WLPP No.	Item No. 1
DA No.	DA 2022/449
Proposal	Demolition of existing structures, construction of five (5) storey building with 10 residential units and basement parking
Property	75-77 Corrimal Street Wollongong
Applicant	Design Workshop Australia
Responsible Team	Development Assessment and Certification - City Centre Major Development Team (BH)
Prior WLPP meeting	N/A

ASSESSMENT REPORT AND RECOMMENDATION

Executive Summary

Reason for consideration by Local Planning Panel - Determination

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

Proposal

The proposal is for demolition of existing structures, construction of five (5) storey residential flat building comprising 10 residential units with basement parking

Permissibility

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

Consultation

The proposal was notified in accordance with Council's Notification Policy and received two (2) submissions (objections) which are discussed at section 2.9 of the assessment report.

Main Issues

The main issues are minor exceedance of height control (200mm), overshadowing, loss of privacy and loss of property value.

RECOMMENDATION

It is recommended that the application be approved subject to the draft conditions which form **Attachment 9** of this report.

1 APPLICATION OVERVIEW

1.1 PLANNING CONTROLS

The following planning controls apply to the proposal:

State Environmental Planning Policies:

- SEPP (Resilience and Hazards) 2021
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Transport & Infrastructure) 2021
- SEPP (Koala Habitat Protection) 2021

Local Environmental Planning Policies:

- Wollongong Local Environmental Plan (WLEP) 2009

Development Control Plans:

- Wollongong Development Control Plan 2009

Other policies

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

1.2 DETAILED DESCRIPTION OF PROPOSAL

The development application seeks consent for demolition of existing dwellings and the construction of a five (5) storey residential flat building comprising ten (10) units with two (2) levels of basement parking.

The proposed dwelling mix consists of 2 x 2 bedroom apartments and 8 x 3 bedroom apartments. The basement provides parking for 15 cars with additional motorcycle and bicycle parking. A pool is provided within the communal open space at ground level.

Figure 1 - Photomontage of proposed development as viewed from Corrimal Street

1.1 BACKGROUND

No pre-lodgement meeting was held for the proposal. A Design Review Panel meeting was held on 15 November 2021 (DE-2021/153) prior to lodgement of the Development Application.

Customer service actions

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

1.2 SITE DESCRIPTION

The site is located at 75-77 Corrimal Street Wollongong and the title reference is Lots 2 and 3 in DP 150899. The site area is 1,125.7m^2.

The site is regular in shape with a slight fall toward Corrimal Street.

Adjoining development is as follows:

- North: 4 storey residential flat building
- East: Single storey dwelling
- South: 3 storey residential flat building on the corner of Corrimal Street and Campbell Street.
- West: Corrimal Street.

The locality is characterised by a mix of older style dwellings and residential flat building with an emerging streetscape consisting of contemporary residential flat buildings.

Property constraints

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

- Acid sulphate soils (Class 5).

- Flooding: The site is identified as being located within an uncategorised flood risk precinct. Council's Stormwater Officer has reviewed the application in this regard and did not raise any concerns, providing a satisfactory referral subject to conditions.
- Road widening: This is expressed as a building line under WDCP 2009 however the land acquisition clause 5.1 does not apply. Road widening may be required in the future to facilitate turning lanes in Corrimal Street. however, this has no statutory weight and is not a requirement of Transport for NSW.

1.3 SUBMISSIONS

The application was notified between 3 – 17 June 2022 in accordance with Council's Community Participation Plan 2019. Two (2) submissions (objections) were received (both from 79 Corrimal Street) and the issues identified are discussed below.

Table 1: Submissions

Concern	Comment
1. Overshadowing	It is acknowledged that there will be overshadowing of the existing 3 storey residential flat building to the south of the subject site (79 Corrimal Street) during mid-winter. This is unavoidable due to the orientation of the site and is not a consequence of poor design. Shadow diagrams are provided below **(Figures 2 and 3)** show the extent of overshadowing and a comparison between winter and summer. **Attachment 5** provides sun's eye diagrams demonstrating acceptable solar access to future developments as modelled on adjoining sites to the south and east.
2. Privacy	The design of the proposed development orients apartments east-west with fixed high level windows facing side boundaries to minimise privacy impacts.
3. Loss of property value	There is no evidence to suggest that the proposed development would have an adverse impact on property values. This is not a matter for consideration under the Act.

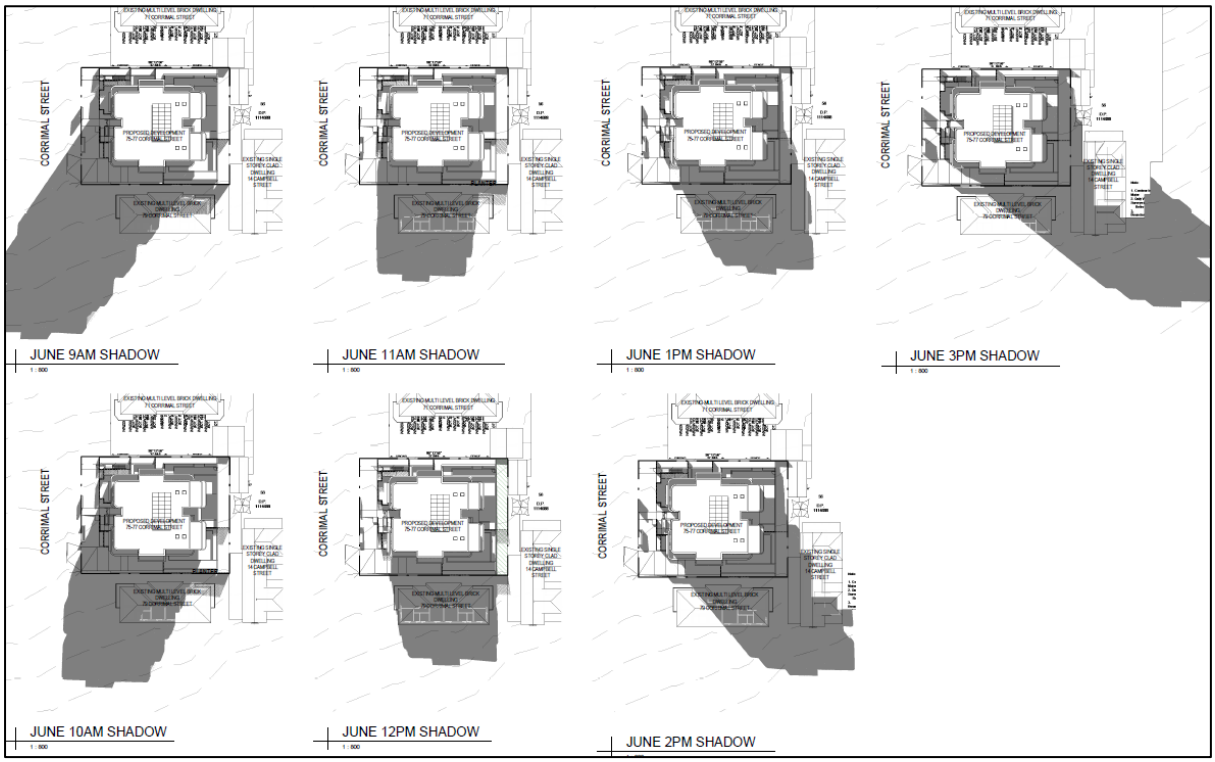


Figure 2 - June shadows

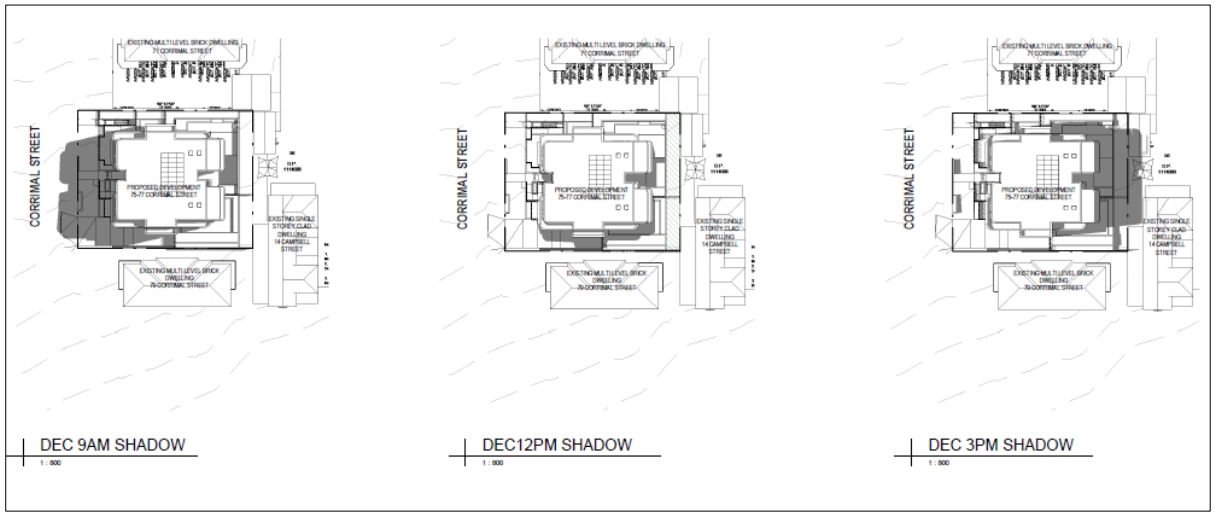


Figure 3 - December shadows

1.4 CONSULTATION

1.4.1 INTERNAL CONSULTATION

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

Design Review Panel

The application was considered by the DRP on 15 November 2021. The Panel concluded that a promising start had been made to developing an appropriate built from response to the site. It required a more detail analysis of the potential built form on the neighbouring site to the south and clarification of the required set back to Corrimal Street. Some further refinements were also recommended to improve amenity and refine building aesthetics.

