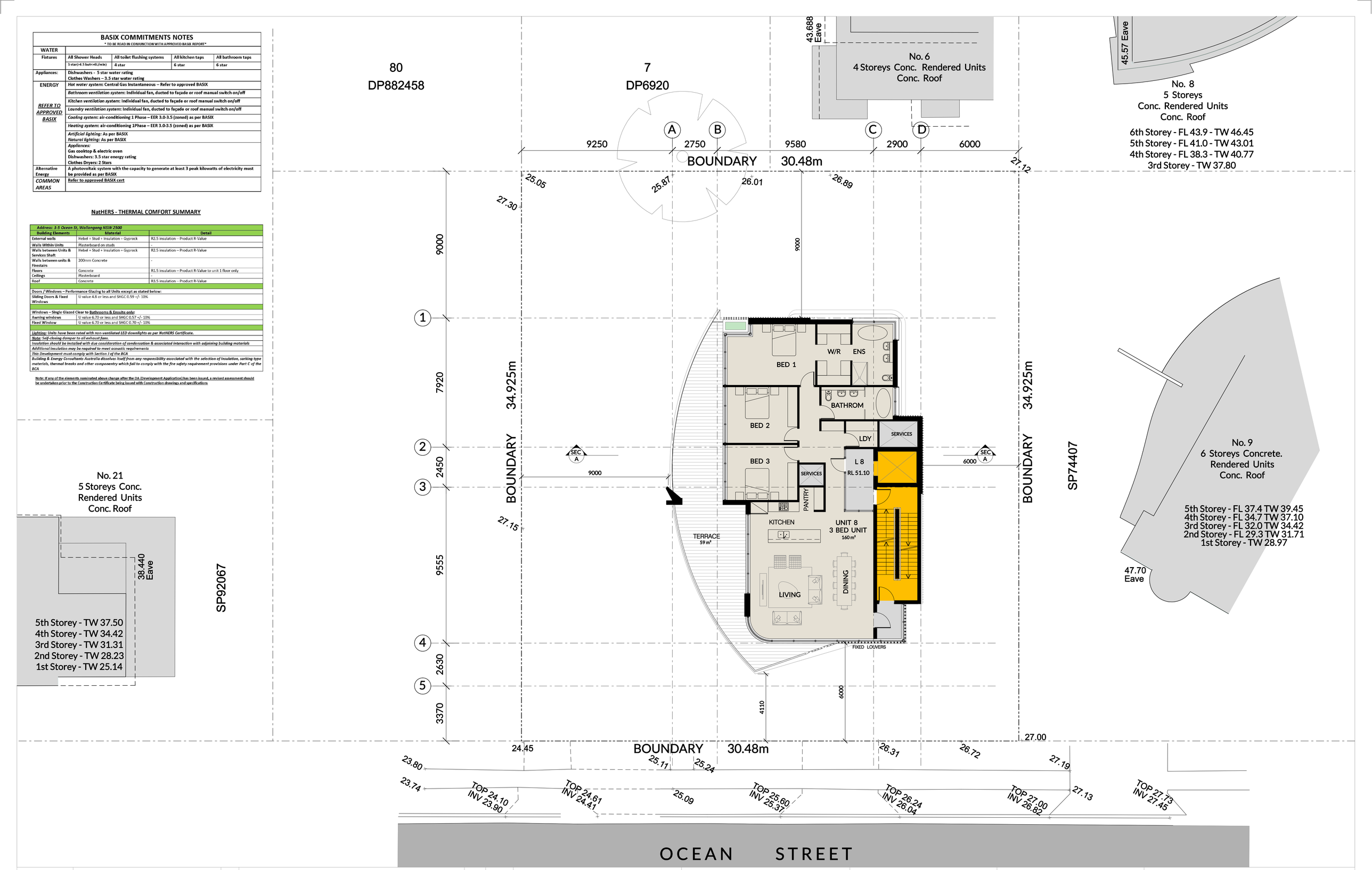

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h:\pn_20023_3-5 ocean st wollongong\drawings\05 microstation\01 da\Plot\A-1800_L8 Floor Plan.dgn

Client:

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
L8 FLOOR PLAN

Project Number: Pn-20023

Drawing Number: A-1800

Drawing Status: AUTHORITY APPROVAL

Issue: E

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

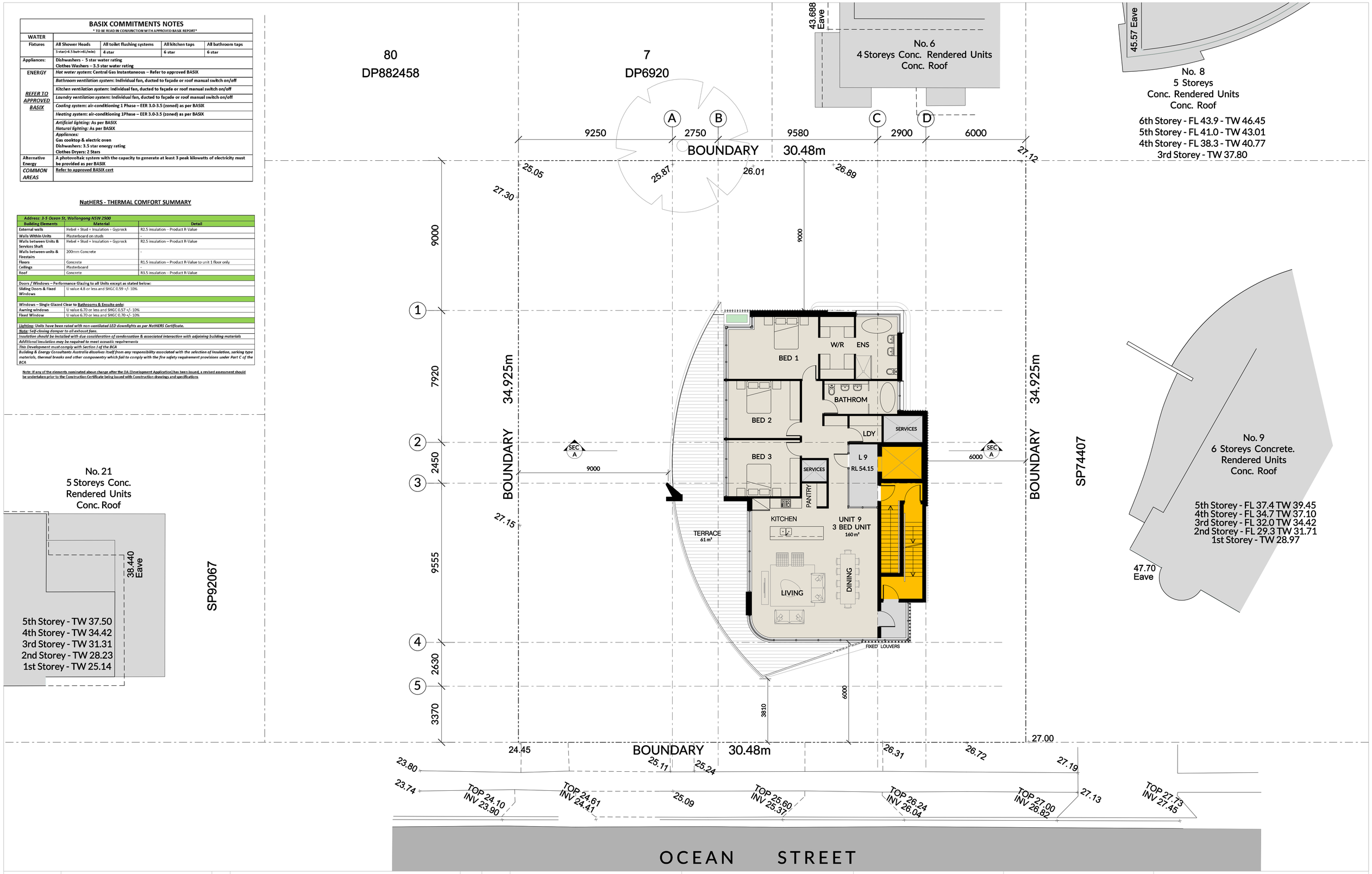
WATER				
Fixtures	**All Shower Heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	**Dishwashers - 5 star water rating** **Clothes Washers – 3.5 star water rating**			
ENERGY	***Hot water system*: Central Gas Instantaneous – Refer to approved BASIX**			
	***Bathroom ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
	***Kitchen ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
REFER TO APPROVED BASIX	***Laundry ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
	***Cooling system*: air-conditioning 1 Phase – EER 3.0-3.5 (zoned) as per BASIX**			
	***Heating system*: air-conditioning 1Phase – EER 3.0-3.5 (zoned) as per BASIX**			
	***Artificial lighting*: As per BASIX** ***Natural lighting*: As per BASIX**			
	***Appliances*:** **Gas cooktop & electric oven** **Dishwashers: 3.5 star energy rating** **Clothes Dryers: 2 Stars**			
Alternative Energy	**A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX**			
COMMON AREAS	**Refer to approved BASIX cert**			

NatHERS - THERMAL COMFORT SUMMARY

Address: 3-5 Ocean St, Wollongong NSW 2500

Building Elements	Material	Detail
External walls	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	-
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
Ceilings	Plasterboard	-
Roof	Concrete	R3.5 insulation – Product R-Value
Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to Bathrooms & Ensuite only:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Fixed Window	U value 6.70 or less and SHGC 0.70 +/- 10%	
Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.		
Note: Self-closing damper to all exhaust fans.		
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials		
Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		

Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications



True North

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
17/05/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
E	AMENDMENTS TO COUNCIL	TL	17/05/2022
D	AMENDMENTS TO COUNCIL	HE	28/04/2022
C	AMENDMENTS TO COUNCIL	HE	29/03/2022
B	ISSUE FOR DA SUBMISSION	HE	06/10/2021
A	ISSUE FOR PRE-DA SUBMISSION	TL	31/05/2021

h:\pn_20023_3-5 ocean st wollongong\drawings\05 microstation\01 da\Plot\A-1900_L9 Floor Plan.dgn

Client:

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
L9 FLOOR PLAN

Project Number: Pn-20023

Drawing Number: A-1900

Drawing Status: AUTHORITY APPROVAL

Issue: E

BASIX COMMITMENTS NOTES

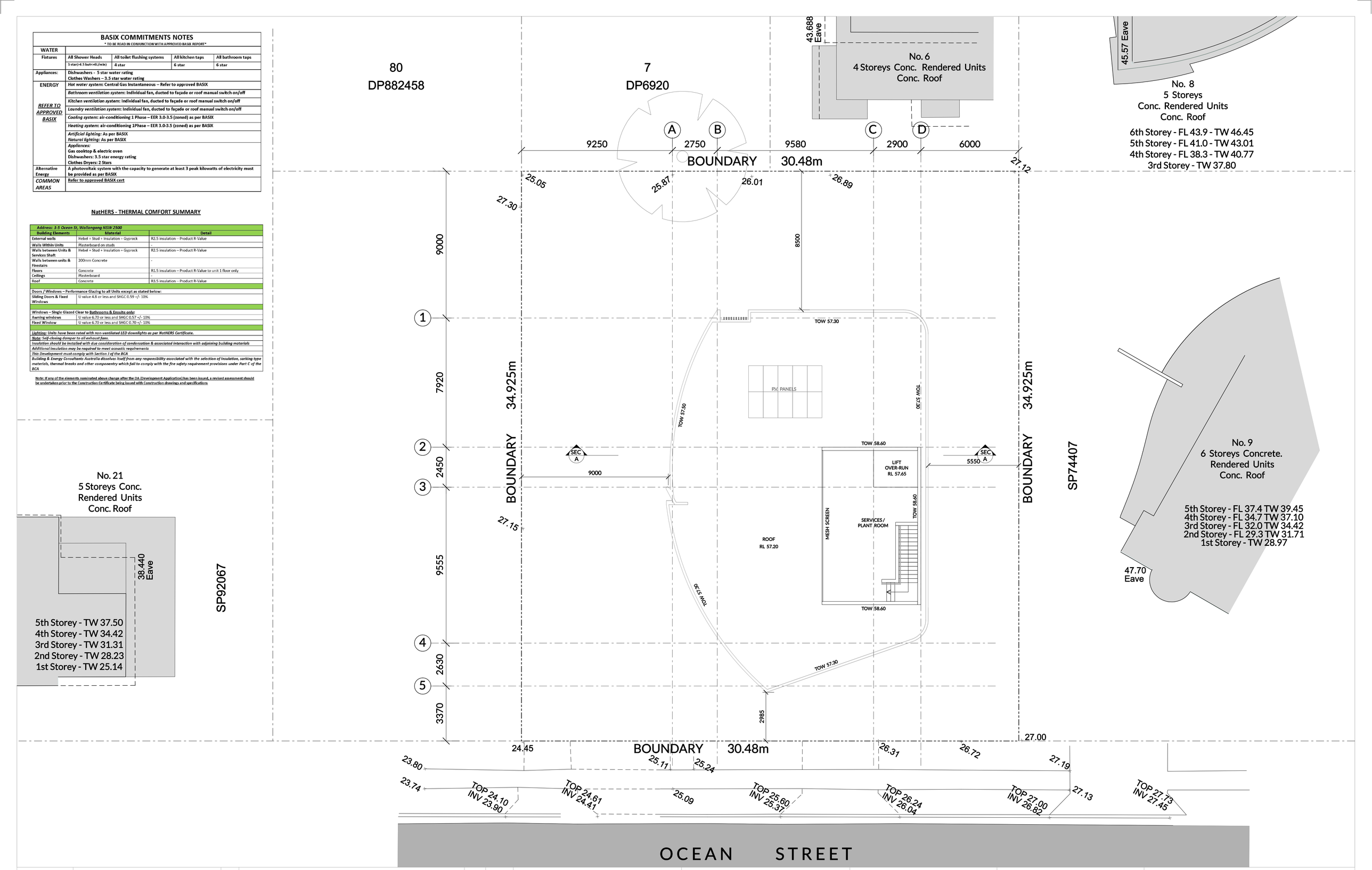
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

