

Wollongong Local Planning Panel Assessment Report | 2 March 2021

WLPP No.	Item 2
DA No.	DA-2020/712
Proposal	Residential - demolition of one (1) dwelling house and tree removal, construction of five (5) multi dwelling housing units and Subdivision - Strata title - six (6) lots
Property	28 – 30 Figtree Crescent, FIGTREE NSW 2525 Lot 48 DP 17037 Lot 47 DP 17037
Applicant	JPC Planning
Responsible Team	Development Assessment and Certification - City Wide Team (RT)

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel

The proposal has been referred to the WLPP **for advice** pursuant to part 1 of Wollongong City Councils Submissions Policy, as the application includes multi-dwelling housing with a construction cost of more than \$1 Million and is the subject of more than five submissions by way of objection.

Proposal

The proposal seeks consent for the following:

- Demolition of the dwelling houses and tree removal; and
- Construction of five (5) multi-dwelling housing units and associated carparking, drainage and landscaping; and
- Six (6) lot Strata subdivision of the development once constructed.

Permissibility

The subject site is zoned R2 Low Density Residential pursuant to Wollongong Local Environmental Plan (WLEP) 2009. The proposed **multi-dwelling housing** development is a permissible use in the R2 Low Density Residential zone. Subdivision is permitted with consent pursuant to Clause 2.6 in accordance with WLEP 2009. Demolition and tree removal are ancillary works to facilitate the proposal and as such are also permissible.

Consultation

The proposal was exhibited in accordance with the Community Participation Plan 2019 between the 27 July 2020 and 10 August 2020. Five (5) submissions were received following notification. The issues identified are discussed at section 1.5 of this report.

Internal

Details of the proposal were referred to Council's Development Engineering and Landscaping Officers for assessment. Satisfactory referral advice, comments and/or recommended conditions were provided in each instance. Assessment considerations of internal groups as relates to relevant Chapters of the WDCP 2009 are presented at section 2.3.1 of this report.

Main Issues

The main issues resulting from the assessment process are:

- Variation requests regarding the side setback control Chapter B1 Clause 5.4.1(1) of WDCP2009
- Submissions received as presented as Section 1.5.

RECOMMENDATION

DA-2020/712 be approved subject to the conditions provided at **Attachment 5**.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

Relevant Acts of Legislation:

- Biodiversity Conservation Act 2016

State Environmental Planning Policies:

- SEPP No. 55 – Remediation of Land
- SEPP (Building Sustainability Index: BASIX) 2004

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 2019.
- Wollongong Community Participation Plan 2019.

1.2 DETAILED DESCRIPTION OF PROPOSAL

The application comprises the following:

- Demolition of the dwelling houses and tree removal; and
- Construction of five (5) multi-dwelling housing units and associated carparking, drainage and landscaping; and
- Six (6) lot Strata subdivision of the development once constructed.

1.3 BACKGROUND

The development history of the site is as follows:

28 Figtree Crescent, Figtree

Application No	Description	Date	Decision
DC-2017/300	Driveway Crossing	25/05/2017	Approved 02/06/2017

30 Figtree Crescent, Figtree

Application No	Description	Date	Decision
BC-1991/155	Weatherboard Cottage and Garage	11/02/1991	Approved 14/02/1991
DC-2017/72	Driveway Crossing	15/02/2017	Approved 17/02/2017

DA-2017/1071	Residential - alterations and additions to existing dwelling, removal of trees, construction of a new dwelling house to form dual occupancy and Subdivision - torrens title - two residential lots	28/08/2017	Approved 07/02/2018
DC-2018/351	Driveway Crossing	28/06/2018	Approved 03/07/2018
TMO-2019/146	Withdrawn – Remove 1 tree	18/02/2019	Approved with conditions 19/02/2019
DA-2017/1071/A	Residential - alterations and additions to existing dwelling, removal of trees, construction of a new dwelling house to form dual occupancy and Subdivision - Torrens title - two (2) lots Modification A - removal of one (1) tree	01/04/2019	Approved 27/05/2019

A pre-lodgement meeting was held for this proposal on 31 January 2019 - PL-2018/254.

Customer service actions:

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

1.4 SITE DESCRIPTION

The site is located at 28 – 30 Figtree Crescent, Figtree. The title references are Lots 47 and 48 in DP 17037.

Situated on the land is a single storey dwelling house on each lot.

The overall development site, consisting of the two (2) separate allotments, forms a regular shaped allotment with a fall of approximately 12.5m towards the street and an overall site area of approximately 1858m².

The street scene in the immediate vicinity is characterised by low density residential development.

Property constraints

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

- Flood Affected

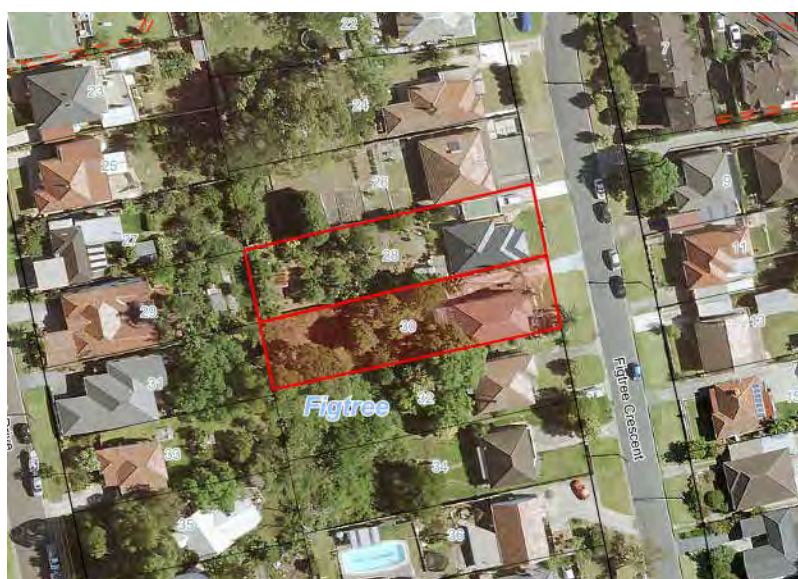


Figure 1: Aerial photograph (2018)

1.5 SUBMISSIONS

The proposal was exhibited in accordance with the Community Participation Plan 2019 and notified between the 1 November and 21 November 2019. The application received five (5) submissions. The issues raised in the submissions are summarised below:

Concern	Comment
1. Overdevelopment of the site • Crowded • Affect property value of adjoining properties • Traffic and on-street parking	The proposal is not considered to be an overdevelopment of the site. The proposal has been redesigned pursuant with WLEP 2009. It also complies with Council's Development Control Plan 2009 (WDCP) in relation to height, building setbacks, parking, manoeuvring and landscaping provisions required for such a proposal. The proposal does involve one minor variation to the requirements of the WDCP as related to an encroachment to the side setbacks of Unit 1 and the variation has been considered and is supported. The development is stepped in line with the slope of the land and excavation is required, which is considered to be acceptable. Impact upon property values are of limited relevance to planning assessment considerations.
2. Inconsistent with requirements of EP&A Act, Council's DCP and WLEP 2009 • Appears partly 3 storeys • Level of excavation and earth works required • Privacy and overlooking	The proposal was redesigned to address issues raised and to achieve compliance with the WLEP and WDCP. Height and FSR is compliant. The proposal is fully compliant with WLEP 2009. The application is compliant with regard to the number of storeys as defined under WDCP 2009. The proposal has been assessed under the DCP and but for one minor variation the proposal is compliant. Council referral groups have provided satisfactory referral advice. The development has been assessed against ESD principles and requirements of Chapter A2 as compliant and what could reasonably be expected in this regard.
3. Amenity impacts to neighbouring properties: • Privacy • Loss of views • Overshadowing • Noise	The proposal was redesigned to address issues raised and to achieve compliance with the WLEP and WDCP. The proposal as amended is considered to have minimal impact on the amenity of neighbouring properties. The submitted shadow diagrams demonstrate compliance with Council's solar access requirements to neighbouring properties. The neighbouring properties would retain the minimum 3 hours of solar access to their living rooms and 50% of their private open space in mid-winter. The proposal has been designed to minimise overlooking to the side boundaries. One balcony is proposed on the first floor of Unit 1 which overlooks Figtree Crescent and the driveway. The balcony has

Concern	Comment
	been designed to reduce impacts on overshadowing and privacy through the use of horizontal louvers. The proposal has been designed to step down the block and satisfies Council's Building Height and Floor Space Ratio development standards as identified in the WLEP 2009. Reasonable setbacks have been maintained to the site boundaries. It is considered that the overall bulk and scale of the proposed development is considered acceptable in this circumstance such that view impacts are minimised. Noise is not expected to be generated above normal domestic levels. Proposed condition 57 accounts for noise during construction such that is within the limits of NSW EPA guidelines.
4. Traffic and parking - Local road network is already over capacity. - Narrow streets - More cars will park on the street/amenity impacts - Insufficient room for residential waste bins which will affect onstreet parking	Council's Development Engineering Officer is satisfied that traffic and car parking demand generated by the proposed development is unlikely to impact on the local road network. The proposal complies with Council's parking requirements. There is adequate manoeuvring area for the for forward egress from the site. Council's Development Engineering Officer is satisfied that the location of the driveway in the similar location as the existing driveway/crossover is satisfactory in relation to Kelton Lane. Council waste servicing has been assessed and is satisfactory.
5. Stormwater drainage concerns Increase in stormwater runoff	Council's Development Engineering Officer has reviewed the application and provided conditionally satisfactory referral advice in relation to stormwater matters.
6. Construction - Concerns of asbestos - Impacts from excavation works - Truck movements on street - Construction time frame	Proposed conditions 42, 43, 44, 62 and 63 require demolition and asbestos handling to be in accordance with Safe Work NSW and Environmental Protection Authority requirements. Proposed condition 48 requires a dilapidation report on the existing streetscape, street trees and adjoining properties prior to commencement of work. Proposed conditions 58, 59 and 60 account for the adequate retention of cut, the preservation and protection of adjoining buildings and the proper guarding and protection of excavation. With respect to truck movement within the street the details of the application were reviewed by Council's Construction Compliance Coordinator. Proposed condition 34 includes a requirement for a Road Occupancy Approval with a supporting Traffic Control Plan. The Traffic Control plan is to be prepared by a

Concern	Comment
	qualified person in traffic control and include measures to address interruption to pedestrian and/or vehicular traffic within the road reserve, measure to ensure unrestricted resident access and notification to residents prior to commencement of work.
	Condition 57 accounts for the hours of construction work so as to minimise impacts on the neighbourhood. With regard to time frame to complete the proposed development this is subject to indeterminate external factors and could not be quantified or required to be considered at the assessment stage of a development application.
7. Covenants, Restrictions as to use for single dwelling only	A review of the D.P. 17307 indicates that there are no covenants or restriction as to use on the property or subdivision. Please see commentary for WLEP Clause 1.9A at Section 2.1.3. Multi-dwelling housing is apparent within the immediate vicinity of the subject site.

Table 1: Number of concerns raised in submissions

Concern	1	2	3	4	5	6	7
Frequency	3	3	3	5	1	3	2

Some of the issues identified in submissions received whilst technically unresolved are considered to have been adequately addressed by way of design changes or conditions of consent.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Development Engineering Officer

Council's Development Engineering Officer has assessed the application submission with regards to subdivision, traffic and stormwater matters and provided conditionally satisfactory advice.

Landscape Officer

Council's Landscape Officer has assessed the application submission and provided conditionally satisfactory advice.

It is noted that particular consideration was given to Tree 1 by Council's Landscape Officer. The applicants consulting arborist considered this tree to be of high significance warranting retention and protection, and that the design will allow for the long term retention of this tree.

Concerns were raised by Council's Landscape Officer with regard to tree removal, impacts on existing trees to be retained and transplant planting. Amended Architectural Plans, Landscape Plans, documentation and Arborist Report identifying all trees on the site, impacts on all trees including trees on adjoining properties and protection of Tree 1 (Spotted Gum) were provided by the applicant. These amended plans and documentation have been reviewed by Council's Landscape Officer in conjunction with the arborist report and are considered to resolve concerns raised. The five (5) trees to be removed are considered to be in poor health and introduced species such that they are not worthy of retention.

Landscaping conditions are included at Attachment 5 specifying trees to be removed, trees to be retained, compensatory plantings and tree protection and management.

1.6.2 EXTERNAL CONSULTATION

N/A

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 – 4.15 EVALUATION

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

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

NSW BIODIVERSITY CONSERVATION ACT 2016

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

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

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

An approximate area of 0.0199 hectares of vegetation is proposed to be cleared for the development. The minimum subdivision lot size for the land under WLEP 2009 is 449sqm. Therefore the proposal does not trigger the requirement for a biodiversity offset scheme.

The site is not identified as being of high biodiversity value on the Biodiversity Values Map.

None of the trees on the site were identified as containing hollows.

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

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

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

7 Contamination and remediation to be considered in determining development application

- (1) *A consent authority must not consent to the carrying out of any development on land unless:*
- (a) *it has considered whether the land is contaminated, and*
 - (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
 - (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

A desktop audit of the subject site revealed there is no previous history of land uses that could be considered to present as a contamination risk. The earthworks are considered minor, reflective of normal residential construction and the proposal does not comprise a change of use. A desktop audit of the subject site revealed there is no previous history of land uses that could be considered to

present as a contamination risk. No concerns are raised in regard to contamination as relates to the intended use of the land and the requirements of clause 7.

The site is therefore considered suitable for the proposed development and consistent with the assessment considerations of SEPP 55.

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

SEPP BASIX applies to the development. In accordance with Schedule 1 of the Regulations and the requirements of the SEPP, a BASIX Certificate has been submitted in support of the application demonstrating that the proposed development achieves the BASIX targets.

2.1.3 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Part 1 Preliminary

Clause 1.4 Definitions

Demolition: In relation to a building means wholly or partly destroy, dismantle or deface the building.

Multi-dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Dwelling means a room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile

Subdivision is not specifically defined within the Plan. Clause 4B of the Act however defines the 'subdivision of land' as the division of land into two or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition. The division may (but need not) be effected:

- by conveyance, transfer or partition, or
- by any agreement, dealing, plan or instrument rendering different parts of the land available for separate occupation, use or disposition.

Clause 1.9A Suspensions of covenants, agreements and instruments

Clause 1.9A of WLEP 2009 states the following:

“(1) For the purpose of enabling development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.

Comment:

A review of the D.P. 17307 indicates that there are no covenants or restriction as to use on the property or subdivision. Notwithstanding Clause 1.9A(1) enables development on land in any zone to be carried out in accordance with this Plan or with a consent granted under the Act, any agreement, covenant or other similar instrument that restricts the carrying out of that development does not apply to the extent necessary to serve that purpose.

The subject site is identified as being zoned R2. Multi dwelling housing is permissible in the zone with development consent and evident in the immediate locality of the subject site.

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

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



Figure 2: WLEP 2009 zoning map

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

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

The proposal is considered satisfactory with regard to the above objectives as it would provide for additional housing opportunities.

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

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

The proposal is categorised as **Multi dwelling housing** as defined above and is permissible in the zone with development consent. Demolition is ancillary work to facilitate the proposal and as such are also permissible.

Clause 2.6 Subdivision—consent requirements

Subdivision is permissible with consent as the subject site is on land to which the Wollongong Local Environmental Plan 2009 applies.

Clause 2.7 Demolition requires development consent

Demolition of a building or work may be carried out only with development consent. Demolition works on the existing structures on the site are proposed to facilitate the development.

Part 4 Principal development standards

Clause 4.1 Minimum subdivision lot size

The minimum allotment size for the subdivision of land under Part 4.1 of WLEP2009 for the subject site is 449m².

Subclause 4.1(4) identifies that clause 4.1 does not apply in relation to the subdivision of individual lots in a strata plan.

Advice received from Council's Development Engineering Officer indicates there are no issues with the proposal subject to consent conditions included at **Attachment 5**.

Clause 4.3 Height of buildings

The proposed maximum building height of 8.75m does not exceed the maximum of 9m permitted for the site.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone:	0.5:1	
Combined Site area:	1858m ²	
Combined gross floor areas:		
Unit 1	Ground floor	55m ²
	First floor	111m ²
Unit 2	Ground floor	74m ²
	First floor	82m ²
	Upper floor	40m ²
Unit 3	Ground floor	75m ²
	First floor	65m ²
	Upper floor	50m ²
Unit 4	Ground floor	60m ²
	First floor	70m ²
	Upper Floor	40m ²
Unit 5	Ground floor	82m ²
	First floor	78m ²
	Upper floor	40m ²
Exclusions	36m ² x 5 (garages) = 180m ²	
Existing dwelling (Unit 6) GFA	115m ²	
GFA	857m ²	
FSR	857m ² / 1858m ² 0.46:1	

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The development is serviced by electricity, water and sewage services. No proposed change as a result of the proposed modification.

Clause 7.3 Flood planning area

The land is identified as being flood affected. Council's Development Engineering Officer has assessed the application submission with regard to flooding extents and has not raised any objections subject to conditions included at **Attachment 5**.

Clause 7.6 Earthworks

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

Clause 7.14 Minimum site width

The proposal involves multi-dwelling housing. The subject site consists of two (2) lots that have a combined 30.48m frontage to Figtree Crescent and a depth of 60.96m. The submitted plans indicate that no part of the proposed development is located on a part of the site with a minimum site width of less than 18m.

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

Not applicable.

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The development has been assessed against the relevant chapters of WDCP 2009. Compliance tables can be found at **Attachment 3** to this report. The proposal does involve variations to side setbacks of the first floor of Unit 1 to the Southern side boundary. A variation request statements with justification has been provided by the applicant in accordance with clause 8 of Chapter A1 of WDCP 2009 and is included at **Attachment 4**. This variation has been considered and is capable of support in this instance as discussed within **Attachment 3** of this report.

2.3.2 WOLLONGONG CITY-WIDE DEVELOPMENT CONTRIBUTIONS PLAN 2019

The estimated cost of works is \$1,500,000 and a levy is applicable under this plan as the threshold value is \$100,000.

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

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

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

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

A condition at **Attachment 5** requires compliance with AS 2601 for demolition works.

93 Fire safety and other considerations

Not applicable.

94 Consent authority may require buildings to be upgraded

Not applicable.

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

Context and Setting:

In regard to the matter of context, the planning principle in Project Venture Developments v Pittwater Council [2005] NSWLEC 191 is relevant in that it provides guidance in the assessment of compatibility. The two major aspects of compatibility are physical impact and visual impact. In assessing each of these the following questions should be asked:

- Are the proposals physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites.
- Is the proposals appearance in harmony with the buildings around it and the character of the street?

In response to the first question, matters such as overshadowing, privacy concerns, bulk scale and setbacks are relevant. The proposed development is for a development involving demolition of existing structures and multi-dwelling housing development. The proposed lots allow for reasonable siting of the proposed dwellings to satisfy the objectives of Council's boundary setback requirements so as to have minimal impact on the adjoining properties in terms of privacy and overshadowing and to allow reasonable solar access to the proposed dwellings.

In regard to the visual impact, the development is considered to be largely in harmony with the surrounding character the area. The immediate area surrounding the site is characterised by low density residential development of varying architectural styles with some examples of medium density townhouse development in the vicinity. The proposed development satisfies Council's Floor Space Ratio and Building Height development standards as identified in the WLEP 2009, and overall the bulk and scale of the proposed development is considered acceptable in this circumstance.

The scale of the development as viewed from the street is considered comparable to the future desired character of the locality.

In summary, the proposal has been assessed with regard to the amenity impacts from the development, the zoning, permissible lot size and existing and future character of the area, and is considered to be compatible with the local area.

Access, Transport and Traffic:

The development provides for the required number of car parking spaces and manoeuvring. Council's Development Engineering Officer has considered the development with regard to WDCP 2009 requirements and raised no objections to this proposal.

Public Domain:

The development is considered unlikely to result in impacts on the public domain with regard to the bulk and scale.

Utilities:

The proposal would not be envisaged to place an unreasonable demand on utilities supply.

Heritage:

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

Other land resources:

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

Water:

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

The proposal would not be envisaged to have unreasonable water consumption.
<u>Soils:</u> The proposed excavation is not expected to result in negative impact on soils.
<u>Air and Microclimate:</u> The proposal would not be expected to result in negative impact on air or microclimate.
<u>Flora and Fauna:</u> Trees are proposed to be removed as part of this proposal to make way for the proposed development. The proposal is not expected to adversely impact fauna. Council's Landscape Officer has reviewed the application submission including the Arborist report and Landscape Plan and raised no issues with the proposed removal of the trees subject to conditions at Attachment 5 that specify trees to be removed, trees to be retained, tree protection and management and compensatory plantings. Conditions 36, 52 and 53 account for fauna management during tree removal.
<u>Waste:</u> A condition will be attached to any consent granted that an appropriate receptacle be in place for any waste generated during the construction. Street garbage collection proposed.
<u>Energy:</u> The proposal would not be expected to have unreasonable energy consumption. A BASIX Certificate has been provided. See Section 2.1.3.
<u>Noise and vibration:</u> A condition will be attached to any consent granted, that nuisance be minimised during any construction, demolition, or works.
<u>Natural hazards:</u> There are no natural hazards identified on site that would preclude the proposed development.
<u>Technological hazards:</u> There are no technological hazards identified on site that would preclude the proposed development.
<u>Safety, Security and Crime Prevention:</u> There are no concerns with regard to safety and security.
<u>Social Impact:</u> The proposal would not be envisaged to result in negative social impacts.
<u>Economic Impact:</u> The proposal is not expected to create negative economic impact.
<u>Site Design and Internal Design:</u> The application does not result in any departures from WLEP 2009 development standards. The application identifies variations to the side setback development control in Chapter B1 Clause 5.4.2(1). This variation has been considered in section 2.3.1 as being adequately justified and is thus capable of support.

Construction:

Conditions of consent are recommended in relation to construction impacts such as hours of work, erosion and sedimentation controls, works in the road reserve, excavation, demolition and use of any crane, hoist, plant or scaffolding.

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

Cumulative Impacts:

Considering the matters outlined in this report, the proposal is considered unlikely to result in adverse cumulative impacts.

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

Does the proposal fit in the locality?

The proposal is considered reasonable in relation to mitigation of any impacts on the amenity of the locality and/or adjoining developments as discussed in the body of this report.

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

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

See section 1.5 of this report.

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

A review of the matters raised by submitters together with the compliant nature of the proposal, housing needs of the wider community and matters discussed above, it is considered on balance to be in the public interest.

It is considered the facade treatment and minimisation of bulk by the basement carparking area will not adversely detract from the established character of the area. Moreover, the proposal is considered to be capable of integrating within the existing streetscape particularly when landscaping works are completed. The impacts on neighbouring properties have been discussed within the report and are not unreasonable. It is demonstrated that the proposal is compliant with both the WLEP and WDCP, and is considered to be what could reasonably be anticipated for this zone.

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

3 CONCLUSION

The proposed development has been assessed with regard to the relevant prescribed matters for consideration outlined in Section 4.15 of the Environmental Planning & Assessment Act 1979, the provisions of Wollongong Local Environmental Plan 2009 and all relevant Council DCPs, Codes and Policies.

Multi Dwelling Housing is permitted in the R2 land use zone with development consent pursuant to the WLEP 2009.

The development is consistent with the applicable provisions of the relevant planning instruments including Wollongong LEP 2009.

The proposal does involve Development Control Plan variations to the side setback of Unit 1 to the Southern side boundary. A variation request statement with justification has been provided by the

applicant in accordance with clause 8 of Chapter A1 of WDCP 2009. This variation has been considered and is capable of support in this instance as discussed within section 2.3.1 of this report.

The development is considered appropriate with regard to the controls outlined in the Wollongong DCP 2009.

All internal referrals are satisfactory and there are no outstanding issues.

Some of the issues received in submissions though technically unresolved area considered to be adequately addressed either through design or by way of condition of consent. Any remaining issues are not considered sufficient to warrant refusal of the application.

It is considered that the proposed development is unlikely to result in adverse impacts on the character or amenity of the surrounding area, environment and adjoining development.

4 RECOMMENDATION

DA-2020/712 be **Approved** subject to the conditions contained in **Attachment 5**.

5 ATTACHMENTS

- 1 Plans
- 2 Site Inspection Photos
- 3 Compliance table for Wollongong Development Control Plan 2009
- 4 Clause 8 Variation to Development Control Statement
- 5 Conditions

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037

Window Schedule					
Mark	Location	Window Style	Height	Width	Remarks
1	Unit 1	Sliding	600	1810	
2	Unit 1	Sliding	600	1810	
3	Unit 1	Sliding	600	1810	
4	Unit 1	Sliding	1030	1810	
5	Unit 1	Sliding	900	1810	Obscured
6	Unit 1	Sliding	900	1210	Obscured
7	Unit 1	Sliding	1030	2410	
8	Unit 1	Sliding	1030	1810	
9	Unit 1	Sliding	1030	1810	
10	Unit 1	Sliding	600	1810	

Window Schedule					
Mark	Location	Window Style	Height	Width	Remarks
1	Unit 2	Sliding	900	1570	
2	Unit 2	Sliding	1800	970	
3	Unit 2	Sliding	1800	970	
4	Unit 2	Sliding	1800	970	
5	Unit 2	Sliding	1800	970	
6	Unit 2	Sliding	900	850	Obscured
7	Unit 2	Sliding	1030	1810	
8	Unit 2	Sliding	1800	970	
9	Unit 2	Sliding	1800	970	
10	Unit 2	Sliding	1800	970	
11	Unit 2	Sliding	1030	1810	
12	Unit 2	Sliding	900	1570	Obscured
13	Unit 2	Sliding	1030	2410	
14	Unit 2	Sliding	600	1210	Obscured
15	Unit 2	Sliding	1030	1810	
16	Unit 2	Fixed	600	2170	

Window Schedule					
Mark	Location	Window Style	Height	Width	Remarks
1	Unit 3	Sliding	900	1570	
4	Unit 3	Sliding	600	2410	
5	Unit 3	Sliding	900	850	Obscured
6	Unit 3	Sliding	1030	1810	
7	Unit 3	Sliding	600	2050	
10	Unit 3	Sliding	1030	1810	
11	Unit 3	Sliding	1030	1810	
12	Unit 3	Sliding	600	1450	
13	Unit 3	Sliding	900	1210	Obscured
14	Unit 3	Sliding	1030	2410	
15	Unit 3	Sliding	600	1210	Obscured

Cover Page

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040



Sheet Number	Sheet Name
SH-01	Cover Page
SH-02	Site Analysis Plan
SH-03	U1 Ground Floor Plan
SH-04	U1 First Floor Plan
SH-05	U2 Ground Floor Plan
SH-06	U2 First Floor Plan
SH-07	U2 Upper Floor Plan
SH-08	U3 Ground Floor Plan
SH-09	U3 First Floor Plan
SH-10	U3 Upper Floor Plan
SH-11	U4 Ground Floor Plan
SH-12	U4 First Floor Plan
SH-13	U4 Upper Floor Plan
SH-14	U5 Ground Floor Plan
SH-15	U5 First Floor Plan
SH-16	U5 Upper Floor Plan
SH-17	Sections
SH-18	Sections
SH-19	U1 North & South Elevations
SH-20	U1 East & U3 West Elevations
SH-21	Internal Driveway View U2 & U3 North Elevations
SH-22	View From No. 32 U2 & U3 South Elevations
SH-23	U4 West & U5 East Elevation
SH-24	View From No. 26 U4 & U5 North Elevation
SH-25	Internal Driveway View U4 & U5 South Elevation
SH-26	U1, U2 & U3 Roof Plan
SH-27	U4 & U5 Roof Plan
SH-28	Shadow Diagrams
SH-29	Shadow Diagrams
SH-30	Torrens/Strata Title Subdivision
SH-31	Demolition Plan
SH-32	Landscape Calculation Plan
SH-33	3D Perspectives
SH-34	Site Waste Management Plan
SH-35	Existing Survey
SH-36	U3 First Floor Tree Protection Plan
SH-37	BASIX Requirements

DEVELOPMENT APPLICATION

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	Sheet Number: SH-01
Date:	28/01/2021	For:	
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	
Designed by:	I.SOUSOU		

FSR Calculations

Combined Site Area: 1858m2

Unit 1 Areas:

Ground Floor Area: 9m2
First Floor Area: 115m2
Garage Area: 47m2

Total Area: 171m2

Unit 2 & 5 Areas:

Ground Floor Area: 28m2
First Floor Area: 84m2
Upper Floor Area: 45m2
Garage Area: 40m2

Total Area: 197m2
Total Floor Area: 394m2

Unit 3 Areas:

Ground Floor Area: 29m2
First Floor Area: 68m2
Upper Floor Area: 56m2
Garage Area: 38m2

Total Area: 191m2

Unit 4 Areas:

Ground Floor Area: 23m2
First Floor Area: 73m2
Upper Floor Area: 44m2
Garage Area: 40m2

Total Area: 180m2

Unit 6 (Existing) Areas:

Ground Floor Area: 112m2
Garage Area: 23m2

Total Area: 135m2

Total Combined Floor Area: 1071m2
-Less Garage Allowance: -198m2

Total Gross Floor Area: 873m2
FSR%: 47%

Onsite Carparking Calculations for Strata

Proposed Dwellings: 5 dwellings

Resident Carparking Required: 10 spaces
Visitor Carparking Required: 1 spaces

Total Carparking Required: 11 spaces
Total Carparking Provided: 11 spaces

Therefore onsite carparking complies

Torrens Title Calculations

Site Area: 344m2

Unit 6 (Existing) Areas:

Ground Floor Area: 112m2
Garage Area: 23m2

Total Area: 135m2
-Less Garage Allowance: -18m2

Total Gross Floor Area: 117m2
FSR%: 34%

Site Analysis Plan

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

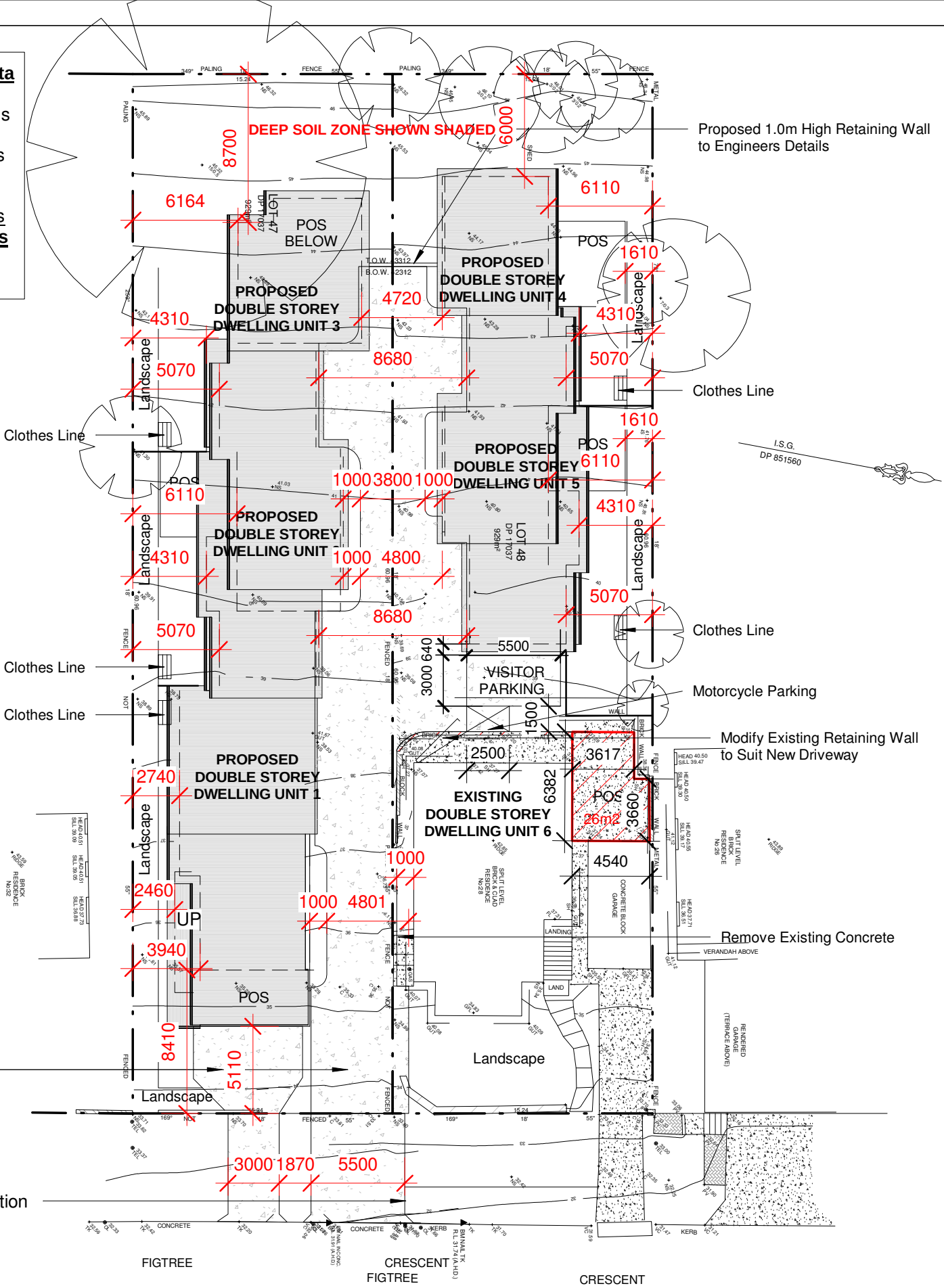
PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 300
Date:	28/01/2021	For:	
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037
Designed by:	I.SOUSOU		

Sheet Number:
SH-02

Proposed Concrete Driveway to Suite

Bin Collection Point



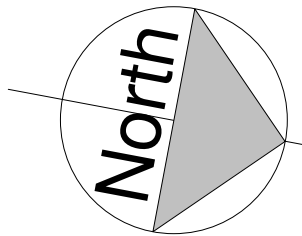
DEVELOPMENT APPLICATION

Notes

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA

Smoke detector to Aust. standards.



U1 Ground Floor Plan

Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

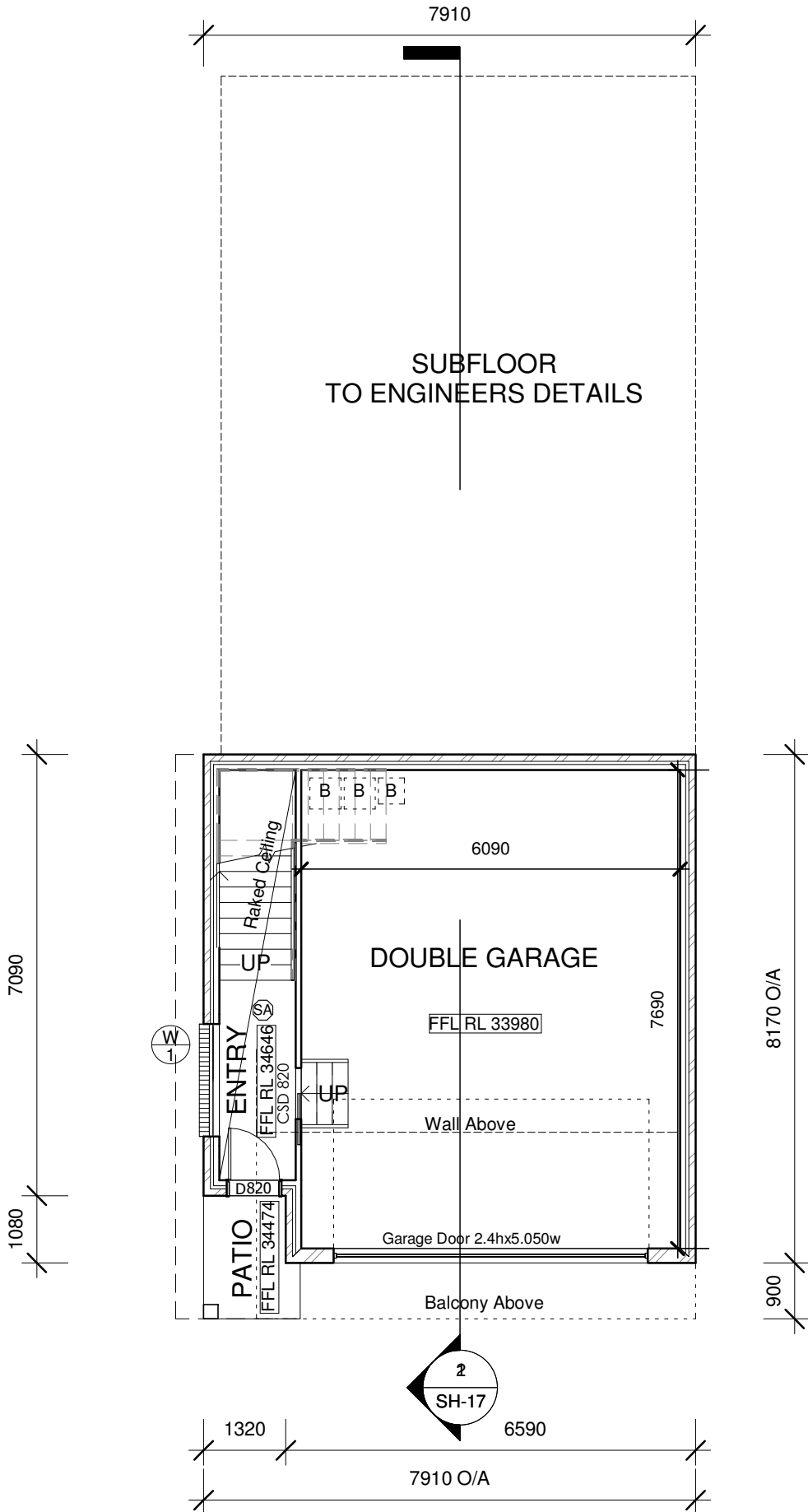
MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100
Date:	28/01/2021	For:	
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037
Designed by:	I.SOUSOU		

Sheet Number:
SH-03

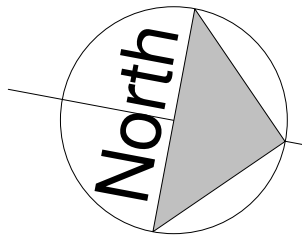


DEVELOPMENT APPLICATION

Notes

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA Smoke detector to Aust. standards.