The applicant submitted amended plans on 29 August 2022 to address the matters raised by the panel. In particular a detailed analysis of the existing and potential future built form on adjoining sites was provided. These have been assessed and the proposal in its current form is not considered to compromise the future development of adjoining sites in accordance with planning controls.

The required setback to Corrimal Street under WDCP2009 is 10.36m which stems from a historical Council resolution related to road widening but which was never formally required to be dedicated under WLEP2009 or its predecessors. Corrimal Street is a classified road and discussions were held with Transport for NSW (TfNSW) who have confirmed that the setback requirement has no legal status and is not likely to be pursued having regard to existing developments which would preclude it from occurring.

Council's assessment staff have reviewed the amended plans and the DRP comments and advised that the matters raised by the Panel have been satisfactorily addressed. The development as amended is considered to exhibit design excellence as required by Clause 7.18 of Wollongong Local Environmental Plan (LEP) 2009 and responds appropriately to the design quality principles of SEPP 65.

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

1.4.2 EXTERNAL CONSULTATION

Transport for NSW

TfNSW have advised that the proposed access point to the driveway needs to be widened in order to allow cars to enter and exit from the kerb lane simultaneously. The swept path diagrams show that although cars can enter and exit simultaneously, this is only possible from the middle lane. Northbound traffic on Corrimal Street would be blocked when there is a vehicle parked on the northbound kerb lane and a vehicle waiting to turn right into the development. This would also cause queuing across the Corrimal Street/Campbell Street intersection due to proximity (the proposed driveway is only one block from the intersection).

Comment:

Although these comments from TfNSW are acknowledged Council's traffic engineer is of the opinion the likelihood of this situation occurring is very rare and the proposed driveway width is considered acceptable and amendment to the design is not warranted.

It is also note that TfNSW were consulted in relation to the setback provisions within WDCP 2009 that relate to this section of Corrimal Street as outlined above. Both Council's Traffic Engineer and representatives of TfNSW have confirmed that there are no proposals for widening of Corrimal Street in this location and accordingly the proposed front setback, which could potentially allow for a turning lane if required is acceptable.

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

Environmental Planning and Assessment Act 1979

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

This act has effect subject to the provisions of part 7 of the biodiversity conservation act 2016 and part 7a of the fisheries management act 1994 that relate to the operation of this act in connection with the terrestrial and aquatic environment.

NSW BIODIVERSITY CONSERVATION ACT 2016

Section 1.7 of the environmental planning and assessment act 1979 (EP&A Act) provides that act has effect subject to the provisions of part 7 of the biodiversity conservation act 2016 (BC Act).

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

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

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

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

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

1.6.1 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 2

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

(i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,
(ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,
iii) the visual amenity and scenic qualities of the coast, including coastal headlands,
(iv) Aboriginal cultural heritage, practices and places,
(v) cultural and built environment heritage, and

(b) is satisfied that—

(i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or
(ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or
(iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and

(b) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

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

Chapter 4 Remediation of land

4.6 Contamination and remediation to be considered in determining development application

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

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

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

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

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

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

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

Principle 1: Context and neighbourhood character

Applicant's Statement of Compliance:
The proposal has been designed to provide a quality residential building that responds to and utilises the advantages of its context within the Wollongong City Centre: Additionally, the proposal responds to Principal 1 by providing:

- A strong frontage to Corrimal Street
- The entry has been located in direct sight from the street to create better address to the street for the various users and provides comfortable walking distances and access regimes.
- An increased diversity for the mix of uses within the area, with greater activity proposed to the street
- Visual and physical links to surrounding Blue Mile, Wollongong Harbour, CBD, Restaurant and Shopping precinct.
- Ground floor entry provides an activation of the street and will promote activity at street level.
- The proposal has been developed in relation to the future desired character of the area and responds well to the recently approved buildings in the area.
- The siting of the building responds to its location, specific topographic situation and the varying environmental conditions of the site. These responses result in a building form and articulation that contributes to the streetscape.
- The proposed building is a modern addition to the area

Council comment:

The proposal is considered to be consistent with the desired future character of the area as identified through the development standards and controls applicable to the land.

Principle 2: Built form and scale

Applicant's Statement of Compliance:
An appropriate bulk and scale of the development was established after extensive urban design analysis. The proposal responds to Principle 2 as follows:

- The proposed building is appropriate in terms of its bulk and height.
- The height and scale of the proposal provides an appropriate response to the future desired character of the area. This approach is envisaged to compliment the future development of the area and future character of the area.
- It has distributed the gross floor area in a way that improves a better outcome in terms of:
  - The proposal addresses the street frontage with good scale and articulation
  - The building responds to the future desired character of the area as outlined in the planning controls
  - Effective vertical articulation of the form creates distinct elements
  - Detailed facades incorporate distinctive elements as brickwork, feature cladding louvres and feature elements inspired by natural materials and tones.
- The bulk and scale have been derived from good urban design principles and building design.
- Provides strong articulation and scale
- The proposed built form creates a variety of passive and active landscaped courts
- The common open spaces are located on the ground floor to maximise solar access and to ensure a maximum percentage of landscape coverage across the site.
- Appropriate proportions of balconies to improve amenity.
- Building contributes to the quality of the streetscape
- The apartments are clearly articulated and robust in terms of internal amenity by designing the apartments with good solar access and ventilation where possible.

Council comment:

Notwithstanding a minor height breach (upper most level of the roof over a small section in the south-eastern corner) as a result of the topography of the site, the bulk and scale of the development is considered consistent with the applicable planning controls for the area. The development is not considered to be out of context with regard to the desired future character of the area and the likely impacts of the development on the locality and adjoining development are considered minimal.

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

Principle 3: Density

Applicant's Statement of Compliance:

The residential density proposed corresponds generally to the gross floor area allowed under the LEP. The proposal responds to the Principals as follows:

- The proposal responds to the desired future density of the area;
- FSR has been developed out of an urban form analysis approach
- Proposal complies with council planning codes and envelope policies.

- Apartments are all in keeping with the minimum size required by Wollongong City Council and the Apartment Design Guide.
- The density of the development is sustainable within the existing area in consideration of the context, proximity to public transport, services, and infrastructure, social and environmental qualities of the site

Council comment:

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

Principle 4: Sustainability

Applicant's Statement of Compliance:

The Apartments have been designed to optimise thermal performance, provide increased amenity to occupants and reduce greenhouse emissions and therefore the cost of energy supply. The proposal aims to promote a high standard of environmental performance incorporating the use of ecologically sustainable development principles including:

- Appropriate housing density to maximise use of public transport infrastructure due to the site's proximity to the city centre;
- Designing the orientation of layout of apartments to maximise access to natural light, natural cross ventilation and aspect.
- Compliance with ADG solar and cross ventilation requirements
- Use of construction materials that is conducive to thermal mass such concrete slabs.
- Landscape spaces laid out for maximum solar access, natural ventilation, water and planting management.
- Selective use of sun screening devises as required to minimise use of high energy consumption cooling.

Council comment:

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

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

Principle 5: Landscape

Applicant's Statement of Compliance:

The landscape design is integrated with the building design and arrangements of external public and communal space. The landscape elements proposed play an important role in defining the key space on the site and enhance the occupants' privacy across public-private and communal-private thresholds. The species to be proposed will be selected in consideration of the climatic conditions on the site, the existing ecosystem, water management on the site and their long-term success in relation to these factors. The proposal addresses principle 5 by providing:

- Appropriate common space and landscaped areas.
- Sustainable planting species to be selected, that is low maintenance, locally appropriate and available that should also provide good ground cover and canopy shading in summer.

- The common space on the ground floor allows for private green spaces within the building for residents and tenants of the building.
- Street trees will be proposed to make good and improve the existing nature of the streetscape and domain.
- The landscape has been designed to create a distinction of private and public spaces.

Council comment:

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

Principle 6: Amenity

Applicant's Statement of Compliance:

The proposal addresses principle 6 by providing:

- Good access to public transport, business, open space, and community facilities/service's needs.
- The proposal is within walking proximity to the city centre and the numerous bus stops linking residents to the greater region.
- Privacy buffers by the selection of landscape species, use of privacy screens and appropriate building separation from neighbouring buildings existing and potential.
- Direct solar access to apartments and providing adequate building separation.
- Natural and cross-ventilation is achieved by providing no single aspect apartments
- Windows are located to catch breezes from dominant wind directions in summer mornings and afternoons.
- Adaptability of apartments over time by providing 10% adaptable units.
- Apartments designed with large living and dining areas that achieve solar access, opening onto generous balconies with views and enhancing passive surveillance and outlook;
- Bedrooms that have been designed to accommodate queen size or two single beds with generous wardrobes/storage space

Council comment:

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

Principle 7: Safety

Applicant's Statement of Compliance:

The proposed development has been designed to ensure adequate safety & security within the development are in accordance with CPTED principles:

- The residential entries are well located in high activity and visibility areas.
- Constant passive surveillance maintained;
- All lobbies are well lit;
- Secure carparking spaces have been provided
- Proposed swipe card access and / or remote control to all areas including basement
- Separate visitor and residential parking spaces
- Access to common open space on ground floor will be restricted to residents and their visitors using a pre-programmed card or other proprietary system.
- Recessed areas have been minimized.
- External areas will be well lit with clear line of sight from active frontages

Council comment:

The proposal is satisfactory with regard to safety and security.

Principle 8: Housing diversity and social interaction

Applicant's Statement of Compliance:

The proposal addresses principle 8 by providing:

- Development will add an optimum density to the existing residential population.
- It is anticipated that there will be no negative impacts on existing social groups or other housing in the area
- Beneficial economic impact to the area and nearby businesses
- A safe and well serviced landscaped communal space on ground floor and facilities for residential use
- Large well accessed common areas for a range of uses including BBQ area, pool, and seating areas.
- A provision of 10% accessible apartments
- A broad range of apartment size types (including 2 and 3 bed and adaptable types), layouts and costs that will contribute to the rich community life of the area.
- Additional population to the area and enhances community identity and activation of the street frontage;
- An increase in the residential population to the immediate area by the development.
- Clear access into and within the complex to optimise use of adjacent public and private amenities
- The proposal includes good access to the common area and good visual links to surrounds.
- The proposal becomes an example of good building form.