WATER				
Fixtures	**All Shower Heads**	**All toilet flushing systems**	**All kitchen taps**	**All bathroom taps**
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	**Dishwashers - 5 star water rating** **Clothes Washers – 3.5 star water rating**			
ENERGY	***Hot water system*: Central Gas Instantaneous – Refer to approved BASIX**			
	***Bathroom ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
	***Kitchen ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
REFER TO APPROVED BASIX	***Laundry ventilation system*: Individual fan, ducted to façade or roof manual switch on/off**			
	***Cooling system*: air-conditioning 1 Phase – EER 3.0-3.5 (zoned) as per BASIX**			
	***Heating system*: air-conditioning 1Phase – EER 3.0-3.5 (zoned) as per BASIX**			
	***Artificial lighting*: As per BASIX** ***Natural lighting*: As per BASIX**			
	***Appliances*:** **Gas cooktop & electric oven** **Dishwashers: 3.5 star energy rating** **Clothes Dryers: 2 Stars**			
Alternative Energy	**A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX**			
COMMON AREAS	**Refer to approved BASIX cert**			

NatHERS - THERMAL COMFORT SUMMARY

Address: 3-5 Ocean St, Wollongong NSW 2500		
Building Elements	**Material**	**Detail**
External walls	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	-
Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	-
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
Ceilings	Plasterboard	-
Roof	Concrete	R3.5 insulation – Product R-Value
Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to <u>Bathrooms & Ensuite only</u>:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Fixed Window	U value 6.70 or less and SHGC 0.70 +/- 10%	
<u>Lighting</u>: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.		
<u>Note</u>: Self-closing damper to all exhaust fans.		
Insulation should be installed with due consideration of condensation & associated interaction with adjoining building materials		
Additional insulation may be required to meet acoustic requirements		
This Development must comply with Section J of the BCA		
Building & Energy Consultants Australia dissolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA		

<u>Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications</u>



True North

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
17/05/2022

ISSUE	**REVISION DESCRIPTION**	**APP'D**	**DATE**
E	AMENDMENTS TO COUNCIL	TL	17/05/2022
D	AMENDMENTS TO COUNCIL	HE	28/04/2022
C	AMENDMENTS TO COUNCIL	HE	29/03/2022
B	ISSUE FOR DA SUBMISSION	HE	06/10/2021
A	ISSUE FOR PRE-DA SUBMISSION	TL	31/05/2021

Client:

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
ROOF FLOOR PLAN

Project Number: Pn-20023

Drawing Number: A-2000

Drawing Status: AUTHORITY APPROVAL

Issue: E

h:\pn_20023_3-5 ocean st wollongong\drawings\05 microstation\01 da\Plot\A-2000_Roof Floor Plan.dgn

SCHEDULE OF COLOURS & FINISHES:

R1

RENDER & PAINT 1
WHITE COLOUR

R2

RENDER & PAINT 1
GREY COLOUR - DULUX RAKU

PC 1

RIBBED PRE - CAST CONCRETE PANELS
OFF WHITE COLOUR

PC 2

PRE - CAST CONCRETE PANELS
OFF WHITE COLOUR

BL1

TRANSLUCENT GLASS
GLAZING / BALUSTRADE

BL2

METAL BALUSTRADE
DARK GREY FINISH

L1

VERTICAL LOUVERS
ANODISED ALUMINIUM FINISH

AF1

ALUMINIUM FRAME
POWDERCOAT FINISH
BLACK COLOUR

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	Dishwashers - 5 star water rating Clothes Washers – 5 .5 star water rating			
ENERGY	*Hot water system:* Central Gas Instantaneous – Refer to approved BASIX			
	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
REFER TO APPROVED BASIX	*Kitchen ventilation system:* Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 (zoned) as per BASIX			
	Heating system: air-conditioning 1Phase – EER 3.0-3.5 (zoned) as per BASIX			
	Artificial lighting: As per BASIX *Natural lighting:* As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating Clothes Dryers: 2 Stars			
Alternative Energy	A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Address: 3-5 Ocean St, Wollongong NSW 2500		
Building Elements	Material	Detail
External walls	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	
Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
Ceilings	Plasterboard	
Roof	Concrete	R1.5 insulation – Product R-Value
Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to Bathrooms & Ensuite only:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Fixed Window	U value 6.70 or less and SHGC 0.70 +/- 10%	

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: Self-closing dampers to all exhaust fans.
Insulation should be installed with due consideration of condensation & associated interactions with adjoining building materials
Additional insulation may be required to meet acoustic requirements
This Development must comply with Section J of the BCA.
Building & Energy Consultants Australia absolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA.

Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications.

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
28/04/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS TO COUNCIL	HE	28/04/2022
C	AMENDMENTS TO COUNCIL	HE	29/03/2022
B	ISSUE FOR DA SUBMISSION	HE	06/10/2021
A	ISSUE FOR PRE-DA SUBMISSION	TL	31/05/2021

h:\pn_20023_3-5 ocean st wollongong\drawings\05 microstation\01 da\plot\A-3000_Elevations 01.dgn

Client:

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
ELEVATIONS 01

Project Number:
Pn-20023

Drawing Number:
A-3000

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

SCHEDULE OF COLOURS & FINISHES:

R1

RENDER & PAINT 1
WHITE COLOUR

R2

RENDER & PAINT 1
GREY COLOUR - DULUX RAKU

PC 1

RIBBED PRE - CAST CONCRETE PANELS
OFF WHITE COLOUR

PC 2

PRE - CAST CONCRETE PANELS
OFF WHITE COLOUR

BL1

TRANSLUCENT GLASS
GLAZING / BALUSTRADE

BL2

METAL BALUSTRADE
DARK GREY FINISH

L1

VERTICAL LOUVERS
ANODISED ALUMINIUM FINISH

AF1

ALUMINIUM FRAME
POWDERCOAT FINISH
BLACK COLOUR

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	Dishwashers - 5 star water rating Clothes Washers – 5 .5 star water rating			
ENERGY	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 (zoned) as per BASIX			
	Heating system: air-conditioning 1Phase – EER 3.0-3.5 (zoned) as per BASIX			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating Clothes Dryers: 2 Stars			
Alternative Energy	A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Address: 3-5 Ocean St, Wollongong NSW 2500 Building Elements	Material	Detail
External walls	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	
Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
Ceilings	Plasterboard	
Roof	Concrete	R1.5 insulation – Product R-Value
Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to Bathrooms & Ensuite only:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Fixed Window	U value 6.70 or less and SHGC 0.70 +/- 10%	

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: Self-closing damper to all exhaust fans.
Insulation should be installed with due consideration of condensation & associated interactics with adjoining building materials
Additional insulation may be required to meet acoustic requirements
This Development must comply with Section J of the BCA.
Building & Energy Consultants Australia absolves itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA

Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications.

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
28/04/2022

ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS TO COUNCIL	HE	28/04/2022
C	AMENDMENTS TO COUNCIL	HE	29/03/2022
B	ISSUE FOR DA SUBMISSION	HE	06/10/2021
A	ISSUE FOR PRE-DA SUBMISSION	TL	31/05/2021

Client:

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
ELEVATIONS 02

Project Number:
Pn-20023

Drawing Number:
A-3100

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

h:\pn_20023_3-5 ocean st wollongong\drawings\05 microstation\01 da\plot\A-3100_Elevations 02.dgn

SCHEDULE OF COLOURS & FINISHES:

R1

RENDER & PAINT 1
WHITE COLOUR

R2

RENDER & PAINT 1
GREY COLOUR - DULUX RAKU

PC 1

RIBBED PRE - CAST CONCRETE PANELS
OFF WHITE COLOUR

PC 2

PRE - CAST CONCRETE PANELS
OFF WHITE COLOUR

BL1

TRANSLUCENT GLASS
GLAZING / BALUSTRADE

BL2

METAL BALUSTRADE
DARK GREY FINISH

L1

VERTICAL LOUVERS
ANODISED ALUMINIUM FINISH

AF1

ALUMINIUM FRAME
POWDERCOAT FINISH
BLACK COLOUR

01 Scale 1:200 @ A3

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	Dishwashers – 5 star water rating Clothes Washers – > 5.5 star water rating			
ENERGY	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 (zoned) as per BASIX			
	Heating system: air-conditioning 1Phase – EER 3.0-3.5 (zoned) as per BASIX			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating Clothes Dryers: 2 Stars			
Alternative Energy	A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Address: 3-5 Ocean St, Wollongong NSW 2500

Building Elements	Material	Detail
External walls	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	
Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
Ceilings	Plasterboard	
Roof	Concrete	R1.5 insulation – Product R-Value
Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to Bathrooms & Ensuite only:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Fixed Window	U value 6.70 or less and SHGC 0.70 +/- 10%	

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: Self-closing damper to all exhaust fans.
Insulation should be installed with due consideration of condensation & associated interactions with adjoining building materials
Additional insulation may be required to meet acoustic requirements
This Development must comply with Section J of the BCA.
Building & Energy Consultants Australia disclaims itself from any responsibility associated with the selection of insulation, sarking type materials, thermal breaks and other componentry which fail to comply with the fire safety requirement provisions under Part C of the BCA.

Note: If any of the elements nominated above change after the DA (Development Application) has been issued, a revised assessment should be undertaken prior to the Construction Certificate being issued with Construction drawings and specifications.

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
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D	AMENDMENTS TO COUNCIL	HE	28/04/2022
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B	ISSUE FOR DA SUBMISSION	HE	06/10/2021
A	ISSUE FOR PRE-DA SUBMISSION	TL	31/05/2021

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Client:

Architect:
LOUCAS ARCHITECTS
ABN 92 626 290 122
Level 3, Suite 309, 7-9 Gibbons St,
Redfern NSW, Australia
Tel: (02) 8052 9600
Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
ELEVATIONS 03

Project Number:
Pn-20023

Drawing Number:
A-3200

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

SCHEDULE OF COLOURS & FINISHES:

R1

RENDER & PAINT 1
WHITE COLOUR

R2

RENDER & PAINT 1
GREY COLOUR - DULUX RAKU

PC 1

RIBBED PRE - CAST CONCRETE PANELS
OFF WHITE COLOUR

PC 2

PRE - CAST CONCRETE PANELS
OFF WHITE COLOUR

BL1

TRANSLUCENT GLASS
GLAZING / BALUSTRADE

BL2

METAL BALUSTRADE
DARK GREY FINISH

L1

VERTICAL LOUVERS
ANODISED ALUMINIUM FINISH

AF1

ALUMINIUM FRAME
POWDERCOAT FINISH
BLACK COLOUR

No. 8
5 Storeys
Conc. Rendered Units
Conc. Roof

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

WATER				
Fixtures	All Shower Heads	All toilet flushing systems	All kitchen taps	All bathroom taps
	3 star(>4.5 but<=6L/min)	4 star	6 star	6 star
Appliances:	Dishwashers - 5 star water rating Clothes Washers – > 5. 5 star water rating			
ENERGY	Hot water system: Central Gas Instantaneous – Refer to approved BASIX			
REFER TO APPROVED BASIX	Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Kitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Laundry ventilation system: Individual fan, ducted to façade or roof manual switch on/off			
	Cooling system: air-conditioning 1 Phase – EER 3.0-3.5 (zoned) as per BASIX			
	Heating system: air-conditioning 1Phase – EER 3.0-3.5 (zoned) as per BASIX			
	Artificial lighting: As per BASIX Natural lighting: As per BASIX			
	Appliances: Gas cooktop & electric oven Dishwashers: 3.5 star energy rating Clothes Dryers: 2 Stars			
Alternative Energy	A photovoltaic system with the capacity to generate at least 3 peak kilowatts of electricity must be provided as per BASIX			
COMMON AREAS	Refer to approved BASIX cert			

NatHERS - THERMAL COMFORT SUMMARY

Address: 3-5 Ocean St, Wollongong NSW 2500

Building Elements	Material	Detail
External walls	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls Within Units	Plasterboard on studs	
Walls between Units & Services Shaft	Hebel + Stud + Insulation + Gyprock	R2.5 insulation – Product R-Value
Walls between units & Firestairs	200mm Concrete	
Floors	Concrete	R1.5 insulation – Product R-Value to unit 1 floor only
Ceilings	Plasterboard	
Roof	Concrete	R1.5 insulation – Product R-Value
Doors / Windows – Performance Glazing to all Units except as stated below:		
Sliding Doors & Fixed Windows	U value 4.8 or less and SHGC 0.59 +/- 10%	
Windows – Single Glazed Clear to Bathrooms & Ensuite only:		
Awning windows	U value 6.70 or less and SHGC 0.57 +/- 10%	
Fixed Window	U value 6.70 or less and SHGC 0.70 +/- 10%	

Lighting: Units have been rated with non-ventilated LED downlights as per NatHERS Certificate.
Note: Self-closing damper to all exhaust fans.
Insulation should be installed with due consideration of condensation & associated interactions with adjoining building materials
Additional insulation may be required to meet acoustic requirements
This Development must comply with Section J of the BCA.
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Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
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ISSUE	REVISION DESCRIPTION	APP'D	DATE
D	AMENDMENTS TO COUNCIL	HE	28/04/2022
C	AMENDMENTS TO COUNCIL	HE	29/03/2022
B	ISSUE FOR DA SUBMISSION	HE	06/10/2021
A	ISSUE FOR PRE-DA SUBMISSION	TL	31/05/2021

Client:

Architect:
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Email: admin@loucasarc.com.au
Nominated Architect:
Jim Apostolou 7490

LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
ELEVATIONS 04

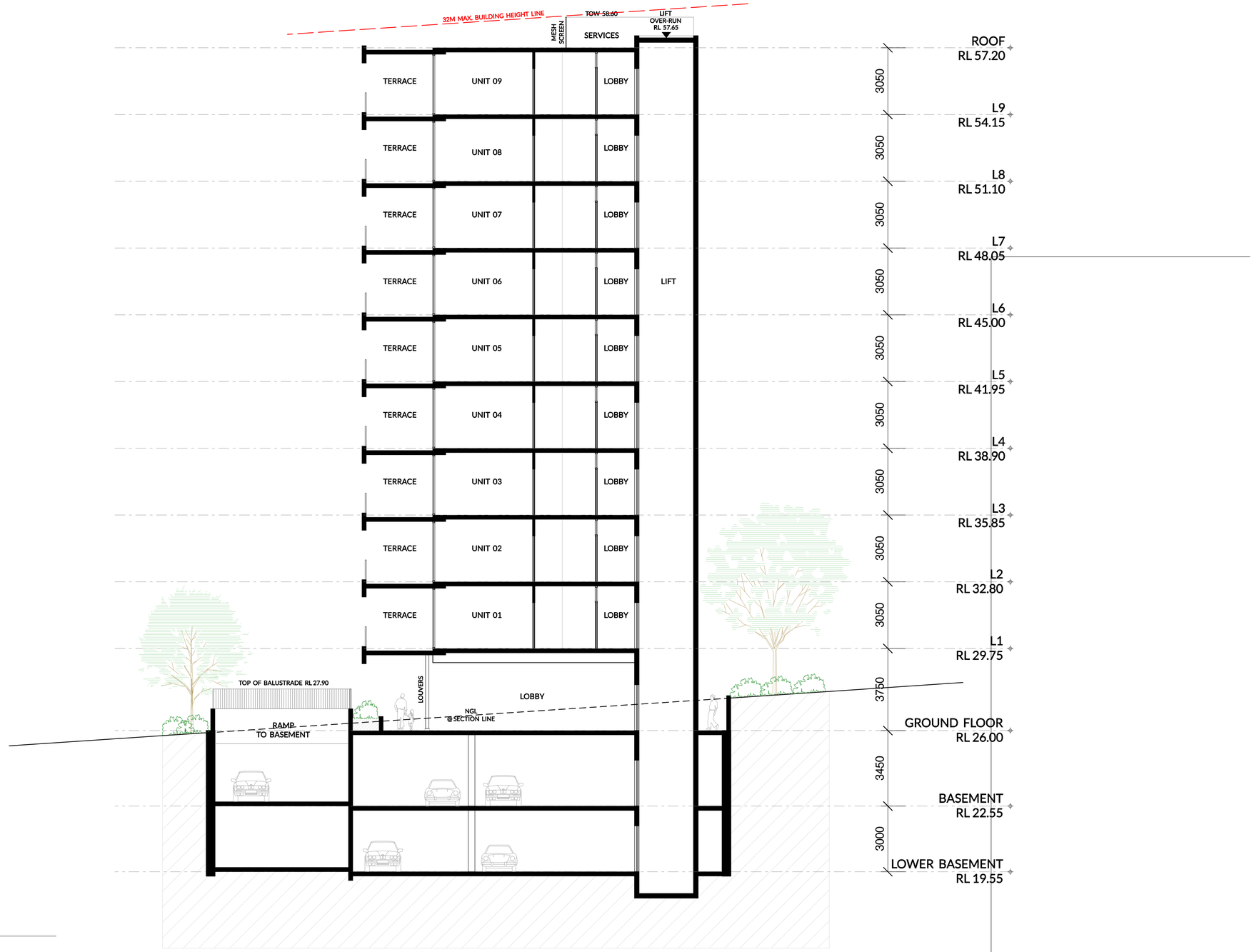
Project Number:
Pn-20023

Drawing Number:
A-3300

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

h:\pn_20023_3-5 ocean st wollongong\drawings\05 microstation\01 da\plot\A-3300_Elevations 04.dgn



01 SECTION A - A
Scale 1:200 @ A3

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
28/04/2022

D	AMENDMENTS TO COUNCIL	HE	28/04/2022
C	AMENDMENTS TO COUNCIL	HE	29/03/2022
B	ISSUE FOR DA SUBMISSION	HE	06/10/2021
A	ISSUE FOR PRE-DA SUBMISSION	TL	31/05/2021
ISSUE	REVISION DESCRIPTION	APP'D	DATE

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LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
SECTION

Project Number:
Pn-20023

Drawing Number:
A-3400

Drawing Status:
AUTHORITY APPROVAL

Issue:
D

80
DP882458

7
DP6920

BOUNDARY 30.48m

43.688 Eave

No. 6
4 Storeys Conc. Rendered Units
Conc. Roof

45.57 Eave

No. 8
5 Storeys
Conc. Rendered Units
Conc. Roof

6th Storey - FL 43.9 - TW 46.45
5th Storey - FL 41.0 - TW 43.01
4th Storey - FL 38.3 - TW 40.77
3rd Storey - TW 37.80

25.05
25.87
26.01
26.89
27.12
27.30

EXISTING STRUCTURE TO BE DEMOLISHED

EXISTING STRUCTURE TO BE DEMOLISHED

EXISTING STRUCTURE TO BE DEMOLISHED

BOUNDARY 34.925m

BOUNDARY 34.925m

27.15

CONCRETE DRIVEWAY TO BE DEMOLISHED

CONCRETE DRIVEWAY TO BE DEMOLISHED

27.00

No. 21
5 Storeys Conc.
Rendered Units
Conc. Roof

38.440 Eave

5th Storey - TW 37.50
4th Storey - TW 34.42
3rd Storey - TW 31.31
2nd Storey - TW 28.23
1st Storey - TW 25.14

SP92067

SP74407

No. 9
6 Storeys Concrete.
Rendered Units
Conc. Roof

5th Storey - FL 37.4 TW 39.45
4th Storey - FL 34.7 TW 37.10
3rd Storey - FL 32.0 TW 34.42
2nd Storey - FL 29.3 TW 31.71
1st Storey - TW 28.97

47.70 Eave

LEGEND

HATCHED AREAS TO BE DEMOLISHED

24.45
BOUNDARY 30.48m
26.31
26.72
27.19

23.80
25.11
25.24
23.74
TOP 24.10
INV 23.90
TOP 24.61
INV 24.41
25.09
TOP 25.60
INV 25.37
TOP 26.24
INV 26.04
TOP 27.00
INV 26.82
27.13
TOP 27.73
INV 27.45

OCEAN STREET

True North

Scale: 1:100 @A1 1:200 @A3

0 1 2 3 4 5

Date Printed:
07-Oct-21

B	ISSUE FOR DA SUBMISSION	HE	06/10/2021
A	ISSUE FOR PRE-DA SUBMISSION	TL	31/05/2021
ISSUE	REVISION DESCRIPTION	APP'D	DATE

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Client:

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LOUCAS ARCHITECTS

Project Details:
RESIDENTIAL DEVELOPMENT

Project Address:
3 - 5 OCEAN STREET WOLLONGONG

Drawing Title:
DEMOLITION PLAN

Project Number:
Pn-20023

Drawing Number:
A-6100

Drawing Status:
AUTHORITY APPROVAL

Issue:
B

plant schedule

ID	Qty	Botanical Name	Common Name	Size	Mature Height	Mature Spread	Staking
Trees							
Aa	7	*Acmena smithii 'DOW30' Sublime*	*Lily Pily*	*75L*	*4 - 5m*	*2 - 3.0m*	
Bi	4	*Banksia integrifolia*	*Coastal Banksia*	*75L*	*5 - 10m*	*3.5 - 6m*	
Uu	5	*Cupaniopsis anacardioides*	*Tuckeroo*	*75L*	*5 - 7m*	*5 - 7m*	
Ec	3	*Elaeocarpus reticulatus*	*Blueberry Ash*	*25L*	*5 - 10m*	*6 - 10m*	
Ei	1	*Eucalyptus amplifolia*	*Cabbage Gum*	*45L*	*25 - 30m*	*3.5 - 6m*	*YES*
Hf	2	*Hymenosporum flavum*	*Native frangipani*	*45L*	*5 - 10m*	*0.3 - 0.6m*	
Shrubs & Accents							
de	27	*Doryanthes excelsa*	*Gymea Lily, Giant Lily*	*5L*	*1.5 - 3m*	*1.2 - 2.0m*	
dz	16	*Doryanthes palmeri*	*Spear Lily*	*25L*	*2 - 2.5m*	*1.5 - 2.0m*	
mv	33	*Metrosideros collina 'MB01' Velvet Sky*	*New Zealand Christmas Bush*	*25L*	*2 - 4m*	*1.0 - 3.0m*	*YES*
ps	7	*Pittosporum tobira 'Miss Muffett'*	*Pittosporum 'Miss Muffett'*	*15L*	*0.5m*	*0.5m*	
rc	76	*Rhaphiolepis indica 'RAPH02' Cosmic Pink*	*Cosmic Pink*	*5L*	*0.50m*	*0.80m*	
sp	29	*Syzygium australe 'Resilience'*	*Lilly Pilly*	*25L*	*3m*	*1.5m*	
Ground Covers							
cg	34	*Carpobrotus glaucescens 'CAR10' Aussie Rambler*	*Aussie Rambler*	*100mm*	*0.0 - 0.3m*	*1.2 - 2.0m*	
dk	422	*Dianella caerulea 'JOHN316' King Alfred*	*Blue Flax Lily*	*100mm*	*0.70m*	*0.70m*	*N/A*
mp	448	*Myoporum parvifolium 'PARV01' Yareena*	*Yareena*	*100mm*	*0.10m*	*1.0m*	
Grasses							
Climbers							
mu	27	*Muehlenbeckia complexa*	*Climbing Lignum*	*5L*	*0.90 - 1.50m*	*0.9 - 1.2m*	*N/A*
Aquatic Plants							
Perennials							
Ferns							
Total	**1141**						

key

- EXISTING LEVELS (x27.03)
- PROPOSED LEVELS (RL 25.50)
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXISTING STRUCTURES TO BE REMOVED
- EXTENT OF BASEMENT UNDER
- TILES TO COMMON ENTRY (By others)
- TILES TO COMMON OPEN SPACE (By others)
- TILES TO SECONDARY EGRESS (By others)
- TILES TO PRIVATE TERRACE (By others)
- PLANTER WALLS TO MATCH WITH BUILDING (deep soil) (TO ENG. DETAILS)
- PLANTER WALLS TO MATCH WITH BUILDING (min. soil depth 300mm) (TO ENG. DETAILS)
- PLANTER WALLS TO MATCH WITH BUILDING (min. soil depth 500mm) (TO ENG. DETAILS)
- ACCENT GROUNDCOVER PLANTING (Myoporum parvifolium 'PARV01'Yareena) @ 0.4m spacing
- ACCENT GROUNDCOVER PLANTING (Carpobrotus glaucescens 'CAR10'Aussie Rambler) @ 0.4m spacing
- ACCENT GROUNDCOVER PLANTING (Dianella caerulea 'JOHN316' King Alfred) @ 0.4m spacing
- ACCENT CLIMBER TO EASTERN ELEVATION (Muehlenbeckia complexa) @ 0.2m spacing
- MASS PLANTING TO PRE-CAST PLANTER (Myoporum parvifolium 'PARV01'Yareena) @ 0.4m spacing
- ACCENT MASS PLANTING (Rhaphiolepis indica 'RAPH02' Cosmic Pink) @ 0.5m spacing

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GROUND FLOOR
3-5 OCEAN STREET, WOLLONGONG

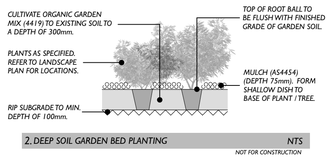
No.	Date	Revision	By
I	18/5/22	REVISED BASEMENT/ FIRE STAIR	MW
B	22/4/22	AUTHORITY APPROVAL	MW
A	29/9/21	AUTHORITY APPROVAL	MW

LANDSCAPE PLAN

DWG: IS0299DA1
ISSUE: B

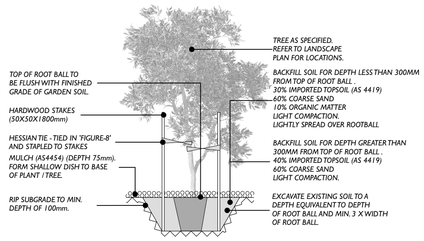
GROUND FLOOR | 3-5 OCEAN STREET, WOLLONGONG

DATE: 18/5/22 | ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.
SCALE: 1:100 | CAD File Name: ocean street wollongong da.vwx
Project No. IS0299