U1 First Floor Plan

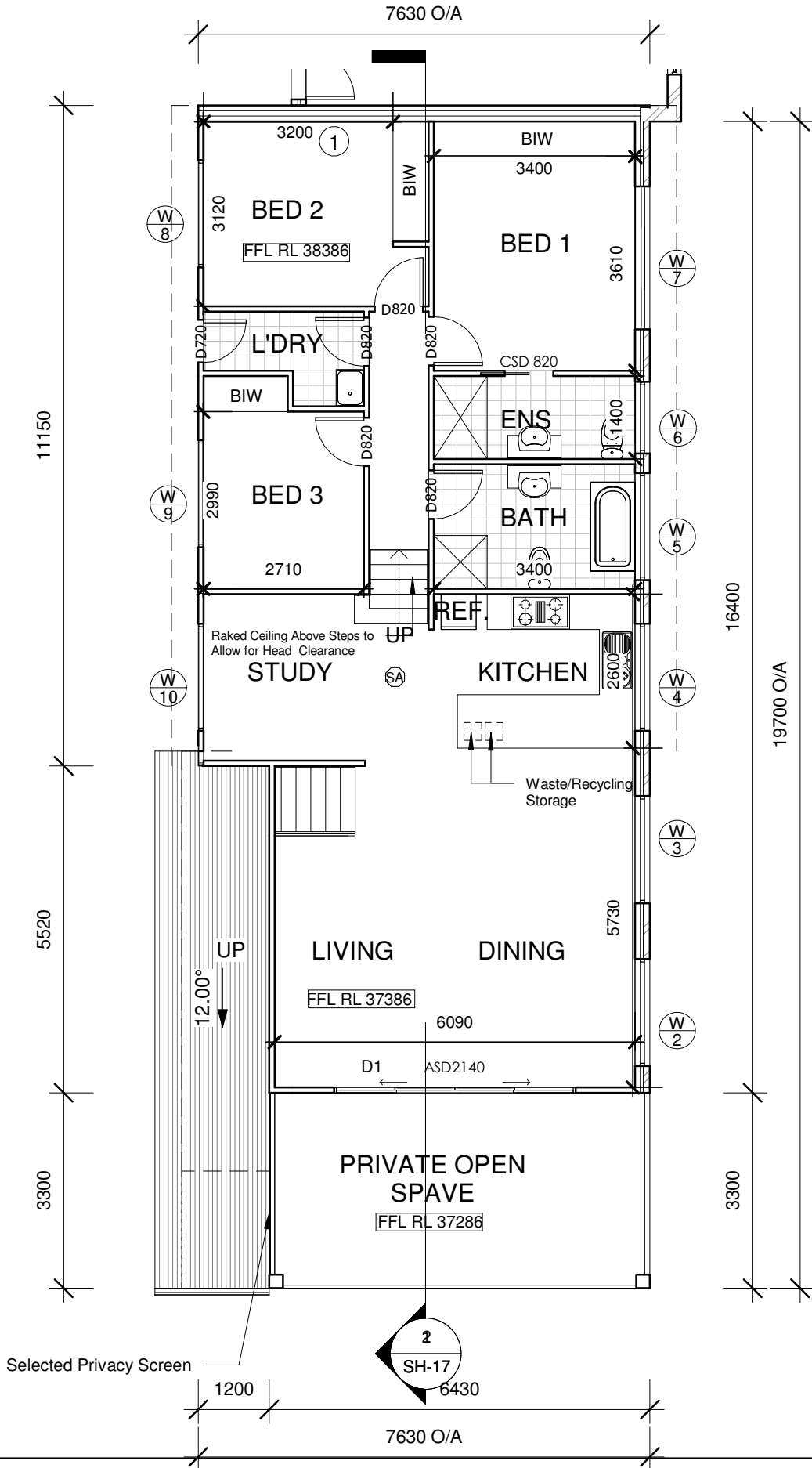
Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-04
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037		
Designed by:	I.SOUSOU			

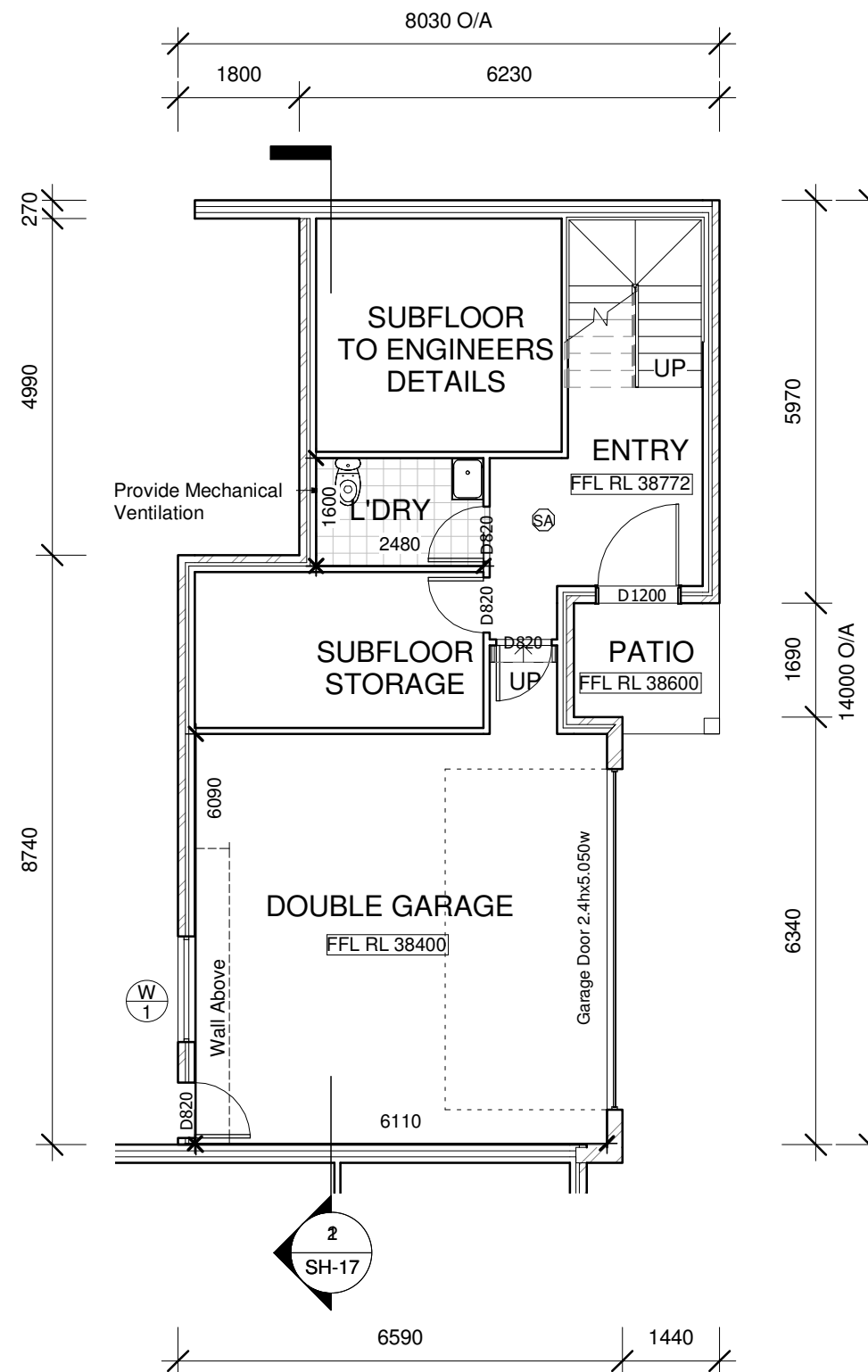


DEVELOPMENT APPLICATION

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA

U2 Ground Floor Plan



Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL:
issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra Drafting

A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

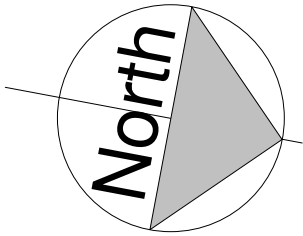
Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-05
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address: 28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037		
Designed by:	I.SOUSOU			

DEVELOPMENT APPLICATION

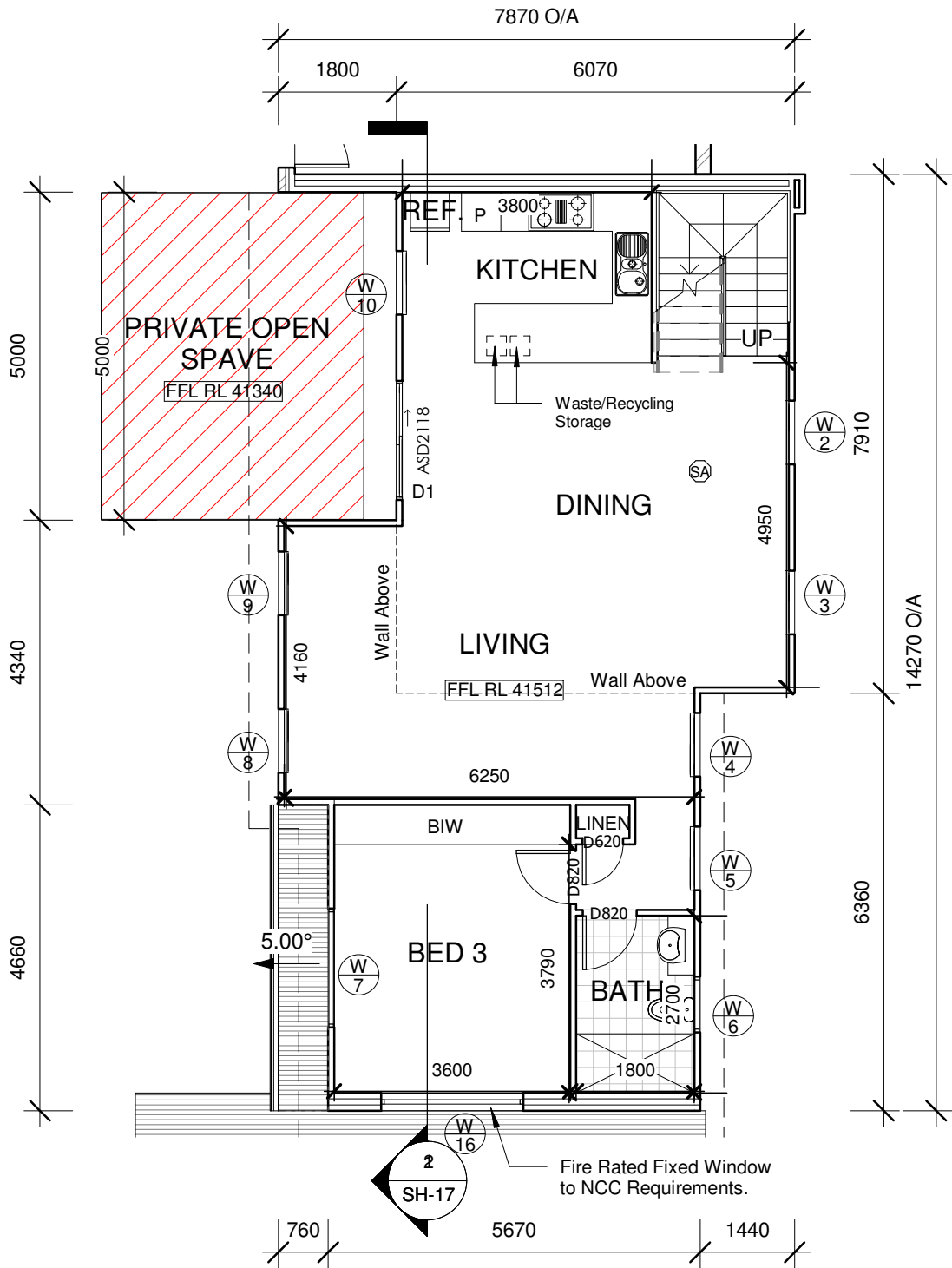
Notes

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA Smoke detector to Aust. standards.



U2 First Floor Plan



Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

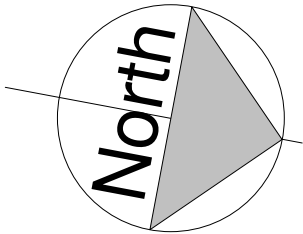
Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-06
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037		
Designed by:	I.SOUSOU			

DEVELOPMENT APPLICATION

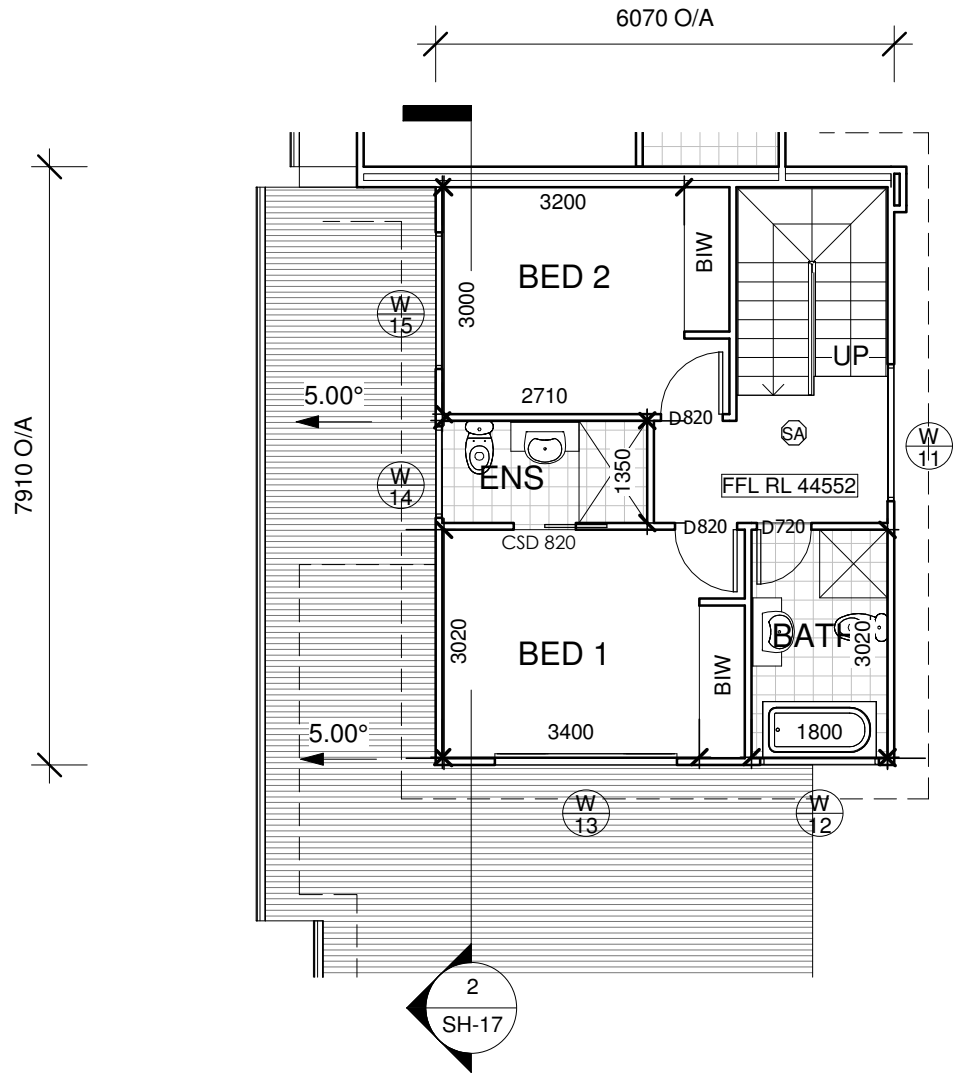
Notes

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA Smoke detector to Aust. standards.



U2 Upper Floor Plan



Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

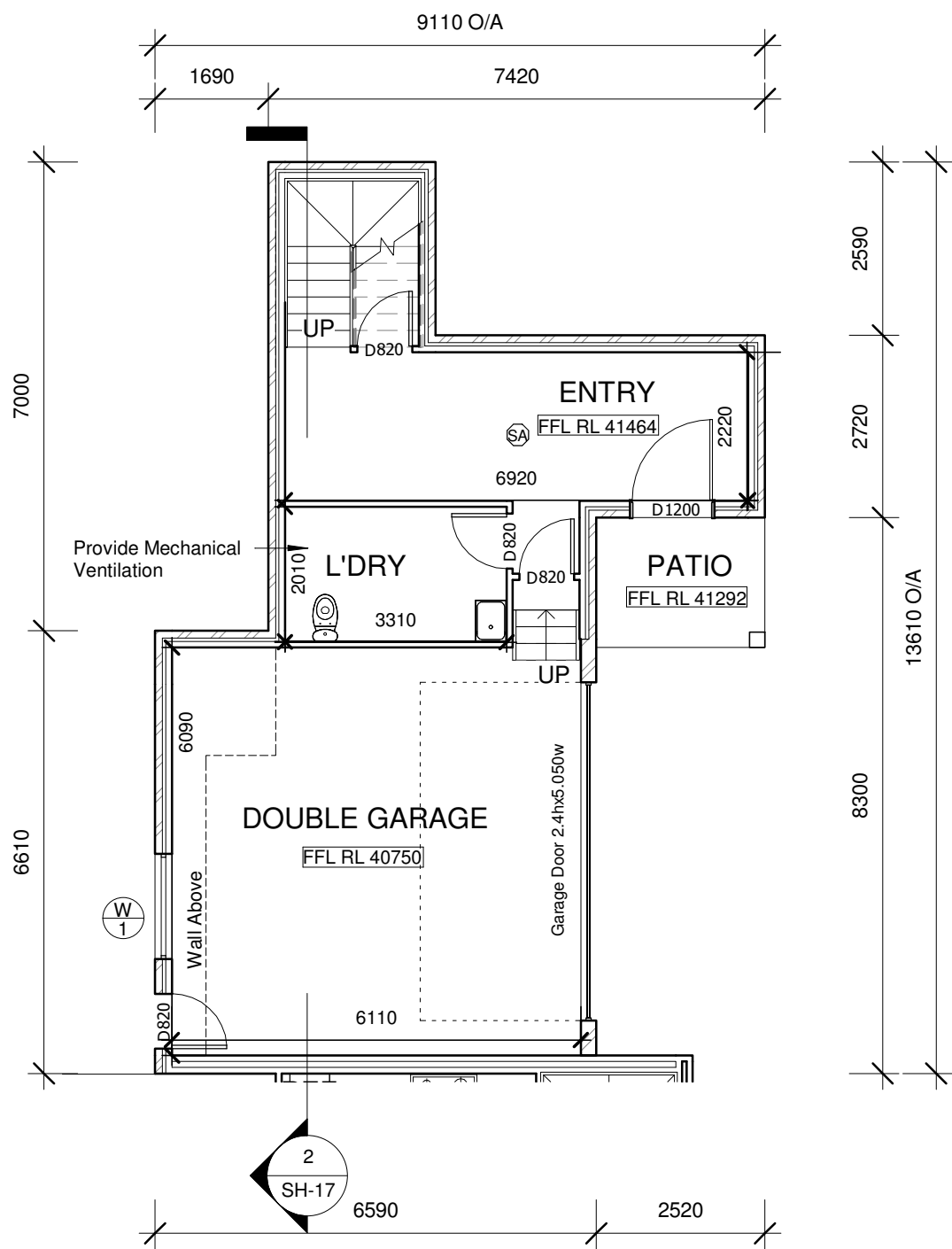
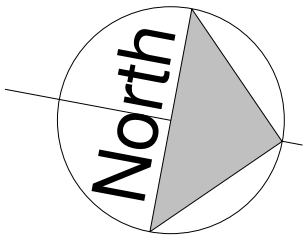
PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-07
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037		
Designed by:	I.SOUSOU			

Notes

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA Smoke detector to Aust. standards.



U3 Ground Floor Plan

Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-08
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037		
Designed by:	I.SOUSOU			

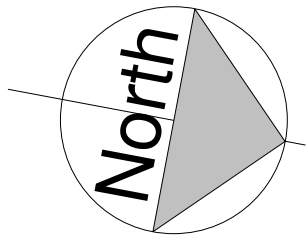
DEVELOPMENT APPLICATION

Notes

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA

Smoke detector to Aust. standards.



U3 First Floor Plan

Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

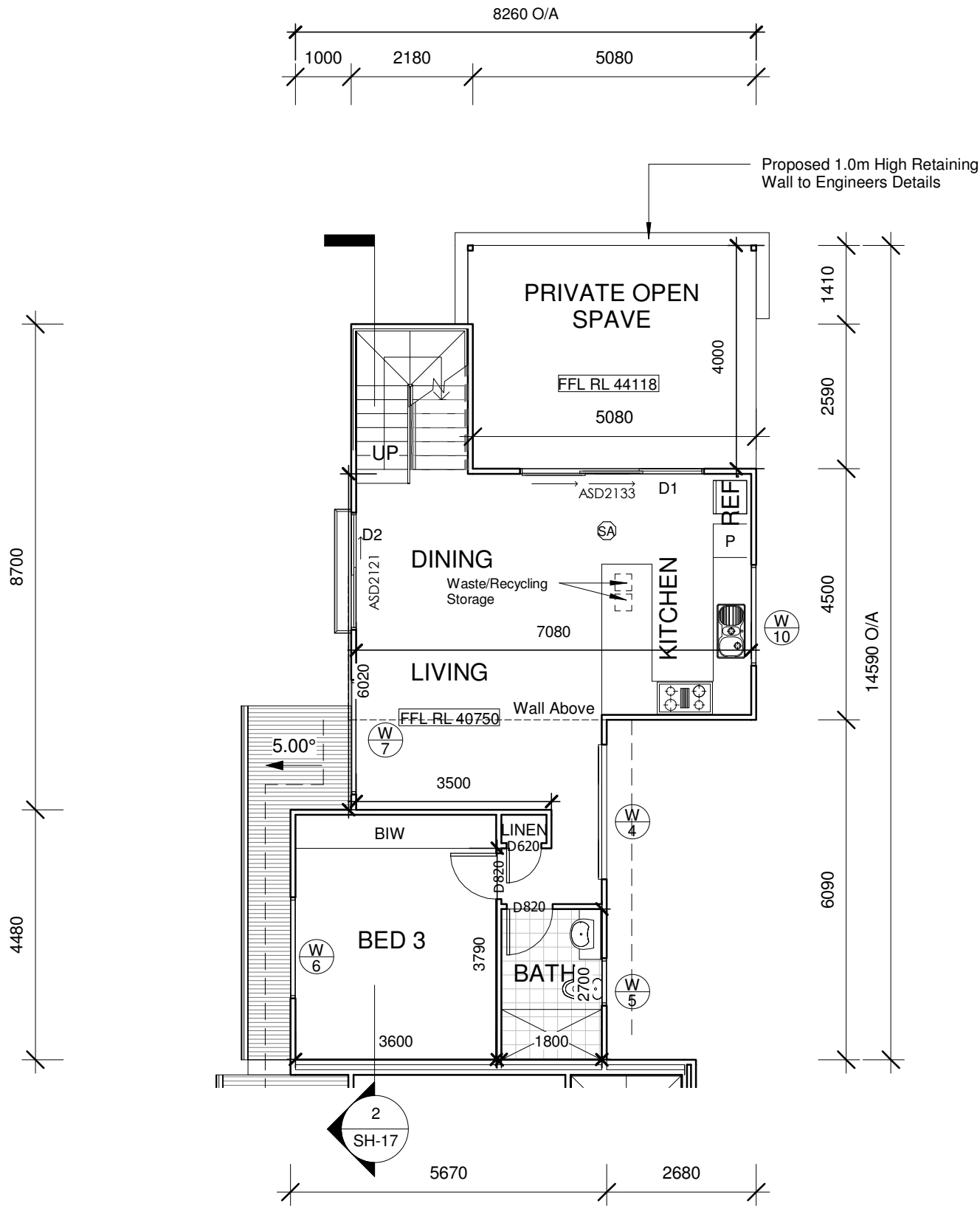
Illawarra
Drafting

A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100
Date:	28/01/2021	For:	
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037
Designed by:	I.SOUSOU		

Sheet Number:
SH-09



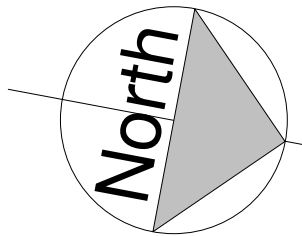
DEVELOPMENT APPLICATION

Notes

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA

Smoke detector to Aust. standards.



U3 Upper Floor Plan

Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

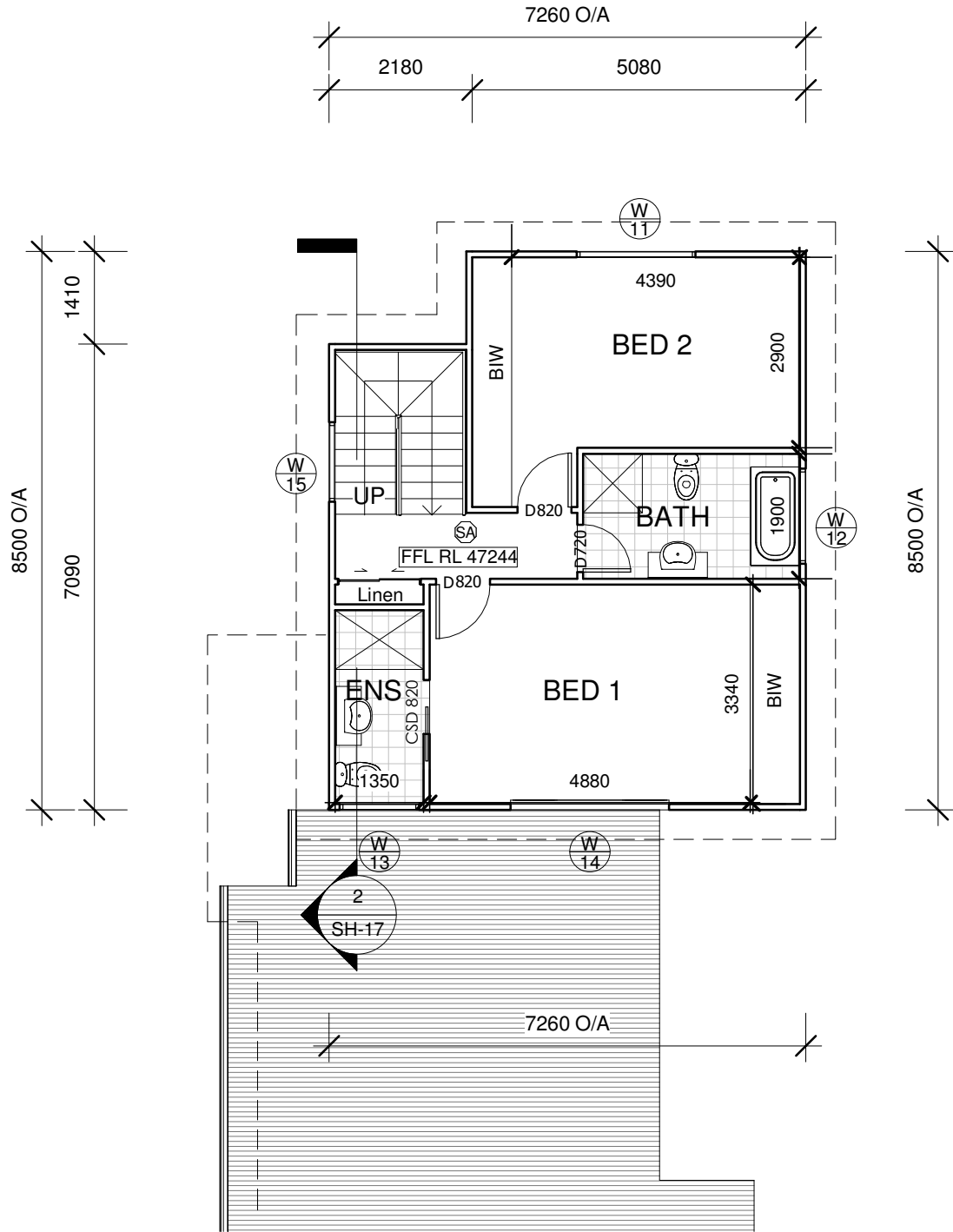
MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100
Date:	28/01/2021	For:	
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	
Designed by:	I.SOUSOU		

Sheet Number:
SH-10

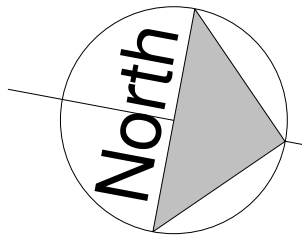


DEVELOPMENT APPLICATION

Notes

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA Smoke detector to Aust. standards.



U4 Ground Floor Plan

Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

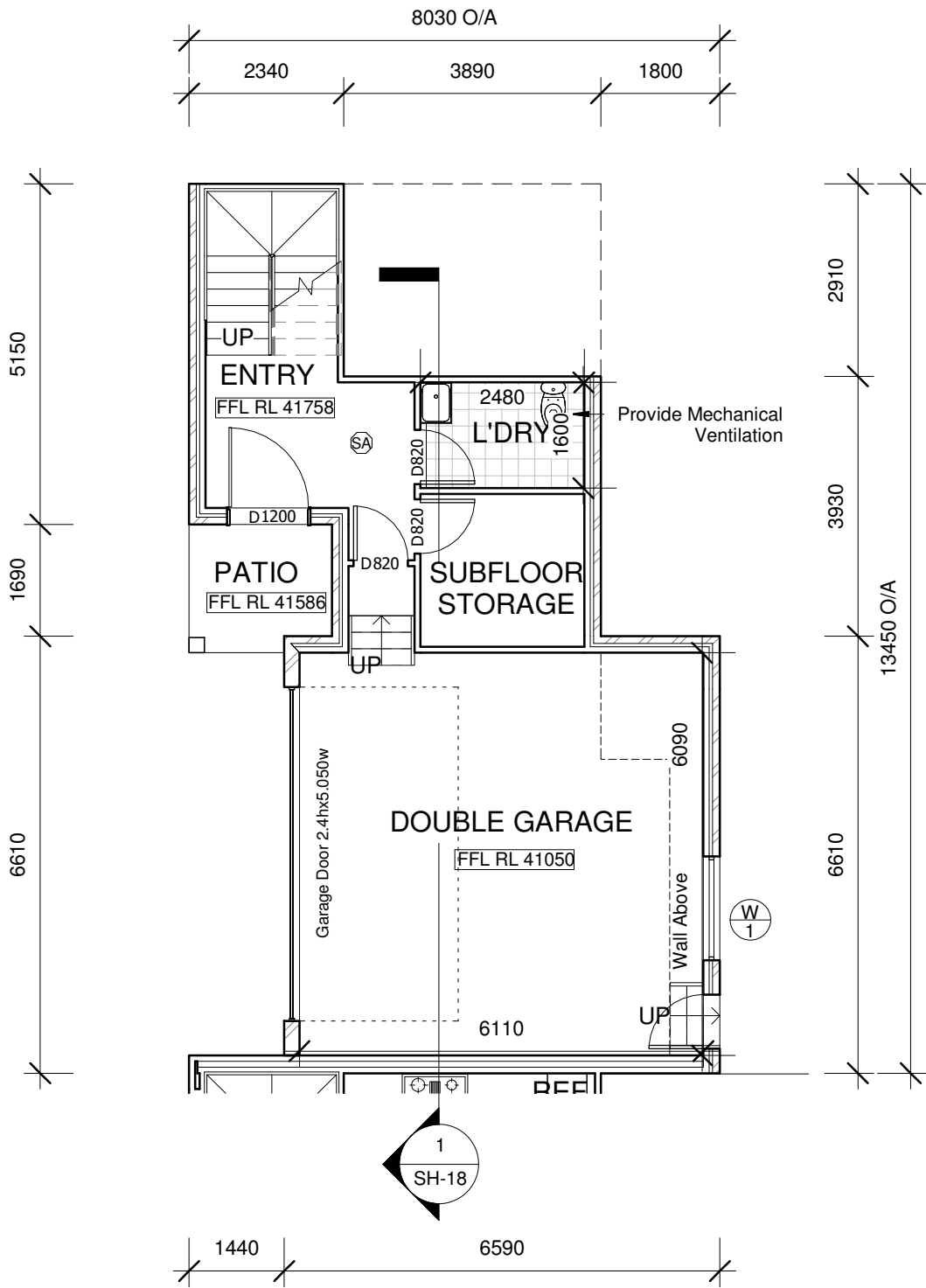
MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100
Date:	28/01/2021	For:	
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037
Designed by:	I.SOUSOU		

Sheet Number:
SH-11

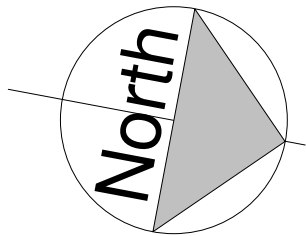


DEVELOPMENT APPLICATION

Notes

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA Smoke detector to Aust. standards.



U4 First Floor Plan

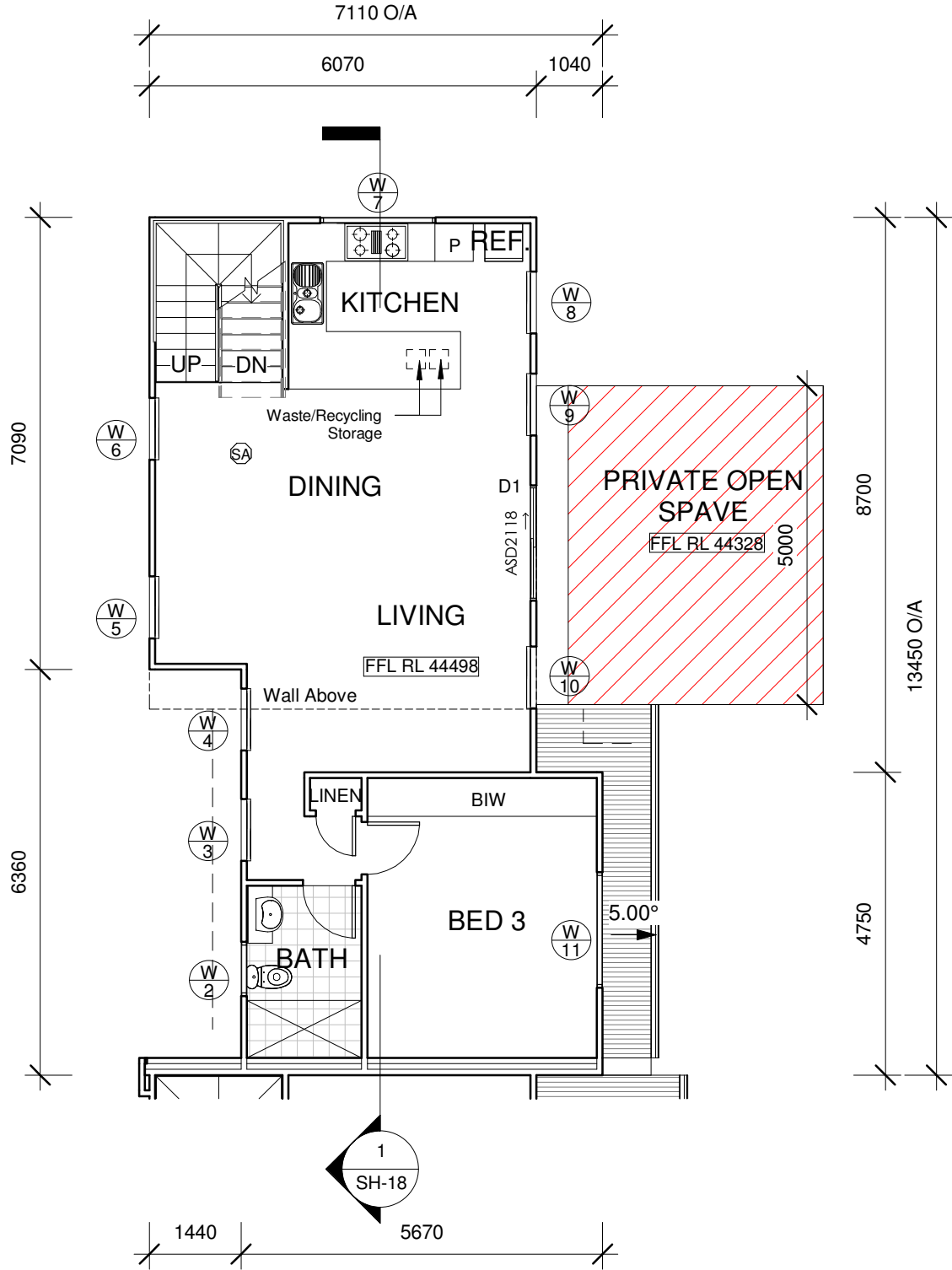
Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-12
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037		
Designed by:	I.SOUSOU			

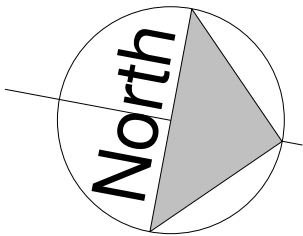


DEVELOPMENT APPLICATION

Notes

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA Smoke detector to Aust. standards.