Council comment:

The proposal does not provide a full mix of unit sizes in that there are no 1-bedroom units but is considered acceptable for a development of this scale. The proposal is considered appropriate to the locality.

Principle 9: Aesthetics

Applicant's Statement of Compliance:

- The proposed massing achieves a balance between large and small elements, solid and void, built and natural parts, horizontal/vertical and consistent principal of solid structural frame and panel and glass infill.
- Balconies have solid and clear glazing in response to the levels in the building and orientation of balconies.
- The base is modulated with respect of the scale of the street and content
- Detailed facades with distinct louvres, window hoods, panels and cladding.
- Colours used are responsive to the surrounding natural and built environment
- The vertical arrangement of panels, vertical and horizontal articulation elements containing glass and cladding all contribute to a modulated façade.
- Modulated facade to street frontage
- Use of separate proportions to break down the scale of the building.

Council comment:

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

Apartment Design Guide (ADG)

With regard to Clause 28(2)(c), the Apartment Design Guide has been considered and a compliance table is provided as **Attachment 6.**

In relation to the proposed non-complying ADG setbacks the applicant has provided modelling, as requested by the DRP, to demonstrate how the proposed setbacks of the subject development would achieve appropriate building separation when adjoining sites are redeveloped (Options A and B provided). The following Figures provide an illustration of potential setbacks provided by future redevelopment of the site to the south and east of the site.

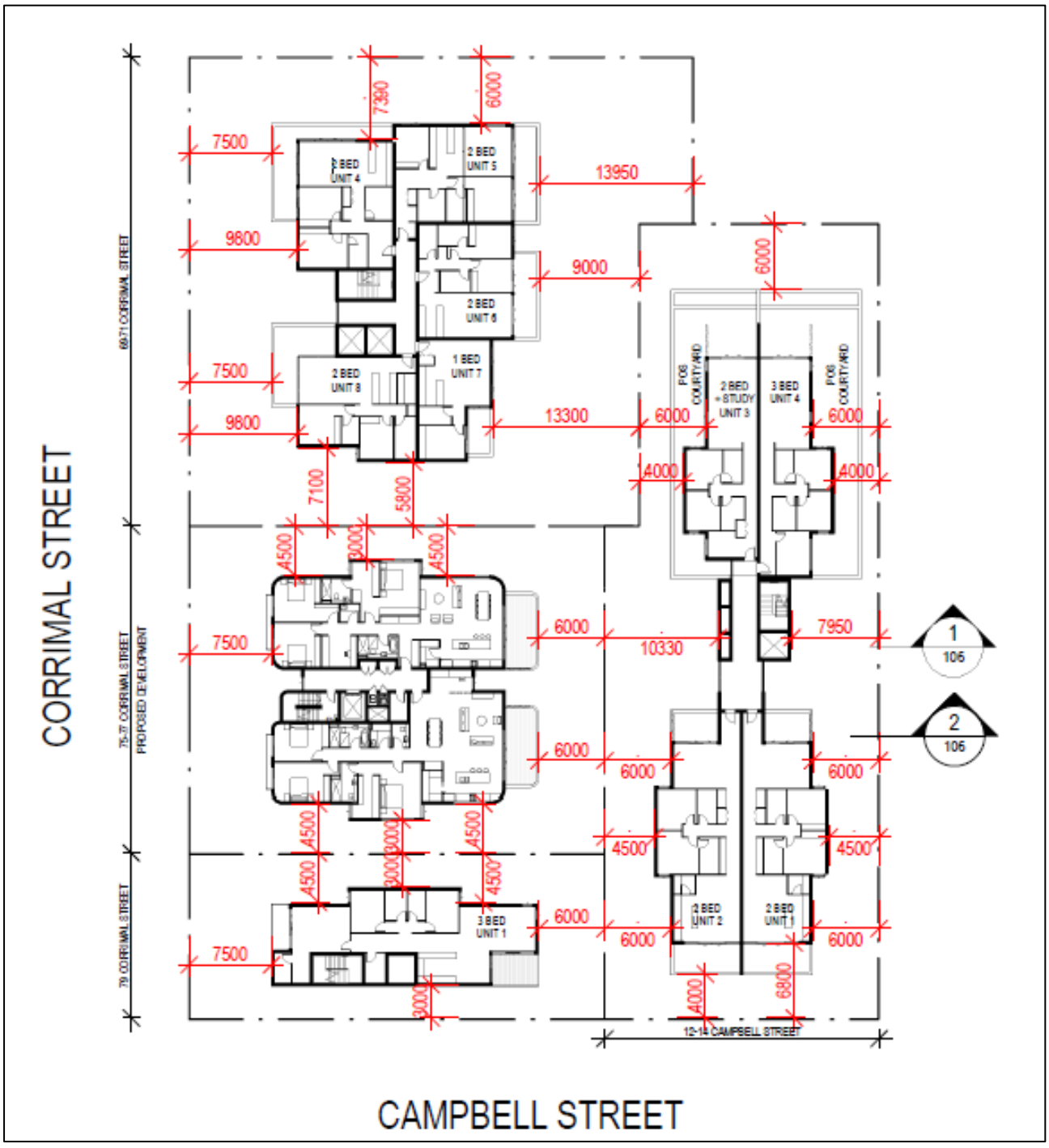


Figure 4: Future Context - Building Separation (levels 1 - 3) (OPTION A)

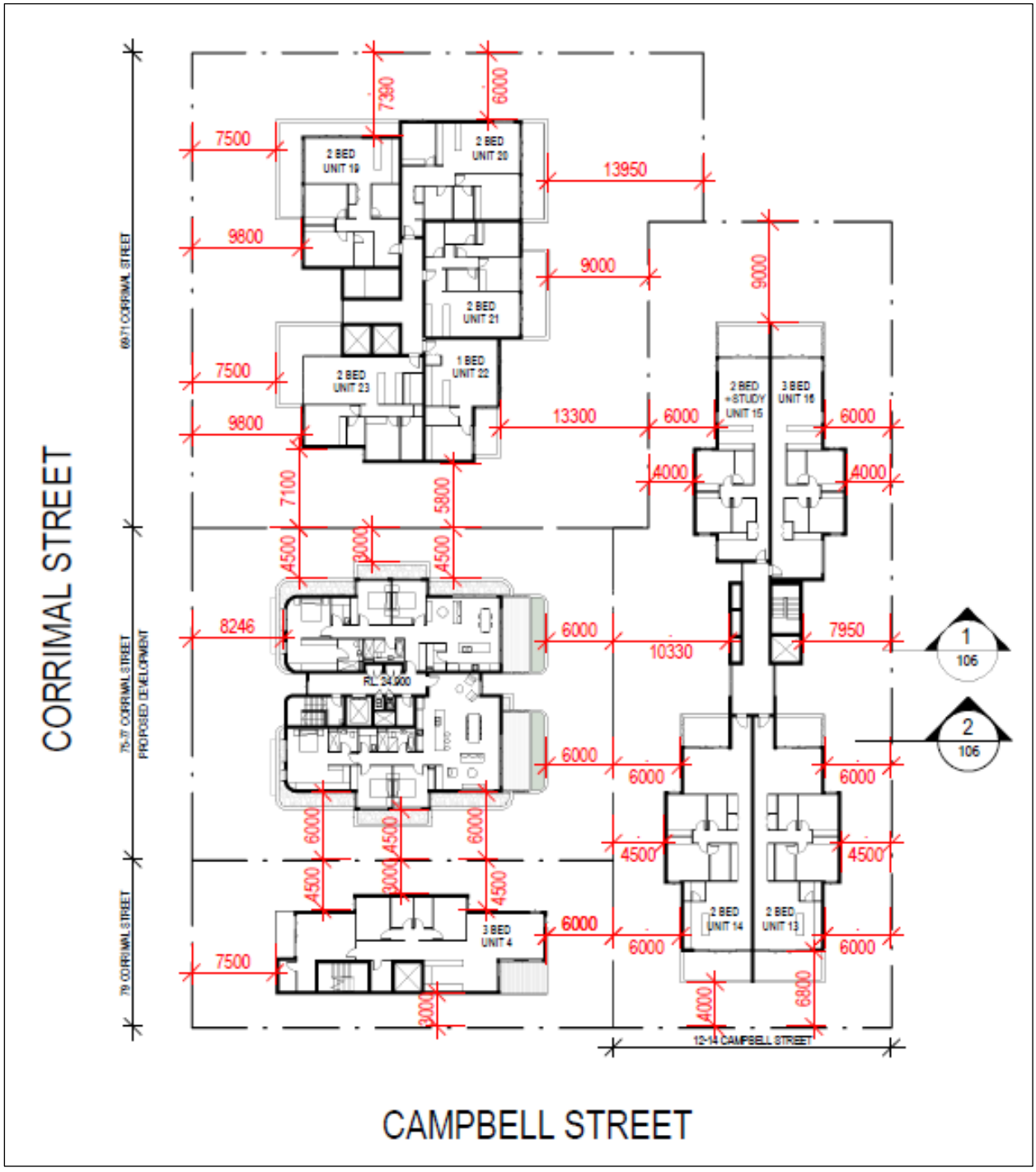


Figure 5: Future Context - Building Separation (level 4) (OPTION A)

Figure 6: Future Context - Building Separation (levels 1 and 2) (OPTION B)