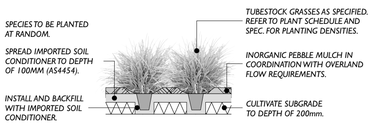
2. DEEP SOIL GARDEN BED PLANTING NTS

NOT FOR CONSTRUCTION



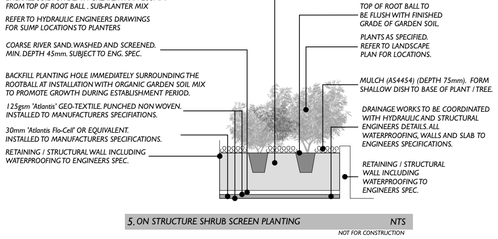
3. DEEP SOIL TREE PLANTING NTS

NOT FOR CONSTRUCTION



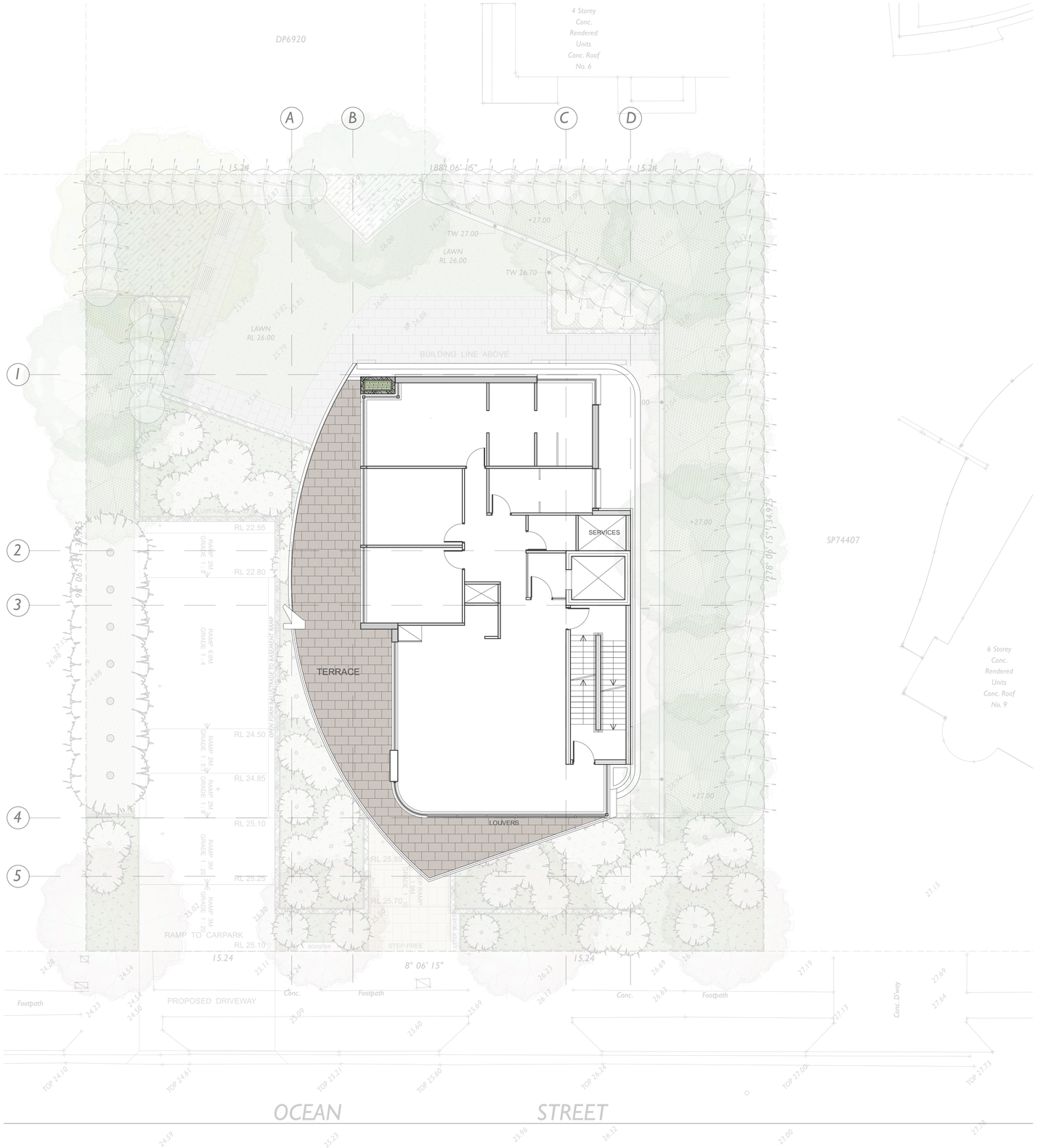
4. ACCENT GRASS MASS PLANTING NTS

NOT FOR CONSTRUCTION



5. ON STRUCTURE SHRUB SCREEN PLANTING NTS

NOT FOR CONSTRUCTION



maintenance specification

Maintenance shall apply to all soft landscape materials installed as per landscape plan IS0299DA1 - 2 and as accepted by Wollongong City Council including tree planting and turfing. Maintenance of softworks shall be for a minimum of 52 weeks after practical completion.

Minimum recurrent maintenance shall be as per schedule and consist but not be limited to the following works:

1. Water all plants twice per week or as necessary to ensure maximum plant growth. For the first 8 weeks from establishment maintain moisture to a depth of 100mm.
2. Apply appropriate weed control sprays where necessary.
3. Regularly cultivate to ensure water penetration to plants and to keep the area in a neat and tidy condition. Re-mulch as necessary to all mass planted areas.
4. Spray to control pests and diseases.
5. Apply organic slow release fertiliser to garden areas at 3 monthly intervals through spring and summer. Organic liquid fertilizer to be applied throughout spring & summer as required.
6. Apply organic lawn fertiliser to turf areas in September and March and as required.Top dress lawn as required.
7. Replace plants which fail with plants of a similar size and quality as originally specified (at contractors cost), prior to next inspection.
8. Report any incidence of plants stolen or destroyed by vandalism. Replace as requested.
9. Adjust stakes and ties to plants as necessary. Ensure strangulation of plants does not occur.
10. Prune and shape plants as required. Shrub plantings to site boundaries are to be pruned to allow for access where required..
11. Defects of faults arising out of defective workmanship are to be made good.
12. Where turfed areas do not establish these areas shall be re-turfed with turf of matching type and vigour.
13. Irrigation system and components are to inspected at regular intervals to ensure correct operation. Minor repairs are to be undertaken to components. System failures are to be reported to body corporate representative for action.
14. A final inspection shall be made by the landscape architect at the conclusion of the 52 week maintenance period.Any items requiring rectification shall be repaired to satisfaction of the Landscape Architect.

maintenance schedule

	December-February	March-May	June-August	September-November
WATERING				
Turf	*Twice weekly*	*Fornightly*	*As required*	*Fornightly*
Garden Areas	*Twice weekly*	*Weekly*	*As required*	*Weekly*
WEED CONTROL				
Turf	*Fornightly*	*As required*	*As required*	*Monthly*
Garden Areas	*Fornightly*	*As required*	*As required*	*Fornightly*
PEST CONTROL				
Turf	*Fornightly*	*As required*	*As required*	*Monthly*
Garden Areas	*Monthly*	*As required*	*As required*	*Quarterly*
FERTILISING				
Turf	*n/a*	*March*	*n/a*	*September*
Garden Areas	*Quarterly*			*Quarterly*
PRUNING				
Garden Areas	*Weekly*	*As required*	*As required*	*Fornightly*
TOP DRESSING (Annually)				
Turf	*n/a*	*n/a*	*n/a*	*September*
MOWING				
Turf	*n/a*	*n/a*	*n/a*	*n/a*
MULCHING (annually)	*Weekly*	*As required*	*As required*	*Fornightly*
Garden Areas				*October*

key

- *EXISTING LEVELS* (×27.03)
- *PROPOSED LEVELS* (RL 25.50)
- *EXISTING TREE TO BE RETAINED*
- *EXISTING TREE TO BE REMOVED*
- *EXISTING STRUCTURES TO BE REMOVED*
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FLOORS 1-9 TYPICAL
3-5 OCEAN STREET, WOLLONGONG

No.	Date	Revision	By
I	18/5/22	REVISED BASEMENT/ FIRE STAIR	MW
B	22/4/22	AUTHORITY APPROVAL	MW
A	29/9/21	AUTHORITY APPROVAL	MW

LANDSCAPE PLAN

DWG: IS0299DA2
ISSUE: B

FLOORS 1-9 TYPICAL | 3-5 OCEAN STREET, WOLLONGONG

DATE: 18/5/22 | ORIGINAL DRAWING AT A1 SIZE. A3 REDUCTION: 50%.
SCALE: 1:100 | CAD File Name: ocean street wollongong da.vwx

Project No. IS0299

ATTACHMENT 4 – Final DRP Notes

Wollongong Design Review Panel – MS Teams Meeting
Meeting minutes and recommendations

Date	6 December 2021
Meeting location	Wollongong City Council Administration Offices
Panel members	(Chair) David Jarvis
	(Member) Tony Quinn
	(Member) Sue Hobley
Apologies	None
Council staff	Pier Panozzo - Development Assessment & Certification Manager (Acting) Rebecca Welsh – City Centre & Major Project Manager (Acting) Brad Harris – Development Project Officer Alexandra McRobert –Architect
Guests/ representatives of the applicant	Theo Loucas – Loucas Architects
Declarations of Interest	None
Item number	3
DA number	DA-2021/1231
Reason for consideration by DRP	WLEP 2009, SEPP 65
Determination pathway	Wollongong Local Planning Panel
Property address	3-5 Ocean Street, Wollongong
Proposal	Residential Flat Building
Applicant or applicant's representative address to the design review panel	
Background	The Panel Chair visited the site on 5th December 2021.
Design quality principals SEPP 65	
Context and Neighbourhood Character	The site is located on two single dwelling lots towards the northern extremity of the Wollongong City Centre area in an R1 General Residential Zone. Sole frontage is to Ocean Street. The street frontage falls 2.5m to the north. Comparatively recent strata-title residential flat developments adjoin the site to the south and south-east (3,5 & 6 Storey). A dual-occupancy development under construction is immediately to the north in Ocean Street. Development to the north-east fronting Corrimal and Bourke Streets consist of lower or predominantly single dwellings. The applicant has previously noted that whilst high quality views are currently available in this direction, potential future development would severely diminish this amenity. The character of the area is in advanced stages of transition from single dwellings to substantial residential flat development generally on amalgamated lots (as is this proposal). New residential flat development tends to be either towers skewed towards available coastline views to the north-east, or rectilinear responses to the lot pattern where views are less available. The proposal needs to be demonstrably informed by detailed survey and site analysis in accord with the ADG Appendix 1: Site Analysis Checklist. It is particularly important to demonstrate a detailed understanding of the configuration of neighbouring buildings likely to be impacted by the proposed development. Though survey information has now been provided to document

	neighbouring building forms, this information is yet to be analysed and used to develop / refine an appropriate design response. For example, the revised survey information provides clearer understanding of the existing building to the south (9 Ocean Street). However, the shadow diagrams do not provide sufficient information to ascertain and quantify the potential loss of solar access to the neighbour. It is recommended that sun's eye diagrams are provided at hourly intervals, between 9am and 3pm midwinter. The extent of solar access currently received by the neighbour (to living areas and areas of private open space) should be quantified and compared with the level of solar access available once the subject site is developed. This is an important part of the design process that should be used to inform the design of the proposed tower, to ensure the impact upon the amenity of the neighbour is minimised. Further detail information regarding the approved three storey dual occupancy to the north should also be provided and used to inform the design proposal on the subject site. For example, does the dual occupancy have roof gardens? Could refinements to the proposed north-facing balustrade assist in mitigating any potential privacy issues with the neighbour?
Built Form and Scale	The proposed slender tower appears to be a generally appropriate response to the immediate context of the site, subject to satisfactory resolution of the following detail issues: 1. A generously proportioned ground floor entry lobby has been provided. The lobby connects directly to a modestly proportioned communal room and external communal open space. The Panel endorse this strategy, but recommend the following developments be considered: - The entry forecourt is an irregularly shaped space that contains an open stair from the basement and a number of areas of concealment that could facilitate antisocial behaviour. CPTED principles should be applied to the entry space. It is suggested that a regular-shaped forecourt be established and that a direct line of sight from the street to the lobby entry door be provided. No places of concealment should be provided within the entry court. Secured gates should be provided to isolate the forecourt from the common open space and egress path on the southern side of the site. - The undercroft space created at ground level is up to 6m deep in places. It remains a concern that this will result in deep spaces lacking in solar access. Refinement of the communal room should aim to minimize the extent of the undercroft to a typical depth of 3 to 3.5m. With the introduction of an accessible toilet to service the communal space this should be readily achievable. - The proposed ground floor entry / communal area will expose a significant area of the underside of the first-floor slab. The material treatment of this soffit will play an important role in the quality of the space provided. Consideration must be given to the material finish and

	coordination of services from the unit above to ensure the quality of the space. 2. The basement entry is not contained within the building form, leaving the entry very exposed to the street. Further detail refinement of the entry should aim to soften its visual impact. Consideration should be given to terracing the side walls of the basement entry, to reduce the scale of the wall and allow planters to be located alongside the entry. The material used for side walls of the basement entry should be consistent with and complementary to the aesthetic of the building. It is also suggested that a pergola be located above part of the entry, to further integrate the structure with the landscaping. 3. An awkwardly proportioned junction has been created between the pump room and the entry lobby. This space will be difficult to construct and maintain. It is recommended that the form of the pump room be rationalized. 4. The minimal building separation (6m) provided to the southern boundary must be justified with a more robust contextual study. As outlined above (Context and Neighbourhood Character) the impact on the southern neighbour must be more clearly documented. A more detailed study may suggest that further modeling of the south-eastern corner of the building would improve solar access to the neighbour in the morning.
Density	The proposal appears to be in excess of the permissible FSR for this site. The diagram provided by the applicant (A6000) shows areas of the ground floor lobby not included as GFA. Parking areas in excess of council requirements have also been provided (Council advises that any carparking space area in excess of WDCP requirements is considered to contribute to GFA). The applicant is encouraged to liaise with Council to establish the permissible FSR for the proposal and develop the building to comply with Council controls.
Sustainability	The single dwelling per floor optimises opportunities for natural light, sun and ventilation. Development of the design should include all active and passive measures proposed for energy, water and waste management. Selection of landscape materials should address these sustainability requirements and, also, goals to conserve biodiversity (through the use of locally indigenous plant species and avoiding the use of weed species).
Landscape	The Panel recognizes the improvements made to the previous landscape scheme but considers the following issues require further attention: - The location of storage of garbage bins for roadside collection needs to be shown, noting that access from the