U4 Upper Floor Plan

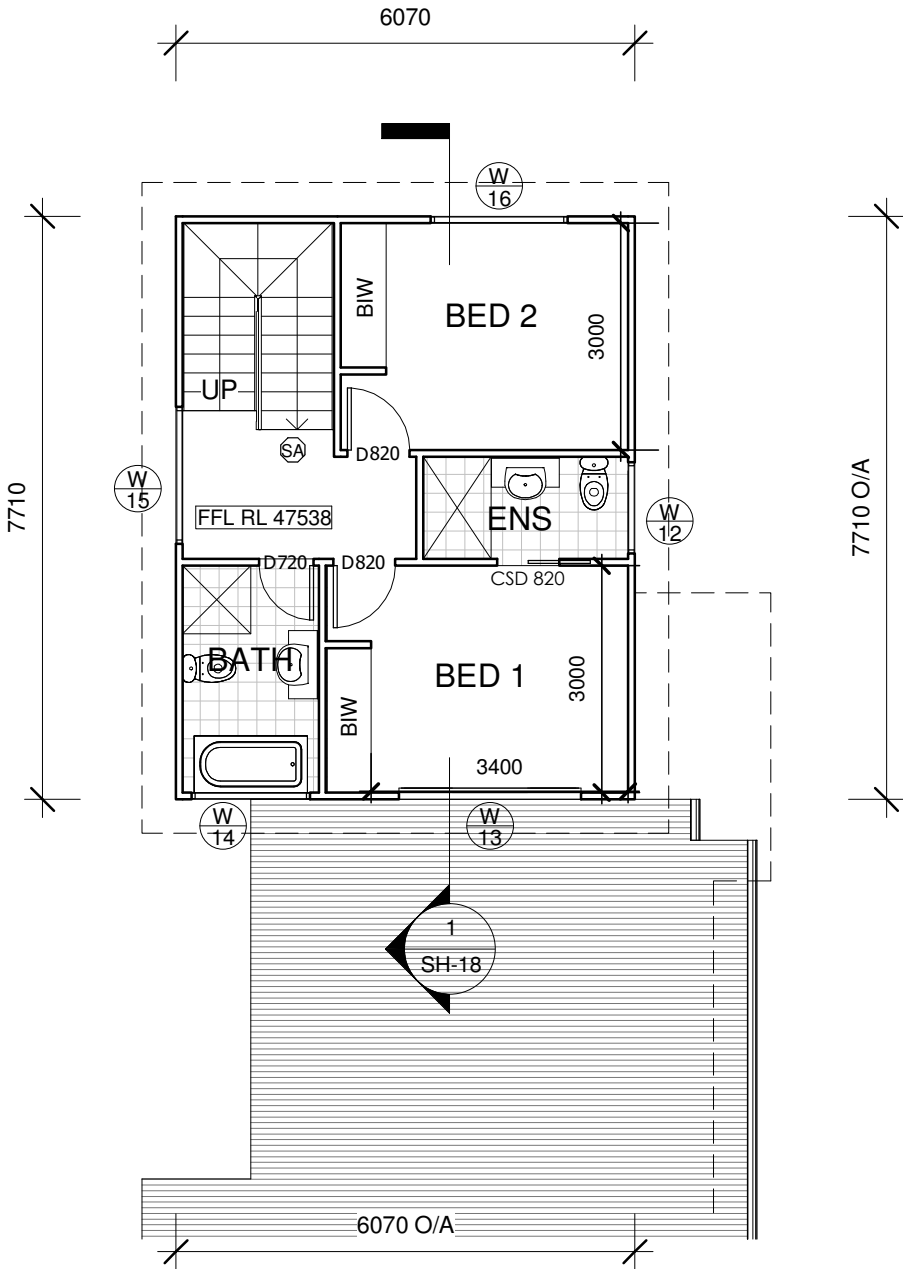
Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-13
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037		
Designed by:	I.SOUSOU			

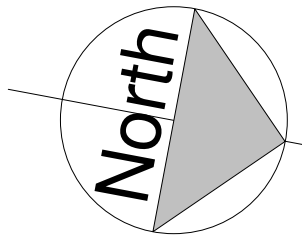


Notes

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA

Smoke detector to Aust. standards.



U5 Ground Floor Plan

Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

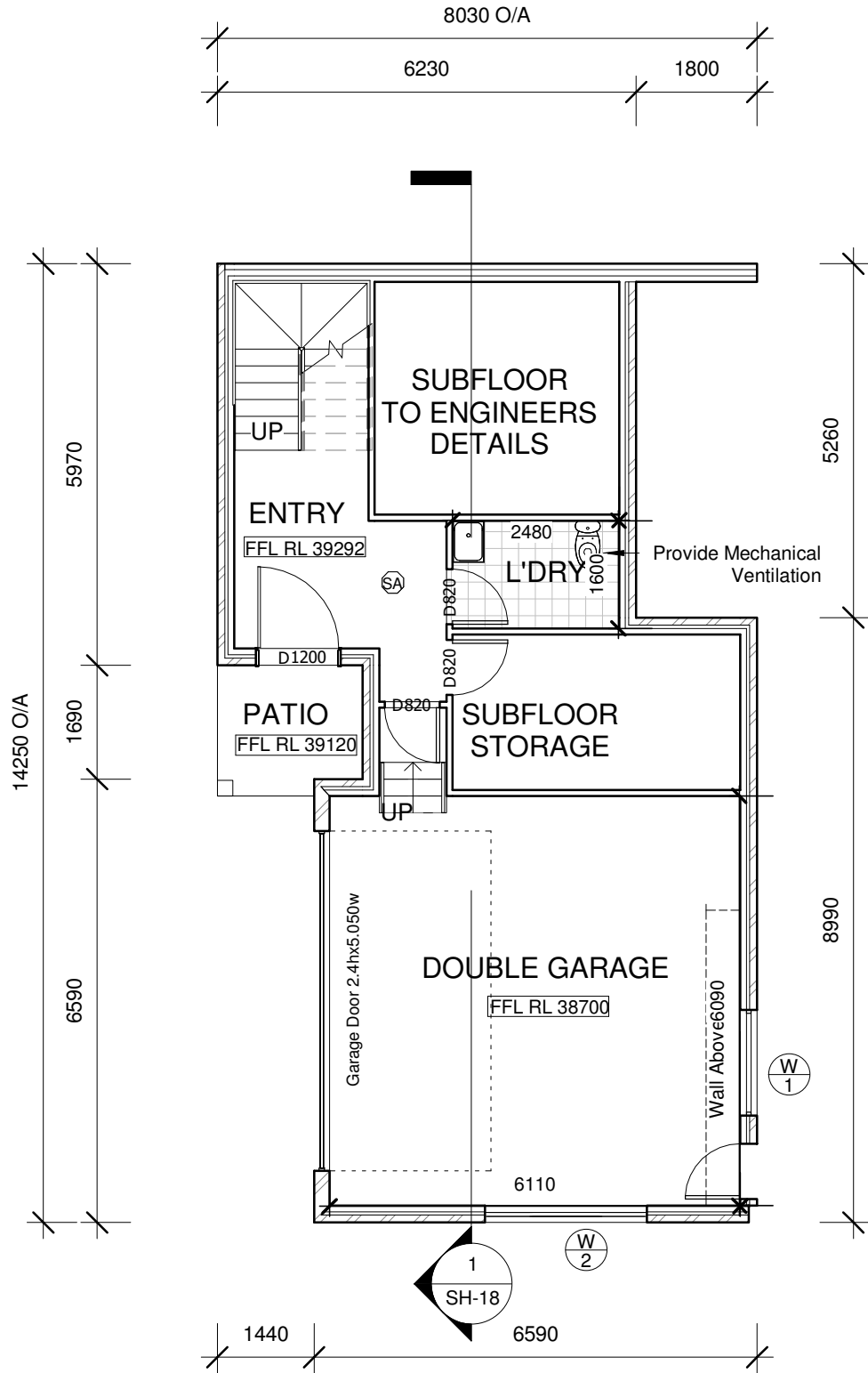
MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100
Date:	28/01/2021	For:	
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037
Designed by:	I.SOUSOU		

Sheet Number:
SH-14

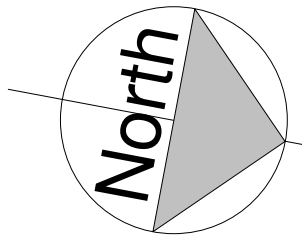


DEVELOPMENT APPLICATION

Notes

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA Smoke detector to Aust. standards.



U5 First Floor Plan

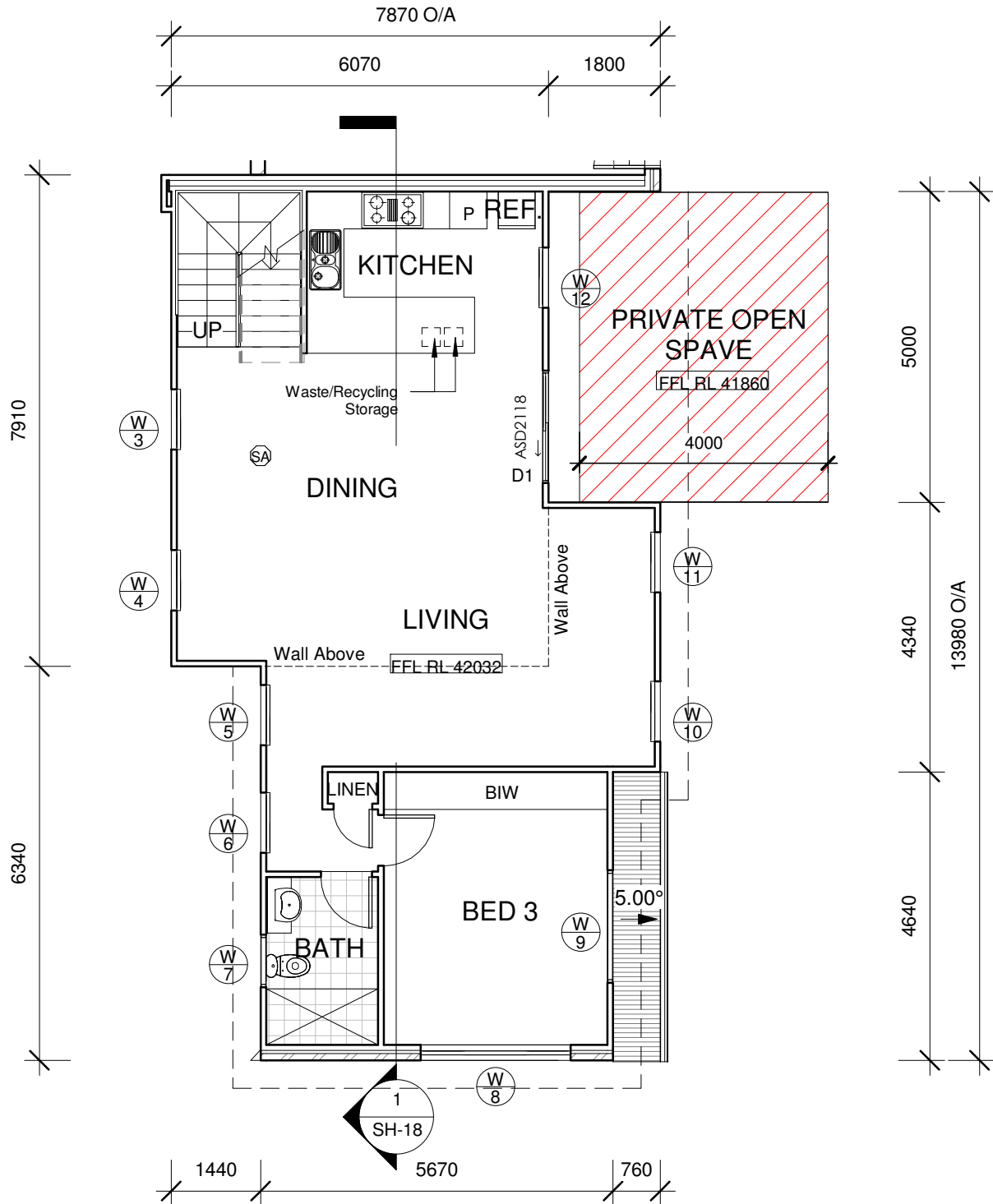
Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-15
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037		
Designed by:	I.SOUSOU			

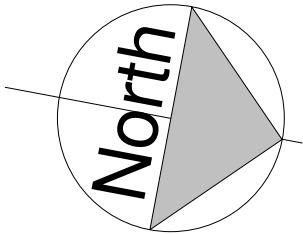


DEVELOPMENT APPLICATION

Notes

1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.

SA Smoke detector to Aust. standards.



U5 Upper Floor Plan

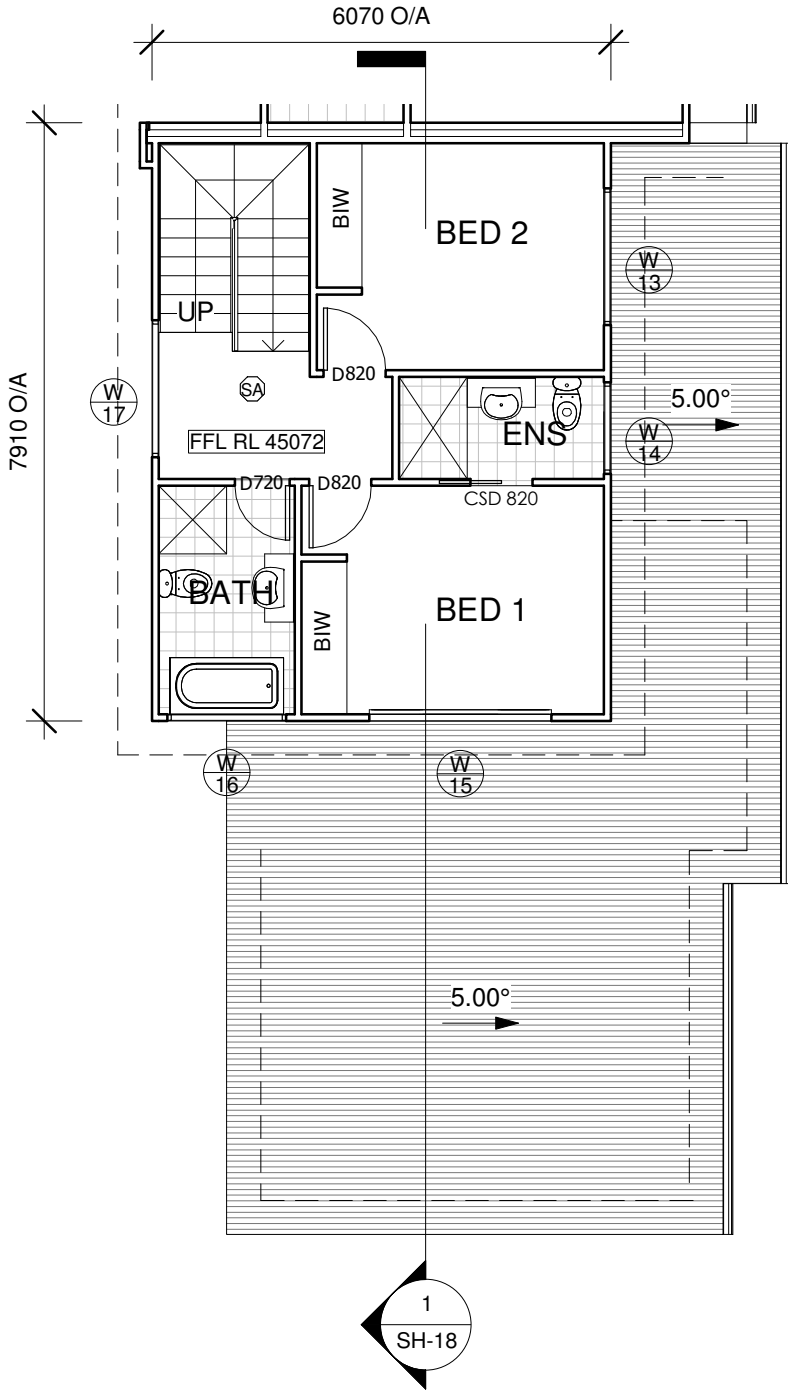
Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

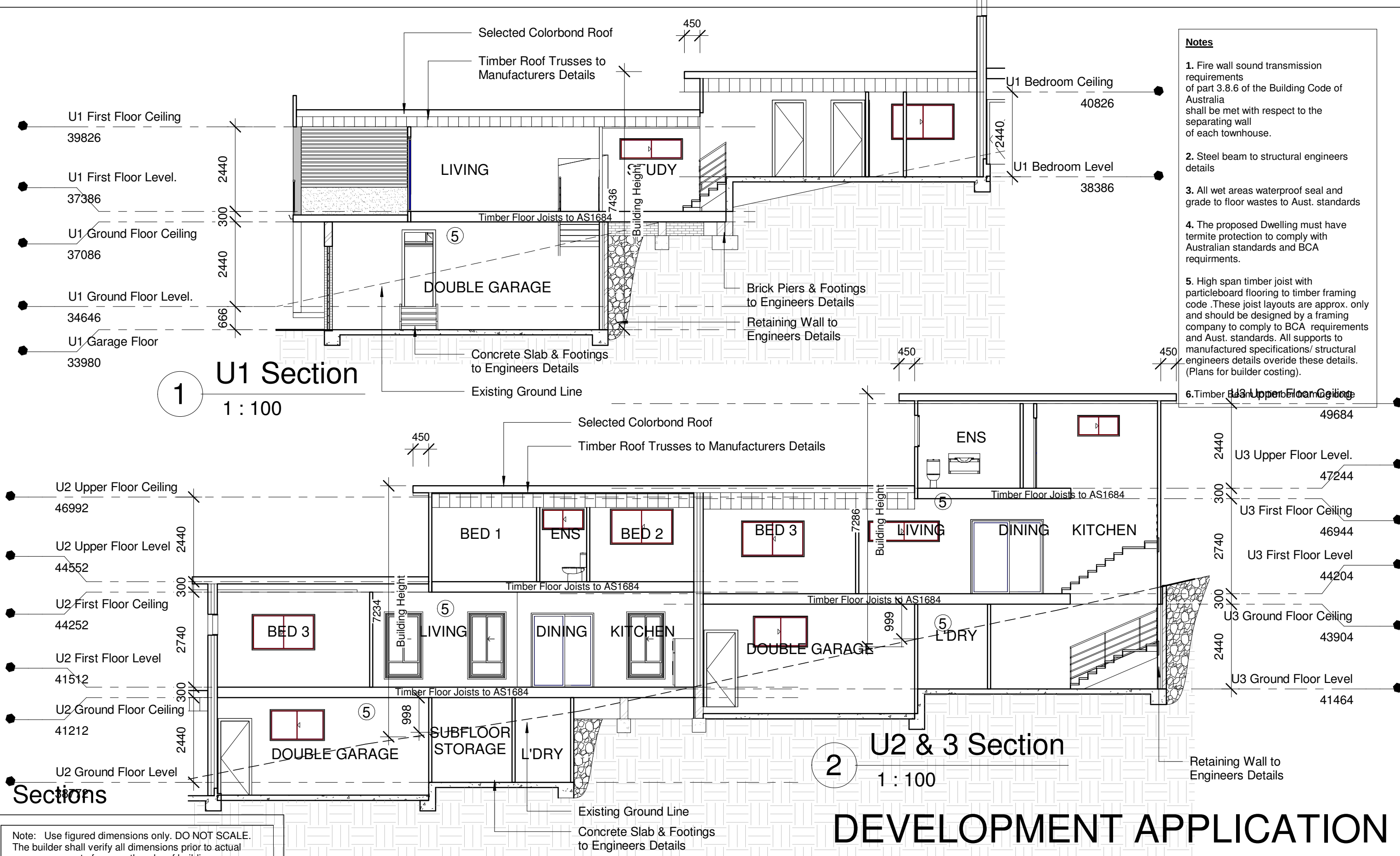
Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-16
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037		
Designed by:	I.SOUSOU			



DEVELOPMENT APPLICATION



- Notes**
1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.
 2. Steel beam to structural engineers details
 3. All wet areas waterproof seal and grade to floor wastes to Aust. standards
 4. The proposed Dwelling must have termite protection to comply with Australian standards and BCA requirements.
 5. High span timber joist with particleboard flooring to timber framing code .These joist layouts are approx. only and should be designed by a framing company to comply to BCA requirements and Aust. standards. All supports to manufactured specifications/ structural engineers details override these details. (Plans for builder costing).
 6. Timber Beam to structural engineers details

Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

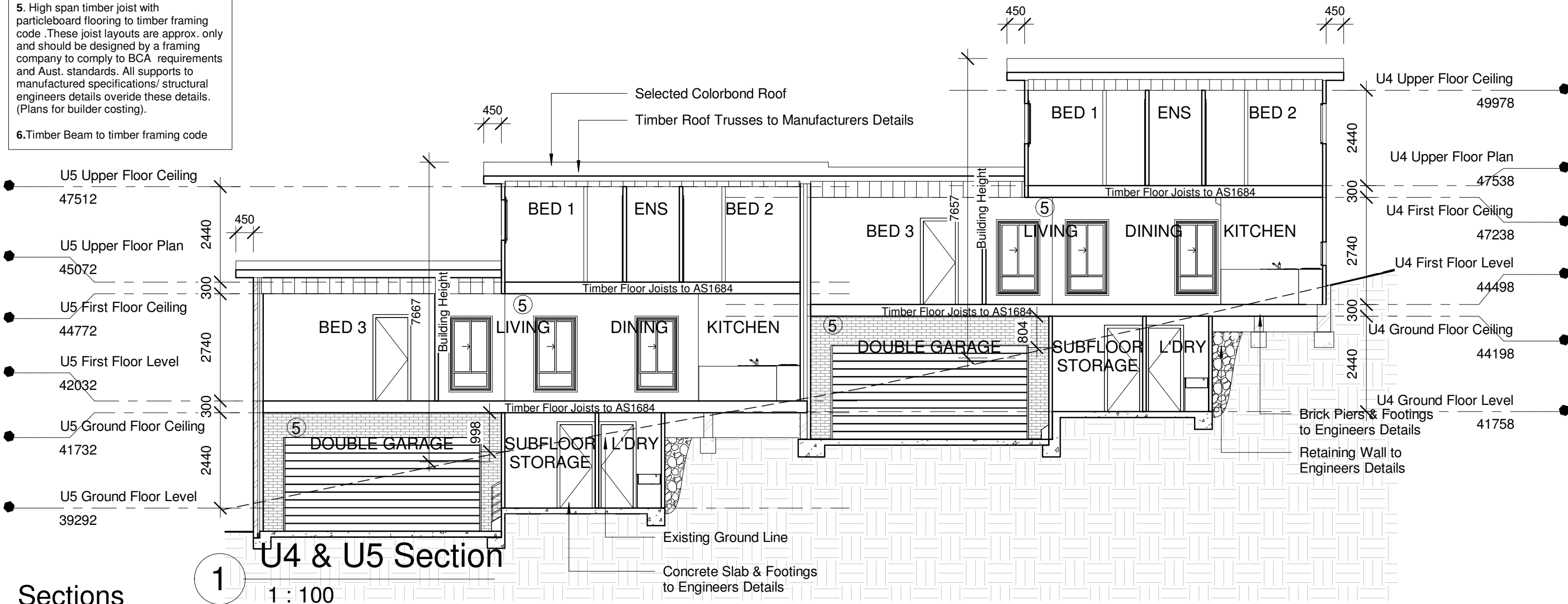
MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION			
Project number:	IS3007-18	Scale:	1 : 100
Date:	28/01/2021	For:	SH-17
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	
Designed by:	I.SOUSOU		

Notes

- 1. Fire wall sound transmission requirements of part 3.8.6 of the Building Code of Australia shall be met with respect to the separating wall of each townhouse.
- 2. Steel beam to structural engineers details
- 3. All wet areas waterproof seal and grade to floor wastes to Aust. standards
- 4. The proposed Dwelling must have termite protection to comply with Australian standards and BCA requirements.
- 5. High span timber joist with particleboard flooring to timber framing code .These joist layouts are approx. only and should be designed by a framing company to comply to BCA requirements and Aust. standards. All supports to manufactured specifications/ structural engineers details override these details. (Plans for builder costing).
- 6.Timber Beam to timber framing code



Sections

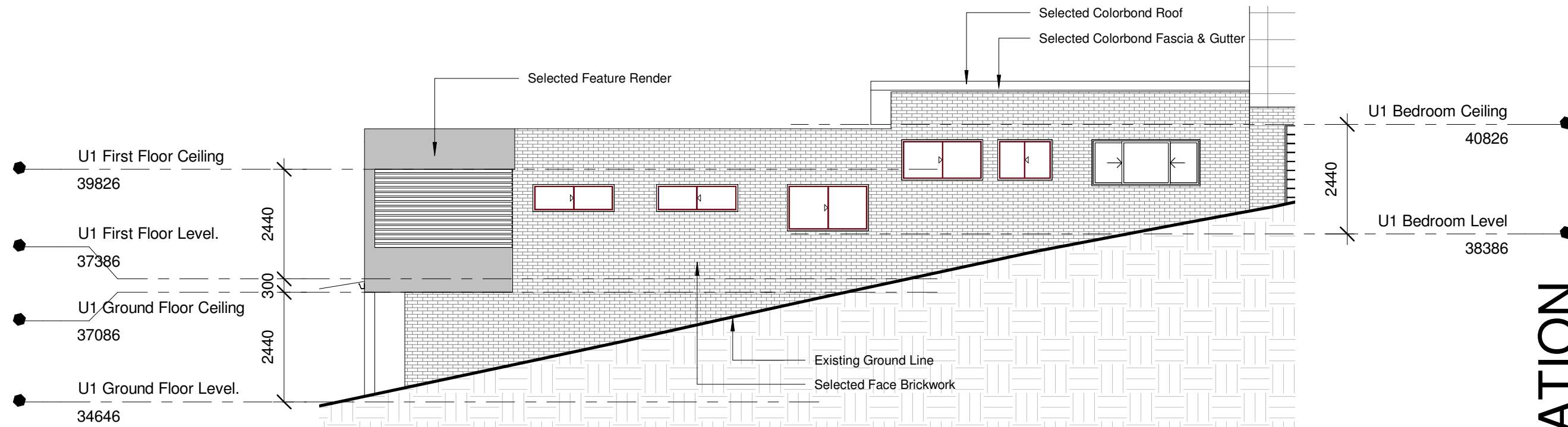
Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

DEVELOPMENT APPLICATION

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION			
Project number:	IS3007-18	Scale:	1 : 100
Date:	28/01/2021	For:	Sheet Number: SH-18
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	
Designed by:	I.SOUSOU		



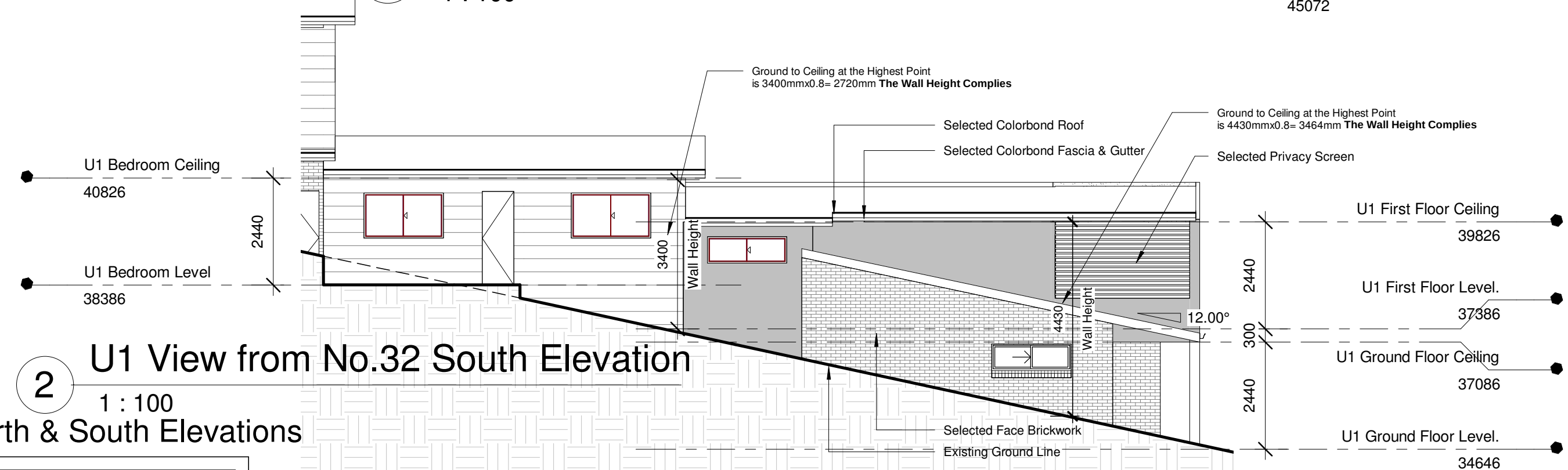
U1 Internall Driveway View North Elevation

1

1 : 100

U5 Upper Floor Plan

45072



U1 View from No.32 South Elevation

2

1 : 100

U1 North & South Elevations

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

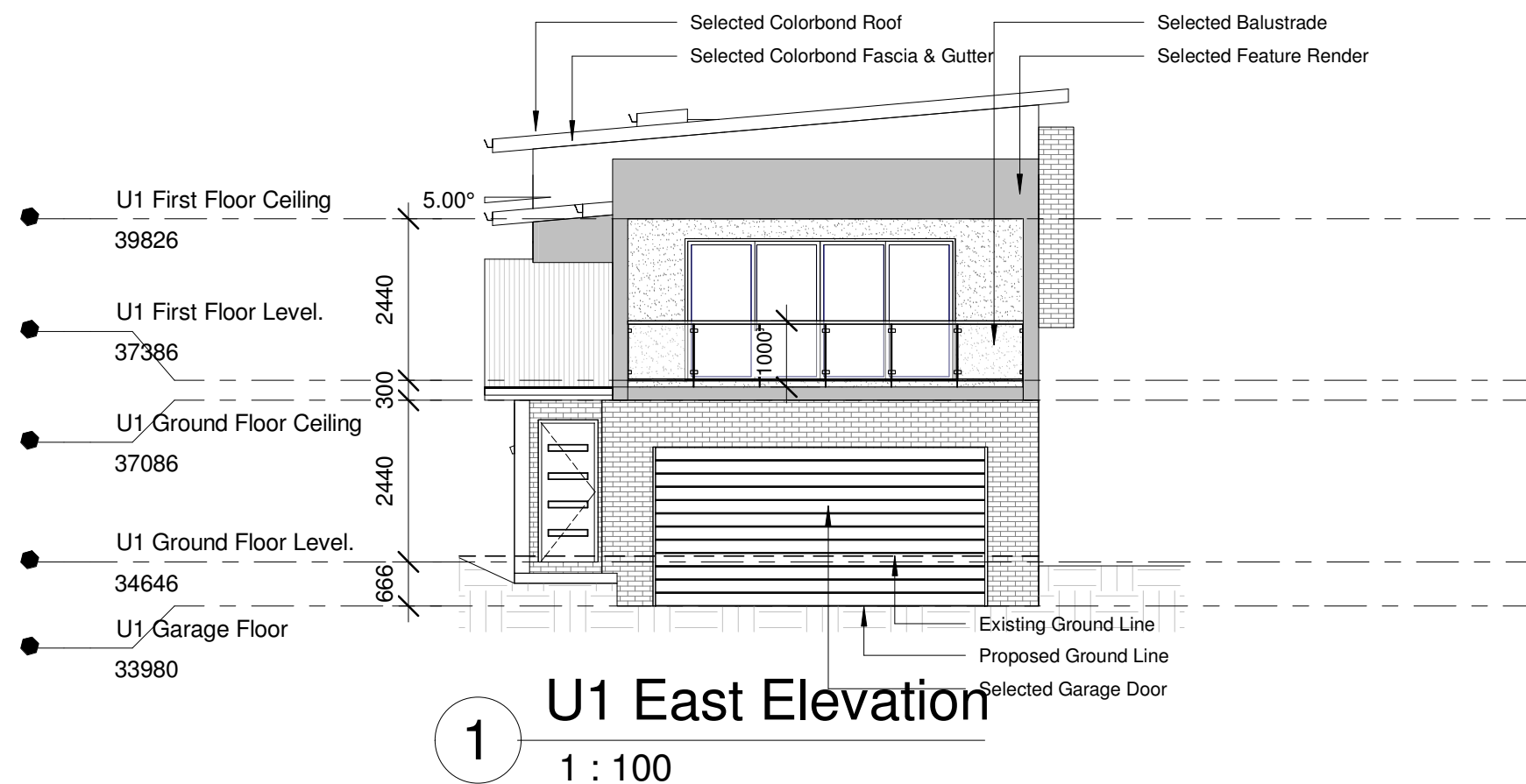
MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-19
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	
Designed by:	I.SOUSOU			

DEVELOPMENT APPLICATION



U1 East & U3 West Elevations

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

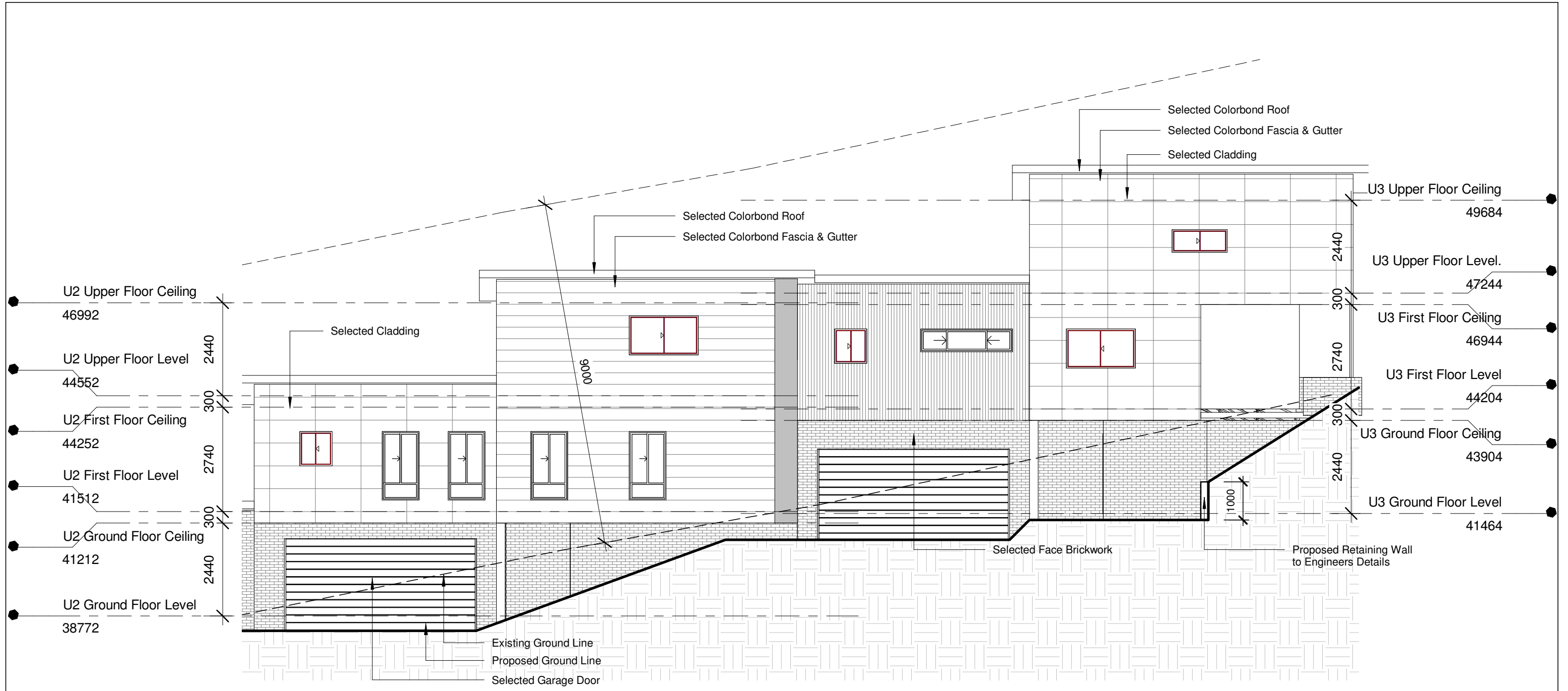
MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-20
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	
Designed by:	I.SOUSOU			