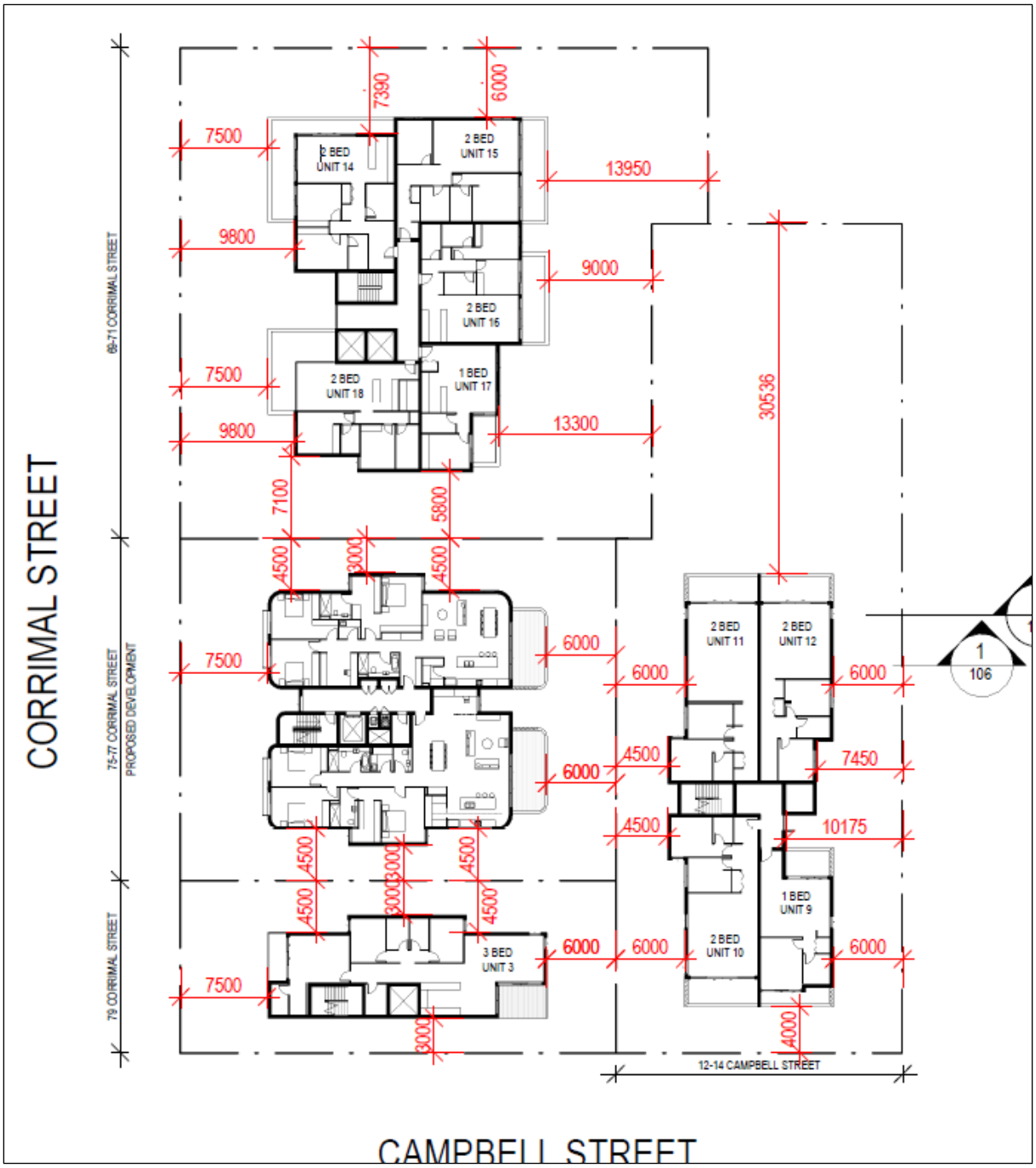


Figure 7: Future Context - Building Separation (levels 3 and 4) (OPTION B)

Notwithstanding the non-compliant ADG setbacks, the design is considered to satisfactorily address potential privacy impacts (i.e., a 'defensive' design is proposed) and the modelling provided demonstrates that the proposal in its current form would not prevent future redevelopment of adjacent sites to the south and east from achieving appropriate building separation to meet the objectives of the ADG.

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

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

1.6.4 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT & INFRASTRUCTURE) 2021

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

1.6.5 STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2021

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

12 Development assessment process—other land

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

1.6.6 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

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

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

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

Clause 2.3 – Zone objectives and land use table

The objectives of the zone are as follows:

• To provide for the housing needs of the community.

• To provide for a variety of housing types and densities.

• To enable other land uses that provide facilities or services to meet the day to day needs of residents.

The proposal is satisfactory with regard to the above objectives. The land use table permits the following uses in the zone.

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

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

Part 4 Principal development standards

Clause 4.1 Minimum subdivision lot size

449m^2 No subdivision is proposed.

Clause 4.3 Height of buildings

The proposed maximum building height of 16.2m exceeds the maximum of 16m permitted for the site.

The applicant has submitted a Clause 4.6 variation and this is included at **Attachment 7.**

The development departure in relation to Clause 4.3 is addressed in the table below: -

WLEP 2009 clause 4.6 proposed development departure assessment	
Development departure	Clause 4.3 Building Height
Is the planning control in question a development standard	Yes
4.6 (3) Written request submitted by applicant contains a justification:	
(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and	Yes. The applicant's request contains this justification. In summary the justification relies on full compliance with the building height standard in this instance being unnecessary as there are no unreasonable impacts arising from the non-compliance and the development is consistent with the objectives of the standard despite the non-compliance. The applicant contends that the breach of the maximum height is due to the uneven topography of the site and the relative rise in the storeys of the building. The non-compliance is minor being the upper most level of the roof over a small section in the south-eastern corner as identified in the height plane diagram (see **Figure 4** below)**.** It is adequately demonstrated that the extent of the height breach does not result in adverse impacts and accordingly it would be unreasonable to require full compliance with the standard.
(b) that there are sufficient environmental planning grounds to justify contravening the development standard.	Yes, the applicant's request contains this justification shown at attachment 7.
4.6 (4) (a) Consent authority is satisfied that:	
(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and	The applicant's request has adequately addressed the matters required to be addressed by subclause (3). The applicant presents arguments in relation to the unique circumstances of the site which result in a minor breach of the building height stand in a small portion of the building being the south-eastern corner. The proposed development will achieve the FSR standard, and the massing and modulation of the building will not result in adverse any unreasonable loss of amenity to any adjoining properties.
(ii) the proposed development will be in the public interest because it is consistent with	It is considered that strict compliance with the height standard in the context of the proposal and the subject

the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and	site would not result in any significant public benefit in this specific instance. The objective of clause 4.3 are: (a) *to establish the maximum height limit in which buildings can be designed and floor space can be achieved,* *(b) to permit building heights that encourage high quality urban form,* *(c) to ensure buildings and public areas continue to have views of the sky and receive exposure to sunlight.* With regard to objective 'a', it is considered that site has been designed in accordance with the prescribed floor space and height restrictions. The proposed development complies with the permitted FSR. The departure represents an increase (1.2%) to the overall building height for a small portion of the building. With regard to objective 'b', the proposed departure from the height control will not substantially impact on the ability for the development to achieve a high-quality urban form. With regard to objective 'c', the additional height will not detract from views of the sky or exposure to sunlight. The majority of the building falls under the 16m height limit. The proposed development will be in the public interest because it is consistent with the objectives of the building height standard and the objectives for development within the R1 zone. The applicant has provided contextual built form envelopes demonstrating the potential redevelopment of adjoining sites to the south and east of the site and in this regard the building is not expected to compromise the development potential of neighbouring sites. The visual appearance is consistent with the desired urban form of the surrounding area and the small percentage of the overall building form which exceeds the height standard (by 200mm or 1.2%) will not be perceptible from the streetscape or adjoining properties. The departure will not have any adverse impacts on the amenity of nearby developments or the streetscape or public domain.

	The objectives for development within the R1 General Residential Zone are: • *To provide for the housing needs of the community.* • *To provide for a variety of housing types and densities.* • *To enable other land uses that provide facilities or services to meet the day to day needs of residents.* The proposal is consistent with the above objectives as it provides a residential development in close proximity to public transport and services that is compatible with surrounding development. The proposal has responded to the matters raised by the Design Review Panel subject to minor changes. The Clause 4.6 submission has provided reasonable justification that the development achieves the objectives of the standard and the objectives of the zone and has sufficient planning grounds to justify the variation. Requiring compliance with the maximum 16m height limit is not necessary in this instance due to unique site constraints. Given that the development is consistent with the objectives of the standard and objectives of the zone, the proposed variation to the building height is considered to be in the public interest
(b) the concurrence of the Secretary has been obtained	The WLPP can exercise assumed concurrence in this instance

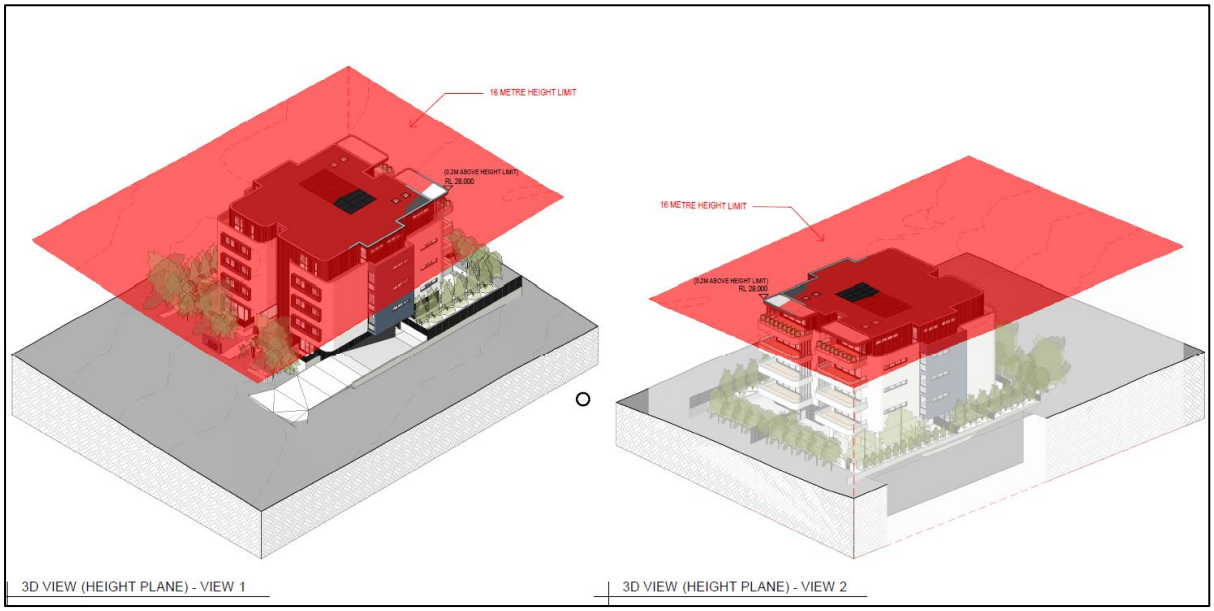


Figure 8- Height Plane Diagram

Clause 4.4 Floor space ratio

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

Permissible GFA = 1.5:1 x 1,125.7m^2 = 1,688.52m^2 the development proposes a GFA of 1688.55m^2 and therefore an FSR of 1.5:1 is in compliance with the development standard.