	bin storage room is along the southern side of the building and this may need to be refined at the street frontage; - The pedestrian entrance is generous and provided with suitable landscape plantings. However, its layout and security measures need reconsideration (see above under Built Form). In addition to what is outlined above, this will require reconsideration of the planting plan to improve sightlines and limit places of concealment. - It is considered that the proposed gate to the rear COS be relocated further towards the front of the building so as to incorporate the garden beds behind the building line along the southern edge of the driveway to be included in the COS. This area, together with the garden bed along the eastern edge of the driveway, will have excellent solar access and is well-suited to develop as a community garden as part of the COS. The proposed small garden bed among trees towards the south-eastern corner of the COS could then be better utilised for other activities. - As discussed above (Built Form) the undercroft area is very deep in places. Reconfiguration of the communal room and the inclusion of an accessible toilet could address this. - The garbage storage room should be provided with an airlock to minimise impacts on both the entry lobby and the COS. - The range of activities proposed in the COS could be increased and should probably include a play area for children (this needs to be tested against the anticipated demographic of the development). The angled retaining walls and paths are questioned in terms of the limitations they impose on access to garden beds and the dimensions of spaces they define. - The plans need to show any proposed fencing / retaining walls along the site boundaries. - More diversity of species in the plantings between the driveway ramp and the property to the north should be provided. Monocultures are more liable to failure if pests, diseases or unsuitable environmental conditions affect the species. - The proposed planters on the south-west corner of the building are inaccessible for maintenance and should be deleted. The intent to provide hanging greenery is acknowledged but requires a different solution. - The following species should not be used in the plantings due to potential weed issues: *Metrosideros spp., Rhaphiolepis spp.* and non-indigenous *Pittosporum spp.*
Amenity	The single dwelling per floor optimises opportunities for high occupant amenity and full ADG compliance in this proposal. Floor to floor heights proposed are less than ADG standards to achieve acceptable ceiling heights, especially with air conditioning (AC) and sprinklers. A method of recessing sprinkler pipes within the slab depth to overcome this was raised by the applicant.

	Waste management should include consideration of a refuse chute and compactor system in a basement location. Stair access, basements to foyer and to tower apartments in event of lift unavailability is to be considered. Fire egress doors separate the living areas of each unit from the fire stair. Consideration should be given as to how acoustic privacy is achieved between the fire stair and the living room of each unit. This may be achieved with the acoustic property of the fire door or lobbies may be extended to incorporate fire doors. The Panel recommends increasing the extent of storage provided within each unit.
Safety	The structural viability/safety of the measures previously suggested to minimise floor to floor heights needs verification. Basement egress stairs should be secured at point of exit. Access to the rear of the property along both sides of the building should be secure.
Housing Diversity and Social Interaction	The proposal of 9x3 bed apartments offers no diversity of accommodation. Opportunities for greater diversity of accommodation should be considered.
Aesthetics	The Panel supports the slender tower form. However, further contextual analysis is required to justify and potentially refine the building form. It is recommended that a larger scale section is provided to more clearly document the architect's design intent. The section should clearly show balustrade details, soffit finishes lighting, concealment of services and junctions between materials. This section can also be used to demonstrate how the reduced floor to floor heights can accommodate minimum ADG floor to ceiling heights. The section should also show levels / retaining walls of adjacent properties. A more comprehensive materials / finishes board should also be provided. Nominating the type / finish of operable louvres, balustrades (presumed frameless from drawing provided) windows, soffits. Servicing of the building must be considered at this stage of the design process. The location of service risers, AC condensers, down pipes, fire hydrant boosters etc. should be accommodated. Large areas of precast concrete are proposed on the southern and eastern facades. The Panel is particularly concerned about the

	southern elevation, which is of a significant scale and highly visible from the street. Consideration should be given to developing the material palette to balance the potentially stark utilitarian appearance of the concrete. The addition of more natural materials such as timber should be considered, as well as the introduction of crisp white painted surfaces that may help to provide a more balanced aesthetic.
Design Excellence WLEP2009	
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	Further detail development is required.
Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	Further detail development is required.
Whether the proposed development detrimentally impacts on view corridors,	No public domain view corridors are likely to be impacted. This should be demonstrated by view analysis.
Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,	Not applicable
How the development addresses the following:	
the suitability of the land for development,	Yes
existing and proposed uses and use mix	The proposal is appropriately located for the proposed residential tower. It would be preferable to see a wider variety of apartment types being provided.
heritage issues and streetscape constraints,	No heritage issues are apparent. Refer comments under SEPP 65
the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	Further detail analysis is required
bulk, massing and modulation of buildings	Further detail analysis is required
street frontage heights	Reasonable
environmental impacts such as sustainable design, overshadowing, wind and reflectivity	Further detail analysis is required

the achievement of the principles of ecologically sustainable development	Further detail information to be provided
pedestrian, cycle, vehicular and service access, circulation and requirements	Further detail development of both vehicular and pedestrian entries is recommended.
impact on, and any proposed improvements to, the public domain	
Key issues, further Comments & Recommendations	The proposal appears to generally respond to the site and its immediate context in a reasonable manner, whilst providing a good level of amenity to its future occupants. However, to confirm this (and potentially inform design refinements) a more robust contextual analysis is required. The impact upon the solar access of the southern neighbour must be more clearly documented. Further detail refinements / detailed information is required to improve amenity and building aesthetics: - Further development of the entry forecourt. - Further development of the vehicular entry. - Further development of the communal room and open space. - Compliance with permissible FSR - Refinements to improve unit amenity. - The provision of a large-scale section and confirmation of material finishes - Expansion of material palette to balance the expanse of precast concrete proposed to the south and east elevations.

ATTACHMENT 5 – Sun's Eye Diagrams

SUN EYE VIEW - JUNE 11:30AM

SUN EYE VIEW - JUNE 12PM

SUN EYE VIEW - JUNE 1PM

SUN EYE VIEW - JUNE 2PM

SUN EYE VIEW - JUNE 9AM

SUN EYE VIEW - JUNE 9:30AM

SUN EYE VIEW - JUNE 10AM

SUN EYE VIEW - JUNE 11AM

SUN EYE VIEW - JUNE 3PM

ATTACHMENT 6 – Apartment Design Guide Assessment

Key SEPP 65 standards			
	Required	**Proposed**	**Compliance**
3D Communal and public open space	Communal open space (COS) has a minimum area equal to 25% of the site. Minimum of 50% direct sunlight to the principal usable part of the COS for a min of 2 hours between 9am- 3pm mid winter	Required: 25% x 1,062m2 = 265m^2 Communal open space having an area of 479m^2 with complying solar access is provided on the podium. The communal open space on the ground floor receives in excess of 50% direct sunlight for more than 2 hours between 9am and 3pm during mid-winter as shown on the Shadow Diagrams	**Yes**
3E Deep soil zones	Less than 650m² - N/A 650m² - 1,500m² - 3m Greater than 1,500m² - 6m Deep soil zone (7% of site area)	Site area is 1,062m^2 and requires 74.4m^2 deep soil zone. A deep soil zone of 420m^2 (39.5%) is provided.	**Yes**
3F Visual privacy (separation distances from buildings to the side and rear boundaries)	Up to 12m (4 storeys) - 6m (habitable rooms & balconies) 3m (non – habitable rooms) Up to 25m (5-8 storeys) – 9m (habitable rooms & balconies) 4.5m (non – habitable rooms)	**Northern Boundary (side setback)** <u>No. 1 Ocean Street</u> A 9m setback is provided from Levels 1 - 9. Accordingly, a minor variation to the minimum separation distance criteria of 3m is proposed on Level 8 and Level 9. **Eastern Boundary (rear setback)** <u>No. 6 Kembla Street</u> A 12.5m setback is provided at the Ground Floor Level. A 9m setback is provided from Levels 1 - 9. Accordingly, a minor	**Substantially compliant.** The variations are minor and appropriate mitigation measures are proposed to ensure visual and acoustic privacy is maintained to adjoining developments. Blank walls, and small windows to bathrooms and ensuites are proposed on the Eastern

		variation to the minimum separation distance criteria of 3m is proposed on Level 8 and Level 9. **Southern Boundary (side setback)** <u>No. 7-9 Ocean Street</u> A 6m setback is provided from the Ground Floor Level 1 to Level 9. This is compliant with the minimum separation distances. A 7.5m setback is proposed from the proposed bathroom and ensuite on Level 1 to Level 9. Accordingly, minor variations to the minimum building separation are proposed of: • 1.5m from Level 4 to Level 8. • 4.5m from Level 8 to Level 9. **Western Boundary (front setback)** <u>Ocean Street</u> Refer to the DCP Compliance Table (**Appendix #**) for details of the proposal's compliance with the WDCP 2009 setback controls.	and Southern boundaries to ensure adverse visual and acoustic privacy impacts are minimised, natural light and faced articulation is provided, and good amenity is maintained to both the proposed development and adjoining developments. Deep soil zones are also provided within the side and rear setbacks which will accommodate tree planting which will assist in maintaining visual and acoustic privacy. It is noted that a dual occupancy at No. 1 Ocean Street, (immediately to the north of the site) will mean this site is unlikely to be high-rise development in the future and the building separation

			controls are not strictly applicable in this case.
3J Bicycle and car parking (Nominated regional centres; Wollongong, Warrawong, Dapto)	RMS Guidelines – 0.6 spaces per 1 bed unit 0.9 spaces per 2 bed unit 1.4 spaces per 3 bed unit 1 space per 5 units (visitors)	9 x 1.4 = 12.6 plus 0.2 x 9 = 1.8 12.6 + 1.8 = 14.4 spaces. 14 spaces Provided in accordance with RMS Guidelines (as referenced in ADG)	Yes
4A Solar and daylight access	Living rooms and private open space, 2 hours direct sunlight in mid-winter to 70% of units. Units receiving no direct sun light between 9am and 3pm mid-winter 15% maximum	The proposed development provides 100% (9) apartments with a minimum of 2 hours direct sunlight between 9.00am and 3.00pm (mid-winter)	**Yes**
4B Natural ventilation	60% of units to be naturally cross ventilated in the first nine storeys of the building. Overall depth of a cross-over or cross-through apartment does not exceed 18m.	The proposed development provides 100% (9) apartments are naturally ventilated.	**Yes**
4C Ceiling heights	Habitable rooms 2.7m Non-habitable 2.4m	2.7m ceiling heights provided	**Yes**
4D Apartment size and layout	Studio 35m² 1 bedroom 50m² 2 bedroom 70m² 3 bedroom 90m2	All of the proposed apartments comprise of 3-Bedrooms and have an internal area ranging from 162-165m^2.	**Yes**
4E Private open space and balconies	Studio apartments 4m² - depth N/A 1 bedroom apartments 8m² min depth 2m depth 2 bedroom apartments 10m² min depth 2m 3+ bedroom apartments 12m² min depth 2.4m	Balconies range from 55-68m^2 and exceed minimum requirements	**Yes**
4F common circulation spaces	The maximum number of apartments off a circulation core on a single level is eight. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	There is only one apartment per level.	**Yes**

4G Storage	Storage Required: 1 bed - 7 x $6m^3$ = $42m^3$ 2 bed - 45 x $8m^3$ = $360m^3$ 3 bed - 11 x $10m^3$ = 110m3 **Total required: 512m3**	Storage is provided within apartments and in Basement which meets this requirement.	Yes
Part 4 – Designing the building - Configuration			
			Compliance
4K Apartment mix <u>*Objective 4K-1*</u> *A range of apartment types and sizes is provided to cater for different household types now and into the future* <u>*Objective 4K-2*</u> *The apartment mix is distributed to suitable locations within the building* Design guidance - Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available		All apartments are 3 bedrooms. Although there is no 2 bedroom or 1 bedroom apartments provided, the development is of a relatively small scale and given it's location close to the waterfront which will attract a high income clientele it is considered acceptable in its current form.	**Yes**
4L Ground floor apartments <u>*Objective 4L-1*</u> *Street frontage activity is maximised where ground floor apartments are located*		No ground floor residential units are proposed.	**N/A**
4M Facades <u>*Objective 4M-1*</u> *Building facades provide visual interest along the street while respecting the character of the local area* Design guidance - To ensure that building elements are integrated into the overall building form and façade design - The front building facades should include a composition of varied building elements, textures, materials, detail and colour and a defined base, middle and top of building. - Building services should be integrated		Facades are appropriate and overall design is acceptable with regard to the design excellence provisions of the LEP. The design was acceptable to the Design Review Panel with the inclusion of some amendments which has been addressed by in amended plans.	**Yes**

within the overall facade - Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. - To ensure that new developments have facades which define and enhance the public domain and desired street character. <u>*Objective 4M-2*</u> *Building functions are expressed by the facade* Design guidance - Building entries should be clearly defined		
4N Roof design <u>*Objective 4N-1*</u> *Roof treatments are integrated into the building design and positively respond to other street* Design guidance - Roof design should use materials and a pitched form complementary to the building and adjacent buildings. *Objective 4N-2* *Opportunities to use roof space for* Roof design is acceptable Yes *residential accommodation and open space are maximised* Design guidance - Habitable roof space should be provided with good levels of amenity. - Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations <u>*Objective 4N-3*</u> *Roof design incorporates sustainability features* Design guidance - Roof design maximises solar access to apartments during winter and provides shade during summer	The roof design is considered acceptable and incorporates solar panels	**Yes**