DEVELOPMENT APPLICATION



Internal Driveway View U2 & U3 North Elevations

DEVELOPMENT APPLICATION

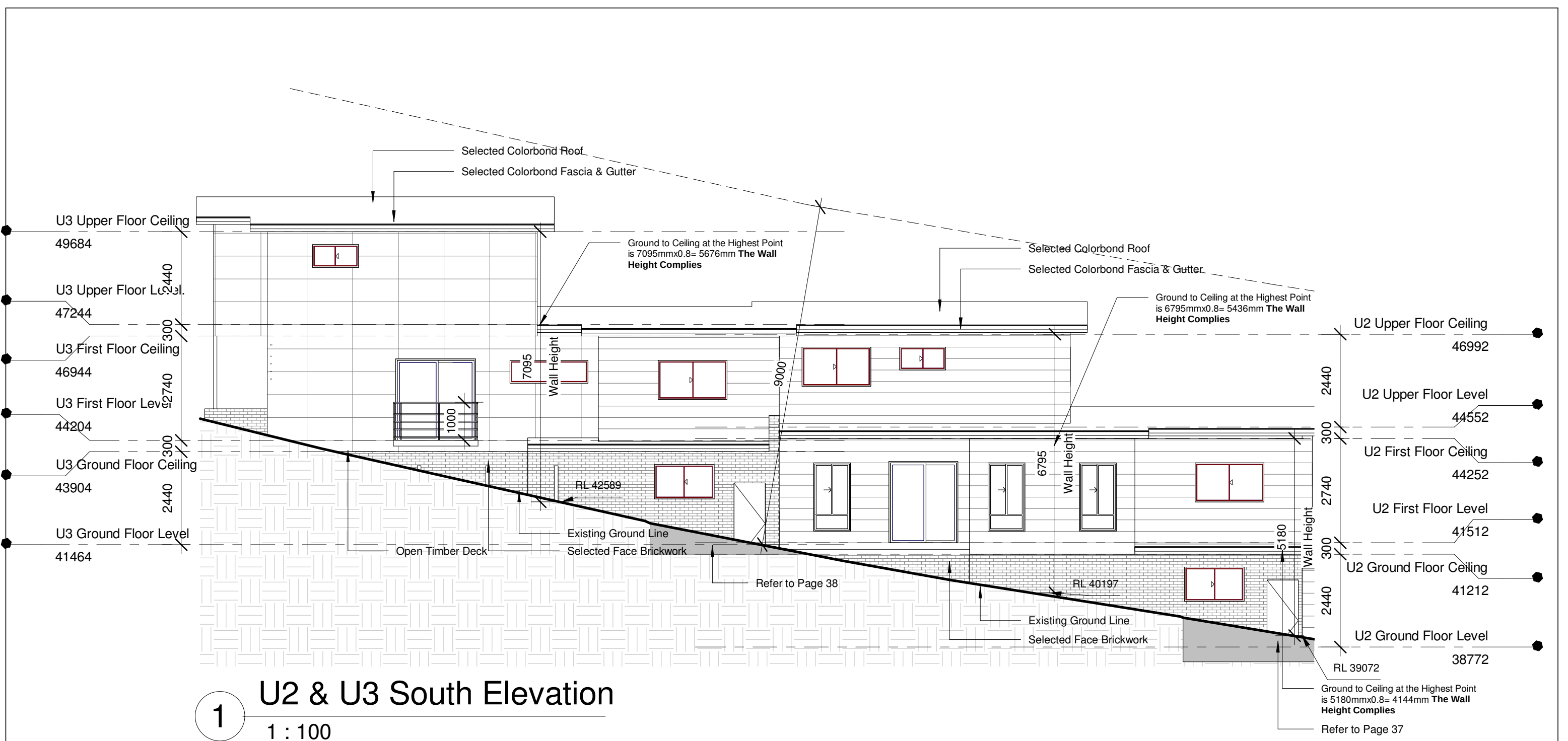
Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-21
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037		
Designed by:	I.SOUSOU			



View From No. 32 U2 & U3 South Elevations

DEVELOPMENT APPLICATION

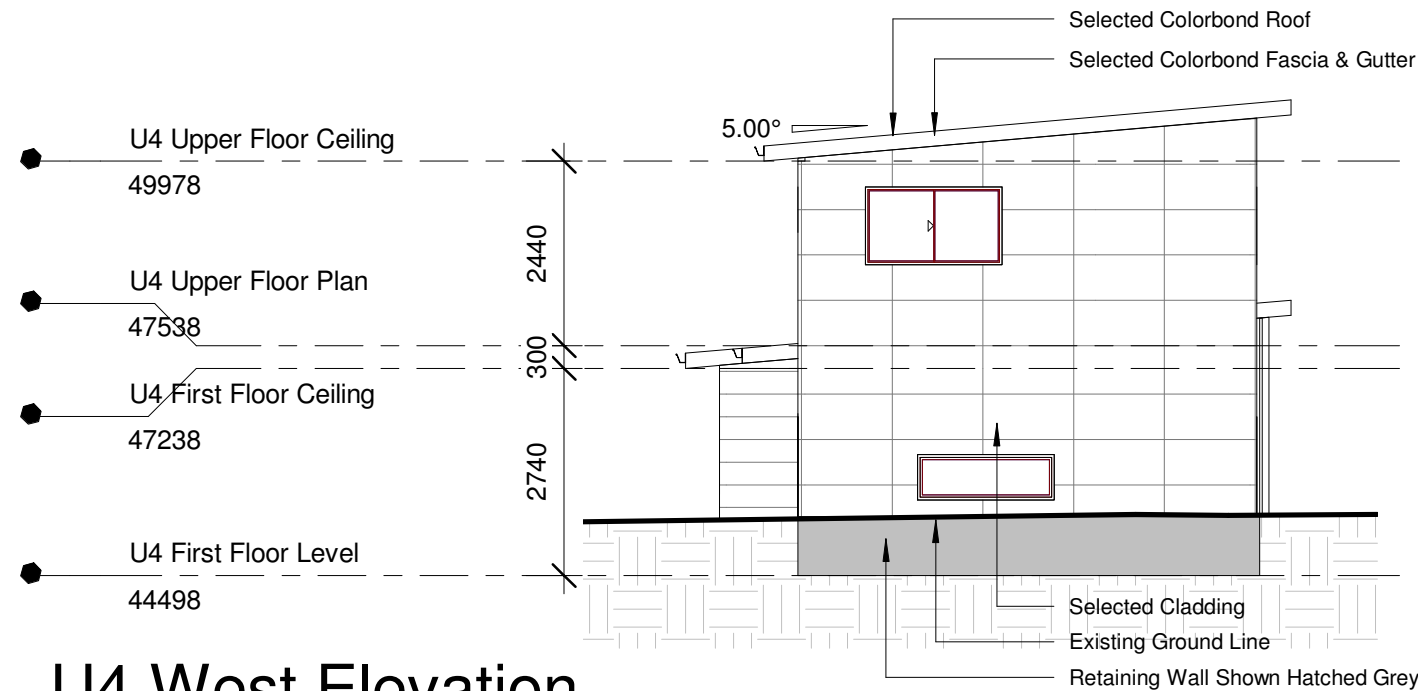
Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

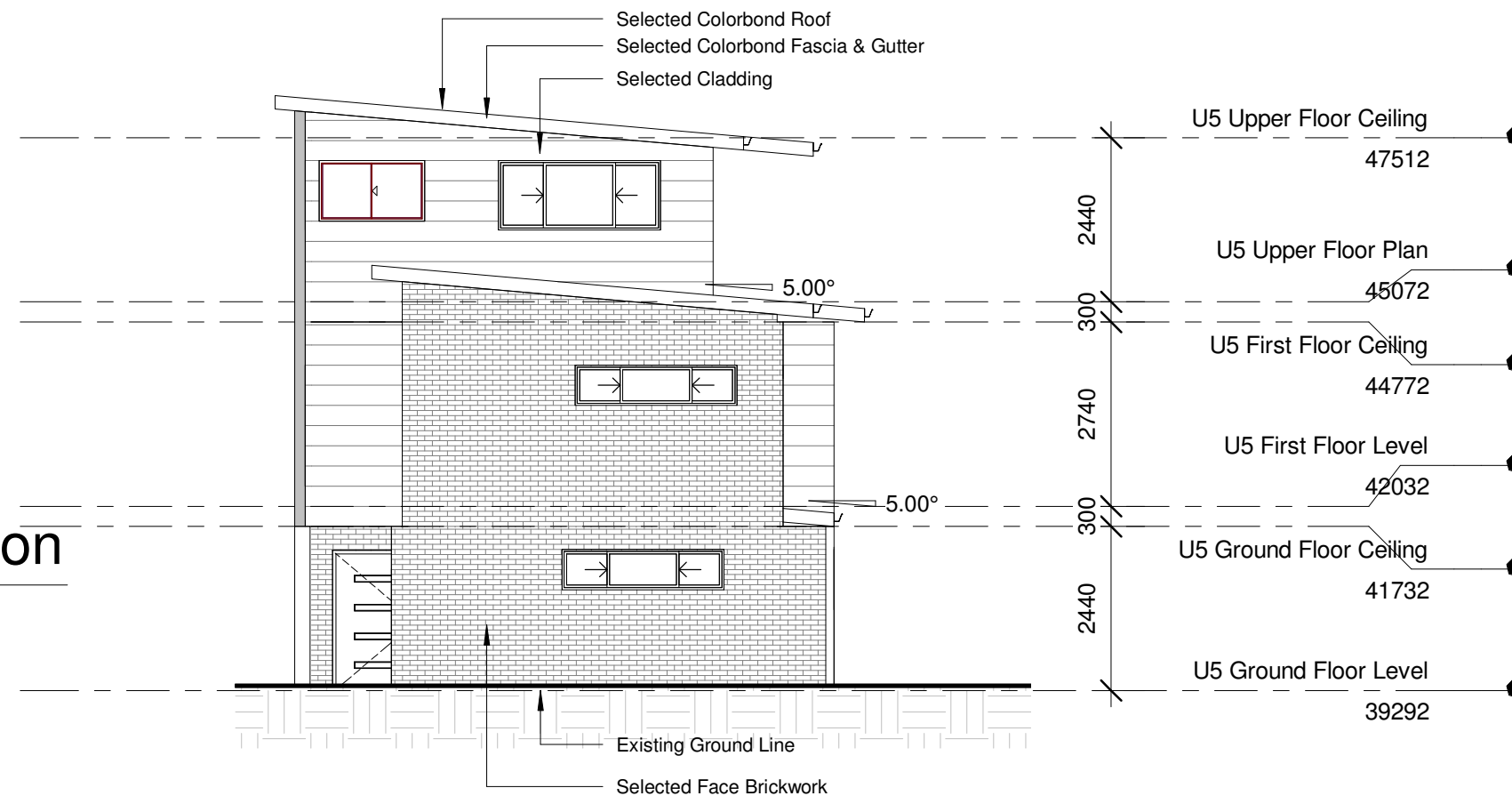
Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-22
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	
Designed by:	I.SOUSOU			



1 U4 West Elevation
1 : 100



2 U5 East Elevation
1 : 100

U4 West & U5 East Elevation

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

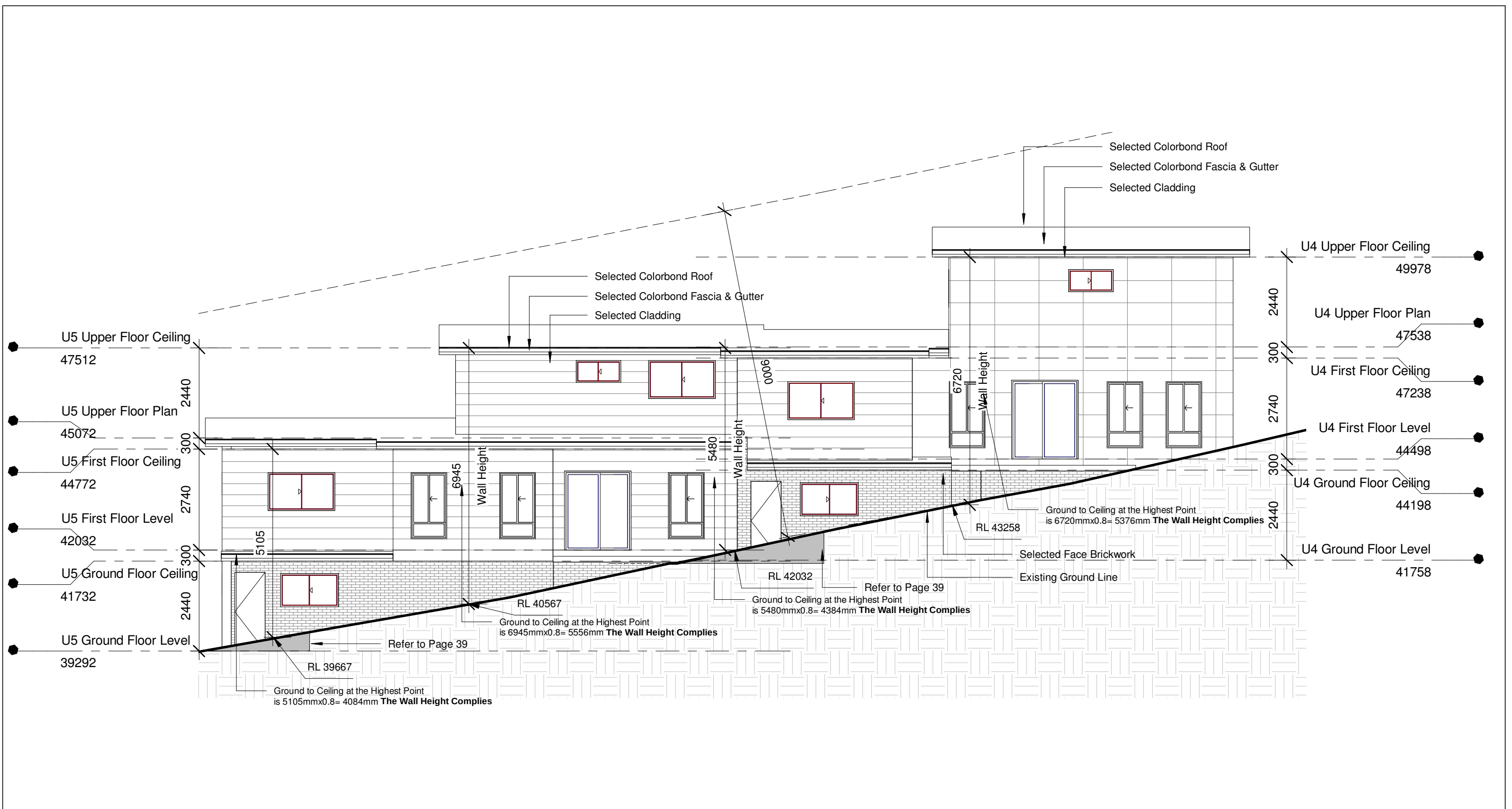
MOBILE: 0403 716 339
EMAIL:
issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-23
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	
Designed by:	I.SOUSOU			

DEVELOPMENT APPLICATION



View From No. 26 U4 & U5 North Elevation

DEVELOPMENT APPLICATION

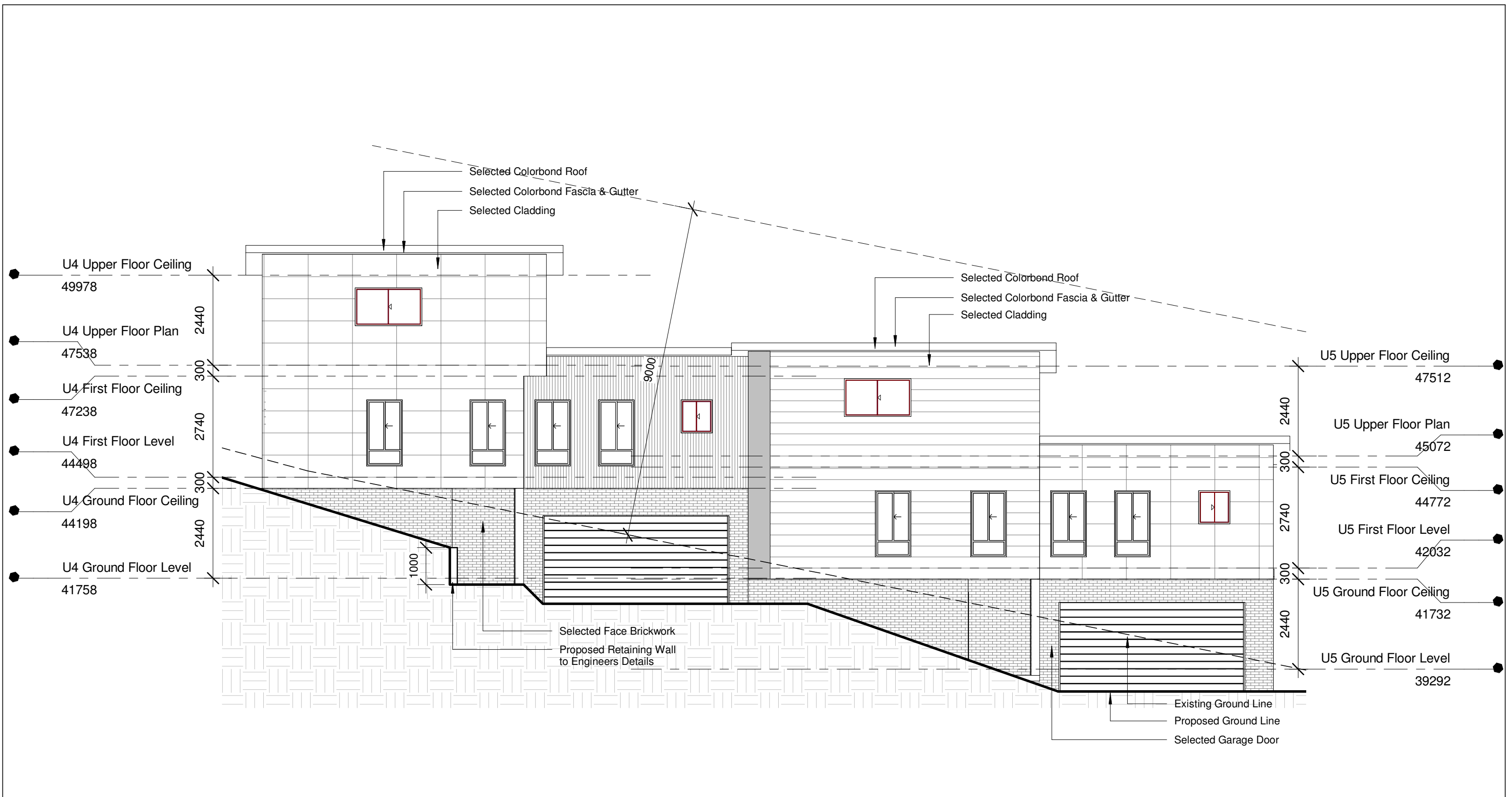
Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL:
issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-24
Date:	28/01/2021	For:		
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	
Designed by:	I.SOUSOU			



Internal Driveway View U4 & U5 South Elevation

DEVELOPMENT APPLICATION

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

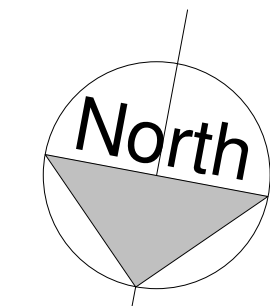
MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100
Date:	28/01/2021	For:	
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037
Designed by:	I.SOUSOU		

Sheet Number:
SH-25



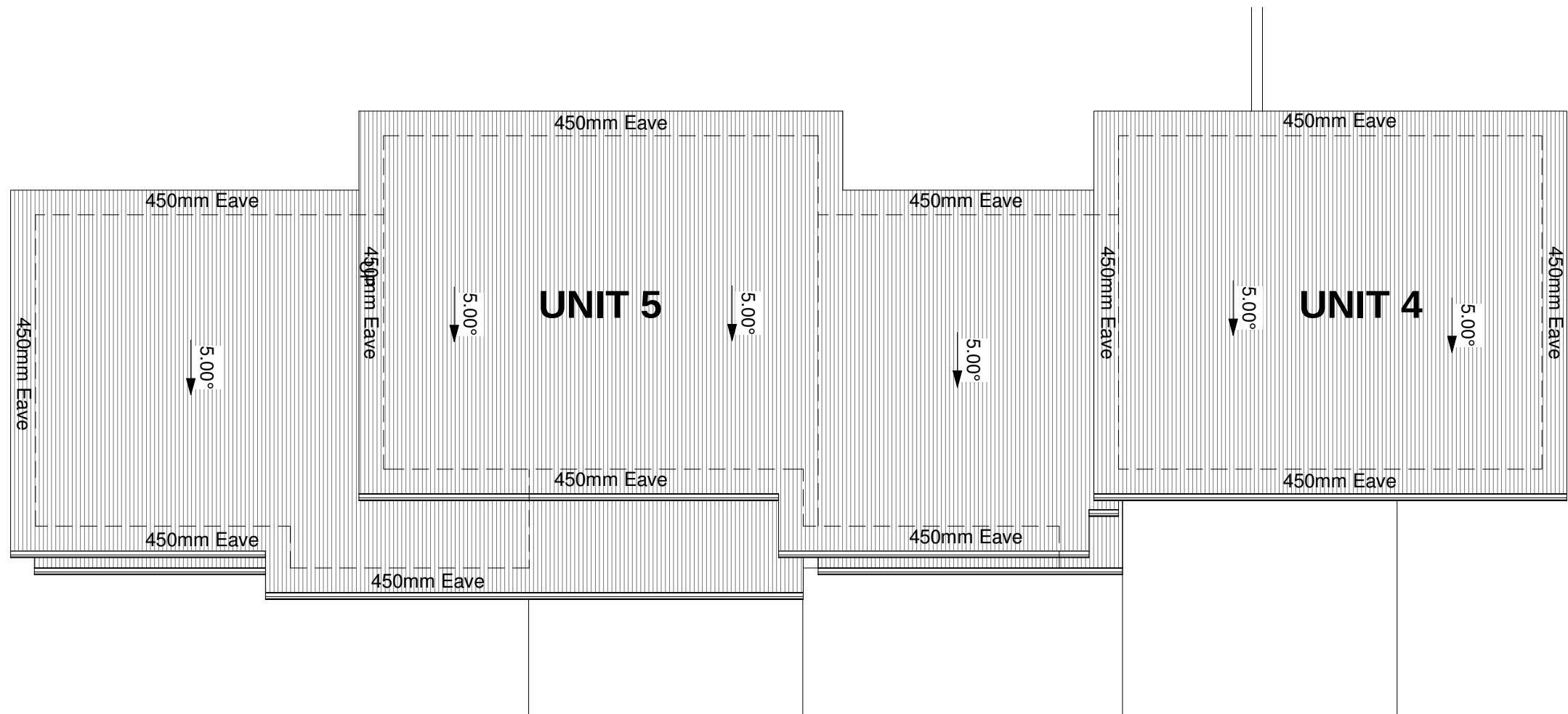
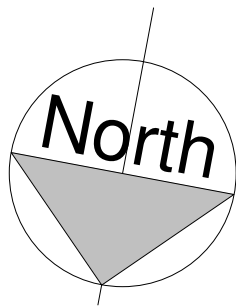
U1, U2 & U3 Roof Plan

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL:
issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION			
Project number:	IS3007-18	Scale:	1 : 100
Date:	28/01/2021	For:	Sheet Number: SH-26
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	
Designed by:	I.SOUSOU		



U4 & U5 Roof Plan

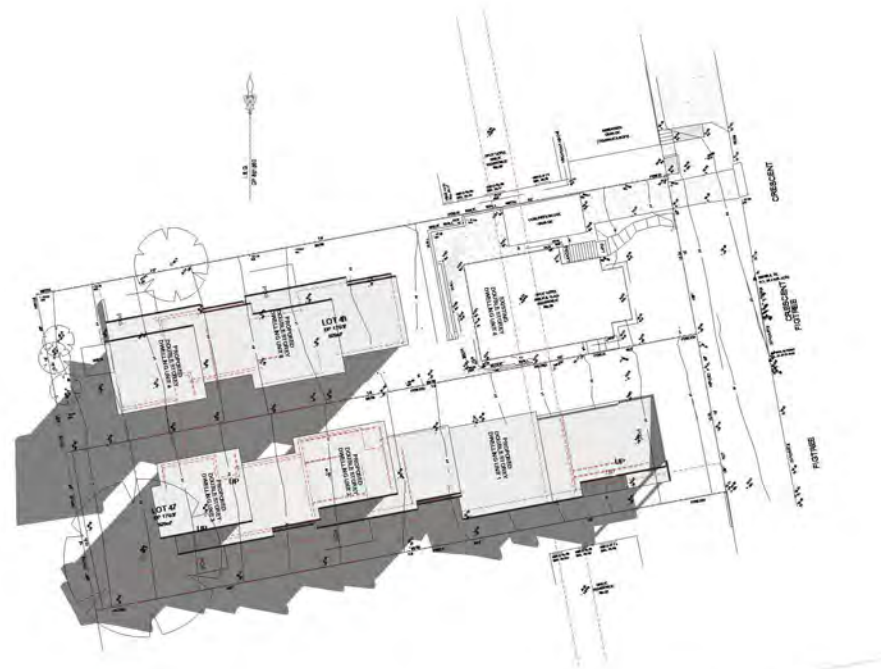
Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL:
issasousou_@hotmail.com
ABN: 75 828 056 040

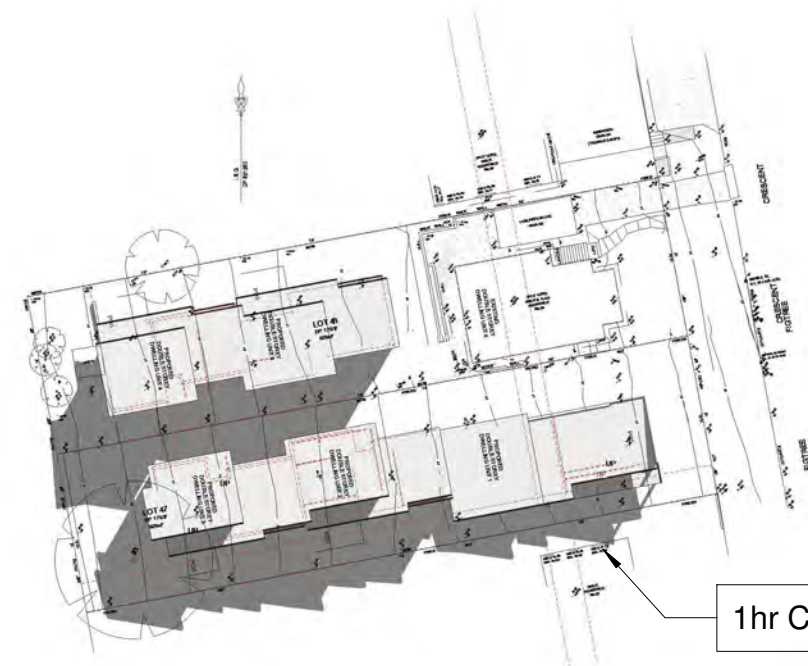
Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-27
Date:	28/01/2021	For:		
Drawn by:	Author	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037		
Designed by:	Checker			

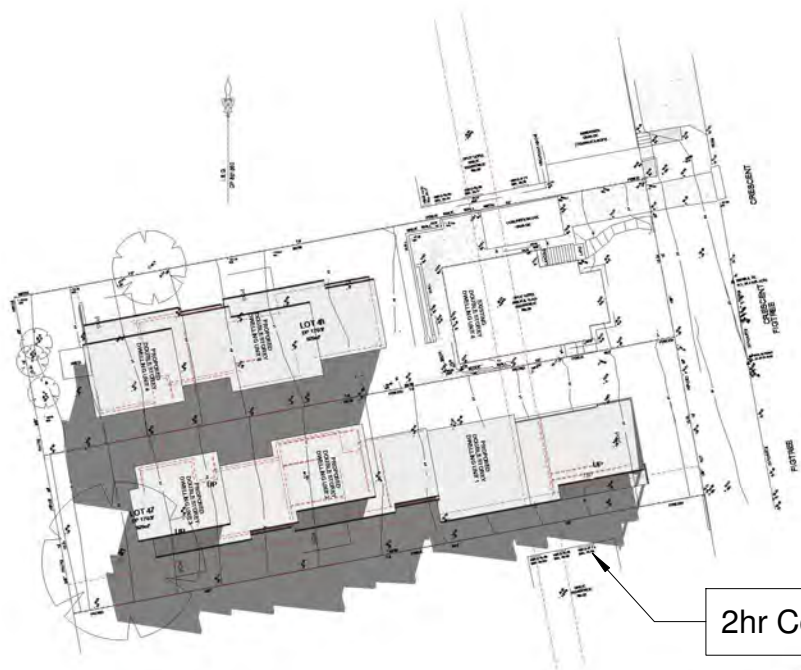


9am 21 June



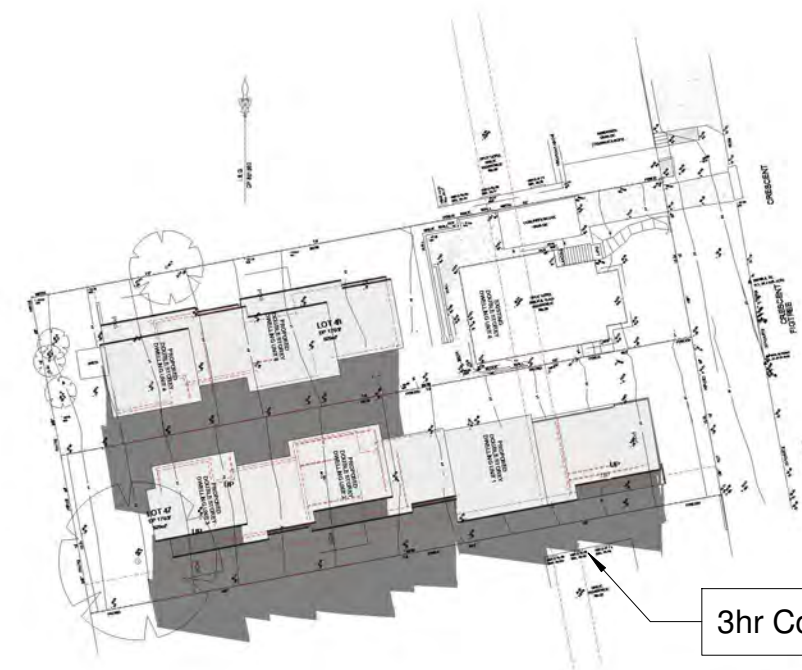
10am 21 June

1hr Continues Sunlight



11am 21 June

2hr Continues Sunlight



12pm 21 June

3hr Continues Sunlight

Shadow Diagrams

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks or building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

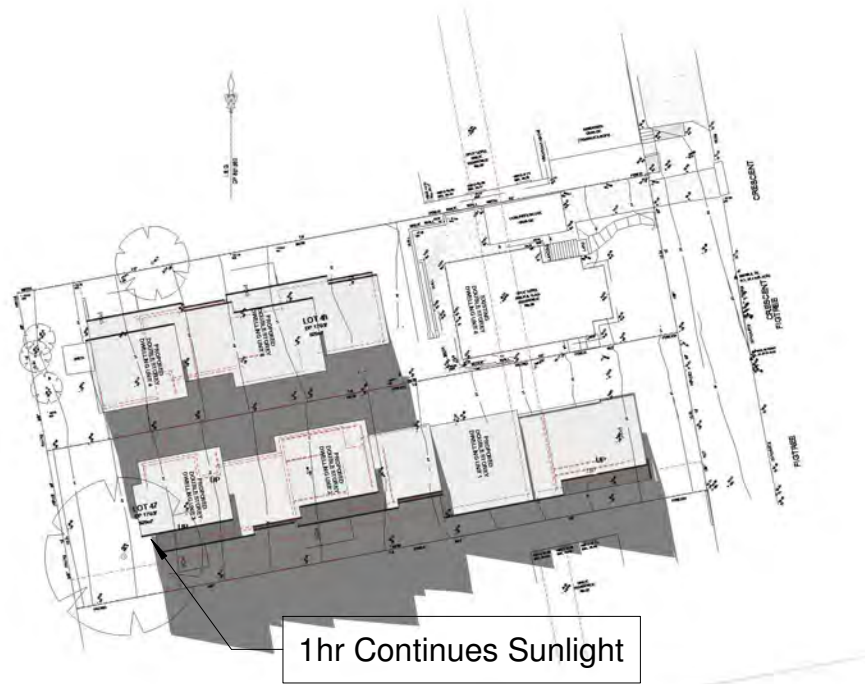
MOBILE: 0403 716 339
EMAIL:
issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

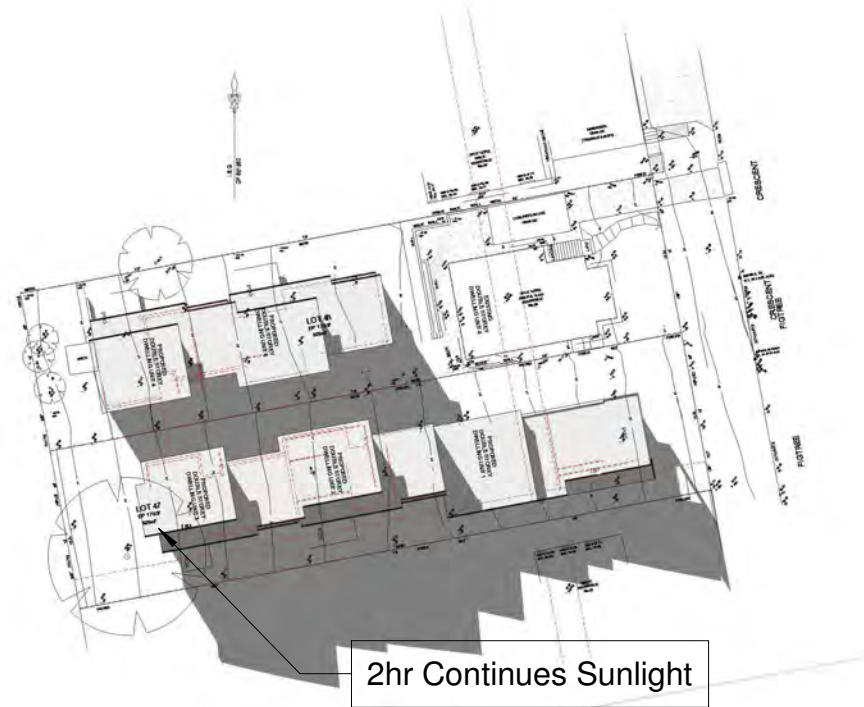
DEVELOPMENT APPLICATION

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

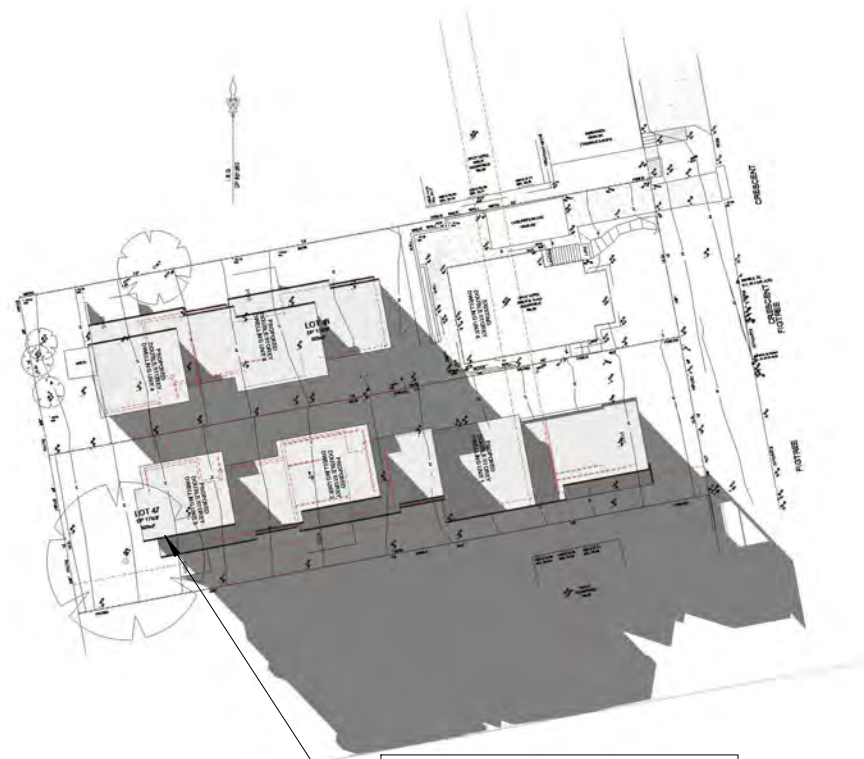
Project number:	IS3007-18	Scale:	Sheet Number: SH-28
Date:	28/01/2021	For:	
Drawn by:	O.CAYLAK	Address: 28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	
Designed by:	I.SOUSOU		