Clause 4.6 Exceptions to development standards

The application includes a request to vary Clause 4.3 Building Height of WLEP 2009. The applicant's Variation Request forms **Attachment 7** and the adequacy of the request is addressed above.

Part 5 Miscellaneous provisions

Clause 5.21 Flood planning

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

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The development is already serviced by electricity, water and sewerage services. The application was referred to Endeavour Energy in accordance with (cl. 45) of SEPP Infrastructure 2007and no concerns have been raised.

Clause 7.5 Acid Sulfate Soils

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

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

Clause 7.6 Earthworks

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

Clause 7.14 Minimum site width

The subject site complies with the 24m requirement having a width of 29m.

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

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

- The site is suitable for the development
- The use is compatible with the existing and likely future uses in the locality
- There are no heritage restrictions or impacts
- The proposal is not expected to result in any adverse environmental impacts.
- The proposal is satisfactory with regard to access, servicing and parking.

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

Part 8 Local provisions—Wollongong city centre

Clause 8.1 Objectives for development in Wollongong city centre

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

The proposal provides a mixture of apartments including adaptable. The proposed residential flat building is an efficient use of space in an accessible location that is serviced by existing public transport.

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

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

Not applicable

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

1.8.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The development has been assessed against the relevant chapters of WDCP 2009. A variation is proposed in relation to the front setback (cl2.2.3)

Control

General Residential 4m minimum setback. Except in Bourke Street between Kembla and Cliff Road where building frontage is to be built to street alignment. Except in Corrimal Street north of Market Street, and Kembla Street north of Corrimal Street to George Hanley Drive, where a 10.36m setback applies.

The applicant has provided a Variation Statement to vary this control. Other variations to side and rear setbacks are addressed in relation to the requirements of the ADG which take precedence over DCP controls. A full assessment of the proposal in relation to Chapter B1 of WDCP 2009 is contained at Attachment 8.

In relation to the front boundary setback, it is noted the DCP requires a 10.36m setback for the section of Corrimal Street north of Market Street. The origins of this setback are thought to relate to a proposed road widening proposal that has never been formally adopted. Discussions with Council's traffic engineer and Tens have confirmed that the subject road widening is unlikely to be executed and in any event the topography in the vicinity of the subject site would, if the full extent of road widening was applied, result in non-compliant driveway gradients into exiting developments. A setback of 7.5m has been adopted to make provision for a future right tun lane at Market Street should this be required in the future. This is to the satisfaction of Council's traffic engineer and Tens.

The setback variation is considered acceptable, and it has been suitably demonstrated that he objectives of the control are met, and the proposal satisfies Cl 2.2.3

Wollongong City Wide Development Contributions Plan

The estimated cost of works is $4,694,699.00 and a levy of 1% is applicable under this plan as the threshold value is $250,000 and the site is located within the city centre.

1.9 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.

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

Environmental Planning and Assessment Regulation 2021

Savings Any act, matter or thing that, immediately before the repeal of the 2000 Regulation, had effect under the 2000 Regulation continues to have effect under this Regulation. '2000 Regulation' means the Environmental Planning and Assessment Regulation 2000 as in force immediately before its repeal on 1 March 2022.

61 Additional matters that consent authority must consider

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

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

62 Consideration of fire safety

N/A

63 Considerations for erection of temporary structures

N/A

64 Consent authority may require upgrade of buildings

N/A

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

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

Context and Setting:

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

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

The development has responded to matters raised by the DRP.

Access, Transport and Traffic

The proposal is satisfactory with regard to carparking, vehicular access, manoeuvring and servicing.

Provision has been made for sufficient car parking along with adequate bicycle and motorcycle parking. The traffic generating impacts of the development will not be unreasonable in the locality. The proposed access arrangements are satisfactory to Council's Traffic Engineer and TfNSW.

Public Domain:

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

Utilities:

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

Heritage:

N/A.

Other land resources:

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

Water:

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

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

Water quality - the development is not expected to have adverse impacts on water quality. Stormwater will be disposed of to the existing public drainage system in the road.

Soils:

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

Air and Microclimate:

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

Flora and Fauna:

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

Waste:

Refer to Wollongong DCP compliance table at **Attachment 8.** Waste management during construction can be managed through proper arrangements. Conditions should be imposed if consent is granted requiring the use of an appropriate receptacle for any waste generated during the construction and compliance with the Site Waste Management and Minimisation Plan provided with the DA.

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

Energy:

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

Noise and vibration:

Noise and vibration impacts during excavation and construction are unavoidable. If the development is approved, a suite of conditions is recommended for imposition (see Attachment 9) to minimise nuisance during excavation and construction.

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

Natural hazards:

There are no known natural hazards.

Technological hazards:

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

Safety, Security and Crime Prevention:

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

Social Impact:

No adverse social impacts have been identified.

Economic Impact:

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

Site Design and Internal Design:

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

Construction:

Construction impacts have the potential to impact on the amenity of the neighbourhood including the public domain inclusive of traffic and pedestrian impacts. If approved, it would be appropriate to impose a suite of conditions to reduce the impact of construction works including those relating to hours of work, tree protection, traffic controls, erosion and sedimentation controls, vibration, dust mitigation, works in the road reserve, excavation, waste management, and use of any crane, hoist, plant or scaffolding, amongst others. These are included in the recommended conditions at **Attachment 9.**

Cumulative Impacts:

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

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

Does the proposal fit in the locality?

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

Are the site attributes conducive to development?

There are no site constraints that would prevent the proposal.

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

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

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

The application is not expected to result in significant adverse impacts on the environment or the amenity of the locality. It is considered appropriate with consideration to the zoning and the character of the area is satisfactory with regard to the applicable planning controls. Submissions raised following notification do not warrant redesign and internal and external referrals are satisfactory subject to appropriate conditions of consent. Approval of the proposal is consistent with the public interest.

2 CONCLUSION

This application has been assessed having regard to the heads of consideration under section s.4.15(1) of the environmental planning and assessment act 1979. The proposed development is permissible with consent and has regard to the objectives of the zone. Substantial compliance is achieved with the applicable controls for residential flat building in WDCP 2009. A Clause 4.6 Variation request has been provided in respect of a minor exceedance of the maximum building Height standard and this variation is supported.

There are variations to ADG and WDCP2009 setbacks which have been assessed as acceptable in this report. The recommendations of the DRP have been largely adopted in the revised plans and matters raised by the panel are satisfactorily resolved.

Internal referrals are satisfactory, and submissions have been considered in the assessment. It is considered that the proposed development has been designed appropriately given the nature and characteristics of the site and is unlikely to result in significant adverse impacts on the character or amenity of the surrounding area.

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

RECOMMENDATION

It is recommended that the development application DA-2022/449 be approved subject to appropriate conditions of consent.