4O Landscape design *Objective 4O-1* *Landscape design is viable and sustainable* Design guidance - Landscape design should be environmentally sustainable and can enhance environmental performance - Ongoing maintenance plans should be prepared *Objective 4O-2* *Landscape design contributes to the streetscape and amenity* Design guidance - Landscape design responds to the existing site conditions including: • changes of levels • views • significant landscape features	Landscape design is satisfactory. Satisfies relevant provisions and is satisfactory to Council's landscape Section	**Yes**
4P Planting on Structures *Objective 4P-1* *Appropriate soil profiles are provided* Design guidance - Structures are reinforced for additional saturated soil weight - Minimum soil standards for plant sizes should be provided in accordance with Table 5 *Objective 4P-2* Minimal planting on structure proposed; most landscaping will occur in the ground N/A *Plant growth is optimised with appropriate selection and maintenance* Design guidance - Plants are suited to site conditions *Objective 4P-3* *Planting on structures contributes to the quality and amenity of communal and public open spaces* Design guidance - Building design incorporates opportunities for planting on structures. Design solutions may include:	No podiums are proposed	**N/A**

• green walls with specialised lighting for indoor green walls • wall design that incorporates planting • green roofs, particularly where roofs are visible from the public domain • planter boxes		
4Q Universal design <u>*Objective 4Q-1*</u> *Universal design features are included in apartment design to promote flexible housing for all community members* Design guidance - A universally designed apartment provides design features such as wider circulation spaces, reinforced bathroom walls and easy to reach and operate fixtures <u>*Objective 4Q-2*</u> *A variety of apartments with adaptable designs are provided* Design guidance - Adaptable housing should be provided in accordance with the relevant council policy <u>*Objective 4Q-3*</u> *Apartment layouts are flexible and accommodate a range of lifestyle needs* Design guidance - Apartment design incorporates flexible design solutions	One adaptable unit (Unit 1 – Level 1) is proposed satisfy relevant requirements	**Yes**

4R Adaptive reuse <u>*Objective 4R-1*</u> *New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place* Design Guidance - Contemporary infill can create an interesting dialogue between old and new, adding to the character of a place <u>*Objective 4R-2*</u> *Adapted buildings provide residential amenity while not precluding future adaptive reuse*	Adaptable units proposed within the complex satisfy relevant criteria	**Yes**
4S Mixed use <u>*Objective 4S-1*</u> *Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement* Design guidance - Mixed use development should be concentrated around public transport and centres - Mixed use developments positively contribute to the public domain. <u>*Objective 4S-2*</u> *Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents* Design guidance - Residential circulation areas should be clearly defined. - Landscaped communal open space should be provided at podium or roof levels	Not a mixed use development	**N/A**
4T Awnings and signage <u>*Objective 4T-1*</u> *Awnings are well located and complement and integrate with the building design*	No street activation required and therefore awnings not necessary.	N/A

Design guidance - Awnings should be located along streets with high pedestrian activity and active frontages *Objective 4T-2* *Signage responds to the context and desired streetscape character* Design guidance - Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development		
Part 4 – Designing the building - Performance Compliance **4U Energy efficiency** *Objective 4U-1* *Development incorporates passive environmental design* Design guidance - Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) *Objective 4U-2* *Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer* Design Guidance - Provision of consolidated heating and cooling infrastructure should be located in a centralised location *Objective 4U-3* *Adequate natural ventilation minimises the need for mechanical ventilation*	Compliant. Compliant solar access, ventilation. Satisfies BASIX requirements	Yes
4V Water management and conservation *Objective 4V-1* *Potable water use is minimised* *Objective 4V-2* *Urban stormwater is treated on site before being discharged to receiving waters*	Satisfies BASIX requirements Flood and	Yes

Design guidance - Water sensitive urban design systems are designed by a suitably qualified professional <u>*Objective 4V-3*</u> *Flood management systems are integrated into site design* Design guidance - Detention tanks should be located under paved areas, driveways or in basement car parks	stormwater management is acceptable	
4W Waste management <u>*Objective 4W-1*</u> *Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents* Design guidance - Common waste and recycling areas should be screened from view and well ventilated <u>*Objective 4W-2*</u> *Domestic waste is minimised by providing safe and convenient source separation and recycling* Design guidance - Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core - For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses - Alternative waste disposal, such as composting, can be incorporated into the design of communal open space areas	Appropriate arrangements proposed. Compliant acceptable waste storage rooms	Yes
4X Building maintenance <u>*Objective 4X-1*</u> *Building design detail provides protection from weathering* Design guidance - Design solutions such as roof overhangs to protect walls and hoods	Acceptable	Yes

over windows and doors to protect openings can be used. <u>*Objective 4X-2*</u> *Systems and access enable ease of maintenance* Design guidance - Window design enables cleaning from the inside of the Building <u>*Objective 4X-3*</u> *Material selection reduces ongoing maintenance costs easily cleaned surfaces that are graffiti resistant*		

ATTACHEMENT 7 - WDCP 2009 Assessment

CHAPTER D13 – WOLLONGONG CITY CENTRE

2 Building form

Objectives/controls	*Comment*	*Compliance*
2.2 Building to street alignment and street setbacks a) General Residential - 4m minimum setback c) Balconies may project up to 600 mm into front building setbacks, provided the cumulative width of all balconies at that particular level totals no more than 50% of the horizontal width of the building façade, measured at that level. Balconies are not permitted to encroach above the public reserve. d) Minor projections into front building lines and setbacks for sun sharing devices, entry awnings and cornices are permissible.	The proposed development provides a 9m front setback from the residential lobby on the ground floor to Ocean Street which exceeds the required 4m setback. On Level 1 to Level 9, a 6m setback is provided to the Living / Dining Rooms to Ocean Street which exceeds the required 4m setback. The balconies on Level 1 to Level 9 are setback 3.12m - 4.725m from Ocean Street. This is a minor variation to the front setback controls but is justifiable as it only applies to a width of 3m (approx.) and is consistent with adjoining properties including No. 21 Ocean Street.	
2.4 Building depth and bulk Residential and serviced apartments outside the Commercial Core – max floor plate 900m2 Maximum Building depth (excluding balconies) 18m	The floorplate sizes range from 168m^2 to 129m^2 which is compliant. The maximum building depth (excluding balconies) is 10.7m which is complaint	Yes
2.5 Side and rear building setbacks and building separation • Minimum building setbacks from the side and rear property boundaries:- • Up to street frontage height (24m): 0m to side & rear (Ground to L2 terrace). • All uses (including non habitable residential) above street frontage height: 6m to side & rear • All uses above 45m: 14m Note: building separation is governed by Clause 8.6 of WLEP 2009.	Refer to ADG Assessment	N/A
2.7 Deep soil zone	Deep soil zone meets ADG Requirements	N/A
2.8 Landscape design	Landscape plan is generally	Yes

Objectives/controls	*Comment*	*Compliance*
	reasonable and is compatible with the civil and stormwater plans	
2.9 Green roofs, green walls and planting on structures	None provided.	N/A
2.10 Sun access planes	No sun access planes apply	N/A
2.11 Development on classified roads	N/A	N/A
3 Pedestrian amenity		
Objectives/Controls	*Comment*	*Compliance*
3.2 Permeability Site links, arcades and shared laneways are to be provided as shown in figure 3.1	Not applicable	N/A
3.3 Active street frontages Active frontage uses are defined as one or a combination of the following at street level: Entrance to retail. Shop front.	Not applicable	N/A
3.4 Safety and security • Ensure that the building design allows for casual surveillance of accessways, entries and driveways. • Avoid creating blind corners and dark alcoves that provide concealment opportunities in pathways, stairwells, hallways and carparks. • Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering. • Provide adequate lighting of all pedestrian access ways, parking areas and building entries. Such lighting should be on a timer or movement detector to reduce energy consumption and glare nuisance Provide clear lines of sight and well-lit routes throughout the development. • Where a pedestrian pathway is provided from the street, allow for casual surveillance of the pathway. • For large scale retail and commercial development with a GFA of over 5,000m², provide a 'safety by design' assessment in accordance with the CPTED principles. • Provide security access controls where appropriate.	The design has been assessed as satisfactory in terms of safety and security with clear sightlines and no areas where entrapment can occur.	Yes

Objectives/controls	*Comment*	*Compliance*
• Ensure building entrance(s) including pathways, lanes and arcades for larger scale retail and commercial developments are directed to signalised intersections rather than mid-block in the Commercial zone		
3.5 Awnings Continuous street frontage awnings are to be provided to public streets.	None required	N/A
3.6 Vehicular footpath crossings • 1 vehicle access point only (including the access for service vehicles and parking for commercial uses) will be generally permitted • Double lane crossing with a maximum width of 5.4 metres may be permitted • Doors to vehicle access points are to be roller shutters or tilting doors fitted behind the building façade. • Vehicle entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No service ducts or pipes are to be visible from the street	One vehicle access point is proposed off Ocean Street frontage. The basement entry and waste room are located behind the building façade. The vehicular access are satisfactory to Council's Traffic engineer	Yes
3.7 Pedestrian overpasses, underpasses and encroachments 3.8 Building exteriors • Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of appropriate alignment and street frontage heights; setbacks above street frontage heights; appropriate materials and finishes selection; façade proportions including horizontal or vertical emphasis; • Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings are encouraged. • Articulate facades so that they address the street and add visual interest. • External walls should be constructed of high quality and durable materials and finishes with 'self-cleaning' attributes, such as face	N/A The proposal has been assessed against the relevant criteria and is considered satisfactory	N/A Yes

Objectives/controls	*Comment*	*Compliance*
brickwork, rendered brickwork, stone, concrete and glass. • Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided. • To assist articulation and visual interest, avoid expanses of any single material. • Limit opaque or blank walls for ground floor uses to 30% of the street frontage. • Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass. • Highly reflective finishes and curtain wall glazing are not permitted above ground floor level • A materials sample board and schedule is required to be submitted with applications for development over $1 million or for that part of any development built to the street edge. • Minor projections up to 450mm from building walls in accordance with those permitted by the BCA may extend into the public space providing it does not fall within the definition of GFA and there is a public benefit. • The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building.		
<u>3.9 Advertising and signage</u>	N/A	N/A
<u>3.10 Views and view corridors</u> Existing views shown in Figure 3.12 are to be protected to an extent that is practical. Align buildings to maximise view corridors between buildings	The potential impacts posed by the proposal have been considered and whilst some view loss will occur this is considered likely to occur as part of any redevelopment of the site in accordance with planning controls.	Yes
4 Access, parking and servicing		
Objectives/controls	*Comment*	*Compliance*
4.2 Pedestrian access and mobility	Both pedestrian and vehicular entry points are considered satisfactory.	Yes

Objectives/controls	*Comment*	*Compliance*
• Main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity. • The design of facilities (including car parking requirements) for disabled persons must comply with the relevant Australian Standard and the Disability Discrimination Act 1992. • The development must provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor. • The development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access. • Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain. • Building entrance levels and footpaths must comply with the longitudinal and cross grades specified in AS 1428.1, AS/NZS 2890.1:2004 and the DDA.		
<u>4.3 Vehicular driveways and manoeuvring areas</u> • Driveways should be: i) Provided from lanes and secondary streets rather than the primary street, wherever practical. ii) Located taking into account any services within the road reserve, such as power poles, drainage pits and existing street trees. iii) Located a minimum of 6m from the nearest intersection iv) If adjacent to a residential development setback a minimum of 1.5m from the relevant side property boundary. • Vehicle access is to be designed to:	One vehicle access point is proposed to/from Ocean Street. The driveway location is appropriate being distant from nearby intersections and does not conflict with any services in the road reserve. Driveway width is acceptable and manoeuvring areas comply with applicable controls. Car space dimensions and vehicle ramp grades comply with the relevant standards.	Yes

Objectives/controls	*Comment*	*Compliance*
i) Minimise the impact on the street, site layout and the building façade design; and ii) If located off a primary street frontage, integrated into the building design. • All vehicles must be able to enter and leave the site in a forward direction without the need to make more than a three point turn • Driveway widths must comply with the relevant Australian Standards. • Car space dimensions must comply with the relevant Australian Standards. • Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standard • Access ways to underground parking should not be located adjacent to doors or windows of the habitable rooms of any residential development.	No uncovered carparking spaces are proposed. All vehicles can turn on site and leave in a forward direction.	
<u>4.4 On-site parking</u> On-site parking must meet the relevant Australian Standard • Council may require the provision of a supporting geotechnical report prepared by an appropriately qualified professional as information to accompany a development application to Council. • Car parking and associated internal manoeuvring areas which are surplus to Council's specified parking requirements will count towards the gross floor area, but not for the purpose of determining the necessary parking. • Any car parking provided in a building above ground level is to have a minimum floor to ceiling height of 2.8m so it can be adapted to another use in the future. • On-site vehicle, motorcycle and bicycle parking is to be provided in accordance with	The proposal provides for parking on two basement levels The number of parking spaces provided accords with the provisions of WDCP 2009, Chapter E3 and the Apartment Design Guide.	Yes

Objectives/controls	*Comment*	*Compliance*
Part E of this DCP. • To accommodate people with disabilities, minimum of 1% of the required parking spaces to be provided as disabled persons' car parking.		
4.5 Site facilities and services The building is serviced by the major utilities and the proposal is not expected to result in any need to augment these services.	Provision has been made for on-site servicing and deliveries. The building is serviced by the major utilities and some augmentation of existing services is expected to be required to facilitate the development however it is noted that Endeavour Energy do not require a substation to service the building. Adequate waste storage room will be located on ground level. On street collection is proposed; there is sufficient room on the footpath for bin storage on collection day.	Yes
5 Environmental management		
Objectives/controls	*Comment*	*Compliance*
5.2 Energy efficiency and conservation	A NABERS Base Building Energy Assessment report was provided with the DA which demonstrates the building will comply with Section J of the BCA 2016, using the deemed to satisfy method and is on track to achieve a 5 star NABERS Base Building Energy Rating.	
5.3 Water conservation Minimise water consumption	Water minimisation measures employed	Yes
5.4 Reflectivity		
Limit material reflectivity	Conditions of consent will ensure compliance.	Yes, with conditions
5.5 Wind mitigation		
A wind impact statement required for buildings over 32m in height	Not applicable	N/A
5.6 Waste and recycling		

Objectives/controls	*Comment*	*Compliance*

6 Residential development standards

See ADG Assessment – Attachment 6

7 Planning controls for special areas

The site is not located within a special area.