1pm 21 June



2pm 21 June



3pm 21 June

Shadow Diagrams

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL:
issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	Sheet Number: SH-29
Date:	28/01/2021	For:	
Drawn by:	O.CAYLAK	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	
Designed by:	I.SOUSOU		

Strata Title Calculations

Site Area: 1858m²

Unit 1-6 Floor Areas:

Total Combined Area: 1060m²
-Less Garage Allowance: -198m²

Total Gross Floor Area: **862m²**
FSR%: 46%

Legend

----- Strata Title Subdivision Line

Strata Title Subdivision

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

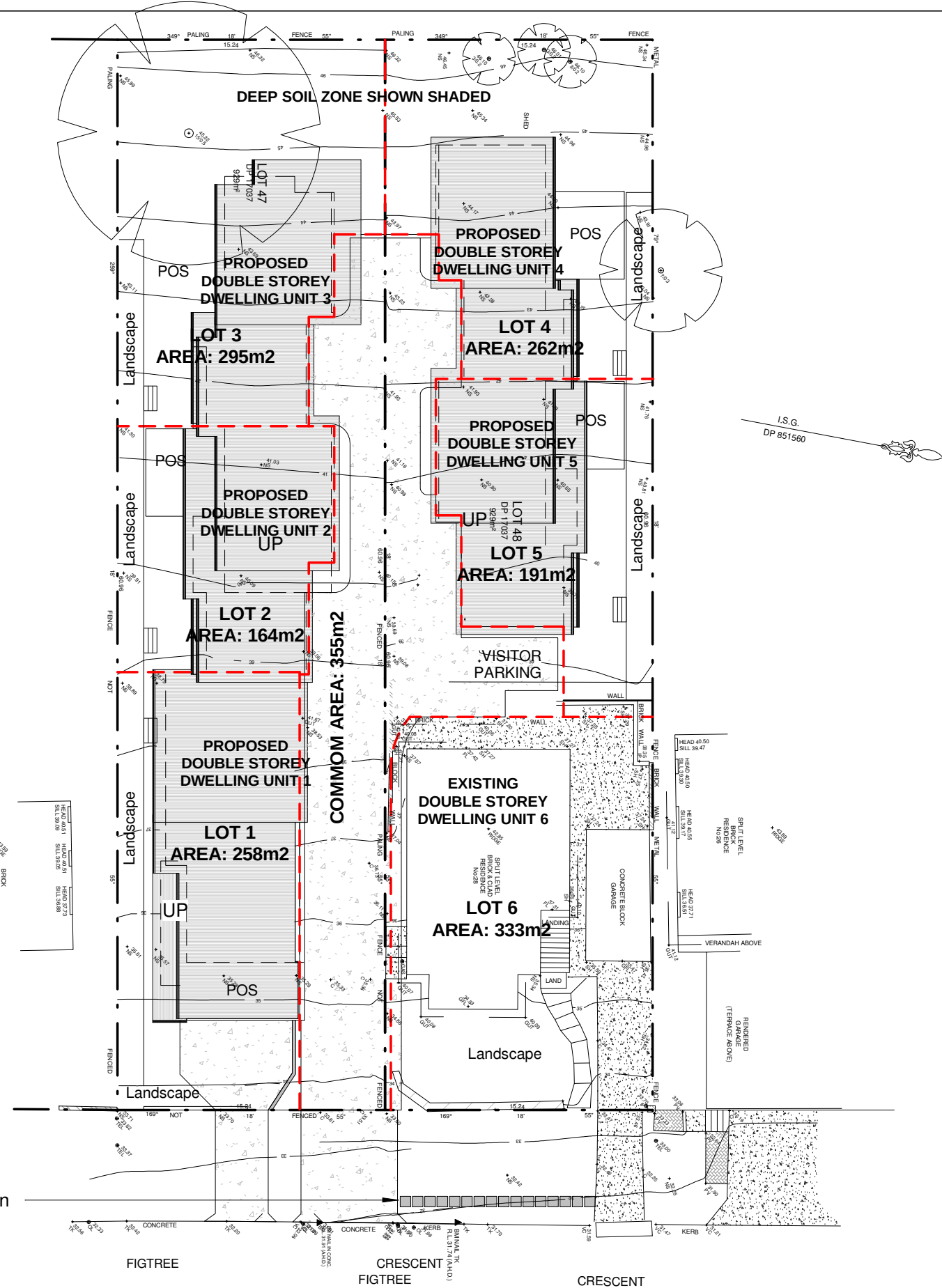
MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

**Illawarra
Drafting**
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 300	Sheet Number: SH-30
Date:	16/02/2021	For:		
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	
Designed by:	I.SOUSOU			

Bin Collection Point



DEVELOPMENT APPLICATION

Demolition Plan

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

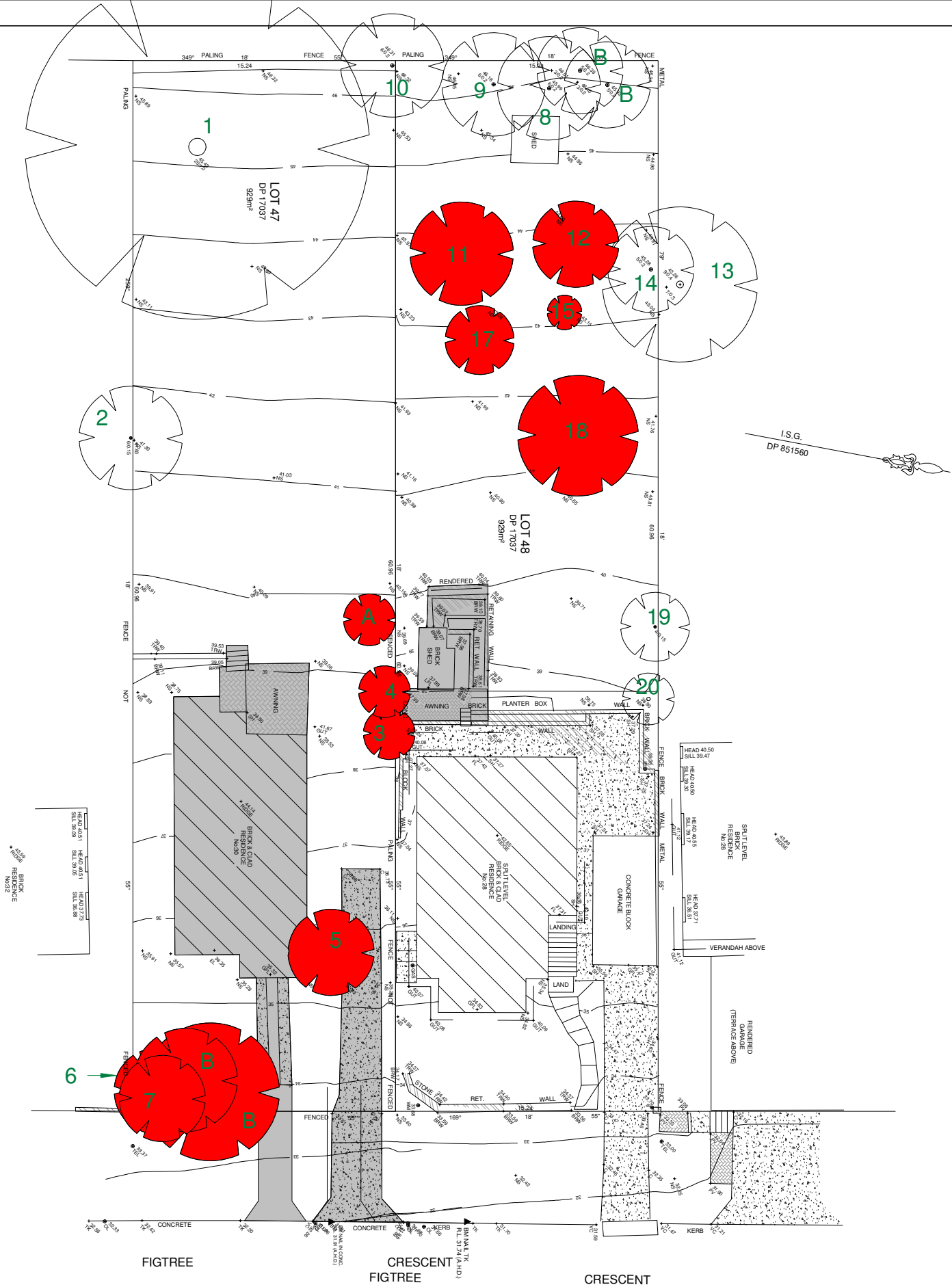
MOBILE: 0403 716 339
EMAIL:
issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 300
Date:	28/01/2021	For:	
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037
Designed by:	I.SOUSOU		

Sheet Number:
SH-31



Remove Existing Trees
Shown Hatched in Red.

Landscape Calculations

Site Area: 1858m2
30% Landscape Area = 557m2
Landscape Area Calculated: **598m2 (32%)**
Therefore the Landscape Area Complies

Legend

-  Landscape Calculations (Lawn)
-  Deep Soil Zone

Landscape Calculation Plan

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

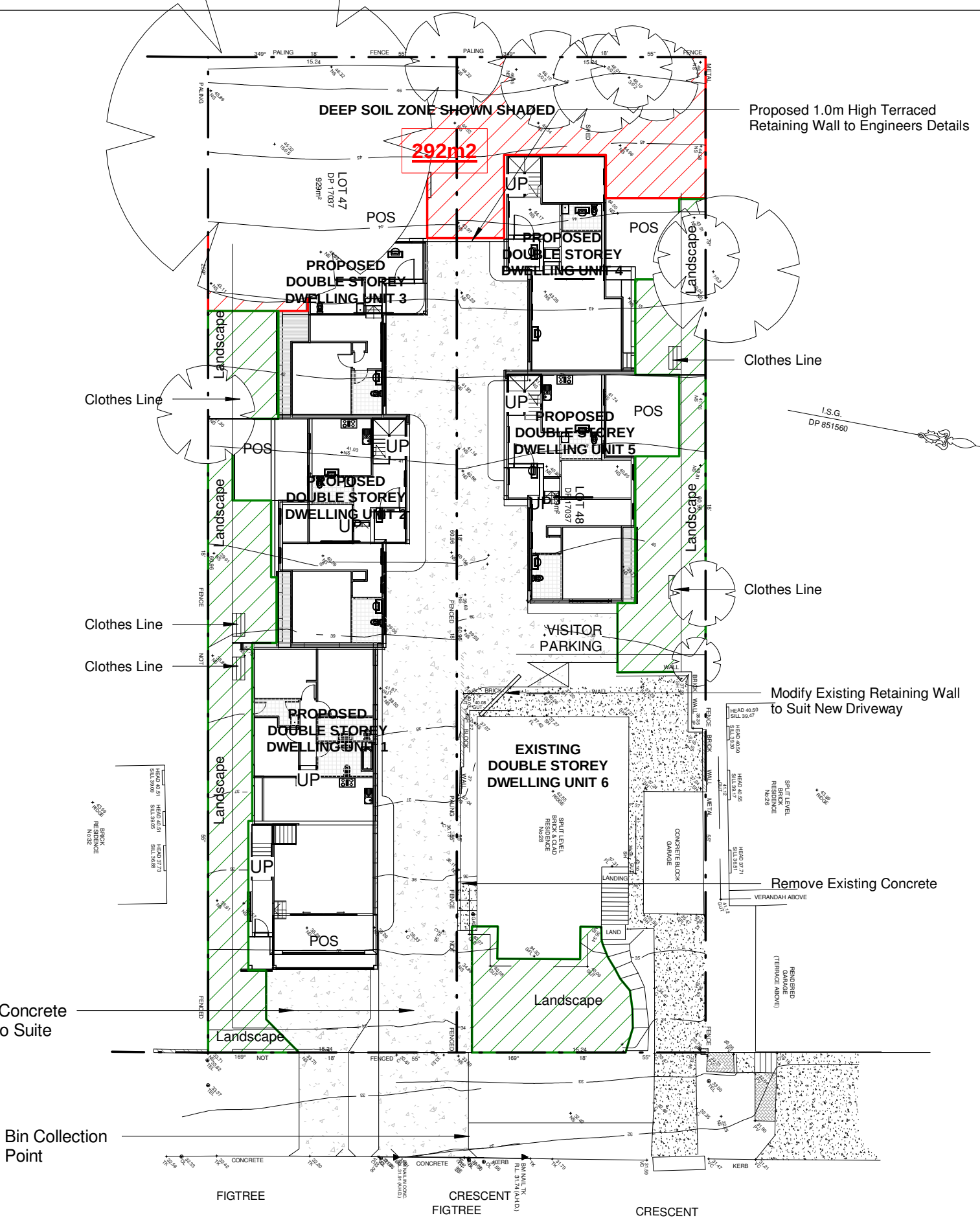
MOBILE: 0403 716 339
EMAIL: issasousou@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 300
Date:	28/01/2021	For:	
Drawn by:	O.CAYLAK	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037
Designed by:	I.SOUSOU		

Sheet Number:
SH-32



DEVELOPMENT APPLICATION



3D Perspectives

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL:
issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	Sheet Number: SH-33
Date:	28/01/2021	For:	
Drawn by:	O.CAYLAK	Address:	
Designed by:	I.SOUSOU	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037	

Site Waste Management Plan

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

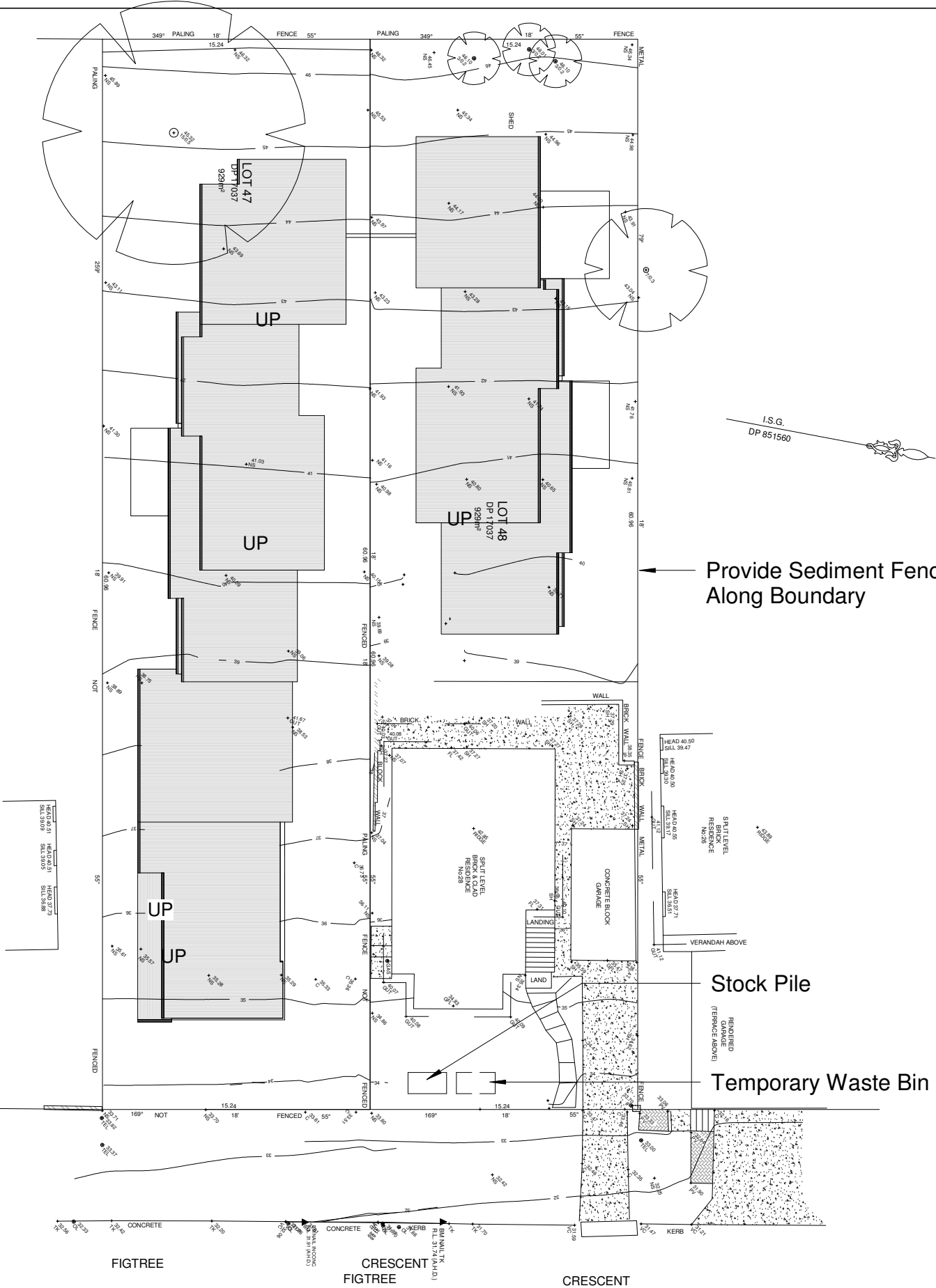
MOBILE: 0403 716 339
EMAIL:
issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra

Drafting

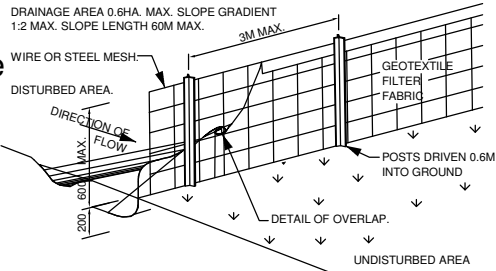
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION			
Project number:	IS3007-18	Scale:	1 : 300
Date:	28/01/2021	For:	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037
Drawn by:	O.CAYLAK		
Designed by:	I.SOUSOU		
			Sheet Number: SH-34

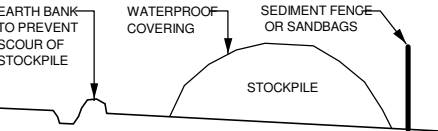


SOIL EROSION/SEDIMENT CONTROL

- SEDIMENT FABRIC SUCH AS TERRAAM 100, POLFELT TS 500, BIDIM U24, GEOFAB, ENVIROFENCE OR EQUIVALENT TO BE PROVIDED ON ALL BOUNDARIES AS REQUIRED.
- FABRIC IS ATTACHED TO A STRAND WIRE (ORDINARY FENCE WIRE) OR WIRE MESH (14 GAUGE AND 150MM X 150MM OPENING).
- THE LOWER END OF THE FABRIC AND MESH TO BE EMBEDDED 200MM INTO THE GROUND.
- FILTER CLOTH TO BE FASTENED SECURELY TO WIRE FENCE WITH TIES SPACED EVERY 600MM.
- GENERALLY FOLLOW THE CONTOUR OF THE LAND.
- WHEN 2 SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150MM AND FOLDED OVER.
- POSTS HOLDING THE MESH ARE EITHER STEEL Y OR U TYPE OR 45-50MM HARDWOOD 900-1200MM LONG POSTS. THESE ARE TO BE SPACED 2-3M APART.
- STOCK PILES ARE TO BE SET UP WITH SEDIMENT CONTROL DEVICES ON THE LOWER SLOPE.
- TEMPORARY BARRIERS CONSTRUCTED FROM TIMBER, SYNTHETIC FABRICS, JUTE, STRAW BALES, BRUSH OR SIMILAR MATERIALS CAN BE USED TO CONTROL AIR CURRENTS AND BLOWING SOIL. THEY SHOULD BE PLACED AT RIGHT ANGLES TO THE PREVAILING WIND AND SPACED AT INTERVALS EQUIVALENT TO ABOUT 15 TIMES THEIR HEIGHT.



SEDIMENT FENCE DETAIL
NTS



BUILDING MATERIAL STOCKPILES DETAIL
NTS

Provide Sediment Fence Along Boundary

Stock Pile
Temporary Waste Bin

DEVELOPMENT APPLICATION

Existing Survey

Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL:
issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra

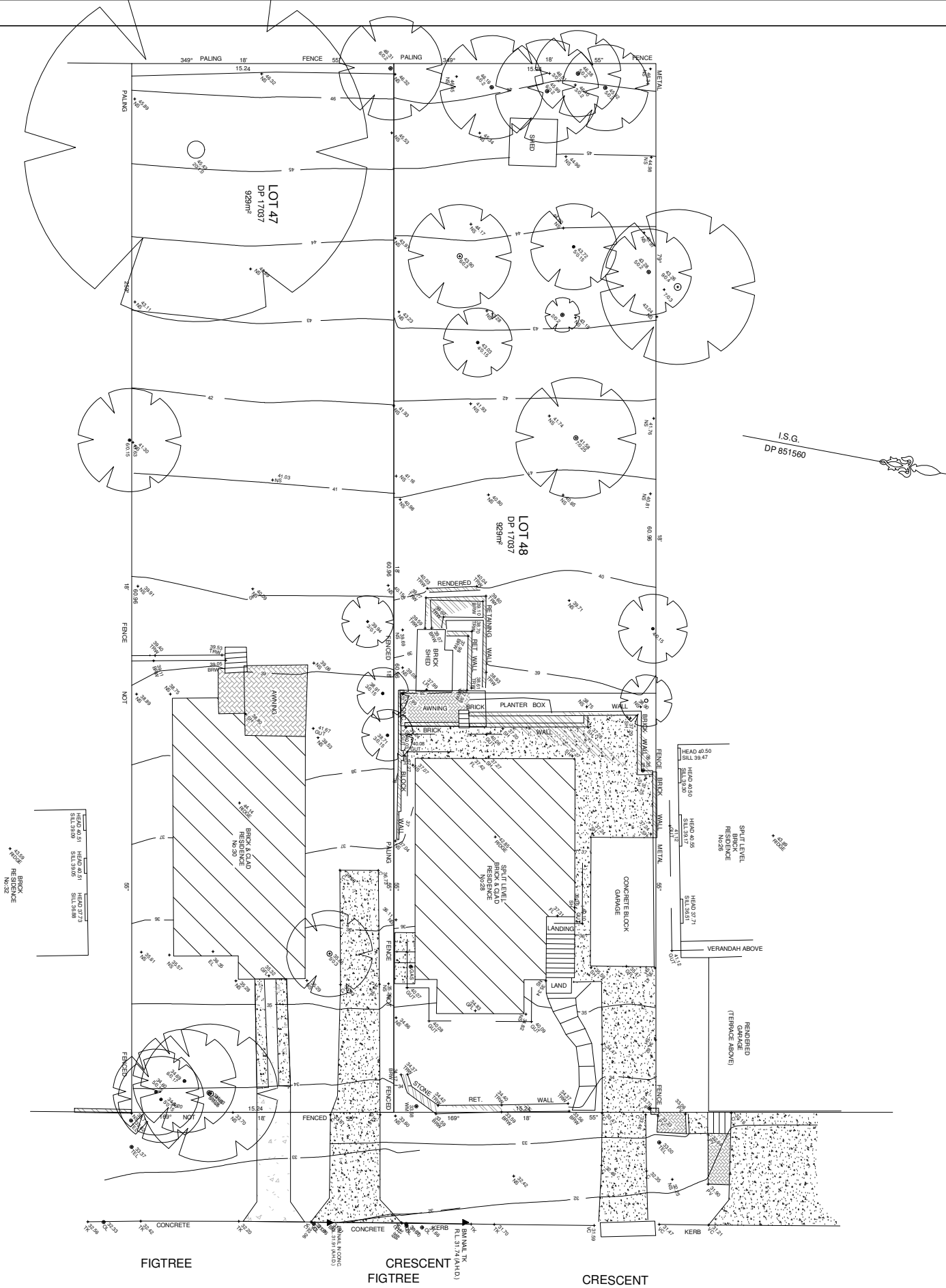
Drafting

A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 300
Date:	28/01/2021	For:	
Drawn by:	I.SOUSOU	Address:	28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037
Designed by:	I.SOUSOU		

Sheet Number:
SH-35



DEVELOPMENT APPLICATION

U3 First Floor Tree Protection Plan

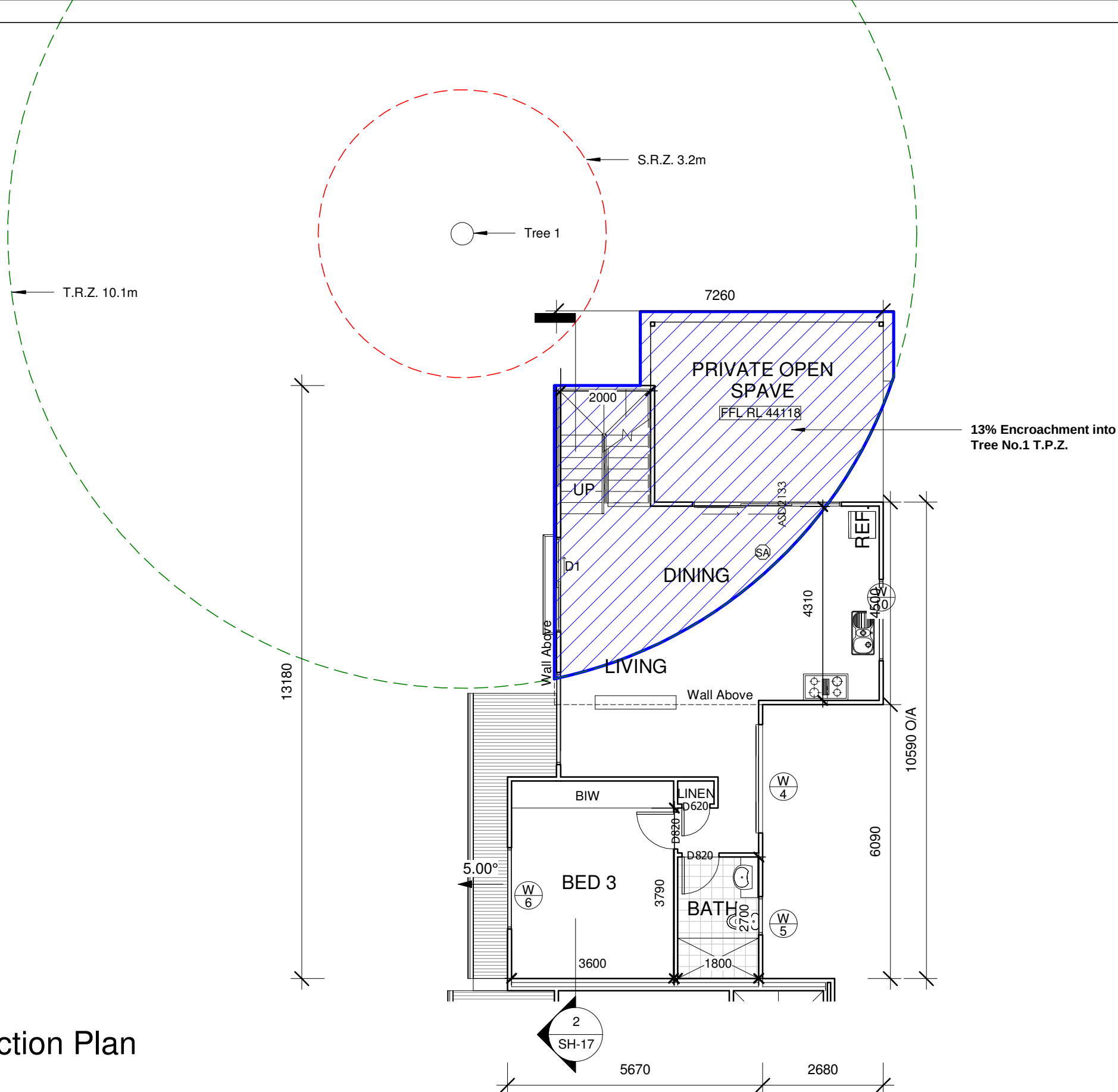
Note: Use figured dimensions only. DO NOT SCALE.
The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL:
issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra
Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 100	Sheet Number: SH-36
Date:	28/01/2021	For:		
Drawn by:	I.SOUSOU	Address: 28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037		
Designed by:	I.SOUSOU			



DEVELOPMENT APPLICATION

BASIX Commitments: 1095221S Unit 1

BASIX REQUIRMENTS	
ITEM	REQUIREMENTS UNDER BASIX
FIXTURES	
Shower Heads	3 Star (>4.5 but <=6L/min)
Toilet Flushing System	5 Star
Kitchen Taps	6 Star
Bathroom Taps	6 Star
Landscape	The applicant must plant indigenous or low water use species of vegetation throughout 25 square metres of the site.
RAINWATER TANK	
Rainwater Tank	n/a
Roof Area Collection	n/a
Rainwater Tank Connection	n/a
THERMAL COMFORT	
Energy Requirements	Please refer to BASIX certificate for this information
ENERGY COMMITMENTS	
Hot Water	gas instantaneous with a performance of 5 stars.
Cooling System	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living & bedroom area: 1-phase airconditioning, Energy rating 1.5 Star (old label) The cooling system must provide for day/night zoning between living areas and bedrooms.
Heating System	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living & bedroom area: 1-phase airconditioning, Energy rating 1.5 Star (old label) The heating system must provide for day/night zoning between living areas and bedrooms.
Bathroom Ventilation	individual fan, not ducted; Operation control: manual switch on/off
Kitchen Ventilation	individual fan, not ducted; Operation control: manual switch on/off
Laundry Ventilation	individual fan, ducted to facade or roof; Operation control: manual switch on/off
Artificial Lighting	The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 3 of the bedrooms / study; • at least 2 of the living / dining rooms; • the kitchen; • all bathrooms/toilets; • the laundry; • all hallways;
Natural Lighting	The applicant must install a window and/or skylight in 2 bathrooms/ toilets in the development for natural lighting.
Alternative Energy	n/a
Other	- The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. - refrigerator space in the development so that it is "well ventilated". - The applicant must install a fixed outdoor clothes drying line as part of the development.

BASIX Commitments: 1095235S Unit 2

BASIX REQUIRMENTS	
ITEM	REQUIREMENTS UNDER BASIX
FIXTURES	
Shower Heads	3 Star (>4.5 but <=6L/min)
Toilet Flushing System	5 Star
Kitchen Taps	6 Star
Bathroom Taps	6 Star
Landscape	The applicant must plant indigenous or low water use species of vegetation throughout 14 square metres of the site.
RAINWATER TANK	
Rainwater Tank	n/a
Roof Area Collection	n/a
Rainwater Tank Connection	n/a
THERMAL COMFORT	
Energy Requirements	Please refer to BASIX certificate for this information
ENERGY COMMITMENTS	
Hot Water	gas instantaneous with a performance of 5 stars.
Cooling System	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living & bedroom area: 1-phase airconditioning, Energy rating 1.5 Star (old label) The cooling system must provide for day/night zoning between living areas and bedrooms.
Heating System	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living & bedroom area: 1-phase airconditioning, Energy rating 1.5 Star (old label) The heating system must provide for day/night zoning between living areas and bedrooms.
Bathroom Ventilation	individual fan, not ducted; Operation control: manual switch on/off
Kitchen Ventilation	individual fan, not ducted; Operation control: manual switch on/off
Laundry Ventilation	individual fan, ducted to facade or roof; Operation control: manual switch on/off
Artificial Lighting	The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 3 of the bedrooms / study; • at least 2 of the living / dining rooms; • the kitchen; • all bathrooms/toilets; • the laundry; • all hallways;
Natural Lighting	The applicant must install a window and/or skylight in 2 bathrooms/ toilets in the development for natural lighting.
Alternative Energy	n/a
Other	- The Applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. - refrigerator space in the development so that it is "well ventilated". - The applicant must install a fixed outdoor clothes drying line as part of the development.

BASIX Commitments: 1095246S Unit 3

BASIX REQUIRMENTS	
ITEM	REQUIREMENTS UNDER BASIX
FIXTURES	
Shower Heads	3 Star (>4.5 but <=6L/min)
Toilet Flushing System	6 Star
Kitchen Taps	6 Star
Bathroom Taps	6 Star
Landscape	The applicant must plant indigenous or low water use species of vegetation throughout 79 square metres of the site.
RAINWATER TANK	
Rainwater Tank	n/a
Roof Area Collection	n/a
Rainwater Tank Connection	n/a
THERMAL COMFORT	
Energy Requirements	Please refer to BASIX certificate for this information
ENERGY COMMITMENTS	
Hot Water	gas instantaneous with a performance of 5 stars.
Cooling System	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living & bedroom area: 1-phase airconditioning, Energy rating 1.5 Star (old label) The cooling system must provide for day/night zoning between living areas and bedrooms.
Heating System	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living & bedroom area: 1-phase airconditioning, Energy rating 1.5 Star (old label) The heating system must provide for day/night zoning between living areas and bedrooms.
Bathroom Ventilation	individual fan, not ducted; Operation control: manual switch on/off
Kitchen Ventilation	individual fan, not ducted; Operation control: manual switch on/off
Laundry Ventilation	individual fan, ducted to facade or roof; Operation control: manual switch on/off
Artificial Lighting	The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 3 of the bedrooms / study; • at least 2 of the living / dining rooms; • the kitchen; • all bathrooms/toilets; • the laundry; • all hallways;
Natural Lighting	The applicant must install a window and/or skylight in 2 bathrooms/ toilets in the development for natural lighting.
Alternative Energy	n/a
Other	- The Applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. - refrigerator space in the development so that it is "well ventilated". - The applicant must install a fixed outdoor clothes drying line as part of the development.

BASIX Commitments: 1095253S Unit 4

BASIX REQUIRMENTS	
ITEM	REQUIREMENTS UNDER BASIX
FIXTURES	
Shower Heads	3 Star (>4.5 but <=6L/min)
Toilet Flushing System	6 Star
Kitchen Taps	6 Star
Bathroom Taps	6 Star
Landscape	The applicant must plant indigenous or low water use species of vegetation throughout 70 square metres of the site.
RAINWATER TANK	
Rainwater Tank	n/a
Roof Area Collection	n/a
Rainwater Tank Connection	n/a
THERMAL COMFORT	
Energy Requirements	Please refer to BASIX certificate for this information
ENERGY COMMITMENTS	
Hot Water	gas instantaneous with a performance of 5 stars.
Cooling System	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living & bedroom area: 1-phase airconditioning, Energy rating 1.5 Star (old label) The cooling system must provide for day/night zoning between living areas and bedrooms.
Heating System	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living & bedroom area: 1-phase airconditioning, Energy rating 1.5 Star (old label) The heating system must provide for day/night zoning between living areas and bedrooms.
Bathroom Ventilation	individual fan, not ducted; Operation control: manual switch on/off
Kitchen Ventilation	individual fan, not ducted; Operation control: manual switch on/off
Laundry Ventilation	individual fan, ducted to facade or roof; Operation control: manual switch on/off
Artificial Lighting	The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 3 of the bedrooms / study; • at least 2 of the living / dining rooms; • the kitchen; • all bathrooms/toilets; • the laundry; • all hallways;
Natural Lighting	The applicant must install a window and/or skylight in 2 bathrooms/ toilets in the development for natural lighting.
Alternative Energy	n/a
Other	- The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. - refrigerator space in the development so that it is "well ventilated". - The applicant must install a fixed outdoor clothes drying line as part of the development.