ATTACHMENTS

1 Aerial photograph

2 WLEP zoning map

3 Plans

4 DRP Notes

5 Sun's Eye Diagrams / Future context modelling

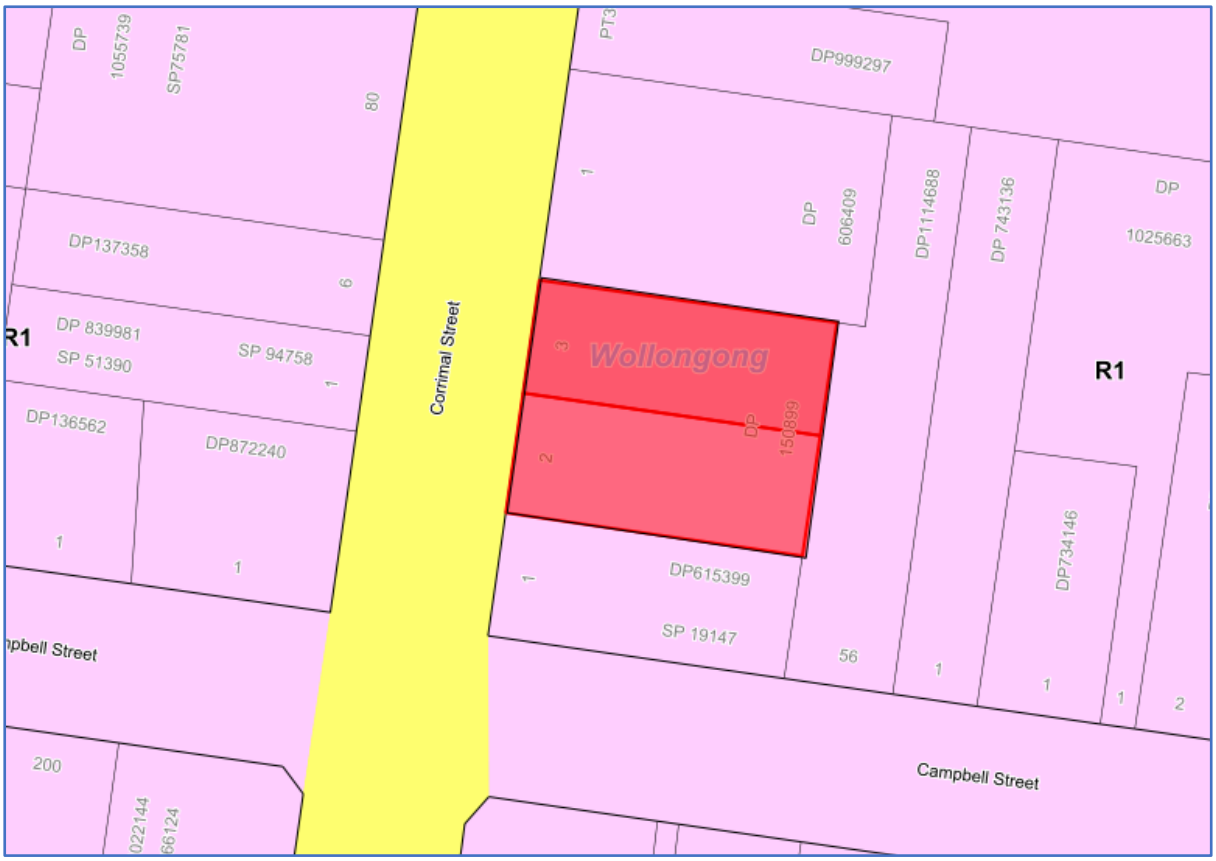
6 ADG Compliance Table

7 Clause 4.6 Variation – Building Height

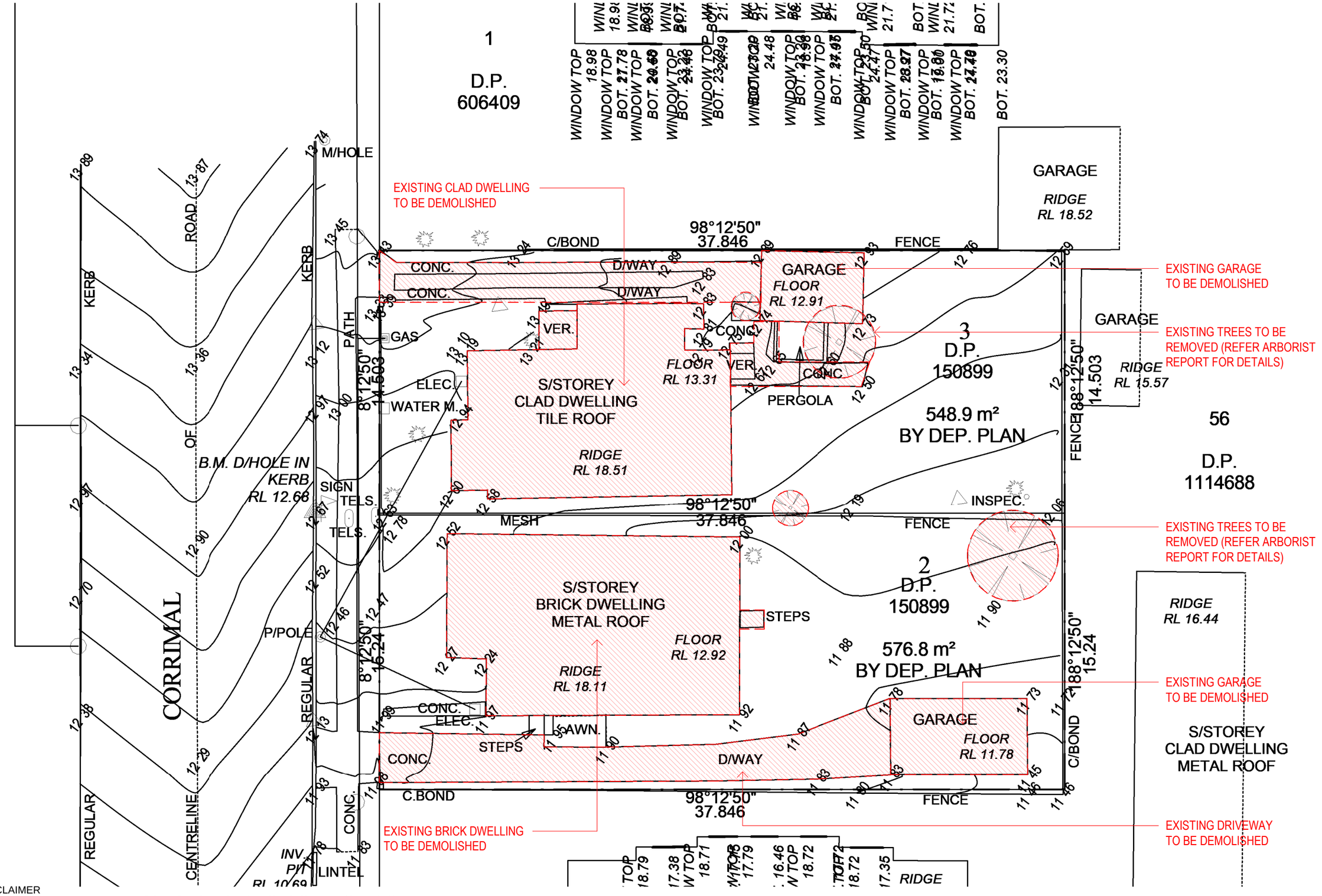
8 WDCP Assessment

9 Draft conditions of consent

ATTACHMENT 1: Zoning Map



ATTACHMENT 2: Aerial Photo



DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

ADD INFO (DA)

REF.	DATE	AMENDMENT
J	14.02.2022	CONSULTANTS ISSUE
K	18.03.2022	FINAL CONSULTANT COORDINATION
L	29.03.2022	DA SUBMISSION
O	16.08.2022	CONSULTANT COORDINATION ISSUE
P	19.08.2022	ADDITIONAL INFORMATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.

DESIGN WORKSHOP AUSTRALIA

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81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ
UNIT DEVELOPMENT

ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG

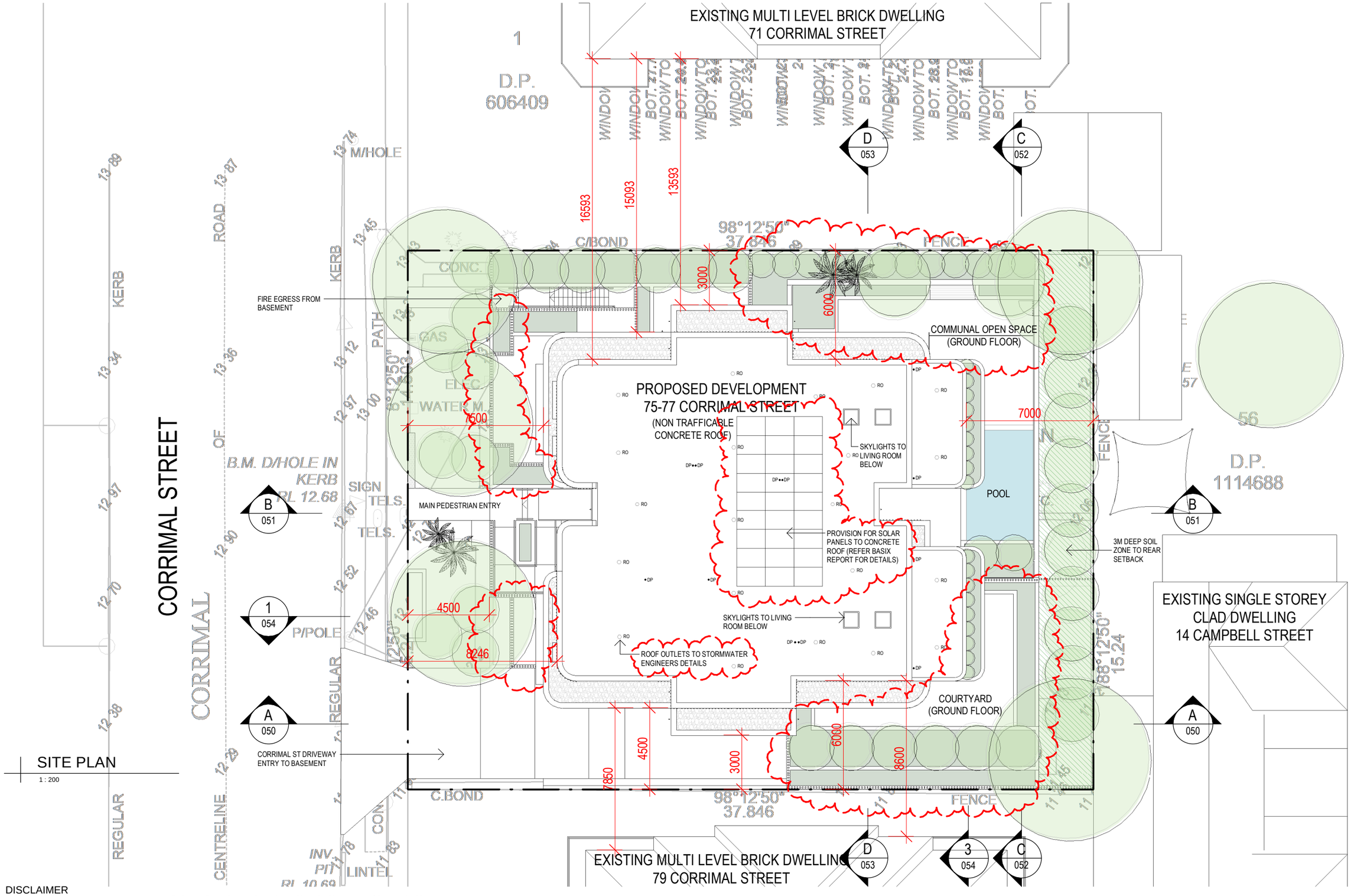
DRAWING NAME: DEMOLITION PLAN

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 19.08.2022
DRAWN: NT
SCALE: 1:200
QA: RG