8 Works in the public domain

Appropriate conditions of consent are proposed in relation to works in the public domain to be carried out in accordance with the Wollongong City Centre Public Domain Technical Manual

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CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The building has been appropriately designed with regard to disabled persons' access and facilities. The applicant submitted an access report with the DA which addresses the relevant provisions of the BCA and applicable standards including AS 1428.
The proposal has been considered against the requirements of this chapter and found to be generally acceptable. If approved it is recommended the application also be conditioned to comply with the BCA and relevant Australian Standards in regard to access, facilities and car parking.

Disabled persons' access will be provided from the Ocean Street frontage.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The development is appropriately designed with regard to CPTED principles and is not expected to give rise to increased opportunities for criminal or antisocial behaviour.

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

Adequate car parking is provided, and onsite loading and waste collection is provided, accessed off Ocean Street. Council's traffic engineer has provided an satisfactory referral and conditions of consent.

CHAPTER E6: LANDSCAPING

The proposal provides suitable landscaped areas at ground level. Council's Landscape Officer has considered the proposal as satisfactory subject to conditions of any consent, including the need for a final landscape plan prior to release of the construction certificate and the developer provision of footpath paving and street trees.

CHAPTER E7: WASTE MANAGEMENT

An acceptable Site Waste Minimisation and Management Plan has been provided. Provision has been made for appropriate on-site storage and collection of waste.

CHAPTER E9: HOARDINGS AND CRANES

If the development were to be approved, conditions should be imposed requiring approval for the use of any hoardings or cranes in conjunction with construction of the building.

CHAPTER E11: HERITAGE CONSERVATION

The site does not impact any heritage listed properties

CHAPTER E12: GEOTECHNICAL ASSESSMENT

The application has been reviewed by Council's Geotechnical Engineer in relation to site stability and the suitability of the site for the development. The development was considered to be satisfactory subject to consent conditions.

CHAPTER E13: FLOODPLAIN MANAGEMENT

Refer to discussion in relation to Clause 7.3 of WLEP 2009 (Section 2.3 of the report).

CHAPTER E14: STORMWATER MANAGEMENT

Council's Stormwater Engineer has assessed the proposed development with regard to Chapter E14 of the DCP and has provided a satisfactory referral. The proposal is satisfactory with conditions.

CHAPTER E17: PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

The application is satisfactory to Council's Landscape Officer who provided a referral including conditions.

CHAPTER E19: EARTHWORKS (LAND RESHAPING WORKS)

Council's Geotechnical Engineer has considered the application and has provided a satisfactory referral subject to conditions.

CHAPTER E20: CONTAMINATED LAND MANAGEMENT

The proposal is satisfactory with regard to Clause 7 of SEPP 55; refer to Section 2.1.1 of the report in this regard.

CHAPTER E21: DEMOLITION AND ASBESTOS MANAGEMENT

Conditions are proposed in relation to demolition works, waste management, protection of excavations, handling and disposal of any hazardous building materials, appropriate monitoring and handling in relation to archaeology and the like.

CHAPTER E22: SOIL EROSION AND SEDIMENT CONTROL

If the development were to be approved, conditions of consent should be imposed to ensure the implementation of appropriate sediment and erosion control measures during works.

wollongong
city of innovation

WOLLONGONG CITY COUNCIL

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ATTACHMENT 8 - DRAFT CONDITIONS FOR: DA-2021/1231

For Office Use Only – Do Not Mail

Consent has been granted subject to the following conditions:

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

Plan No	Rev No	Plan Title	Drawn By	Dated
A-0800	E	Lower Basement Floor Plan	Loucas Architects	17 May 2022
A-0900	E	Basement Floor Plan	Loucas Architects	17 May 2022
A-01000	E	Ground Floor Plan	Loucas Architects	17 May 2022
A-1100	E	L1 Floor Plan	Loucas Architects	17 May 2022
A-1200	E	L2 Floor Plan	Loucas Architects	17 May 2022
A-1300	E	L3 Floor Plan	Loucas Architects	17 May 2022
A-1400	E	L4 Floor Plan	Loucas Architects	17 May 2022
A-1500	E	L5 Floor Plan	Loucas Architects	17 May 2022
A-1600	E	L6 Floor Plan	Loucas Architects	17 May 2022
A-1700	E	L7 Floor Plan	Loucas Architects	17 May 2022
A-1800	E	L8 Floor Plan	Loucas Architects	17 May 2022
A-1900	E	L9 Floor Plan	Loucas Architects	17 May 2022
A-2000	E	Roof Floor Plan	Loucas Architects	17 May 2022
A-3000	D	Elevations 01	Loucas Architects	28 April 2022
A-3100	D	Elevations 02	Loucas Architects	28 April 2022
A-3200	D	Elevations 03	Loucas Architects	28 April 2022
A-3300	D	Elevations 04	Loucas Architects	28 April 2022
A-3400	D	Section	Loucas Architects	28 April 2022
A-6100	B	Demolition Plan	Loucas Architects	6 October 2021
IS0299DA1	B	Landscape Plan – Ground Floor	Isthmus Pty Ltd	22 April 2022
IS0299DA2	B	Landscape Plan – Floors 1-9 Typical	Isthmus Pty Ltd	22 April 2022

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

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

General Conditions

2. Pump System

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

3. Construction Certificate

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

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

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

4. Disability Discrimination Act 1992

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

It is the responsibility of the applicant to guarantee compliance with the requirements of the Disability Discrimination Act 1992. The current Australian Standard AS 1428.1:2009: Design for Access and Mobility is recommended to be referred for specific design and construction requirements, in order to provide appropriate access to all persons within the building.

5. Restricted Vegetation Removal

This consent permits the removal of trees and other vegetation from the site within three (3) metres of the approved buildings. This consent also permits the pruning of trees within three (3) metres of approved buildings in accordance with AS 4373:2007 Pruning of Amenity Trees. No other trees or vegetation shall be removed or pruned, without the prior written approval of Council.

6. Mailboxes

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

7. Maintenance of Access to Adjoining Properties

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

8. Height Restriction

The development shall be restricted to a maximum height of 32 metres AHD from the natural ground level (inclusive of the lift tower and any air conditioning plant). Any alteration to the maximum height of the development will require further separate approval of Council.

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

10. Comply with Geotechnical Report
The applicant must carry out all recommendations contained in the geotechnical report in order to ensure the structural design will incorporate the site geotechnical constraints to achieve the acceptable risk level as defined by Council's Geotechnical DCP.

11. Payment of Building and Construction Industry Long Service Levy
Before the issue of a Construction Certificate, the applicant is to ensure that the person liable pays the Long Service Levy of $[AMOUNT] as calculated at the date of this consent to the Long Service Corporation or Council under Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* and provides proof of this payment to the Certifier.

12. Development Contributions
In accordance with Section 4.17(1)(h) of the Environmental Planning and Assessment Act 1979 and the Wollongong City Wide Development Contributions Plan (2021), a monetary contribution of $66,834.74 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

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

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

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

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

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

Before the Issue of a Construction Certificate

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

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

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

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

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

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

15. Utilities and Services

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

a. a letter of consent from Endeavour Energy demonstrating that satisfactory arrangements can be made for the installation and supply of electricity

b. a response from Sydney Water as to whether the plans proposed to accompany the application for a Construction Certificate would affect any Sydney Water infrastructure, and whether further requirements need to be met.

c. other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, what changes are required to make the development satisfactory to them.

16. Schedule of External Building Materials/Finishes

The final details of the proposed external treatment/appearance of the development, including a schedule of building materials and external finishes (including the type and colour of the finishes) together with a sample board and an A4 or A3 sized photograph of the sample board shall be submitted for the separate approval of the Principal Certifier, prior to the release of the Construction Certificate.

17. Car Parking and Access

The development shall make provision for a total of 14 car parking spaces (including 2 visitor car parking spaces), 2 motorcycle parking spaces, a minimum of 3 secure (Security Class B) residential bicycle spaces and a minimum of 1 visitor bicycle space (Security Class C). This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 4.55 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.

18. Parking Dimensions

The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS 2890.1, except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.

19. Gradients of Ramps and Driveways as per AS 2890.1

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

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

20. Security Roller Shutters for Basement Car Parking Areas

The installation of any security roller shutter for the basement car parking area shall not restrict access to any designated visitor car parking space. In the event that the approved visitor car parking spaces are located behind any proposed security roller shutter, an intercom system is required to be installed to enable visitor access into the basement car parking area. This requirement is to be reflected on the Construction Certificate plans and any supporting documentation for the endorsement of the Principal Certifier prior to the release of the Construction Certificate.

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

The submission of a Site Management, Pedestrian and Traffic Management Plan to the Principal Certifier and Council (in the event that Council is not the Principal Certifier) for approval of both the Principal Certifier and Council is required, prior to the issue of the Construction Certificate. This plan shall address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS 1742 - Traffic Control Devices for Works on Roads and the TfNSW Traffic Control at Worksites Manual.

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

a. Proposed ingress and egress points for vehicles to/from the construction site;

b. proposed protection of pedestrians, adjacent to the construction site;

c. proposed pedestrian management whilst vehicles are entering/exiting the construction site;

d. proposed measures to be implemented for the protection of all roads and footpath areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;

e. proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;

f. proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;

g. proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed where works are in progress in any road reserve and shall be in accordance the latest versions of the TfNSW Specification - “Traffic Control at Work Sites Manual” and the Australian Standard AS 1742: “Manual of Uniform Traffic Control Devices” and accompanying field handbooks (SAA HB81);

h. proposed method of support of any excavation, adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by a Registered Certifier in Civil Engineering; and

i. proposed measures to be implemented, in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the roadway.

The traffic control plan endorsed by Council shall be implemented, prior to the commencement of any works upon the construction site.

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

22. Change in Driveway Paving

A change in driveway paving is required at the entrance threshold within the property boundary to clearly show motorists they are crossing a pedestrian area. Between the property boundary and the kerb, the developer must construct the driveway pavement in accordance with the conditions, technical specifications and levels to be obtained from Council's Manager Works. This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.

23. Structures Adjacent to Driveway

Any proposed structures adjacent to the driveway shall comply with the requirements of the current relevant Australian Standard AS 2890.1 (figure 3.2 and 3.3) to provide for adequate pedestrian and vehicle sight distance. This includes, but is not limited to, structures such as signs, letterboxes,

retaining walls, dense planting etc. This requirement shall be reflected on the Construction Certificate plans.

24. Provision of Hob or Dish Drain
The edge of the driveway must be provided with a hob or dish drain to prevent surface water flows from entering the adjoining property. This requirement shall be reflected on the Construction Certificate plans, prior to the release of the Construction Certificate.

25. Depth and Location of Services
The depth and location of all services (ie gas, water, sewer, electricity, telephone, traffic lights, etc) must be ascertained and reflected on the Construction Certificate plans and supporting documentation.

26. Landscaping
The submission of a final Landscape Plan will be required in accordance with the requirements of Wollongong City Council DCP 2009 Chapter E6 and the approved Landscape Plan (ie as part of this consent) for the approval by the Principal Certifier, prior to the release of the Construction Certificate. The Final Landscape Plan must show the retention of the Illawarra Flame Tree adjacent to the rear (eastern boundary) of the site.

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

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

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

a. A plan of the wall showing location and proximity to property boundaries;

b. An elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall;

c. Details of fencing or handrails to be erected on top of the wall;

d. Sections of the wall showing wall and footing design, property boundaries, subsoil drainage and backfill material. Sections shall be provided at sufficient intervals to determine the impact of the wall on existing ground levels. The developer shall note that the retaining wall, subsoil drainage and footing structure must be contained wholly within the subject property;

e. The proposed method of subsurface and surface drainage, including water disposal. This is to include subsoil drainage connections to an inter-allotment drainage line or junction pit that discharges to the appropriate receiving system;

f. The assumed loading used by the engineer for the wall design.

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

30. Payment of S94A Levy

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

31. Bicycle Parking Facilities

Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS2890.3 - Bicycle Parking Facilities; provided within a secure compound with a self-closing door and combination keypad. This requirement shall be reflected on the Construction Certificate plans.

32. Property Addressing Policy Compliance

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

33. Electricity Substation Requirements

The following documentary evidence must be provided to Council for approval; design plans for the construction and installation of a chamber style substation within the proposed building in accordance with Endeavour Energy's standards and requirements for a pad mount style substation within the site of the development external to the proposed building in accordance with Endeavour Energy's standards and requirements for access, noise influence and fire rating of neighbouring structures and properties which has been certified by Endeavour Energy.

34. Water/Wastewater Entering Road Reserve

Provision shall be made for a minimum 200mm wide grated box drain along the boundary of the property at the vehicular crossing/s to prevent surface water entering the road reserve. This requirement shall be reflected on the Construction Certificate plans.

35. Stormwater Connection to Kerb

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

36. Flood Level Requirements

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

a. The minimum habitable floor levels must be constructed in accordance with the levels shown on the Ground Floor Layout Plan prepared by Loucas Architects Ref Pn-20023 Dwg No A-1000 Rev E dated 17/5/2022.

b. Any portion of the building or structure below RL 25.9m AHD should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP 2009.

c. The proposed building shall be designed to withstand the forces of floodwater, debris and buoyancy up to RL 25.9m AHD.