BASIX Commitments: 1095266S Unit 5

BASIX REQUIRMENTS	
ITEM	REQUIREMENTS UNDER BASIX
FIXTURES	
Shower Heads	3 Star (>4.5 but <=6L/min)
Toilet Flushing System	4 Star
Kitchen Taps	6 Star
Bathroom Taps	6 Star
Landscape	The applicant must plant indigenous or low water use species of vegetation throughout 30 square metres of the site.
RAINWATER TANK	
Rainwater Tank	n/a
Roof Area Collection	n/a
Rainwater Tank Connection	n/a
THERMAL COMFORT	
Energy Requirements	Please refer to BASIX certificate for this information
ENERGY COMMITMENTS	
Hot Water	gas instantaneous with a performance of 5 stars.
Cooling System	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living & bedroom area: 1-phase airconditioning, Energy rating 1.5 Star (old label) The cooling system must provide for day/night zoning between living areas and bedrooms.
Heating System	The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living & bedroom area: 1-phase airconditioning, Energy rating 1.5 Star (old label) The heating system must provide for day/night zoning between living areas and bedrooms.
Bathroom Ventilation	individual fan, not ducted; Operation control: manual switch on/off
Kitchen Ventilation	individual fan, not ducted; Operation control: manual switch on/off
Laundry Ventilation	individual fan, ducted to facade or roof; Operation control: manual switch on/off
Artificial Lighting	The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 3 of the bedrooms / study; • at least 2 of the living / dining rooms; • the kitchen; • all bathrooms/toilets; • the laundry; • all hallways;
Natural Lighting	The applicant must install a window and/or skylight in 2 bathrooms/ toilets in the development for natural lighting.
Alternative Energy	n/a
Other	- The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling. - refrigerator space in the development so that it is "well ventilated". - The applicant must install a fixed outdoor clothes drying line as part of the development.

BASIX Requirements

Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

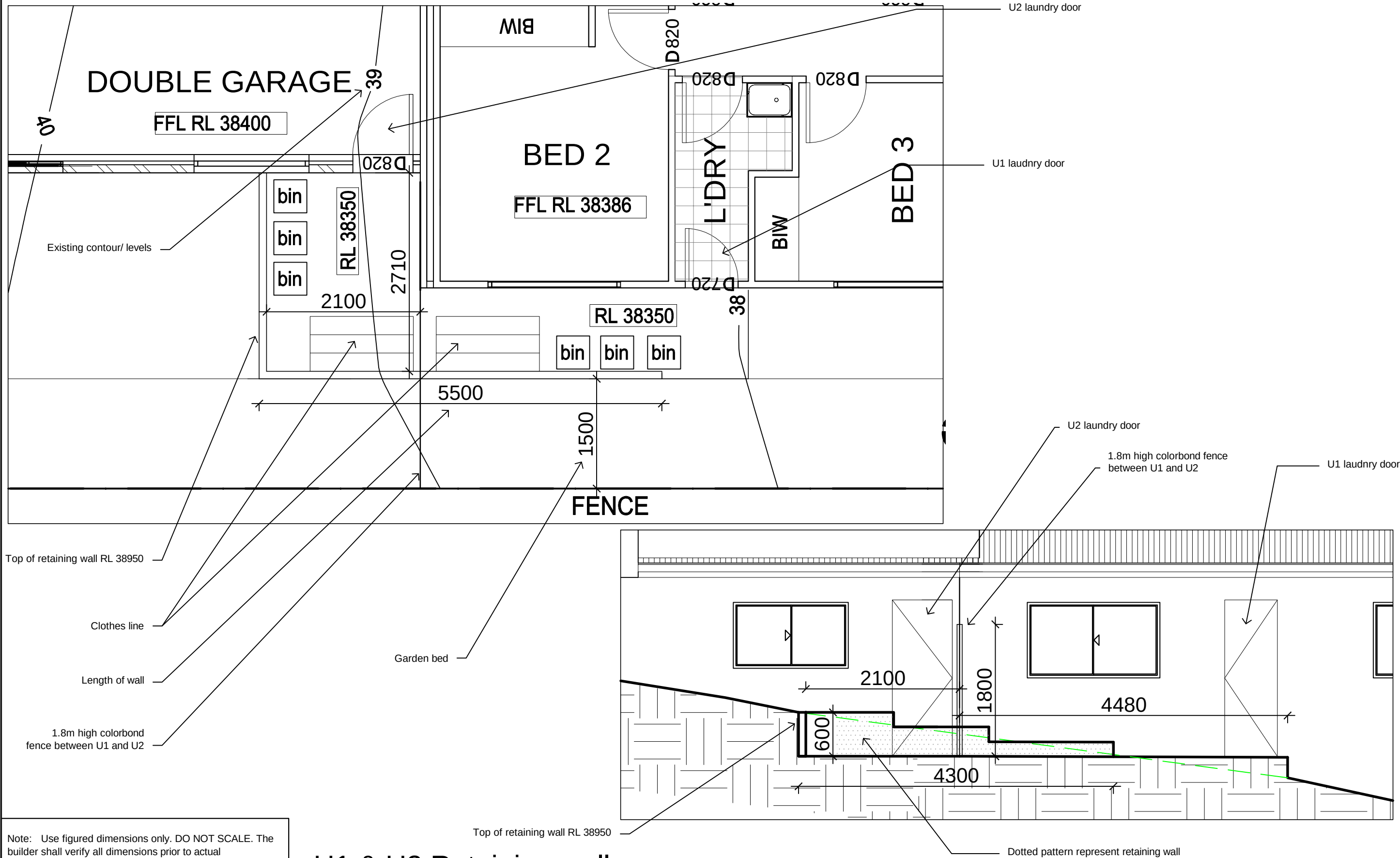
MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040



DEVELOPMENT APPLICATION

PROPOSED FIVE UNIT DEVELOPMENT & STRATA TITLE SUBDIVISION

Project number:	IS3007-18	Scale:	1 : 200	Sheet Number: SH-37
Date:	28/01/2021	For:		
Drawn by:	I.SOUSOU	Address:28 & 30 FIGTREE CRESCENT, FIGTREE LOT 48 & 47 IN DP 17037		
Designed by:	I.SOUSOU			



Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

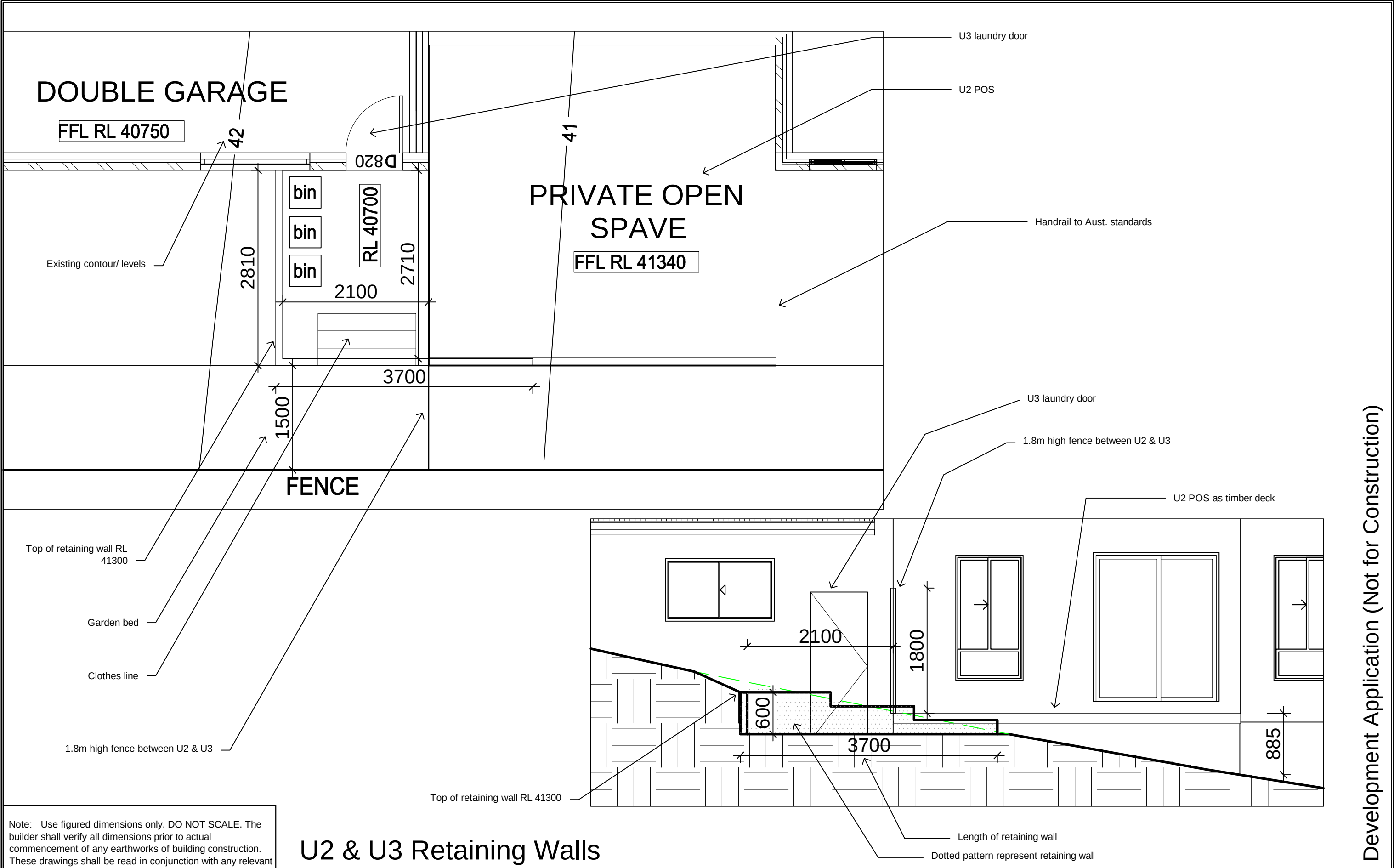
U1 & U2 Retaining walls

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

**Illawarra
Drafting**
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT

Plan No: IS3007-18	Scale: 1:50 @ A3	Sheet No: SH38
Date: 28/01/2021	For:	
Drawn: I Sousou	Address: 28 & 30 FIGTREE CRESCENT FIGTREE LOT 48 & 47 IN DP 17037	
Design: I Sousou		



U2 & U3 Retaining Walls

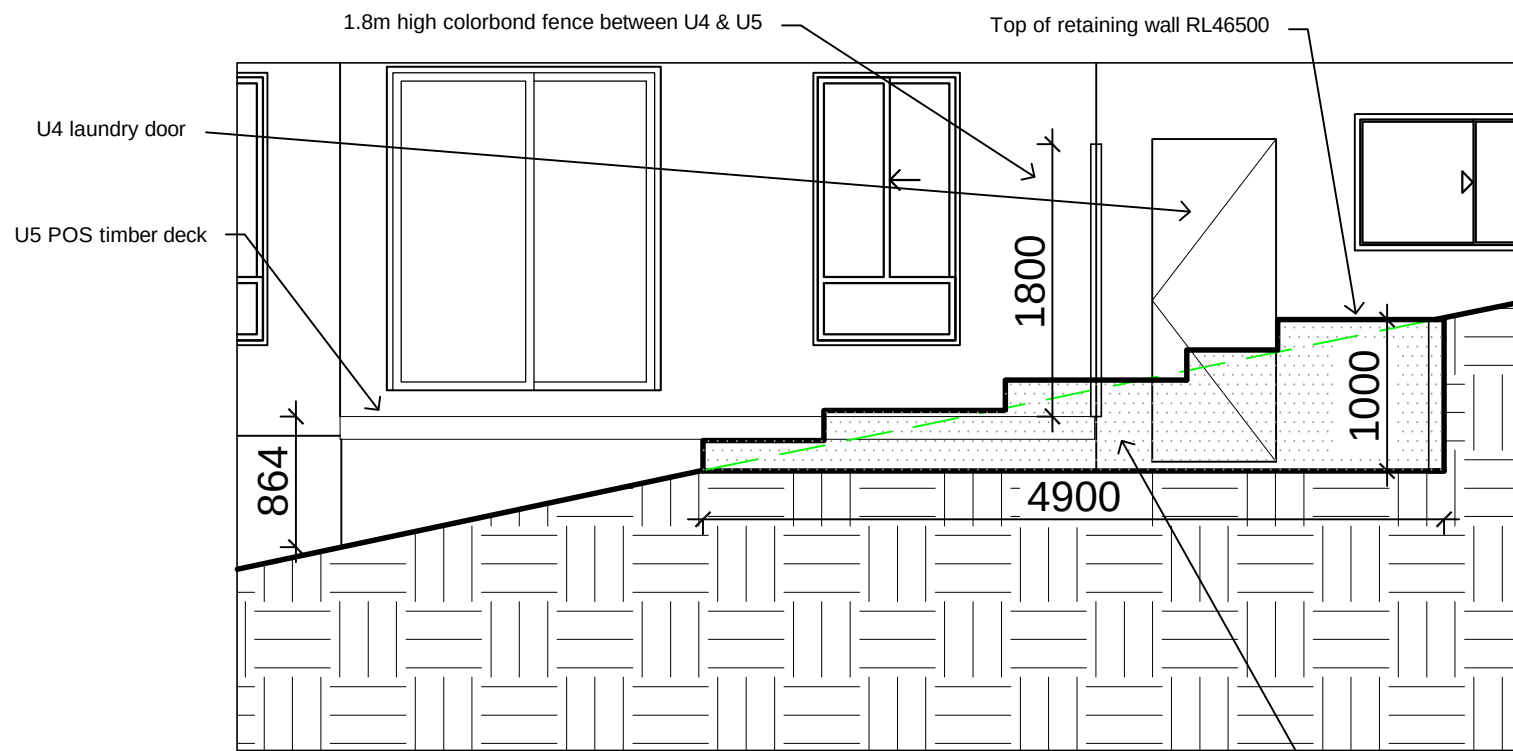
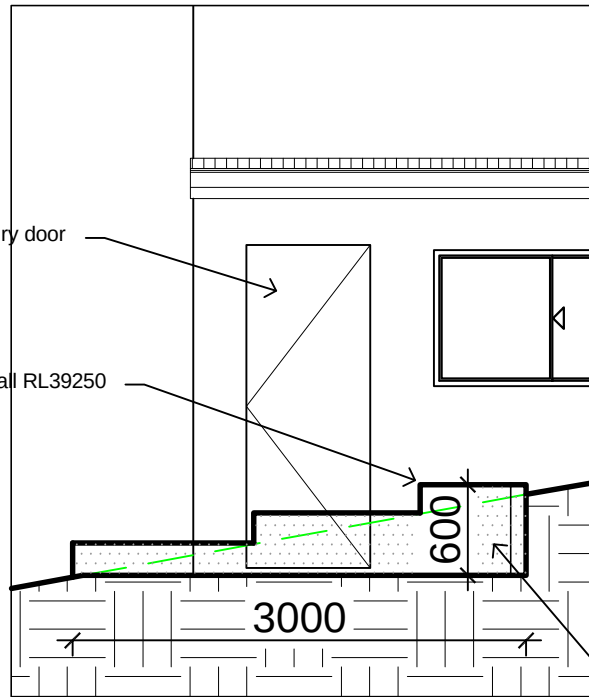
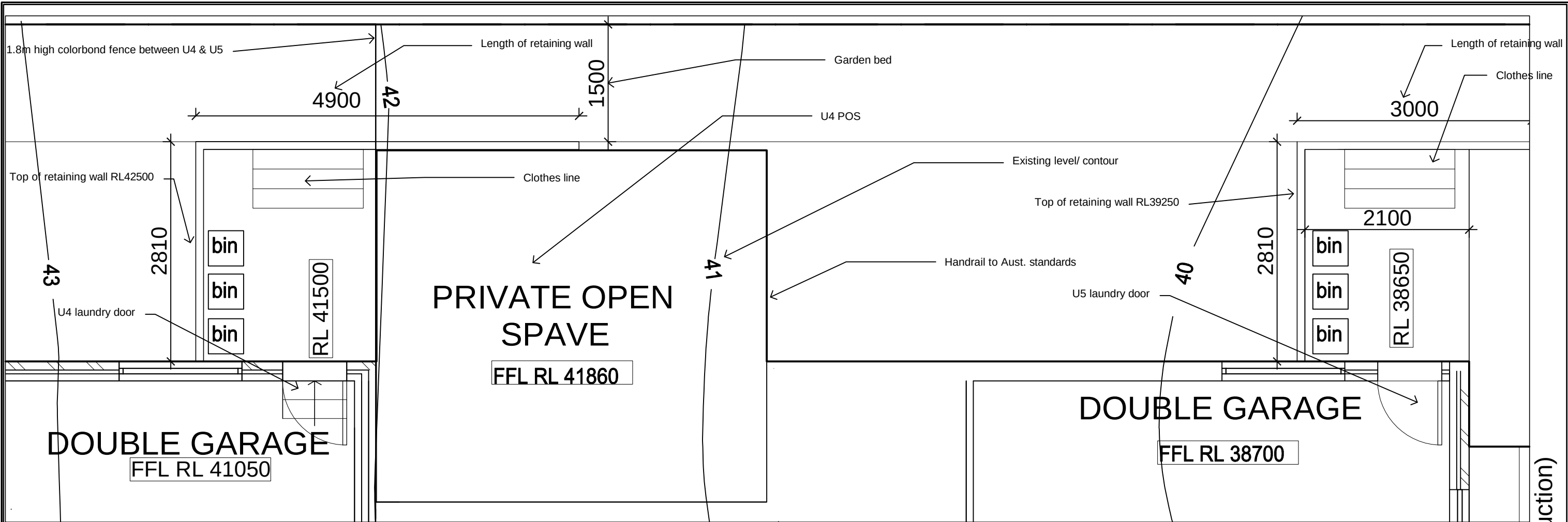
Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

Illawarra Drafting
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT

Plan No: IS3007-18	Scale: 1:50 @ A3	Sheet No: SH39
Date: 28/01/2021	For:	
Drawn: I Sousou	Address: 28 & 30 FIGTREE CRESCENT	
Design: I Sousou	FIGTREE LOT 48 & 47 IN DP 17037	



Note: Use figured dimensions only. DO NOT SCALE. The builder shall verify all dimensions prior to actual commencement of any earthworks of building construction. These drawings shall be read in conjunction with any relevant Engineer's details and drawings. Illawarra Drafting accepts no responsibility for errors in construction or misinterpretation of drawings. All timber framing sizes shall comply with AS 1684 "Nation Timber Framing Code". All construction works shall comply with provisions of the Building Code of Australia. The roof style is diagrammatic only and need to be designed by roof manufacturer prior to construction, all roof framing and any required beams are to be specified by roof manufacturer.

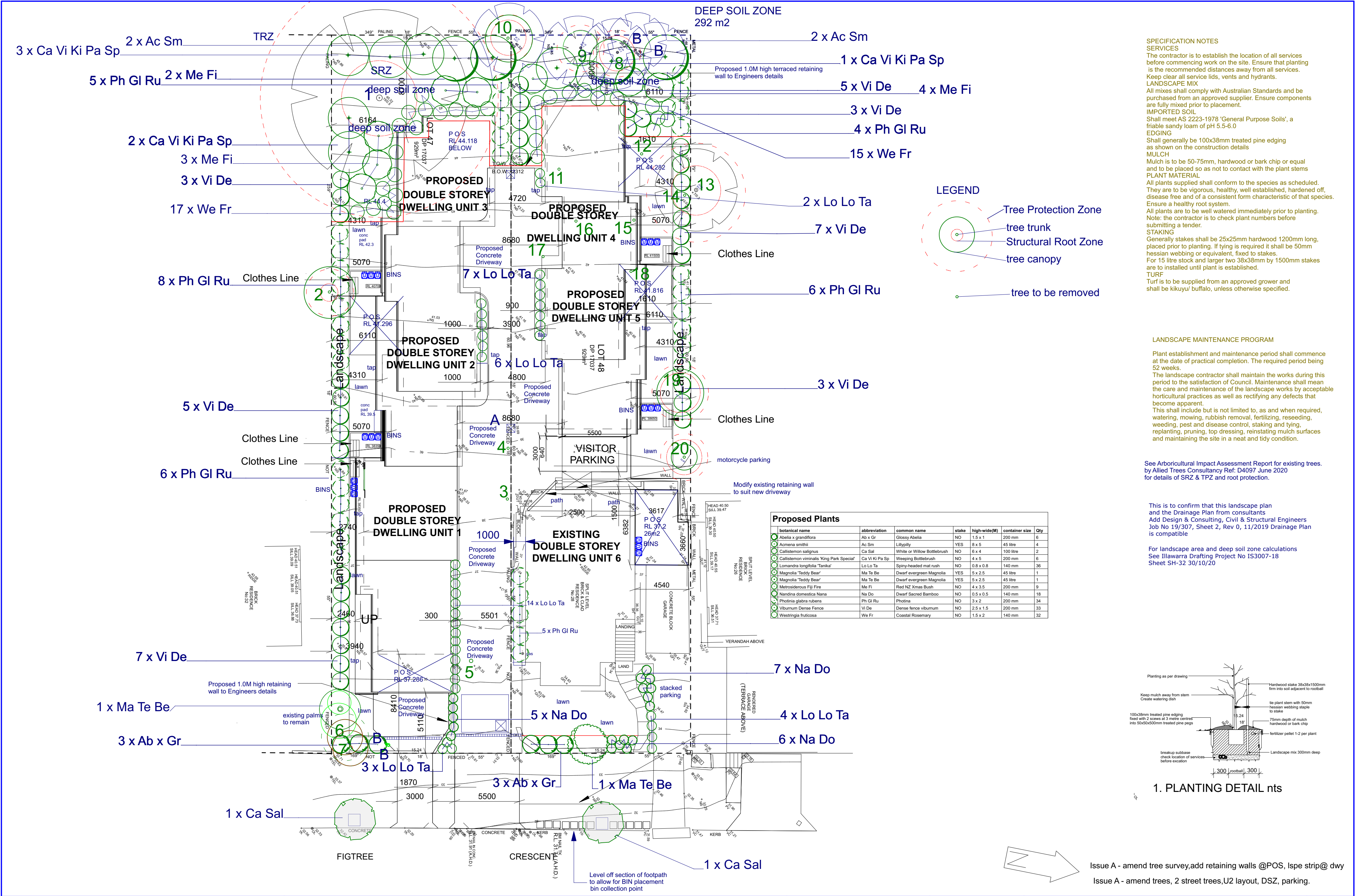
U4 & U5 Retaining walls

MOBILE: 0403 716 339
EMAIL: issasousou_@hotmail.com
ABN: 75 828 056 040

**Illawarra
Drafting**
A division of SF Business Group

PROPOSED FIVE UNIT DEVELOPMENT

Plan No: IS3007-18	Scale: 1:50 @ A3	Sheet No: SH40
Date: 28/01/2021	For:	
Drawn: I Sousou	Address: 28 & 30 FIGTREE CRESCENT FIGTREE LOT 48 & 47 IN DP 17037	
Design: I Sousou		



SPECIFICATION NOTES
SERVICES
The contractor is to establish the location of all services before commencing work on the site. Ensure that planting is the recommended distances away from all services. Keep clear all service lids, vents and hydrants.
LANDSCAPE MIX
All mixes shall comply with Australian Standards and be purchased from an approved supplier. Ensure components are fully mixed prior to placement.
IMPORTED SOIL
Shall meet AS 2223-1978 'General Purpose Soils', a friable sandy loam of pH 5.5-6.0
EDGING
Shall generally be 100x38mm treated pine edging as shown on the construction details
MULCH
Mulch is to be 50-75mm, hardwood or bark chip or equal and to be placed so as not to contact with the plant stems
PLANT MATERIAL
All plants supplied shall conform to the species as scheduled. They are to be vigorous, healthy, well established, hardened off, disease free and of a consistent form characteristic of that species. Ensure a healthy root system.
All plants are to be well watered immediately prior to planting.
Note: the contractor is to check plant numbers before submitting a tender.
STAKING
Generally stakes shall be 25x25mm hardwood 1200mm long, placed prior to planting. If tying is required it shall be 50mm hessian webbing or equivalent, fixed to stakes.
For 15 litre stock and larger two 38x38mm by 1500mm stakes are to be installed until plant is established.
TURF
Turf is to be supplied from an approved grower and shall be kikuyu/ buffalo, unless otherwise specified.

LANDSCAPE MAINTENANCE PROGRAM
Plant establishment and maintenance period shall commence at the date of practical completion. The required period being 52 weeks.
The landscape contractor shall maintain the works during this period to the satisfaction of Council. Maintenance shall mean the care and maintenance of the landscape works by acceptable horticultural practices as well as rectifying any defects that become apparent.
This shall include but is not limited to, as and when required, watering, mowing, rubbish removal, fertilizing, reseeding, weeding, pest and disease control, staking and tying, replanting, pruning, top dressing, reinstating mulch surfaces and maintaining the site in a neat and tidy condition.

See Arboricultural Impact Assessment Report for existing trees. by Allied Trees Consultancy Ref. D4097 June 2020 for details of SRZ & TPZ and root protection.

This is to confirm that this landscape plan and the Drainage Plan from consultants Add Design & Consulting, Civil & Structural Engineers Job No 19/307, Sheet 2, Rev 0, 11/2019 Drainage Plan is compatible

For landscape area and deep soil zone calculations See Illawarra Drafting Project No IS3007-18 Sheet SH-32 30/10/20

MASONRY NOTES:

- M1– All workmanship and materials shall be in accordance with AS3700.
M2– The design strength of masonry shall be:

Exposure Classification to AS3600	Brick Compressive Strength (MPa)	Brick Salt Resistance Grade	Durability Classification of Built In components	Mortar Mix	
				GP Portland Cement:Lime:Sand	f’c(MPa)
A1/A2	5	General Purpose	R3 (Galvanised)	1.0:1.0:6.0	2.8
B1	5			1.0:1.0:6.0	2.8
B2	5	Expose	R4 (Stainless)	1.0:0.5:4.5	2.8

- M3– All masonry walls supporting concrete slabs and beams shall have a slip joint comprising of two layers of galvanized steel in between the concrete and masonry.
M4– All masonry walls supporting or supported by concrete floors shall be have vertical joints located to match any control construction joints in the concrete.
M5– Do not construct any masonry walls on suspended slabs until the slab formwork has been stripped and de–propped.
M6– Non load bearing masonry walls shall be separated from concrete slab or beam above by 20 mm thick compressible filler.
M7– Provide vertical control joints at 8 meters maximum centers, and 4 meters maximum from corners in masonry walls, and between new & existing brickwork. The joint shall have expansion joint ties and suitably sealed with a mastic sealant.
M8– Masonry retaining wall are to be back filled with either of the following material:
–Coarse grained soil with low silt content
–Residual soil containing stones
–Fine silty sand
–Granular materials with low clay content

BLOCKWORK NOTES:

- B1– All workmanship and materials shall be in accordance with AS3700
B2– Reinforced concrete blockwork shall comply with the following, UNO:
–Blocks: Minimum 10 MPa unconfined compressive strength conforming to AS54455.
–Mortar: 1.0:1.0:6.0 ratio of cement : lime : sand : UNO
–Blocks shall be either 'H' or Double–U configuration.
–provide cleanout holes at the base of the wall & rod core holes to remove excess mortar
–Core filling shall be 20 MPa concrete with maximum 10mm aggregate size with a maximum slump of 180 ±20mm.
–Minimum cover of 50mm from the outside of the blockwork.
B3– Blockwork retaining walls are to be back filled with either of the following material:
–coarse grained soil with low silt content
–Residual soil containing stones
–Fine silty sand
–Granular materials with low clay content
B4– No admixtures shall be used to the mortar mix or the core fill mix without prior written consent from the engineer.
B5– Provide vertical joints at 10m max centres generally and 5m max from corners or as specified in the BCA
B6– Provide cleanout holes at base and rod core holes to remove protruding mortar.
B7– Core filling concrete to be F’c= 20 MPa Slump= 200mm, Aggregate= 10mm
B8– Grout shall be placed in lifts of 1200mm Max, compact with poker vibrator, allow time to settle between lifts.
B9– Flexible masonry anchors must be in at every fourth (4h) course.
B10– Wall ties to be built in a flexed to the timber frame 200 side of the Expansion Joint at every (3rd) course.
B11– Site maintenance is the responsibility of the home owner.

TIMBER NOTES:

- T1– All timber design, construction and material to be to AS1720.1 and AS1720.2.
T2– AS1684 shall be applied to domestic construction in sheltered locations.
T3– Softwood to be minimum grade F7 or MGP10 U.N.O. Hardwood to be minimum grade F11.
T4– All bolts in timber construction to be minimum M16 U.N.O. Bolt holes to be drilled exact size. Washers under heads and nuts to be at least 2.5 times bolt diameter.
T5– Timber dimensions on the finished width and thickness to be:
Seasoned Softwood +5, –0mm
Unseasoned Softwood >F7+3, –3mm
less than or equal to F7+2, –4mm
Seasoned Softwood +2, –0mm
Unseasoned Softwood +3, –3mm (see also clause 1.6.2 in AS2082)
T6– All timber joint and notches are to be 100mm minimum away from loose knots, severe sloping grain, gum veins or other minor defects.

STRUCTURAL STEEL NOTES:

- S1– All Work and Materials to be in accordance with AS 4100
S2– Unless noted otherwise
a.Use 10mm thick gusset, fin and end plates welded all round.
b. All welds 6mm continuous fillet.
c. All bolts are to be 20 mm dia. UNO
d. All bolts including holding down bolts are to be hot dip galvanised.
e. All fillet welds to be category GP UNO
f. Butt weld all flanges at end plates and at all mitre cuts.
Butt weld all stiffener plates to flanges only.
g. All connections to have a minimum of 2 bolts.
h. Studs fabricated to AS1554.2
All shear studs (composite slab to steel) grade 410 MPa.
All threaded studs (steel to steel) grade 380 MPa.
S3– Butt welds where shown on drawings shall be complete penetration butt welds to AS1554.
S4– Bolting categories are identified on the drawings in the following manner.
4.6/S Commercial bolts of grade 4.6 snug tightened.
8.8/S high strength bolts of grade 8.8 snug tightened.
8.8/TB high strength bolts of grade 8.8 fully tensioned to AS4100 as a bearing type joint.
8.8/TF high strength bolts of grade 8.8 fully tensioned to AS4100 as a friction type joint with facing surfaces left uncoated.
Note: Grade 8.8 bolts are NOT to be welded.
S5– Chip all welds free of slag.
S6– Provide temporary bracing to maintain stability of steelwork during construction.
S7– Do not grout under base plates until first level steelwork is plumb and fixed by welding or bolting.
S8– All Structural Steel shall have a surface treatment in accordance with AS2312:2002. Generally internal steel should be wire brush cleaned and painted with a suitable paint. External steel should be galvanised or applied with a suitable paint in accordance with manufactures specification (usually sand blast clean surface treatment) and guaranteed for a minimum of 10 years.
S9– Concrete encased steelwork shall be wrapped with WS wire @ 150 centres with min 50 cover U.N.O.
S10– The contractor shall provide all cleats and drill all holes necessary for fixing members whether detailed on plans or not.
S11– All holding down bolts shall be hot dip galvanized.Other bolts to receive same surface treatment as adjacent steelwork.
S12– Minimum yield stress of steel beam/columns is 300 MPa.
S13– All external beams and columns must be hot dip galv.

FRAMING AND BRACING NOTES:

- TF1– Roof – Diagonal speed bracing throughout roof, screw fix to each purlin and securely fasten to top plate/beam at ends.
TE2– Stud walls – Strap top & bottom plate to a minimum of every second stud secure floor plate to slab below with M12 anchors or secure every second stud to floor bearers below
TF3– Masonry walls – Fasten top plate to brickwork using roof straps similar to brunswick mfa22 at a minimum of 1200mm spacing anchored 10 courses down. Provide straps each side of all openings provide additional hold downs as detailed
TF4– Vertical bracing – Provide vertical bracing in accordance with AS1684, provide additional vertical bracing where shown and as detailed on these drawings.

DRAINAGE NOTES:

- D1– All levels are in (m) and to AHD Datum.
All levels are shown as spot levels and/or contours.
D2– Runoff is calculated using Rational Formula with time of concentration of 5 min. and 100 year ARI. Rainfall Intensity is 308 mm/hr.
D3– Drainage design complies with AS3500.
D4– All drainage pipes are to be min. 100 mm dia. with min. 1% fall UNO.
D5– Ensure all drainage pipeline have min. 100 mm cover from the top of the pipe to the finished ground level or to the underside of the concrete driveway.
Any pipelines that have less than 100mm cover to the underside of the concrete driveway/slab must be galvanized steel pipeline.
D6– Basix commitments shall be complied with for both the rainwater tank size and connection of dp to the tanks ensuring minimum area of roof is connected to the rainwater tank as specified in Basix certificate.
D7– OSD (Onsite Detention Basin) Where provided shall be kept clean of all rubbish and green waste that may fall into the basin. The basin should be checked by the owner every 6 months by removing the lockable grate and cleaning and checking both parts of the basin. pipes should never be allowed to be blocked.
D8– Overflow pipes form the rainwater tanks are to be connected into the stormwater system
D9– Finished surface levels are shown as 45.25
D10– Charged pipeline from down pipes (dp) to rainwater tank are shown as _____ . _____ . _____
D11– Pipelines from rainwater tanks, pits, OSD etc. which are discharging into Council stormwater system or watercourse are shown as. _____ —————

POOL NOTES:

- P1– 1. All pool fences and gates to be installed is per BCA requirements.
P2– 2. All pool fences and gates must isolate the pool room the dwelling and other structures.
P3– 3 No doors can open into the pool area.
P4– 4.All windows that open into the pool area must have Crimsafe mesh installed to prevent entry and comply with AS1926.1–2007.
P5– 5. If a boundary fence is used as a pool fence. it must have a minimum height of 1.8m.
P6– 6. provide minimum 900mm no climb zone around pool boundary fence inside and out.
P7– 7. The filter box is to be minimum 900mm from boundary fence and housed in a sound proof enclosure.

AMENDMENTS COPYRIGHT ©	ADD DESIGN & CONSULTING CONSULTING CIVIL – STRUCTURAL ENGINEERS P.O. Box 4058 Shellharbour NSW 2529 e: anthonydragovic@gmail.com Mobile (0401) 478 254	DESIGNED A.D.D.	CODE treed.dwg
		DRAWN S.A.H.	DATUM A.H.D
		CHECKED	SCALE 1:100
		DATE 11/2019	SHEET 1 OF 7
		JOB No. 19/307	REVISION 2

DRAINAGE PLAN FOR
28 & 30 FIGTREE CRESCENT
FIGTREE

Pit A:
450mm square pit.
Inv. R.L. 41.84 AHD
Surface R.L. 42.29 AHD

Pit B:
450mm square pit.
Inv. R.L. 38.33 AHD
Surface R.L. 38.78 AHD

Roof gutter and downpipes have been designed for 100 year ARI 5 min. tc of 308mm/hr. Downpipes to be min. 150mm dia. PVC pipe downpipes as shown. Roof gutter to be 200mm dia. half round gutter with min. cross sectional area. Gutter slope of 1:500 or steeper.

100mm dia. pipe
● 14.9% fall to Pit B.

Motorcycle parking

I.S.G.
DP 851560

CRESCENT

Upstream flow

320 m² of upstream stormwater will flow through the OSD pit and has been included in the OSD tributary area.

DEEP SOIL ZONE

PROPOSED UNIT 4
Ground Floor R.L. 42.058 AHD
First Floor R.L. 44.798 AHD
Upper Floor R.L. 47.838 AHD
Garage R.L. 41.050 AHD

PROPOSED UNIT 5
Ground Floor R.L. 39.592 AHD
First Floor R.L. 42.332 AHD
Upper Floor R.L. 45.372 AHD
Garage R.L. 38.700 AHD

EXISTING DOUBLE STOREY DWELLING UNIT 6
Provide 100mm high kerb to direct water to OSD pit.

Pit A

100mm dia. pipe
● 16.4% fall to Pit B.

Pit B

150mm dia. pipe
● 30% fall to Pit B.

PROPOSED UNIT 3
Ground Floor R.L. 41.764 AHD
First Floor R.L. 44.504 AHD
Upper Floor R.L. 47.544 AHD
Garage R.L. 40.75 AHD

PROPOSED UNIT 2
Ground Floor R.L. 39.072 AHD
First Floor R.L. 41.812 AHD
Upper Floor R.L. 44.852 AHD
Garage R.L. 38.400 AHD

PROPOSED UNIT 1
Ground Floor R.L. 34.646 AHD
First Floor R.L. 37.386 AHD
Garage R.L. 33.980 AHD

Q = 51.18 l/s
2/150mm dia. sewer grade UPVC pipe ● 1.0% fall.
Inv. R.L. 31.66 AHD
Connection to kerb must be hot dip galv. RHS mild steel weephole shaped to suit kerb profile.

3.8x3.6x0.83m deep OSD tank
Vol. = 11.20m³
Inv. R.L. 31.75 AHD
Lid. R.L. 32.68 AHD
Drainage grate (Weir) - R.L. 32.58 AHD

OSD Tributary area shaded

150mm dia. pipe
● 20.4% fall to OSD.