PROJECT No. 2389
DWG No. 011
Rev. P

A3



SITE PLAN

1 : 200

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Sydney
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Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ UNIT DEVELOPMENT
ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG
DRAWING NAME: SITE PLAN - ROOF PLAN

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 19.08.2022
DRAWN: ML
SCALE: 1:200
QA: RG

PROJECT No. 2389
DWG No. 020
Rev. P

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Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ
UNIT DEVELOPMENT

ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG

DRAWING NAME: BASEMENT 2

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 19.08.2022
DRAWN: AK/ML/NT
SCALE: 1:200
QA: RG

PROJECT No. 2389
DWG No. 021
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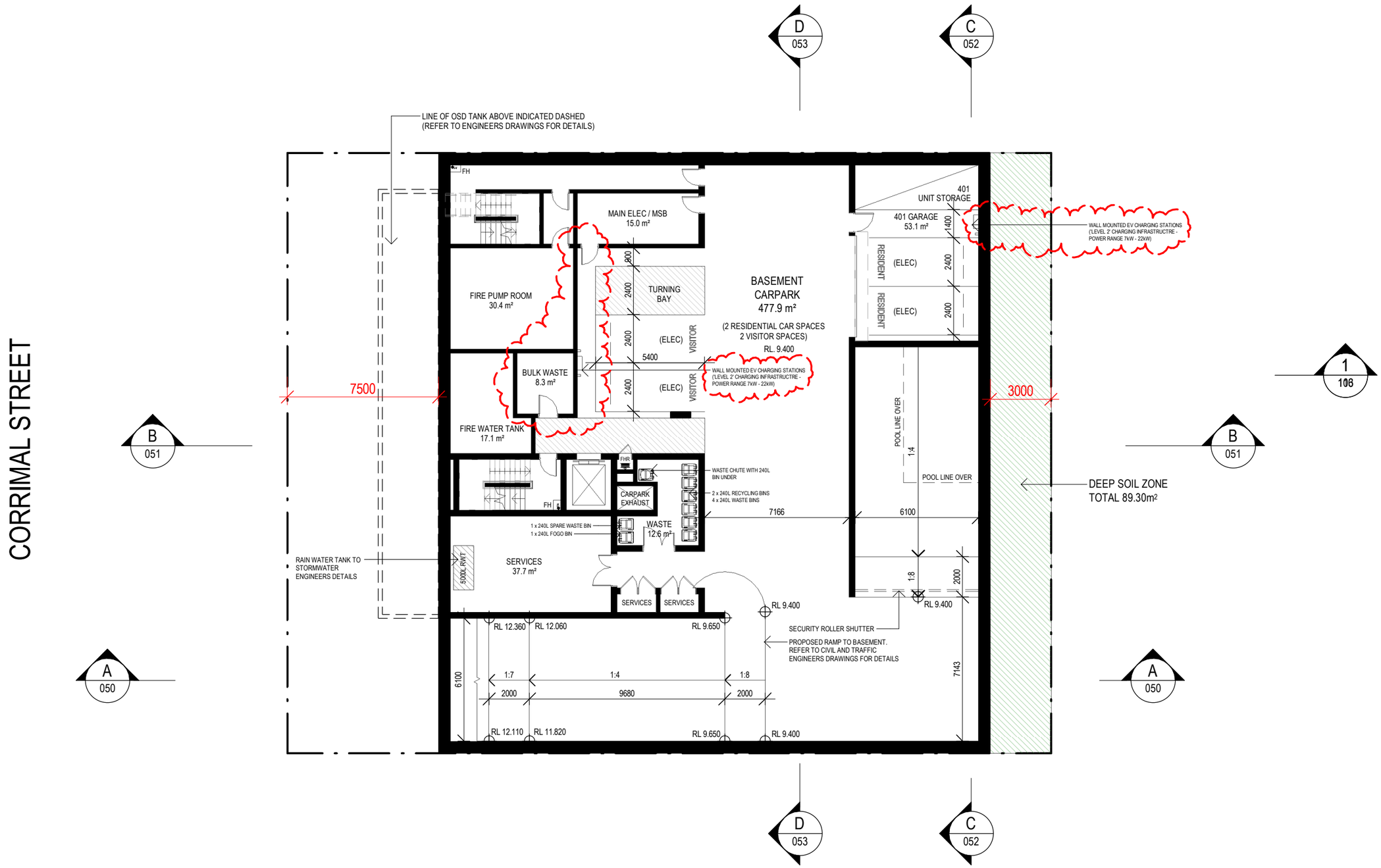

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Level 10, 6 Mount
Olympus Boulevard,
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Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ UNIT DEVELOPMENT
ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG
DRAWING NAME: BASEMENT 1

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 19.08.2022
DRAWN: AK/ML/NT
SCALE: 1:200
QA: RG

PROJECT No. 2389
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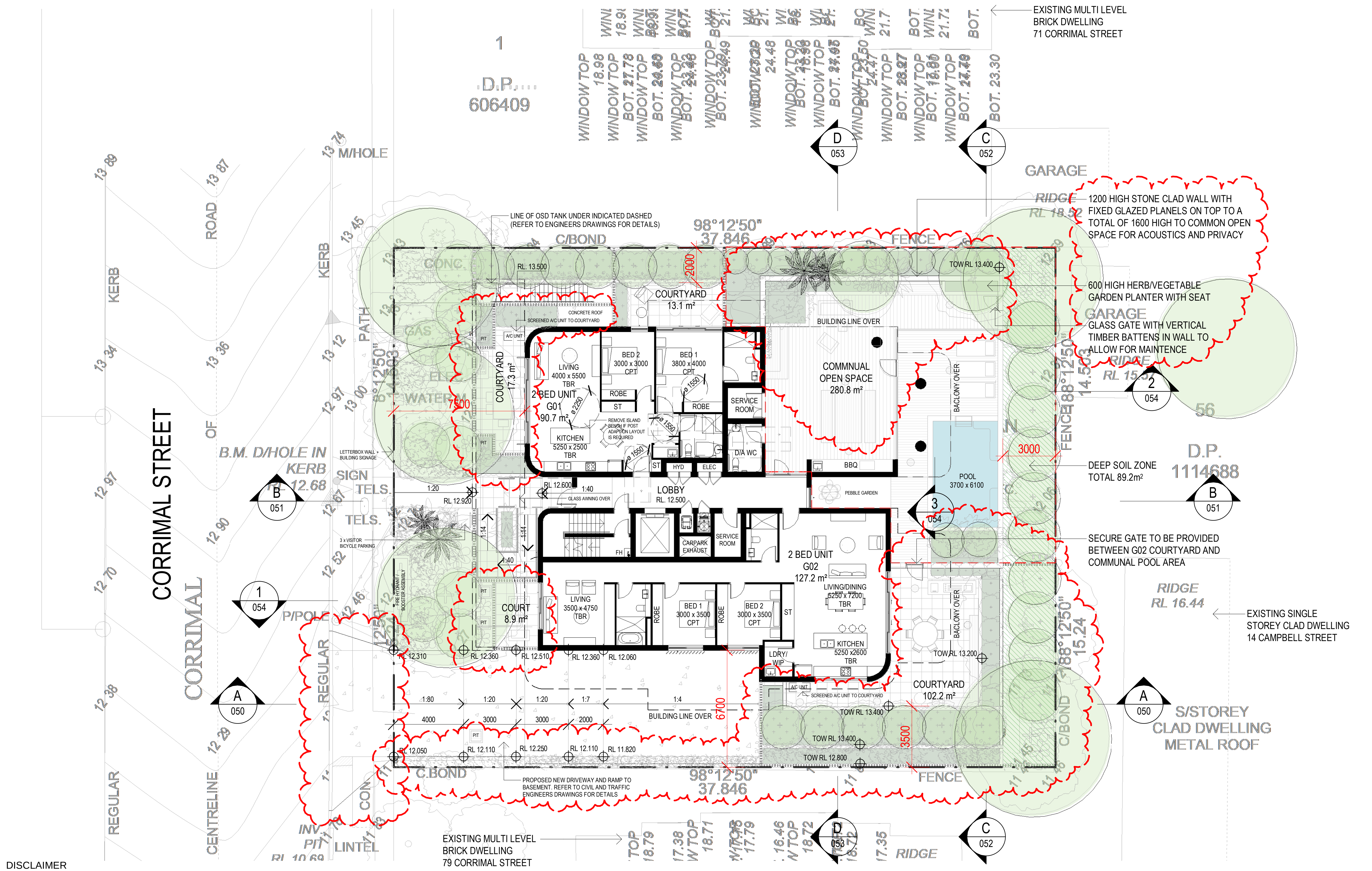

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Sydney
Level 10, 6 Mount Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ UNIT DEVELOPMENT
ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG
DRAWING NAME: GROUND FLOOR

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 19.08.2022
DRAWN: AK/ML/NT
SCALE: 1:200
QA: RG
PROJECT No. 2389
DWG No. 023
Rev. P
A3

EXISTING MULTI LEVEL
BRICK DWELLING
71 CORRIMAL STREET

D 053

C 052

CORRIMAL STREET

B 051

1 054

A 050

1 055

2 054

3 106

B 051

4500 | 3000 | 4500 | 6000

HIGH LEVEL FIXED WINDOW (1800 SILL HEIGHT)

HIGH LEVEL FIXED WINDOW (1800 SILL HEIGHT)