37. Stormwater Drainage Design

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

a. Be prepared by a suitably qualified Civil Engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent, and generally in accordance with the concept plan/s lodged for development approval, Reference Nos 21MB8808/D01 and 21MB8808/D02 Revision C dated 26/05/22.

b. Include details of the method of stormwater disposal. Stormwater from the development must be piped to [Council's existing stormwater drainage system/natural watercourse/inter-allotment drainage system/infiltration trench].

c. Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties. The plan must indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.

d. Overflow paths shall be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1 in 100 year ARI events shall be incorporated in the design. Overflow paths shall also be provided in low points and depressions. Each overflow path shall be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto any adjoining property. Details of each overflow path shall be shown on the detailed drainage design.

38. Council Footpath Reserve Works – Driveways and Crossings

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

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

39. Footpath Paving City Centre

The developer is responsible for the construction of footpath paving for the entire frontage of the development for the full width of the verge. The type of paving for this development shall be in accordance with the Wollongong City Council Public Domain Technical Manual.

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

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

The driveway threshold finish within property boundary line is to contrast with driveway entry.
The footpath and driveway entry on the Council property must be installed to the satisfaction of WCC Manager of Works.

A Landscape Plan is to be submitted to Council for approval prior to the issue of the Construction Certificate showing proposed paving, footpath design levels, street tree details and location of all services.

40. No Adverse Runoff Impacts on Adjoining Properties
The design of the development shall ensure there are no adverse effects to adjoining properties or upon the land as a result of flood or stormwater runoff.

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

42. Basement Waterproofing
Full engineering details of the proposed wall around the basement car park shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate. These shall include construction details indicating that no ingress of stormwater is possible into the basement levels other than from sub-soil drainage, vehicle wash water and runoff from the driveway that drains towards the basement. This applies to any proposed opening such as doors or ventilation louvres. The problem of backwater from the stormwater pipeline entering the basement car park level shall be addressed by a method such as a flap gate or one-way valve system.

43. Vehicular Flow Signage
The provision of suitable barriers, line-marking and painted signage delineating vehicular flow movements within the car parking areas. These details shall be reflected on the Construction Certificate plans.

44. Car Parking and Traffic Management Report to include Design and Certification of Car Park Traffic Signals
The applicant shall provide car park traffic signals within the basement car park to manage conflicts near the entrance to all basement ramps and within parking aisles where two-way vehicle travel cannot be achieved. The operation and management of the traffic signals shall be detailed in a Car Parking and Traffic Management Report and be provided generally in accordance with the Report by Motion Traffic Engineers N221778A (Version 2a) dated July 2022 titled 'Traffic Light System and Car Swept Paths for a Proposed Residential Development'. The report shall outline how the proposed signals system will be maintained and managed by the appropriate Body Corporate. The responsibilities of the Body Corporate in relation to the required upkeep and maintenance of the signals shall be detailed and referenced in the Car Parking and Traffic Management Report. The satisfactory operation of the signals is to be certified by an experienced and qualified Traffic Engineer. These details shall be demonstrated prior to the issue of the Construction Certificate.

Before the Commencement of Building Work

45. Appointment of Principal Certifier
Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:

a. appoint a Principal Certifier and notify Council in writing of the appointment irrespective of whether Council or a Registered Certifier is appointed; and

b. notify Council in writing of their intention to commence work (at least two [2] days notice is required).

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

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

a. In the case of work for which a principal contractor is required to be appointed -

   i. the name and licence number of the principal contractor, and

   ii. the name of the insurer by which the work is insured under Part 6 of that Act,

b. In the case of work to be done by an owner-builder -

   i. the name of the owner-builder, and

   ii. if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

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

47. Signs On Site

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

a. showing the name, address and telephone number of the Principal Certifier for the work, and

b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and

c. stating that unauthorised entry to the worksite is prohibited.

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

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

48. Temporary Toilet/Closet Facilities

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

a. Each toilet provided must be:

b. a standard flushing toilet; and

c. connected to either:

   i. the Sydney Water Corporation Ltd sewerage system or

   ii. an accredited sewage management facility or

   iii. an approved chemical closet.

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

49. Structural Engineer's Details

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

50. Enclosure of the Site

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

51. Demolition Works

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

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

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

53. Consultation with SafeWork NSW - Prior to Asbestos Removal
A licensed asbestos removalist must give written notice to SafeWork NSW at least five (5) days before licensed asbestos removal work is commenced.

54. Contaminated Roof Dust
Any existing accumulations of dust in ceiling voids and wall cavities must be removed prior to any demolition work commencing. Removal must take place by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter.

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

56. Survey Report - Siting of Development within Property Boundaries
A survey report prepared by a registered surveyor is required to be submitted to the Principal Certifier to ensure that the proposed development is located on the correct allotment and at the approved distances from the boundary. This must be verified by pegging the site prior to commencement of works.

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

58. Site Management Program - Sediment and Erosion Control Measures
A site management program incorporating all sediment and erosion control measures (eg cleaning of sediment traps, fences, basins and maintenance of vegetative cover) is to be initiated prior to the commencement of any demolition, excavation or construction works and maintained throughout the demolition, excavation and construction phases of the development.

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

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

61. Erosion controls - Vehicular Entry/Exit Points
The vehicular entry/exits to the site must be protected from erosion and laid with a surface material which will not wash into the street drainage system or watercourse.

62. Sediment Control Measures

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

63. Vehicular Crossing

Prior to the works commencing on the construction of the vehicular crossing the applicant shall apply for and obtain the relevant approval for a Vehicular Crossing from Councils Works and Services Division for a "Recognised Concrete Contractor" to carry out the works.

A copy of the approval shall be submitted to the Principal Certifier prior to works commencing. The entire length of any vehicular crossings must be constructed:

a. to Council's currently adopted standard drawings;

b. for the full width of the footpath; and

c. by Council's recognised concrete contractors at the developer's expense.

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

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

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

The submission, as part of an application for a permit under Section 138 of the Roads Act 1993, of a Site Management, Pedestrian and Traffic Management Plan to Council's Manager Regulation and Enforcement for approval is required, prior to works commencing on the site. This plan shall address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS 1742: Traffic Control Devices for Works on Roads and the TfNSW Traffic Control at Worksites Manual.

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

a. proposed ingress and egress points for vehicles to/from the construction site;

b. proposed protection of pedestrians, adjacent to the construction site;

c. proposed pedestrian management whilst vehicles are entering/exiting the construction site;

d. proposed measures to be implemented for the protection of all roads and footpath areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;

e. proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;

f. proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;

g. proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed where works are in progress in any road reserve and shall be in accordance the latest versions of the TfNSW Specification - "Traffic Control at Work Sites Manual" and the Australian Standard AS 1742: "Manual of Uniform Traffic Control Devices" and accompanying field handbooks (SAA HB81);

h. proposed method of support of any excavation, adjacent to adjoining buildings or the road reserve. The proposed method of support is to be certified by a Registered Certifier in Civil Engineering; and

i. proposed measures to be implemented, in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the roadway.

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

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

66. Vehicular Crossing - Utility Supplier Agreement
Should a proposed vehicular crossing be located where it is likely to disturb or impact upon a utility installation (ie power pole, Telstra pit etc) written confirmation from the affected supplier that they have agreed to the proposed impacts shall be submitted to the Principal Certifier prior to any works commencing on site.

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

68. Dilapidation Report
The developer shall submit a Dilapidation Report recording the condition of the existing streetscape, street trees and adjoining reserve prior to work commencing and include a detailed description of elements and photographic record.

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

The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council's website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the Roads Act. It is advised that all applications are submitted and fees paid, five (5) days prior to the works within the road reserve are intended to commence. The Applicant is responsible for the restoration of all Council assets within the road reserve which are impacted by the works/occupation. Restoration must be in accordance with the following requirements:

a. All restorations are at the cost of the Applicant and must be undertaken in accordance with Council's standard document, "Specification for work within Council's road reserve".

b. Any existing damage within the immediate work area or caused as a result of the work/occupation, must also be restored with the final works.

70. Erosion and Sediment Controls in Place
Before the commencement of any site or building work, the Principal Certifier must be satisfied the erosion and sediment controls in the erosion and sediment control plan, (as approved by the Principal Certifier) are in place until the site is rectified (at least 70% ground cover achieved over any bare ground on site).

71. Consultation with SafeWork NSW - Prior to Asbestos Removal
A licensed asbestos removalist must give written notice to SafeWork NSW at least five (5) days before licensed asbestos removal work is commenced.

72. Works in Road Reserve - Major Works

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

The application form for Works within the Road Reserve – Section 138 Roads Act can be found on Council's website. The form outlines the requirements to be submitted with the application, to give approval to commence works under the Roads Act. It is advised that all applications are submitted and fees paid, five (5) days prior to the works within the road reserve are intended to commence. An application must be submitted must be obtained from Wollongong City Council's Development Engineering Team prior to any works commencing where it is proposed to carry out activities such as, but not limited to, the following:

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

Restoration must be in accordance with the following requirements:

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

While Building Work is Being Carried Out

73. Compliance with the Building Code of Australia (BCA)

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

74. Hours of Work

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

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

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

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

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

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

a. The variation in hours required (length of duration);
b. the reason for that variation (scope of works;
c. the type of work and machinery to be used;
d. method of neighbour notification;

e. supervisor contact number; and

f. any proposed measures required to mitigate the impacts of the works

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

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

a. Does not spill onto the road pavement and

b. is not placed in drainage lines or watercourses and cannot be washed into these areas.

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

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

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

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

80. Comply with Geotechnical Report
Any construction conditions including works methodology and temporary works recommended in the geotechnical report must be carried out during construction to ensure the works incorporate the encountered site geotechnical constraints to achieve an *acceptable* risk level.

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

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

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

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

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

84. Implementation of the Site Management Plans
While vegetation removal, demolition and/or building work is being carried out, the applicant must ensure the measures required by the approved construction site management plan and the erosion and sediment control plan are implemented at all times.

The applicant must ensure a copy of these approved plans is kept on site at all times and made available to Council officers upon request.

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

86. Surveys by a Registered Surveyor
While building work is being carried out, a registered surveyor is to measure and mark the positions of the following and provide them to the Principal Certifier -

a. All footings/foundations

b. At other stages of construction - any marks that are required by the Principal Certifier.

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

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

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

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

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

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

90. Survey Report for Floor Levels
A Survey Report must be submitted to the Principal Certifier verifying that each floor level accords with the floor levels as per the approved plans under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective

level of the building (if the building involves more than one level). All levels shall relate to Australian Height Datum.

91. Piping of Stormwater to Existing Stormwater Drainage System
Stormwater for the land must be piped to street kerb and gutter.

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

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

Before the Issue of an Occupation Certificate

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

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

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

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

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

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

97. Completion of Landscape Works on Council Owned or Controlled Land
The Developer must complete all landscape works required within Council's road reserve, or other Council owned or controlled land, in accordance with the conditions of this consent. The total cost of all such landscape works shall be fully borne by the Developer and any damage to Council's assets shall be the subject of restoration works sufficient to restore the asset to its previous state and configuration previous to the commencement of works. Evidence that this requirement has been met must be satisfied prior to the issue of the Occupation Certificate.

98. Arborist Verification – Street Tree Installation
Prior to the issue of Occupation Certificate, the developer must supply certification in the form of a report, including photographic evidence, from an AQF Level 5 Arborist to the Principal Certifier and Wollongong City Council to verify:

a. The tree stock complies with AS 2203:2018 Tree Stock for Landscape Use.

b. The tree pits have been constructed and the trees installed in accordance with the requirements of the Wollongong City Council City Centre Public Domain Technical Manual and arboricultural best practice.

99. Drainage

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

100. Retaining Wall Certification

The submission of a certificate from a suitably qualified and experienced structural engineer or civil engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate or commencement of the use. This certification is required to verify the structural adequacy of the retaining walls and that the retaining walls have been constructed in accordance with plans approved by the Principal Certifier.

101. Structural Soundness Certification

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate and commencement of use. This report is required to verify that the development can withstand the forces of floodwater, debris and buoyancy up to and including the 1 in 100 year flood level plus freeboard being RL 25.9 metres AHD or greater.

102. Installation of Car Park Traffic Signals

The proposed Car Park Signals must be installed as per the recommendations of the report by Motion Traffic Engineers N221778A (Version 2a) dated July 2022 titled 'Traffic Light System and Car Swept Paths for a Proposed Residential Development'. Details of such compliance are to be demonstrated prior to issue of Occupation Certificate.

Occupation and Ongoing Use

103. Street Tree Establishment Period - City Centre/Commercial Village Centre

The Developer must comply with the terms of an approved landscape maintenance program for a minimum period of 12 months to ensure that all landscape works within Council's road reserve or Council owned or controlled land becomes well established by regular maintenance. The Street Tree Establishment Period shall commence from the issue of the Occupation Certificate.

The program must include the following elements: watering, weeding, litter removal, mulching, fertilising, tree guard and grate maintenance, and pest and disease control.

Details of the proposed program must be submitted with the Landscape Plan to the Principal Certifier for approval prior to release of the Construction Certificate.

104. Maintenance of Traffic Signals and Mirrors

The traffic signals and any convex mirrors within the car parking levels must be maintained in a good state of repair and operational at all times. In the event a future strata or stratum subdivision is contemplated, the maintenance schedule for the strata/ stratum plan should include ongoing maintenance of the lights and mirrors.

Reasons

The reasons for the imposition of the conditions are:

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