28 & 30 Figtree Crescent Figtree Site Details:
Combined site area = 1858 m²
Existing impervious area = 205 m²
Proposed impervious area = 1000 m²
OSD is required as the increase in impervious area is greater than 100 m².

— Charged pipeline
— Proposed pipeline
dp - Proposed downpipe

NOTES:

All levels and dimensions are in (m) U.N.O.
Runoff is calculated using Rational Formula with time of concentration of 5 min. and 100 year ARI. Rainfall intensity is 308 mm/hr.
Existing levels are shown as contours.
Drainage design complies with AS3500.

CONCEPT DRAINAGE PLAN

All drainage pipelines are min. 100mm dia. ● 1% fall. U.N.O.

Ensure all drainage pipelines have min. 100mm cover from the top of the pipe to the finished ground level or to the underside of the concrete driveway. Any pipelines that have less than 100mm of cover to the underside of the concrete driveway/slab must be galv. steel pipelines.

AMENDMENTS COPYRIGHT ©	ADD DESIGN & CONSULTING CONSULTING CIVIL - STRUCTURAL ENGINEERS P.O. Box 4058 Shellharbour NSW 2529 e: anthonydragovic@gmail.com Mobile (0401) 478 254		DESIGNED A.D.D.	CODE treed.dwg
			DRAWN S.A.H.	DATUM A.H.D
			CHECKED	SCALE 1:250
			DATE 11/2019	SHEET 2 OF 7
			JOB No. 19/307	REVISION 2

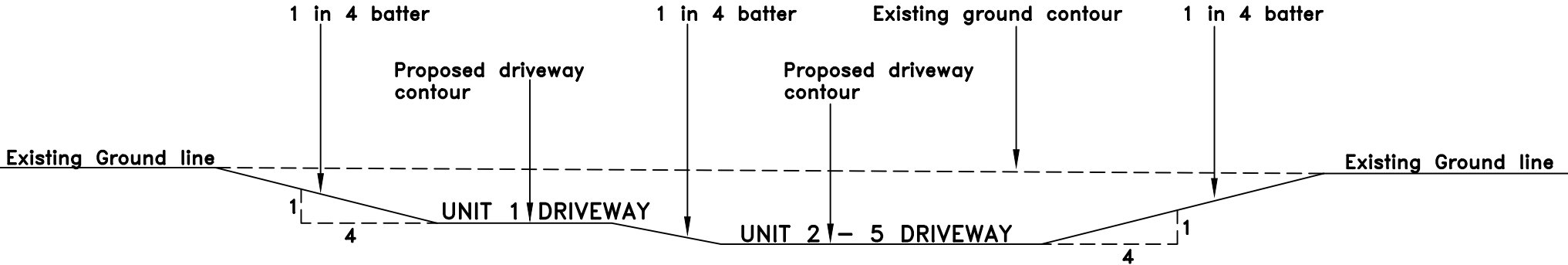
FIGTREE

OSD – DATA & CALCULATIONS

File		FACTORS	VALUE
Site Area (m ²)	1858	F1 ₅	1.052
Tributary Area (m ²)	1320	F1 ₁₀₀	1.041
Existing Impervious Area (m ²)	205	F2	1.110
Developed Impervious Area (m ²)	1000	I ₁ ⁵⁰	100
STEP 1			
PSD ₅ (=F1x F2x2.67xArea/10000xI ₁ ⁵⁰) (l/s)	41.12		
PSD ₁₀₀ (=F1x F2x4.67xArea/10000xI ₁ ⁵⁰) (l/s)	71.19	STEP 1	
SSR ₅ (=F3x F4x2.25xPSD ₅ /F2) (m ³)	8.43	F3	0.168
SSR ₁₀₀ (=F3x F4x2.25xPSD ₁₀₀ /F2) (m ³)	14.59	F4	0.602
STEP 2			
PSD ₅ (=F2x2.67xArea/10000xI ₁ ⁵⁰) (l/s)	39.09		
PSD ₁₀₀ (=F2x4.67xArea/10000xI ₁ ⁵⁰) (l/s)	68.37	STEP 2	
SSR ₅ (=F3x F4x2.25xPSD ₅ /F2) (m ³)	2.22	F3	0.047
SSR ₁₀₀ (=F3x F4x2.25xPSD ₁₀₀ /F2) (m ³)	3.89		

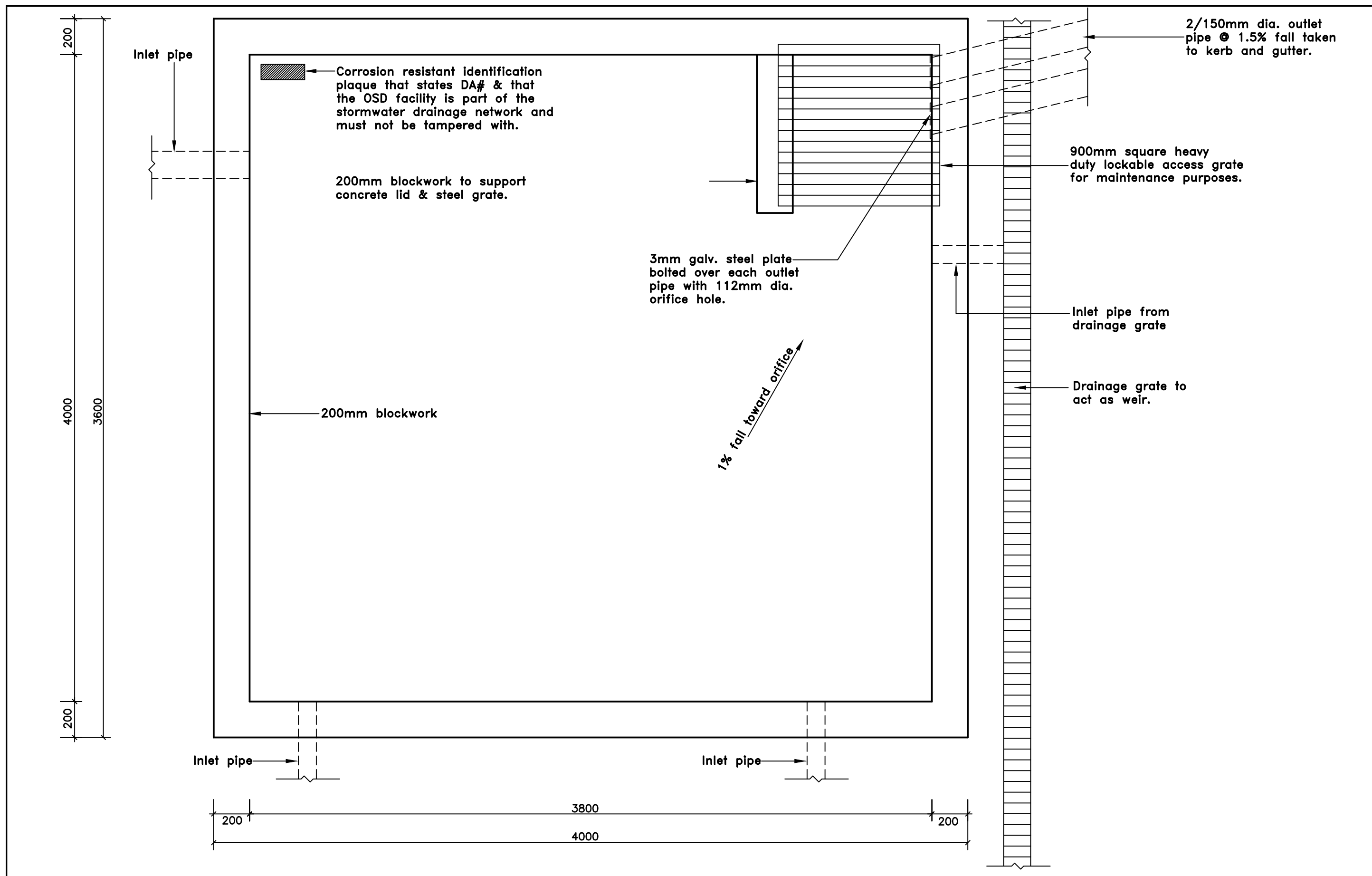
ORIFICE PLATE	VALUE	
Q = C A √(2gh) ¹ (l/s)	39.09	PSD ₅
C	0.6	
A = Area (sq. mm) => dia.	2 x 9847	Adopt 112mm dia. orifice plate over each outlet pipe.
5 year head (mm)	–	Q = 2 x 19.09 l/s
100 year head (mm)	–	Q = 2 x 25.59 l/s
WEIR FLOW		VALUE
Q (l/s)	17.19	68.37 – 51.18 = 17.19
HW (mm)	15	
L (mm)	5700	
C	1.7	
Q = CLH ^{1.5}	17.80	OK

FINAL SSR (STEP1–STEP2)	VALUE	
SSR ₅ (= 8.43 – 2.22) (m ³)	6.21	Final SSR is STEP 1 – STEP 2.
SSR ₁₀₀ (= 14.59 – 3.89) (m ³)	10.70	
FINAL PSD		
PSD ₅ (=F2x2.67xArea/10000xI ₁ ⁵⁰) (l/s)	39.09	Final PSD is PSD for STEP 2.
PSD ₁₀₀ (=F2x4.67xArea/10000xI ₁ ⁵⁰) (l/s)	68.37	



PROPOSED DRIVEWAY BOUNDARY SECTION
Scale 1:100

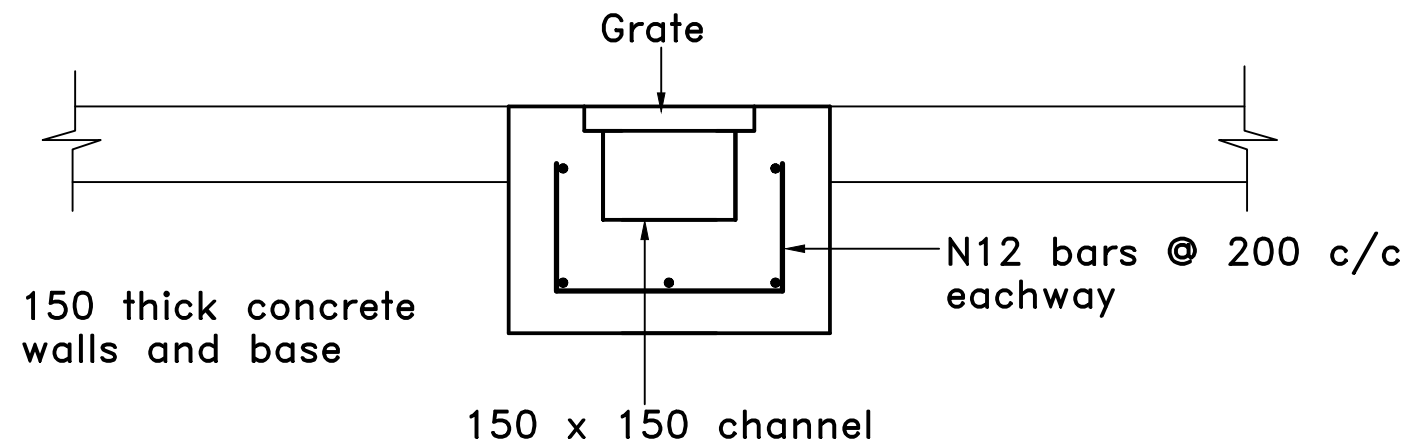
AMENDMENTS COPYRIGHT ©	ADD DESIGN & CONSULTING CONSULTING CIVIL – STRUCTURAL ENGINEERS P.O. Box 4058 Shellharbour NSW 2529 e: anthonydragovic@gmail.com Mobile (0401) 478 254		DESIGNED A.D.D.	CODE treed.dwg
			DRAWN S.A.H.	DATUM A.H.D
			CHECKED	SCALE 1:100
			DATE 11/2019	SHEET 3 OF 7
			JOB No. 19/307	REVISION 2



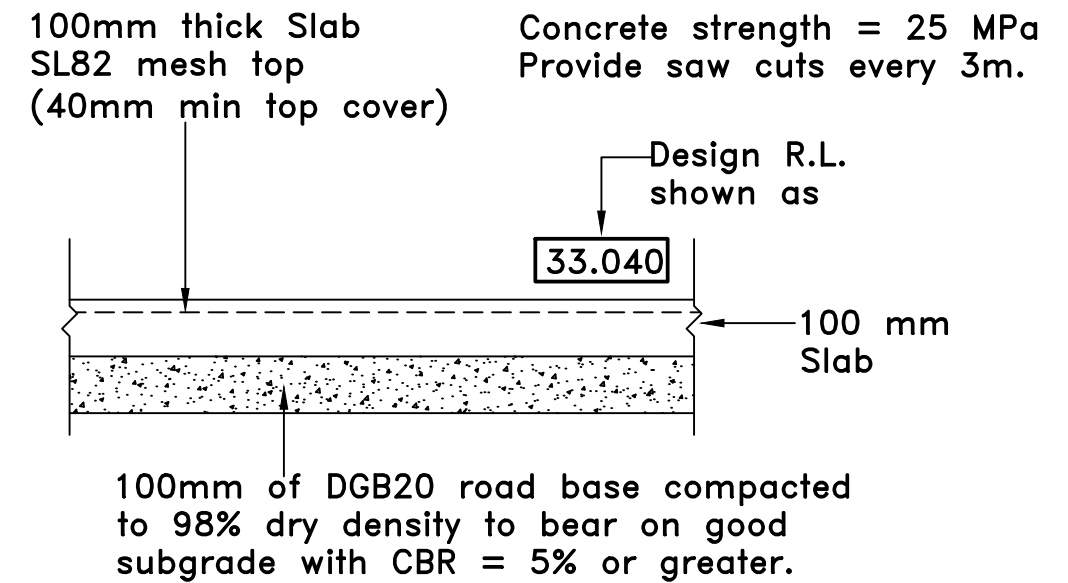
Maintenance Schedule
 The detention basin must be kept clean of all rubbish and greenwaste that may fall into the basin. The basin should be checked by the owner every 6 months by removing the lockable grate and cleaning/checking both parts of the basin. The pipes should never be allowed to be blocked.

OSD PIT PLAN Scale 1:20

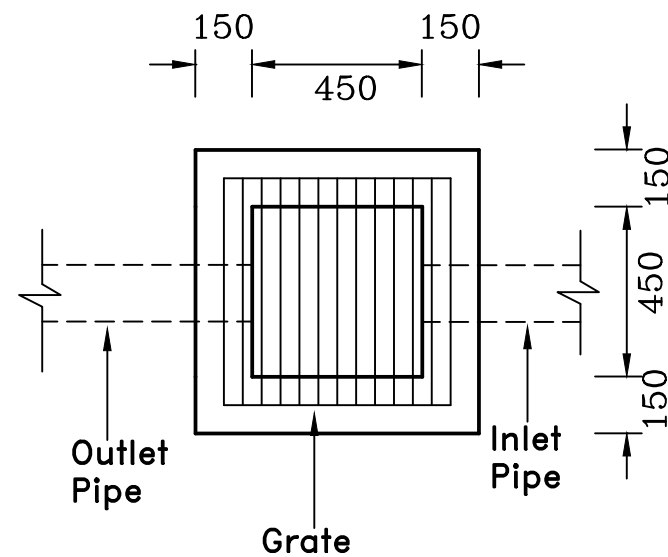
AMENDMENTS COPYRIGHT ©	ADD DESIGN & CONSULTING CONSULTING CIVIL – STRUCTURAL ENGINEERS P.O. Box 4058 Shellharbour NSW 2529 e: anthonydragovic@gmail.com Mobile (0401) 478 254		DESIGNED A.D.D.	CODE treed.dwg
			DRAWN S.A.H.	DATUM A.H.D
			CHECKED	SCALE 1:100
			DATE 11/2019	SHEET 4 OF 7
			JOB No. 19/307	REVISION 2



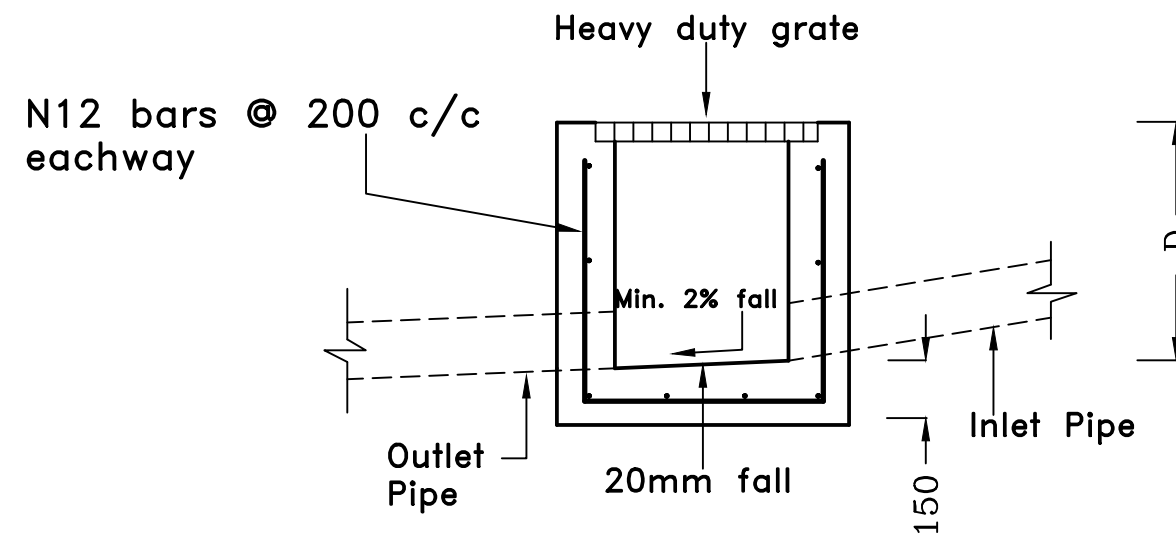
GRATE DETAIL



ENGINEER DESIGNED PAVEMENT DETAIL



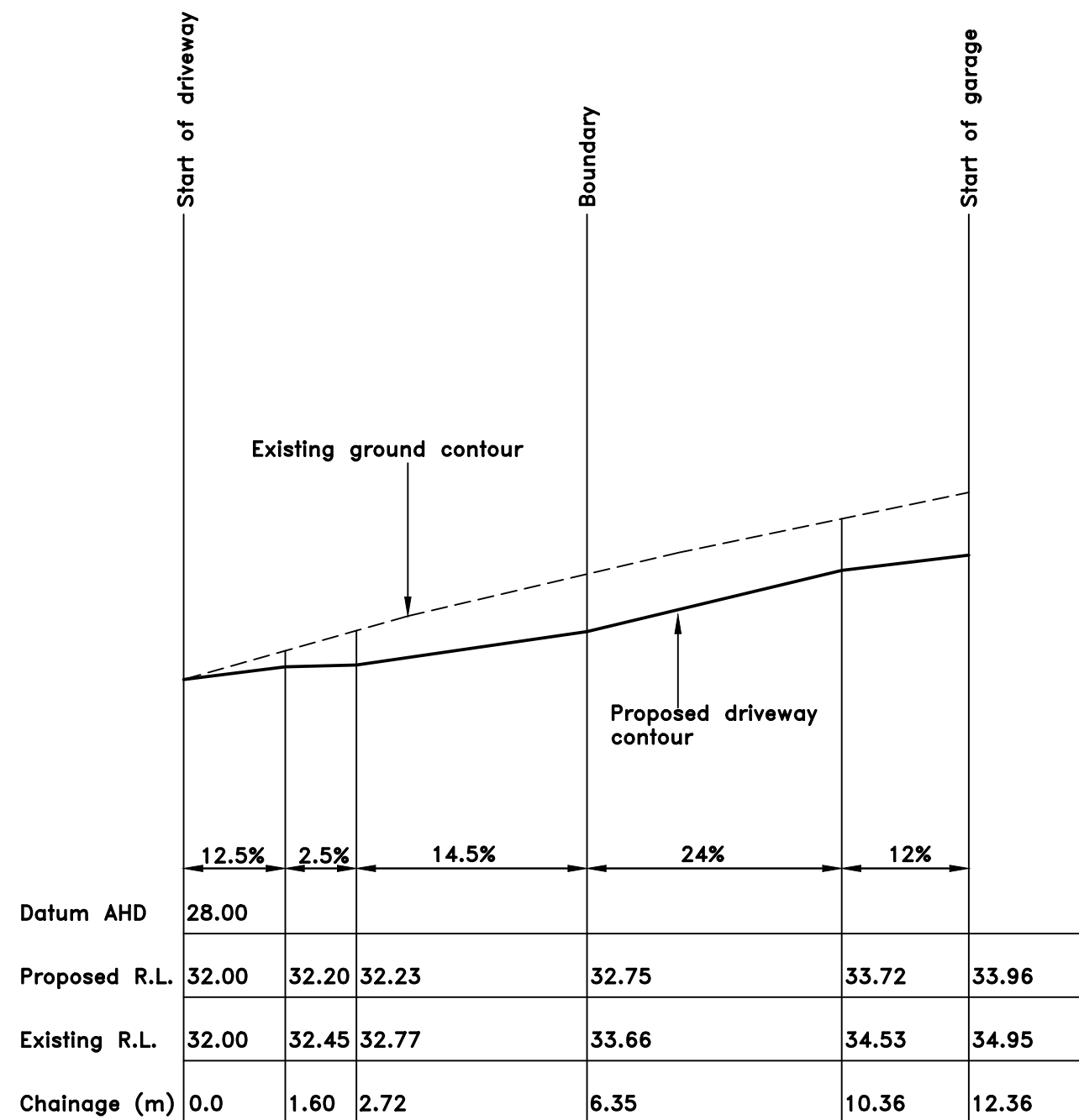
450mm SQUARE PIT PLAN
Scale 1:20



450mm SQUARE PIT SECTION
Scale 1:20

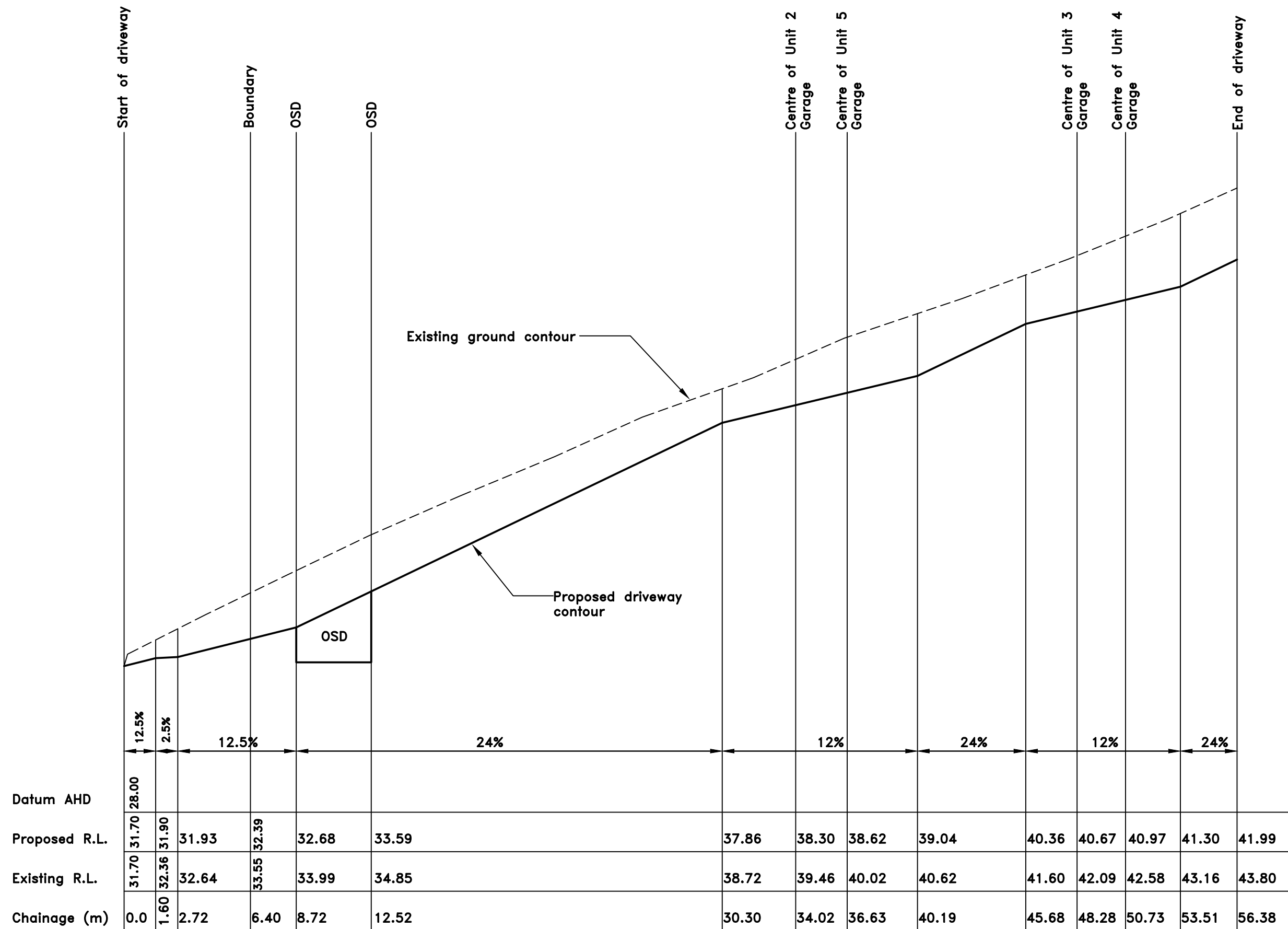
AMENDMENTS COPYRIGHT ©	ADD DESIGN & CONSULTING CONSULTING CIVIL - STRUCTURAL ENGINEERS P.O. Box 4058 Shellharbour NSW 2529 e: anthonydragovic@gmail.com Mobile (0401) 478 254		DESIGNED A.D.D.	CODE treed.dwg
			DRAWN S.A.H.	DATUM A.H.D
			CHECKED	SCALE 1:20;1:10
			DATE 11/2019	SHEET 5 OF 7
			JOB No. 19/307	REVISION 2

DRAINAGE PLAN FOR
28 & 30 FIGTREE CRESCENT
FIGTREE



UNIT 1 – DRIVEWAY LONG SECTION
Horizontal Scale 1:100
Vertical Scale 1:100

AMENDMENTS COPYRIGHT ©	ADD DESIGN & CONSULTING CONSULTING CIVIL – STRUCTURAL ENGINEERS P.O. Box 4058 Shellharbour NSW 2529 e: anthonydragovic@gmail.com Mobile (0401) 478 254		DESIGNED A.D.D.	CODE treed.dwg
			DRAWN S.A.H.	DATUM A.H.D
			CHECKED	SCALE 1:100
			DATE 11/2019	SHEET 6 OF 7
			JOB No. 19/307	REVISION 2



UNIT 2, 3, 4, 5 – DRIVEWAY LONG SECTION
Horizontal Scale 1:200
Vertical Scale 1:100

AMENDMENTS COPYRIGHT ©	ADD DESIGN & CONSULTING CONSULTING CIVIL – STRUCTURAL ENGINEERS P.O. Box 4058 Shellharbour NSW 2529 e: anthonydragovic@gmail.com Mobile (0401) 478 254		DESIGNED A.D.D.	CODE treed.dwg
			DRAWN S.A.H.	DATUM A.H.D
			CHECKED	SCALE 1:100;1:200
			DATE 11/2019	SHEET 7 OF 7
			JOB No. 19/307	REVISION 2

Attachment 2 – Site Photos



















































Attachment 3: WDCP 2009 compliance table

CHAPTER A1 – INTRODUCTION

The development has been assessed against the relevant chapters of WDCP 2009 and compliance tables can be found at Attachment 4 to this report.

The proposal seeks variations to WDCP 2009 Chapter B1 part 5.4 side and rear setbacks. The variation requests are discussed below:

Chapter B1: Residential Development

Part 5.4 side and rear setbacks

Part 5.4 of Chapter B1 of WDCP 2009 requires multi dwelling housing to provide a minimum side setback of 0.8 x ceiling height. The subject proposal seeks consent for reduced side setback for Unit 1. As such the development is non-compliant with the controls of this clause.

Control	Comment
1. The variation statement must address the following points:	
a) The control being varied; and	The applicant's variation request statement at Attachment 4 identifies the control being varied as 5.4 of Chapter B1 of WDCP 2009.
b) The extent of the proposed variation and the unique circumstances as to why the variation is requested; and	The proposed side setbacks on the southern side boundary of Unit 1 are; - <u>Ground floor:</u> 2.816m required; 2.460m proposed - <u>Upper floor</u> 4.04m required; 3.940m proposed The proposal seeks consent for a minor variation to the side setbacks. Clause 5.4.2(4) indicates that Council may consider a variation where the siting of the building satisfies the setback objectives, windows which are located on the side or rear boundary are primarily provided for natural light or ventilation purposes; the amenity of the adjoining property is not unreasonably affected; and the design will result in a significant improvement in amenity for residents who will occupy the proposed dwelling. It is considered that the variation to the side and rear setback can be supported in this circumstance for the following reasons: • The ground floor setback is to the garage and therefore will not impact on overshadowing, privacy and overlooking of the adjoining property. • The upper floor wall is not a solid wall and consists of horizontal louvers for privacy screening to the balcony area which will allow some light to pass through and break up the shadow that is casted.

	Although the numerical requirements have not been strictly met in this circumstance it is considered that the objectives of the clause have been met ensuring minimal impact on the street scene and on the amenity of the adjoining dwellings.
c) Demonstrate how the objectives are met with the proposed variations; and	The objectives of the control are as follows: <i>To provide adequate setbacks from boundaries and adjoining dwellings to retain privacy levels, views, sunlight and daylight access and to minimise overlooking.</i> <i>To provide appropriate separation between buildings to achieve the desired urban form.</i> <i>To optimise the use of land at the rear of the property and surveillance of the street at the front of the property.</i> <i>To minimise overshadowing of adjacent properties and private or shared open space.</i> The applicant has provided a site analysis which includes nearby properties and the streetscape and has stated the development is consistent with the above objectives. <u>Council comment:</u> The development is not considered to be inconsistent with the above objectives. The
d) Demonstrate that the development will not have additional adverse impacts as a result of the variation.	<u>Council comment:</u> The proposed development is not considered to result in adverse impacts as a result of the variation.
<u>Comment:</u> The requested variation is considered capable of support.	

CHAPTER A2: ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

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

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

4.0 General Residential controls

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
4.12 Site Facilities	The proposal has adequate area for the provision of the site facilities for the development.	Yes
4.13 Fire Brigade Servicing	Established neighbourhood with existing fire brigade servicing.	Yes
4.14 Services	The site is already serviced.	Yes
4.15 Development near the coastline	The site is not located near the coastline.	Yes
4.16 View sharing	It is considered the proposal will not adversely impact significant views from public places and/or adjoining/nearby properties.	Yes
4.17. Retaining walls	Compliant retaining walls are proposed.	Yes
4.18 Swimming pools and spas	No swimming pools or pas are proposed.	N/A
4.19 Development near railway corridors and major roads	The site is not located near a railway corridor or major road.	N/A

5.0 Attached dwellings and multi -dwelling housing

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>5.1 Minimum Site Width Requirement</u>	The site has a width of 30.48metres and exceeds the minimum 18m width requirement.	Yes
<u>5.2 Number of Storeys</u>	The site is located in a R2 zone and allows a maximum of 2 storeys. The final design of the proposed development does have a three (3) storey appearance when viewed internal to the site. However under WLEP 2009 a basement is defined as the space of a building where the floor level of that space is predominantly below ground level (existing) and where the floor level of the storey immediately above is less than 1 metre above ground level (existing). Submitted plans indicate that the subfloor laundry and storage areas do not exceed 1m above existing ground level therefore the proposal does not exceed 2 storeys. The applicant has proposed two (2) storey dwellings with basement levels. • It is considered that the proposed development will have minimal impact on the streetscape and the natural setting of the area. The proposed dwellings are separated by distance and roof form from each other and the existing dwelling on the relatively large site. This separation of the buildings is consistent with the built environment of the adjacent and surrounding land. • The proposed development will have minimal impact on the adjoining dwellings in terms of overlooking for the following reasons: - The upper level windows are highlight, bedroom and bathroom windows. - All Units present as double storey dwellings on the northern and south eastern elevations to the adjoining properties. - Reasonable setbacks have been maintained to the side boundaries. • The proposed development will have minimal impact on the adjoining dwellings in terms of overshadowing for the following reasons: - Reasonable setbacks have been proposed to the site boundaries. - Reasonable separation distances have been maintained between the proposed dwellings and the adjoining dwellings.	Yes

- Reasonable building heights have been proposed and are below the 9m maximum building height.
- The proposal complies with bulk and scale controls.
- The proposed dwelling has been designed to be sympathetic to and address site constraints.
- It is considered that the building character and form of the proposed dwelling is reasonable in this circumstance. There are dwellings of similar bulk and scale within the immediate vicinity of the subject site.

It is considered that the objectives of the clause have been met ensuring minimal impact on the street scene and on the amenity of the adjoining dwellings.

5.3 Front Setbacks

A minimum building setback to Figtree Crescent of 7 metres on the lower level of Unit One.
The upper storey is setback 5.11 metres to the balcony.

Yes

5.4 Side and Rear Setbacks

- 0.8 x ceiling height min
- 1.0 x ceiling height where balconies or windows of living areas face the rear or side boundary at first floor level.

Side setbacks are achieved; however, a variation is sought for the side setbacks of Unit 1 and discussed in Section A1. The variation is considered acceptable in this instance.

No -refer to considerations at Chapter A1 above

Note: Eastern GF setback is to courtyard

Unit 1	required	provided
South GF	2.816m	2.46m
South FF	4.04m	3.94m

Unit 2	required	provided
South GF	3.554m	4.31m
South FF	5.5512m	6.11m
South UF	4.504m	5.07m

Unit 3	required	provided
South GF	3.704m	4.310m
South FF	5.5712m	6.164m
South UF	4.239m	6.164m

Unit 4	required	provided
North GF	3.4304m	4.310m

South FF	5.99m	6.110m
South UF	4.130m	6.110m
Unit 5	required	provided
North GF	4.303m	5.070m
South East FF	3.623m	4.310m
South East UF	5.592m	6.110m

5.5 Building Character and Form

Unit 1 presents as a double storey dwelling to Figtree Crescent. The family room at first floor level provides access to the balcony area which overlooks the street. Yes

The proposed dwelling frontages for Unit 1 address Figtree Crescent. The entries to Units 2, 3, 4 and 5 have been oriented to address the right of way. Unit 5 is predominantly screened from Figtree Crescent by the existing dwelling to be retained on the subject site.

Garages proposed on the front elevation of Unit 1 have been articulated from the front façade. The basement level is not visible from the streetscape. The existing dwelling to remain on the subject site will remain unchanged.

The dwellings incorporate a range of features, materials and finishes. The combination of landscaping together with materials and finishes at ground floor ensure that the basement car park entry and podium is articulated to provide visual interest to the streetscape. The proposal is considered to satisfy the built form requirements

5.6 Access/Driveway Requirements

The subject site has one street frontage. Yes

A separate driveway crossover is proposed for Unit 1 which is oriented towards Figtree Crescent. A second driveway crossover is oriented towards Figtree Crescent and provides access to the basement levels of Units 2 – 5.

The existing driveway to the existing dwelling will remain. This totals 3 access points.

The access driveway for Units 2 - 5, whilst straight, is not excessive in length and adequate manoeuvring for forward egress, the access is considered satisfactory.

Landscaping is provided to soften the presentation and provides some separation between the driveway and adjoining dwellings.

The driveway is setback in excess of 2.5m from any side property boundary. There is adequate

manoeuvring area for the vehicles to enter and exit in a forward direction.

The application has also been reviewed by Council's Development Engineering Officer and no objections were raised subject to recommended conditions.

<u>5.7 Car Parking Requirements</u>	All resident car parking spaces are located behind the building line within garages. Each unit is provided with a double garage. A single visitor car space and motorcycle space is located forward of Unit 5 and screened by the existing dwelling, Unit 6. Total Carparking Required and provided: 11 spaces, which includes 2 spaces for each unit and a visitor space. All five units are provided with a two car garage. 10 x spaces in total 1 x Visitor Car space 1 x Motorcycle Space Bicycle –provided	Yes
Required Parking: <u>Required:</u> Units 1- 5 < 110m² : 2 parking spaces each Visitors Carparking Required: 1 Car parking must be located behind the building setback and be screened from view with well-designed structures and vegetation.	The proposed development will have no impact on the existing parking arrangement for the existing dwelling to be retained, Unit 6 which allows for parking in the single garage with the ability to park an additional car off street in the driveway. Council's Development Engineering Officer has raised no objections to the proposed car parking. The proposed development satisfies the objectives of Council's Car Parking Requirements controls and policies.	
<u>5.8 Landscaping Requirements</u> 1. A minimum of 30% of the total site area must be provided as landscaped area. Any landscaped area on the site which is less than 1.5 metres in width is not included within the landscaped area calculations. Any landscaped or grassed areas within the front setback area will be	Landscaped area: Proposed: 36% (665.96m² / 1858m²) 1.5 metre wide landscaping bed is provided along both side boundaries of the site and screen planting will provide privacy to residents and neighbouring properties. Council's Landscape officer has reviewed the proposal and has provided a conditionally satisfactory referral response.	Yes

included in the landscaped area calculations.

The required landscaped area must include a minimum 1.5 metre wide landscaping bed, which is provided along the side and rear boundaries of the site.

5.9 Deep Soil Planting

- A minimum of half of the landscaped area (i.e. 15% of the site) must be provided as a deep soil zone, where the deep soil zone is not located at the rear of the site.
- The deep soil zone may be located in any position on the site, other than forward of the building line, subject to this area having a minimum dimension of 6m.
- No structures, basement car parks, driveways, hard paving, decks, balconies or drying areas are permitted within the deep soil zone.
- The deep soil zone shall be densely planted with trees and shrubs.

A compliant area of deep soil zone is located across the rear of the site and has a depth of 6 metres.

Deep Soil Zone: 270m²

Council's Landscape officer has reviewed the proposal and has provided a conditionally satisfactory referral response.

Yes

5.10 Communal Open Space

Communal open space is required for developments with more than 10 dwellings. The proposal is for 5 dwellings.

N/A

5.11 Private Open Space

- The courtyard or terrace must have a minimum dimension of 4 metres x 5 metres

An area of private open space has been provided for each unit accessible from the combined dining/family room.

Each of the proposed POS areas meets the minimum dimension (5mx4m) and are separated from side and rear boundaries by a minimum 1.5m.

The primary private open area of at least 70% of the dwellings within a multi dwelling housing development must receive a minimum of three

Yes

		hours of direct sunlight between 9.00am and 3.00pm on June 21.	
<u>5.12 Solar Access Requirements</u>	The proposed development will have minimal impact on adjoining properties in terms of Solar Access as reasonable setbacks and building heights have been maintained. The units have been oriented on the lot so as to maximise the amount of sunlight received by the living areas and private open space. It is considered that the proposed development can receive a reasonable amount of sunlight to private open space areas. Submitted shadow diagrams for June 21 are considered satisfactory when the effects of the topography and existing mature vegetation in the immediate locality are taken into account.	Yes	
<u>5.13 Additional Control for Multi Dwelling Housing - Dwelling Mix and Layout</u>	This is control is applicable for development with 10 or more dwellings therefore not applicable for this proposal.	N/A	
<u>5.14 Additional Control for Multi Dwelling Housing - Adaptable Housing</u>	Adaptable housing is required where there are 6 or more dwellings in the development. The proposal comprises of 5 dwellings and such adaptable housing is not required.	N/A	
<u>5.15 Additional Control for Multi Dwelling Housing – Crime Prevention through Environmental Design</u>	The proposed development satisfies the objectives of Council's Crime Prevention Through Environmental Design controls and policies in this circumstance, minimising areas for entrapment and concealment. See chapter E2 comments below.	Yes	

CHAPTER B2 – RESIDENTIAL SUBDIVISION

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>5 Topography, Landform Conservation, Cut and Fill</u>	It is considered that the proposed subdivision takes into account the site constraints and will have minimal impact on the significant features of the site in this circumstance. Earthworks associated with the proposal are considered minor, reflective of normal residential construction and thus acceptable in this circumstance.	Yes

<i>Controls/ objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>6 Subdivision Design</u>		
<u>6.1 Subdivision layout – aspect & solar access orientation</u>	The proposed lot allows for reasonable siting of the proposed dwellings to satisfy the objectives of Council's boundary setback requirements so as to have minimal impact on the adjoining properties in terms of overshadowing and to allow reasonable solar access to the proposed dwelling. It is considered that the proposed subdivision lot layout satisfies the objectives of clause 6 subdivision lot layout – aspect and solar access orientation in this circumstance.	Yes
<u>6.2 Minimum allotment size requirements</u>	The minimum allotment size for the subdivision of land under Part 4.1 of WLEP2009 for the subject site is 449m². Subclause 4.1(4) identifies that clause 4.1 does not apply in relation to the subdivision of individual lots in a strata plan. Advice received from Council's Development Engineering Officer indicates there are no issues with the proposal subject to consent conditions included at Attachment 5.	Yes
<u>6.3 Lot width & depth requirements</u>	The lots have an appropriate width and depth to support the proposed development. Advice received from Council's Development Engineering Officer indicates there are no issues with the proposed lots widths and depths.	Yes
<u>6.5 Building envelopes</u>	It is considered that a suitable building envelope is available on the proposed lots with natural site constraints and flooding matters having been taken into account. The proposed lots allow for reasonable siting of the proposed dwellings to satisfy the objectives of Council's boundary setback requirements so as to have minimal impact on the adjoining properties in terms of overshadowing	Yes

<i>Controls/ objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>11 Street Tree Planting</u>	and to allow reasonable solar access to the proposed dwellings. Details of the application submission were referred to Council's Landscape Officer for comment. Advice received is that the development is considered conditionally satisfactory. Proposed condition 29 accounts for the planting of street trees	N/A
<u>13 Traffic Facilities</u>		
<u>13.11 Street lighting and fire hydrants</u>	Street lighting is not applicable. It is considered that the proposed subdivision and development will have minimal impact on traffic and pedestrian safety along Figtree Crescent. It is considered that the subject site can be adequately serviced by fire fighting vehicles in this circumstance.	N/A Yes
<u>15 Stormwater drainage</u>	The proposed development satisfies the objectives of Council's stormwater drainage controls in this circumstance. Advice received from Council's Development Engineering Officer indicates there are no issues with the proposal subject to consent conditions.	Yes
<u>16 Riparian land management</u>	Not Applicable.	N/A
<u>17 Servicing arrangements</u>	Conditions at Attachment 5 require the submission of documentary evidence from the relevant authorities relating to the connection of electricity, telecommunications, water and sewage to service the proposed lots.	Yes

CHAPTER D1 – CHARACTER STATEMENTS

Figtree

Existing Character

Figtree is set in its own natural amphitheatre with low density residential development stepping down the slopes of the escarpment to a well established retail and business centre, concentrated on the Princes Highway and The Avenue, Figtree. The Figtree residential area is characterised as a relatively

low density, leafy suburb with a mix of single storey and two storey detached brick and weatherboard dwelling-houses with predominantly pitched roof forms as well as some medium density housing in the form of villas and townhouses and senior living self-care / retirement villages.

Desired Future Character

Figtree will remain a relatively low density leafy residential suburb with only some limited potential for medium density housing in the form of villas or townhouses upon larger amalgamated sites, particularly near the Princes Highway. Any new residential building should be designed with a face brick or rendered brickwork wall construction with pitched roof line forms (including hipped or gable roof forms) recommended.

The proposal provides for a five (5) unit multi-dwelling housing development along with retention of one existing dwelling on a large lot of 1858m². The proposed development is a permissible use in the R2 zone and reasonably satisfies applicable controls for multi dwelling housing under Wollongong Development Control Plan 2009. The proposal is considered to be consistent with the existing and desired future character for the locality.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	It is considered that the proposed development will improve existing lighting conditions on the subject site which is currently vacant. Proposed condition 9 is proposed in regards to providing adequate general area lighting.	Yes
<u>3.2 Natural surveillance and sightlines</u>	The proposed development will improve natural surveillance and sight lines of adjoining properties and the street.	Yes
<u>3.3 Signage</u>	The proposal does not include any signage	N/A
<u>3.4 Building design</u>	The proposal is for a five (5) unit multi-dwelling housing development. Units 1 and 6 address Figtree Crescent. The remaining units being located to the rear of Units 1 and 6 address the driveway. It is considered that the proposed development satisfies Council's building design policies and controls for Crime Prevention Through Environmental Design as relates to minimising areas of entrapment.	Yes
<u>3.5 Landscaping</u>	The proposal is considered to satisfy the landscaping controls for CPTED in this circumstance as relates to minimising areas of concealment. Council's Landscape Officer has reviewed the proposed landscaping including the submitted arborist report and raised no objections.	Yes
<u>3.6 Public open space and parks.</u>	There is no public open space proposed or required.	N/A
<u>3.7 Community facilities</u>	The proposal is for a five (5) unit multi-dwelling housing development only on a privately owned lot.	N/A
<u>3.8 Bus stops and taxi ranks</u>	The subject site is not adjacent to any major bus stops or taxi ranks.	Yes

There are several bus stops located in the vicinity of the development.

CHAPTER E3 CAR PARKING

Multi dwelling housing

	<i>Rate</i>	<i>Calculation</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
<i>Car parking</i>					
Resident:	1 space per dwelling <70sqm 1.5 spaces per dwelling 70-110sqm 2 spaces per dwelling >110sqm	0 0 2 x 5	10	10	Yes
Visitor:	0.2 per dwelling	0.2 x 5	1	1	Yes
<i>Bicycle Parking:</i>	1 bicycle space per 3 dwellings (residents) and 1 bicycle space per 12 dwellings (visitor)	5/3 N/A	2 (rounded)	2	Yes
<i>Motorcycle Parking:</i>	1 motorcycle space per 15 dwellings	N/A	0	1	Yes

Councils Development Engineering Officer has assessed the proposal and provided conditionally satisfactory referral advice. Each dwelling is provided with a double garage, and 1 visitor car parking spaces has been proposed, satisfying the provisions of this Chapter.

[Manoeuvring](#) diagrams have also been provided demonstrating compliance from all car parking spaces, and allowing all vehicles to enter and exit the site in a forward direction. One motorcycle and two bicycle parking spaces are proposed adjoining the visitors car parking area. The proposal complies with the minimum requirements of this chapter.

CHAPTER E6: LANDSCAPING

Council's Landscape Officer has assessed the proposal and provided conditionally satisfactory referral advice. The proposal seeks consent for the removal of 5 trees to provide for the proposed footprint.

Concerns were raised by Council's Landscape Officer with regard to tree removal, impacts on existing trees to be retained and transplant planting. Amended Architectural Plans, Landscape Plans, documentation and Arborist Report identifying all trees on the site, impacts on all trees including trees on adjoining properties and protection of Tree 1 (Spotted Gum) were provided by the applicant. These amended plans and documentation have been reviewed by Council's Landscape Officer in conjunction with the arborist report and are considered to resolve concerns raised. The five (5) trees to be removed are considered to be in poor health and introduced species such that they are not worthy of retention. It is noted that particular consideration was given to Tree 1 by Council's Landscape Officer. The applicants consulting arborist considered this tree to be of high significance warranting retention and protection, and that the design will allow for the long term retention of this tree.

Landscaping conditions are included at Attachment 5 specifying trees to be removed, trees to be retained, compensatory plantings and tree protection and management.

Overall, Councils Landscape Officer considers the proposal satisfactory, subject to conditions as provided at Attachment 5. The proposed landscaped area, deep soil zone and communal open space areas proposed comply with the WDCP 2009, as discussed within Chapter B1. The proposal is not considered to be inconsistent with the provisions of this Chapter.

CHAPTER E7: WASTE MANAGEMENT

Council's Development Engineering Officer has assessed the proposal against the requirements of this Chapter. A Site Waste Minimisation and Management Plan was submitted with the application and waste servicing arrangements are satisfactory.

A site waste minimisation and management plan formed part of the application submission.

On street collection is proposed to be utilised. The extent of the bins on the frontage on collection day is demonstrated on the site plan, provided at Attachment 1. This arrangement is considered appropriate for the subject site and capable of support.

CHAPTER E13: FLOODPLAIN MANAGEMENT

The subject site is categorised as flood affected, levels undetermined. Based on review of the Allens Creek Flood study the site is not within any flood risk precinct. Upslope overland flow will need to be catered for as part of the development. Council's Development Engineering Officer has assessed the application and has not raised any issues subject to conditions.

CHAPTER E14: STORMWATER MANAGEMENT

Council's Development Engineering Officer has assessed the application in this regard against the submitted concept stormwater drainage plan and has not raised any issues subject to conditions.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

The application proposes the removal of several trees to facilitate the proposal. Council's Landscape Officer has assessed the application submission, which included an Arborist Report. Conditionally satisfactory referral advice was received and conditions as at **Attachment 5** specify trees to be removed, trees to be retained, compensatory plantings and tree protection and management.

It is noted that particular consideration was given to Tree 1. The installation of a root barrier is recommended and will require further assessment to determine the viability by a geotechnical engineer. This tree poses high significance and warrants retention and protection, and it is considered that the design will allow for the long term retention of this tree.

Concerns were raised by Council's Landscape Officer with regard to protection of Tree 1 (Spotted Gum). Amended plans and documentation have been reviewed by Council's Landscape Officer in conjunction with the arborist report and are considered to resolve concerns raised. The applicants consulting arborist considered this tree to be of high significance warranting retention and protection, and that the design will allow for the long term retention of this tree. The five (5) trees to be removed are considered to be in poor health and introduced species such that they are not worthy of retention.

Landscaping conditions are included at Attachment 5 specifying trees to be removed, trees to be retained, compensatory plantings and tree protection and management.

Overall, Council's Landscape Officer considers the proposal satisfactory, subject to conditions as provided at Attachment 5. The proposal is considered to comply with the WDCP 2009, as discussed within Chapter B1. The proposal is not considered to be inconsistent with the provisions of this Chapter.

CHAPTER E19: EARTHWORKS (LAND RESHAPING WORKS)

The application submission was referred to Council's Development Engineering Officer for comment and no objections were raised subject to conditions. It is considered that the earthworks will have minimal detrimental impact on environmental functions and processes, neighbouring uses items and features of the surrounding land.

CHAPTER E21: DEMOLITION AND ASBESTOS MANAGEMENT

The submitted demolition plan indicates the removal of the existing dwelling on Lot 47. Conditions are recommended in this regard as provided at **Attachment 5**.

CHAPTER E22: SOIL EROSION AND SEDIMENT CONTROL

Conditions are included in **Attachment 5** in this regard so as to minimise the impacts of the proposed works on the environment.

VARIATION REQUEST

Demolition of one dwelling house, construction of
5 multi dwelling housing units, and a six lot strata
title subdivision

28 & 30 Figtree
Crescent, FIGTREE
NSW 2525



**JPC
PLANNING**

Town Planners - Wollongong

WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

CHAPTER A1 – INTRODUCTION

8 Variations to development controls in the DCP

WDCP2009 Part 5.4.2 Side and Rear Boundary Setbacks

Side and Rear Boundary Setbacks Attached and Multi-Dwelling Development		
Zone	Minimum side and rear setback	Minimum side and rear setbacks where balconies or windows of living areas face the rear boundary at first floor level or above
All zones	1.5m	1.5m
R2 Low Density Residential Zone	0.8 x ceiling height	1.0 x ceiling height
R3 Medium Density Residential Zone	0.8 x ceiling height	1.0 x ceiling height
R4 High Density Residential Zone	0.4 x ceiling height	0.6 x ceiling height

In this instance the required ground floor side setbacks are 2.816m and first floor 4.04m.

The minimum provided in proposed Unit 1 are ground floor 2.46m and first floor 3.94m.

The proposal is considered to be consistent with the objectives of this clause as follows:

(a) To provide adequate setbacks from boundaries and adjoining dwellings to retain privacy levels, views, sunlight and daylight access and to minimise overlooking.

In this instance the overwhelming majority of the development complies with, or exceeds the minimum side boundary setbacks imposed under this clause. The proposal involves a minor variation in Unit 1, where side setbacks encroach a maximum of 356mm (at ground level) and 100mm (first floor) into the side setback line.

Unlike the other units in the proposed development, Unit 1 fronts the street and presents as a standard dwelling. The proposed unit replaces an older style double storey dwelling which exhibits smaller side setbacks, making the proposal an improvement on existing conditions.

As stated above, the existing dwelling house proposed for demolition is double storey, and there is significant amounts of double storey development located in the street, subsequently the proposal will not be drastically altering the character or feel of the surrounding streetscape. Shadow diagrams have been submitted in support of the application submission detailing that all adjoining dwellings and private open space areas will receive the minimum 3 hours of direct sunlight on June 21.

The minor encroachment has no impact on privacy levels, loss of views or daylight access into the adjoining property.

The minor variation is considered acceptable in relation to its potential amenity impacts.

(b) To provide appropriate separation between buildings to achieve the desired urban form.

Given Unit 1 is proposed as a dwelling that fronts the street, the proposed setbacks will appear greater than that of standard, double storey dwelling house development, which can be built to within 900mm of side boundaries. The proposed variation is minor, and at 3.94m at first floor level there is ample separation between buildings in this instance.

(c) To optimise the use of land at the rear of the property and surveillance of the street at the front of the property.

Not applicable to the proposed variation.

(d) To minimise overshadowing of adjacent properties and private or shared open space.

Refer to comments above re. submission of shadow diagrams. The encroachment of 100mm at first floor level into the required setback area has minimal to no impact on overshadowing of adjoining dwellings.

Issue of this letter is authorised by

James Chappell

JPC Planning

www.jpcplanning.com.au

Attachment 5: Conditions

Approved Plans and Specifications

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on Project No IS3007-18 Drawing sheet SH-30 dated 16 February 2021 and SH-02 to SH-27, SH-31, SH-37 and SH38 to SH40 dated 28 January 2021 prepared by Illawarra Drafting and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

General Matters

- 2 **Building Work - Compliance with the Building Code of Australia**
All building work must be carried out in compliance with the provisions of the Building Code of Australia.
- 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 Clauses 139-147 of the Environmental Planning and Assessment Regulation 2000 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 clause 142 (2) of the Environmental Planning and Assessment Regulation 2000.
- 4 **Mailboxes**
The developer must install mailboxes along street frontage of the property boundary in accordance with Australia Post Guidelines. Prominent house numbers are to be displayed, with a minimum number size of 150 mm in height for each number and letter in the alphabet.
- 5 **Occupation Certificate**
An Occupation Certificate must be issued by the Principal Certifier (PC) prior to occupation or use of the development. In issuing an Occupation Certificate, the PC 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.
- 6 **Tree Retention/Removal**
The developer shall retain the existing trees indicated on the Landscape Plan by Zed Designs dated 29 January 2021 consisting of trees numbered T1, T2, T6, T7, T8, T9, T10, T13, T19 and T20.

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

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

All recommendations in the Aboricultural Impact Assessment by Allied Tree Consultancy dated February 2021 are to be implemented including and not restricted to: root control barriers, remedial tree pruning, dead wood removal, fencing and signage, sediment buffer, stem protection, establishing tree protection zones and watering and root hormone application if required.

The developer shall transplant tree numbered T3, T4, T5, T17 and T18 to an appropriate location on the subject site by an experienced and qualified contractor.

This consent permits the removal of trees numbered T11, T12, T14, T15, and T16, as indicated on the Landscape Plan by Zed Designs dated 29 January 2021. No other trees shall be removed without prior written approval of Council.

Prior to the Issue of the Construction Certificate

7

Driveway Longsections

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

- a existing natural surface levels,
- b proposed grades and finished surface levels of the driveway,
- c details of the method of treatment of any cut which may be required in conjunction with the proposed driveway. Battering back to existing must be a maximum of 1 in 4 grade and the extent of the battering must be shown on the Construction Certificate plans
- d For the multi dwelling housing be generally in accordance with the Driveway Long Section, Job no. 19/307, Sheet 7 of 7, Revision 2, by ADD Design and Consulting, dated November 2019.

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

8

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.

9

Crime Prevention Through Environmental Design (CPTED) - Lighting

The proposed development shall incorporate 'low impact' lighting to ameliorate any light spillage and/or glare impacts upon surrounding properties in accordance with Council's CPTED principles. The final design details of the proposed lighting system shall be reflected on the Construction Certificate plans. The erection of the lighting system shall be in accordance with the approved final design.

10

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 PC 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.

11

Endeavour Energy Requirements

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

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

12

Telecommunications

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

13

Obscure Glazing for all Bathroom and WC Windows

The bathroom and WC windows for each dwelling in the development shall be frosted or opaque glass. This requirement shall be reflected on the Construction Certificate plans.

14

Crime Prevention through Environmental Design (CPTED) - Landscaping

In order to reduce the opportunities for "hiding places" the proposed landscaping must:

- a use shrubs/plants which are no higher than one (1) metre adjacent to pathways.

- b the type of trees proposed must have a sufficiently high canopy, when installed and fully grown, so that pedestrian vision is not impeded.
- c Shrub planting to be set back minimum one (1) metre from the edge of the pathway. Groundcover planting acceptable.

This requirement shall be reflected on the Construction Certificate plans.

15 **Car parking and Access**

The development shall make provision for a total of eleven (1) car parking spaces, one (1) motorcycle space and one (1) visitor bicycle space. 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.

- 16 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.

17 **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.

18 **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.

19 **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.

20 **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 PC, prior to the release of the Construction Certificate.

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

- a installation of root control barriers as per the Aboricultural Impact Assessment by Allied Tree Consultancy dated February 2021 to protect the proposed asset of Unit 3;
- b planting of indigenous plant species native to the Illawarra Region in the deep soil zone such as: *Syzygium smithii* (syn *Acmena smithii*) Lilly pilly, *Archontophoenix cunninghamiana* Bangalow palm, *Backhousia myrtifolia* Grey myrtle, *Elaeocarpus reticulatus* Blueberry ash, *Glochidion ferdinandii* Cheese tree, *Livistona australis* Cabbage palm tree, *Syzygium paniculatum* Brush cherry.
A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping;
- c a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;

- d the location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees; and
- e any proposed hard surface under the canopy of existing trees shall be permeable and must be laid such that the finished surface levels match the existing level. Permeable paving is to be installed in accordance with the manufacturer's recommendations.

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

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

- 23 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 PC prior to release of the Construction Certificate.

24 **Tree Protection and Management**

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

- a Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the PC prior to release of the Construction Certificate.
- b Installation of Tree Protection Fencing - A one (1) metre high exclusion fence must be installed around the extremity of the dripline of the tree/trees to be retained prior to any site works commencing. The minimum acceptable standard is a 3 strand wire fence with star pickets at 1.8 metre centres. This fence must be maintained throughout the period of construction to prevent any access within the tree protection area. Details of tree protection and its locations must be indicated on the architectural and engineering plans to be submitted to the PC prior to release of the Construction Certificate.
- c Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75 mm thick 100% recycled hardwood chip/leaf litter mulch.
- d Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the arborist's recommendations.

25 **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 PC 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.

26 **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.

27 **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 AS 2890.3 - Bicycle Parking Facilities and Austroads Guide to Traffic Management Part 11: Parking (Commentary 9: C9.2). In the absence of internal bicycle storage areas in private residential garages, the proposed external bicycle spaces are to have adequate weather protection, passive surveillance, and be secured within a lockable enclosure with access via a combination lock or communal key. This requirement shall be reflected on the Construction Certificate plans.

28 **Property Addressing Policy Compliance**

Prior to the issue of any Construction Certificate, the developer must ensure that any site addressing complies with Council's **Property Addressing Policy** (as amended). Where appropriate, the developer must also lodge a written request to Council's **Infrastructure Systems & Support – Property Addressing** (propertyaddressing@wollongong.nsw.gov.au), for the site addressing prior to the issue of the Construction Certificate. Please allow up to 3-5 business days for a reply. Enquiries regarding property addressing may be made by calling 4227 8660.

29 **Street Trees**

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

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

30 **Stormwater Drainage Design**

A detailed drainage design for the development must be submitted to and approved by the PC 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, Being the Drainage Plan, Job no. 19/307, Sheet 2 of 7, Revision 2, by ADD Design and Consulting, dated November 2019.

- b Include details of the method of stormwater disposal. Stormwater from the development must be piped to Council's existing stormwater drainage system.
- c Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties. The plan must indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.
- d Overflow paths shall be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1 in 100 year ARI events shall be incorporated in the design. Overflow paths shall also be provided in low points and depressions. Each overflow path shall be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto any adjoining property. Details of each overflow path shall be shown on the detailed drainage design.

31 **On-Site Stormwater Detention (OSD) Design**

The developer must provide OSD storage for stormwater runoff from the development. The design and details of the OSD system must be provided in conjunction with the detailed drainage design and approved by the PC prior to the release of the Construction Certificate. The OSD design and details must satisfy the following requirements:

- a Must be prepared by a suitable qualified engineer in accordance with Chapter E14 of the Wollongong DCP 2009.
- b Must include details of the Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) values for the site in accordance with Section 10.2.4 of Chapter E14 of the Wollongong DCP 2009.
- c The OSD facility must be designed to withstand the maximum loadings occurring from any combination of traffic (with consideration to residential and heavy vehicles), hydrostatic, earth, and buoyancy forces. Details must be provided demonstrating these requirements have been achieved.
- d The OSD facility shall incorporate a minimum 900mm x 900mm square lockable grate for access and maintenance purposes, provision for safety, debris control screen, and a suitably graded invert to the outlet to prevent ponding.
- e Must include discharge control calculations (i.e. orifice/weir calculations) generally in accordance with Section 10.2.6 and 10.4.4 of Chapter E14 of the Wollongong DCP 2009.
- f Details of the orifice plate including diameter of orifice and method of fixing shall be provided.
- g Must include details of a corrosion resistant identification plaque for location on or close to the OSD facility. The plaque shall include the following information and shall be installed prior to the issue of the Occupation Certificate:
 - The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.
 - Identification number DA-2020/712;
 - Any specialist maintenance requirements.
- h Must include a maintenance schedule for the OSD system, generally in accordance with Chapter E14 of the Wollongong DCP 2009.

32 **Designated Overland Flow Paths**

Details of each overland flow path located on the site shall be provided with the detailed drainage design. Each overland flow path shall be capable of catering for the 1 in 100 year storm event flows from the contributing catchment area, and where required, direct these flows to the on-site stormwater detention facility. The overland flow path shall be free of any vegetation and/or structures that are likely to impede natural overland flow, or make provision for such obstructions, so there will be no adverse stormwater impacts upon the subject land and adjoining properties. Full Manning's calculations shall be provided on the capacity of each overland flow path. These

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

33 **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.

34 **Construction Management Plan**

The submission of a Construction Management Plan is to be submitted to the PC prior to the issue of the Construction Certificate. This plan shall address what measures will be implemented for the protection of adjoining properties and traffic management of construction vehicles.

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 pedestrian management whilst vehicles are entering/exiting the construction site;
- c. 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;
- d. proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;
- e. proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- f. proposed method of support of any excavation, adjacent to adjoining buildings or structures and the road reserve. The proposed method of support is to be certified by a Registered Certifier in Civil Engineering; and
- g. 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.
- h. a Section 138 Road Occupancy Approval under the Roads Act must be obtained from Wollongong City Council's Development Engineering Team. The following details are required with the Road Occupancy Approval application:
 - The Traffic Control Plan must be prepared by a qualified person with appropriate certification in traffic control in accordance with AS 1742.3 and TfNSW Guidelines. The designers name and ticket number must be clearly marked on the plan.
 - The Traffic Control Plan must include measures to address any interruption to pedestrian and/or vehicular traffic within the road reserve.
 - The Traffic Control Plan Must include measures to ensure unrestricted access to residents, the travelling public and Emergency Services at all times.
 - All neighbouring residents must also be notified in writing no less than 48 hours prior to work commencing. The notification letter shall include, but not be limited to:
 - a. The proposed work to be undertaken,
 - b. The expected timeframe for the work,
 - c. An emergency contact number of the project manager shall also be included with the notification letter.
 - d. A copy of the Notification letter shall be provided to Council.

35 **Development Contributions**

Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979 and the Wollongong City-Wide Development Contributions Plan, a monetary contribution of \$15,000.00 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

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

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

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

Where:

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

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

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

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

The following payment methods are available:

METHOD	HOW	PAYMENT TYPE
Online	http://www.wollongong.nsw.gov.au/applicationpayments Your Payment Reference: 1245979	• Credit Card
In Person	Wollongong City Council Administration Building - Customer Service Centre Ground Floor 41 Burelli Street, WOLLONGONG	• Cash • Credit Card • Bank Cheque
PLEASE MAKE BANK CHEQUE PAYABLE TO: Wollongong City Council (Personal or company cheques are not accepted)		

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

Prior to the Commencement of Works

36 Tree Removal

Prior to removal, the trees approved for removal under this development consent shall be closely inspected for native vertebrate fauna occupation and if occupied, then the advice of NSW Wildlife Information, Rescue and Education Service (WIREs) (phone 1300 094 737) shall be followed.

37 Appointment of PC

Prior to commencement of work, the person having the benefit of the Development Consent and a Construction Certificate must:

- a Appoint a PC 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 days notice is required).

The PC must determine when inspections and compliance certificates are required.

38 Residential Building Work – Compliance with the Requirements of the Home Building Act 1989

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

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

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

39 **Sign – Supervisor Contact Details**

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

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

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

40 **Temporary Toilet/Closet Facilities**

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

Each toilet provided must be:

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

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

41 **Enclosure of the Site**

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

42 **Demolition Works**

The demolition works associated with this development 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 the SafeWork NSW.

No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have

their loads covered and do not track soil or waste materials onto the road. Any unforeseen hazardous and/or intractable wastes shall be disposed of to the satisfaction of the PC. 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.

43 **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.

44 **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.

45 **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.

46 **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.

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

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

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

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

49 **Dilapidation Report**

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

50 **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.

51 **Tree Protection**

Prior to commencement of any work on the site, including any demolition, all trees not approved for removal as part of this consent that may be subjected to impacts of this approved development must be protected in accordance with Section 4 of the Australian Standard Protection of Trees on Development Sites (AS 4970-2009).

Tree protection zones must be established prior to the commencement of any work associated with this approved development.

No excavation, construction activity, grade changes, storage of materials stockpiling, siting of works sheds, preparation of mixes or cleaning of tools is permitted within Tree Protection Zones.

During Demolition, Excavation or Construction

52 Avoidance of Cruelty and Harm to Fauna

During tree removal works, all care shall be taken to avoid harm to protected fauna or deliberate cruelty to animals.

53 Injured Fauna

In the event any native fauna are injured during tree removal works, then the NSW Wildlife Information, Rescue and Education Service (WIRES) shall be contacted for assistance (phone 1300 094 737).

54 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.

55 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.

56 Copy of Consent to be in 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.

57 Restricted Hours of Construction Work

The developer must not carry out any work, other than emergency procedures, to control dust or sediment laden runoff outside the normal working hours, namely, 7.00 am to 5.00 pm, Monday to Saturday, without the prior written consent of the PC and Council. No work is permitted on public holidays or Sundays.

Allowable construction activity noise levels must be within the limits identified in the NSW EPA Interim Construction Noise Guidelines (ICNG) July 2009. ICNG are also applied for blasting, rock hammer and drilling, external plant and equipment.

<https://www.environment.nsw.gov.au/resources/noise/09265cng.pdf>

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

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

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

58 **Excavation/Filling/Retaining Wall Structures**

Any proposed filling on the site must not:

- a encroach onto the adjoining properties, and
- b adversely affect the adjoining properties with surface run-off.

59 All proposed cut and filling works must be adequately retained with all battered slopes being no steeper than 2H: 1V and comply with Council's Development Control Plan.

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

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

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

62 **Asbestos – Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist**

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

63 **Asbestos Waste Collection, Transportation and Disposal**

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

64 **Provision of Waste Receptacle**

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

65 **BASIX**

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

A relevant BASIX Certificate means:

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

66 **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.

67 **Screen Planting**

To mitigate impact to adjoining dwelling a continuous hedge is to be established along the side boundaries for the length of property boundary.

Recommended species:

- i. *Murraya paniculata*,
- ii. *Photinia* "Red Robin",
- iii. *Viburnum tinus*,
- iv. *Syzygium australe* "Aussie Southern",
- v. *Syzygium australe* "Aussie Compact",
- vi. *Syzygium luehmannii* x *S.wilsonii* "Cascade",

Minimum spacing 900mm.

Minimum pot size 5 lt.

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

Prior to the Issue of the Occupation Certificate

68 **A Section 73 Certificate must be submitted to the PC prior to occupation of the development/release of the plan of subdivision.**

69 **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 PC prior to the issue of the final Occupation Certificate.

70 **Restriction on Use – On-site Detention System**

The applicant must create a restriction on use under the Conveyancing Act 1919 over the on-site detention system. The following terms must be included in an appropriate instrument created under the Conveyancing Act 1919 for approval of Council:

“The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to any on-site stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression ‘on-site stormwater detention system’ shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to temporarily detain stormwater as well as all surfaces graded to direct stormwater to those structures.

Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council.”

The instrument, showing the restriction, must be submitted to the PC for endorsement prior to the issue of the Occupation Certificate and the use of the development.

71 **Retaining Wall Certification**

The submission of a certificate from a suitably qualified and experienced structural engineer or civil engineer to the PC 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 PC.

- 72 **Occupation Certificate**
 A Occupation Certificate must be issued by the PC prior to occupation or use of the development. In issuing an Occupation Certificate, the PC 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.
- 73 **BASIX**
 An Occupation Certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The PC 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.
- 74 **Positive Covenant – On-Site Detention Maintenance Schedule**
 A positive covenant shall be created under the Conveyancing Act 1919, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved On-Site Stormwater Detention System and Maintenance Schedule (application number to be referenced).

 The instrument, showing the positive covenant must be submitted to the PC for endorsement prior to the issue of the Occupation Certificate and the use of the development.
- 75 **On-Site Detention – Structural Certification**
 The submission of a certificate from a suitably qualified practising civil and/or structural engineer to the PC is required prior to the issue of the Occupation Certificate. This certification is required to verify the structural adequacy of the on-site detention facility and that the facility has been constructed in accordance with the approved Construction Certificate plans.
- 76 **Completion of Landscape Works**
 The completion of the landscaping works as per the final approved Landscape Plan is required prior to the issue of Occupation Certificate.
- Prior to the Issue of the Subdivision Certificate**
- 77 **Occupation Certificate Prior to Subdivision Certificate**
 An Occupation Certificate for the five (5) multi dwelling housing units must be issued prior to the release of the Subdivision Certificate for the six (6) lot Strata subdivision. A copy of the Occupation Certificate shall be lodged to Council with the Subdivision Certificate application.
- 78 **Existing Easements**
 All existing easements must be acknowledged on the final subdivision plan.
- 79 **Existing Restriction as to Use**
 All existing restriction on the use of land must be acknowledged on the final subdivision plan.
- 80 **Encroaching Pipes**
 A minimum one (1) metre wide easement to drain water shall be created over any encroaching drainage pipes.

 For all drainage easements proposed over the subject lots, a works as executed/survey plan of all stormwater drainage within the site is to be submitted with the Subdivision Certificate Application to confirm this.
- 81 **Encroaching Services**
 A minimum one (1) metre wide easement for services must be created over any encroaching utility service.
- 82 **Section 88B Instrument**
 The submission of a Final Section 88B Instrument to Council/PC, which incorporates (but is not necessarily limited to) the following restrictions, easements and covenants, where applicable:

 Easement for services;
 a Easement for services;

- b easement for drainage;
- c drainage easement over overflow paths;
- d restriction as to user which prohibits the erection of buildings or other structures on the site unless an 'on-site stormwater detention system' has been constructed;
- e restriction-as-to-user over the 'on-site stormwater detention system' which prohibits its alteration and/or removal;
- f positive covenant that requires maintenance to be in accordance with the Construction Certificate approved On-Site Detention System and Maintenance Schedule – (Application number to be referenced);
- g rights of access;
- h party wall.

83 88B Instrument Easements/Restrictions

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

84 Final Documentation Required Prior to Issue of Subdivision Certificate

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

- a Completed Subdivision Certificate application form and fees in accordance with Council's fees and charges;
- b Certificate of Practical completion from Wollongong City Council or a PC (if applicable);
- c Administration sheet prepared by a registered surveyor;
- d Section 88B Instrument covering all necessary easements and restrictions on the use of any lot within the subdivision;
- e Final plan of Subdivision prepared by a registered surveyor plus one (1) equivalent size paper copies of the plan;
- f Original Subdivider/Developer Compliance Certificate pursuant to Section 73 of the Water Board (Corporatisation) Act 1994 from Sydney Water;
- g Original Notification of Arrangement from an Endeavour Energy regarding the supply of underground electricity to the proposed allotments;
- h Original Compliance Certificate from Telstra or another Telecommunications Service Provider which confirms that the developer has consulted with the Provider with regard to the provision of telecommunication services for the development.
- i Payment of Development Contributions (Pro rata) (if applicable).

Operational Phases of the Development/Use of the Site

85 Loading/Unloading Operations/Activities

All loading/unloading operations are to take place at all times wholly within the confines of the site or within the road reserve under an approved traffic control plan.