BED 2
3600 x 3900
CPT

ROBE

ENS

WIR

BED 1
3500 x 4800
CPT

LDRY
CT

LINEN

ST

LIVING/DINING
7500 x 5500
TBR

3 BED UNIT
101
171.0 m²

BALCONY
18.7 m²
2800 x 6700

KITCHEN
5650 x 2500
TBR

7500

6000

BED 3
3600 x 4000
CPT

ROBE

STUDY/MEDIA
TBR

BATH

HYD

ELEC

ST

WIP

A/C UNIT

SCREENED A/C UNITS TO BALCONIES

LOBBY
RL. 15.600

GLASS AWNING
ENTRY BELOW

STUDY

3 BED UNIT
102
184.1 m²

SERVICE
ROOM

CARPARK
EXHAUST

FH

ST

BED 3
4300 x 3350
CPT

ROBE

BATH

LDRY
CT

WC

LIVING/DINING
8400 x 6200
TBR

BALCONY
19.5 m²
2800 x 7000

7500

6000

BED 2
4400 x 3450
CPT

ROBE

ENS

WIR

BED 1
3700 x 4950
CPT

ST

WIP

KITCHEN
5400 x 3550
TBR

FIXED WINDOW
(900 SILL HEIGHT)

HIGH LEVEL WINDOW
(1800 SILL HEIGHT)

4500 | 3000 | 4500 | 6000

D 053

C 052

EXISTING MULTI LEVEL
BRICK DWELLING
79 CORRIMAL STREET

BALCONY

LIVING

DINING

KITCHEN

KITCHEN

DINING

BALCONY

LIVING

EXISTING SINGLE
STOREY CLAD DWELLING
14 CAMPBELL STREET

A 050

ADD INFO (DA)

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O	16.08.2022	CONSULTANT COORDINATION ISSUE
P	19.08.2022	ADDITIONAL INFORMATION

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Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ
UNIT DEVELOPMENT

ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG

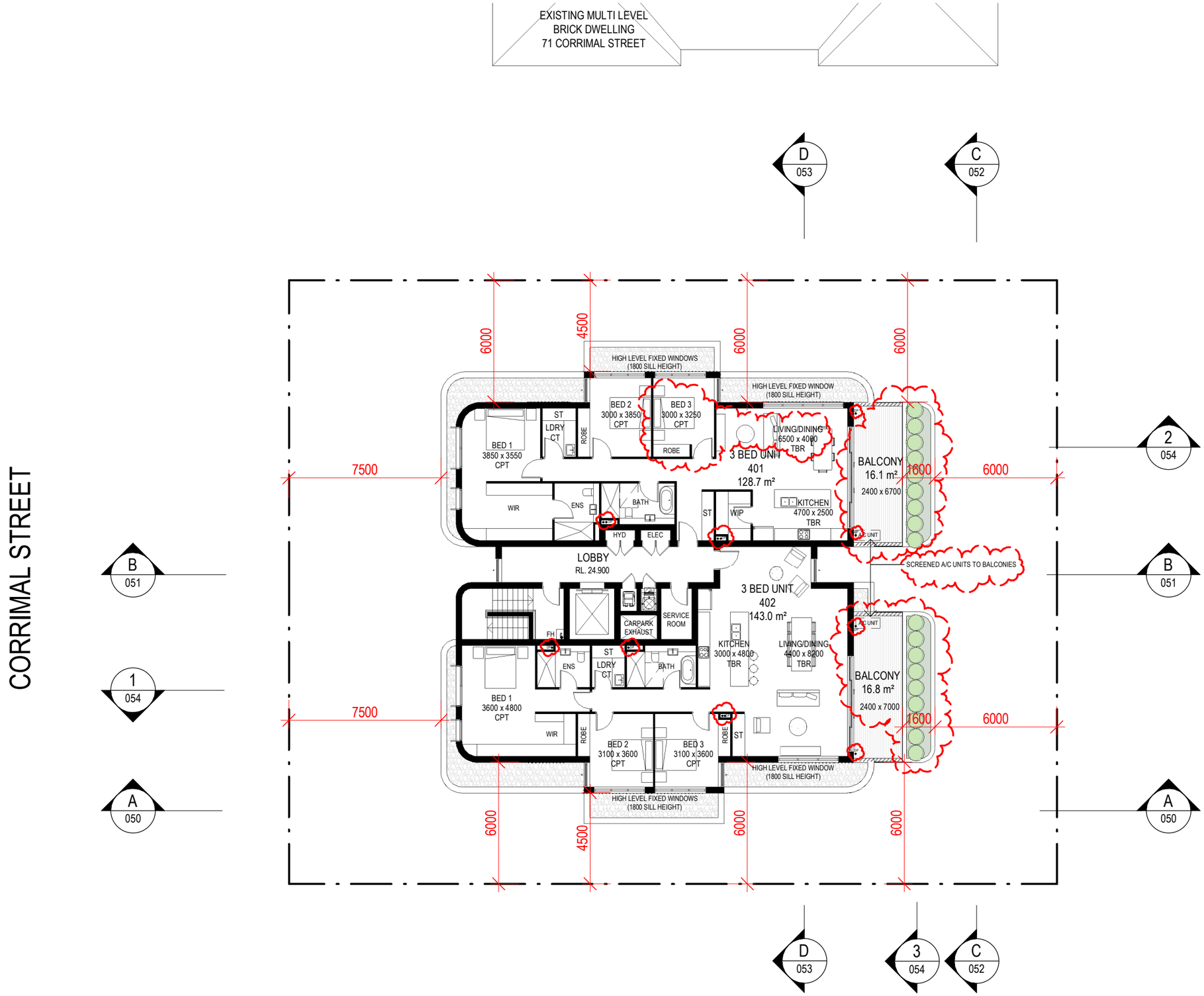
DRAWING NAME: LEVEL 1-3 (TYPICAL)

SCALE BAR:
0 2.5 5 7.5 10m

ISSUE DATE: 19.08.2022
DRAWN: AK/ML/NT
SCALE: 1:200
QA: RG

PROJECT No. 2389
DWG No. 024
Rev. P

A3



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Level 10, 6 Mount
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Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ UNIT DEVELOPMENT
ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG
DRAWING NAME: LEVEL 4

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 19.08.2022
DRAWN: AK/ML/NT
SCALE: 1:200
QA: RG

PROJECT No. 2389
DWG No. 025
Rev. P

A3

NORTH ELEVATION

1 : 200

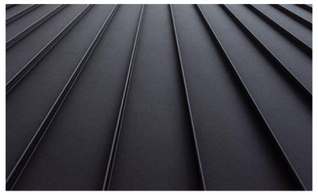
SOUTH ELEVATION

1 : 200

MATERIAL PALETTE:

(BW01) FACEBRICK TYPE 01
EQUAL TO AUSTRAL - "CASTELLANNA"

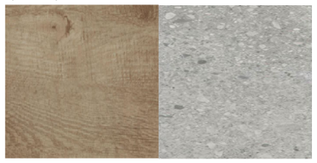
(BW02) FACEBRICK TYPE 02
GLAZED BRICK TILES "ROBERTSON" - BLUE



(CL01) METAL WALL CLADDING (VERTICAL)
BLACK - MONUMENT "COLORBOND"

(LV01) FIXED LOUVRE SCREENS

(CONC) OFF - FORM CONCRETE



EXTERNAL SURFACE FINISHES

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Sydney
Level 10, 6 Mount
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Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ
UNIT DEVELOPMENT

ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG

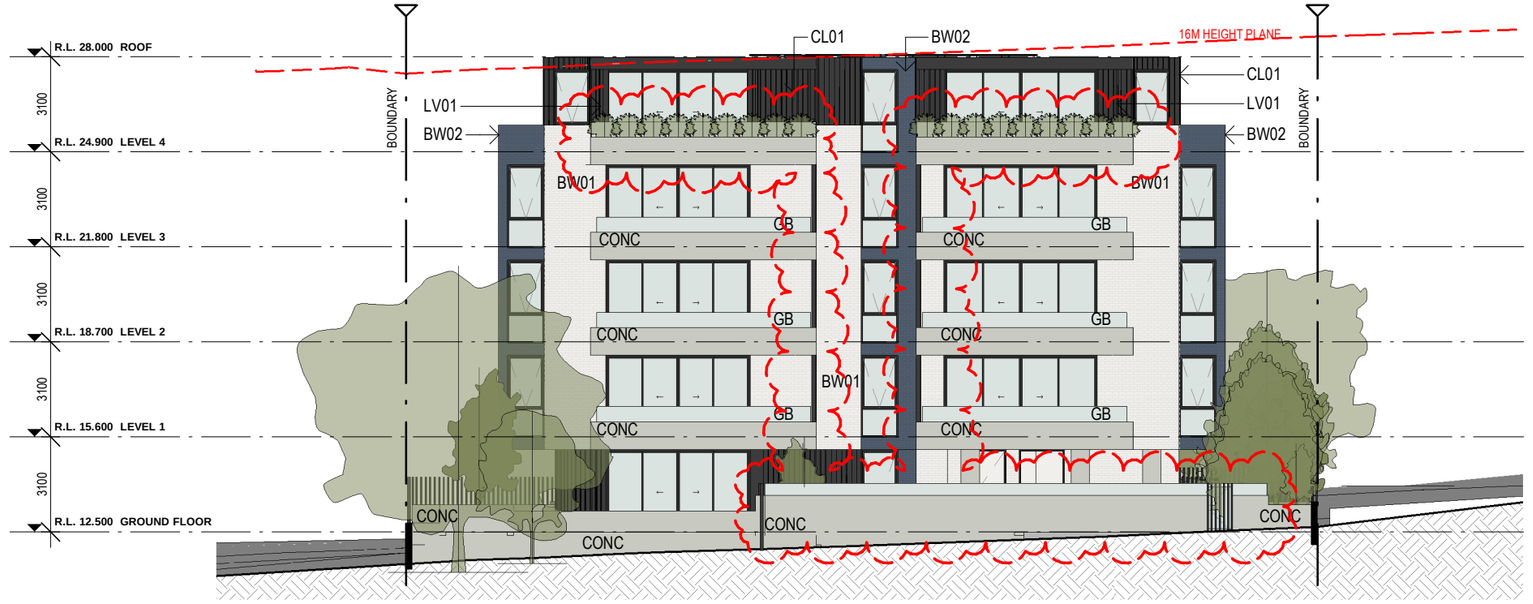
DRAWING NAME: ELEVATIONS

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 19.08.2022
DRAWN: AK/ML/NT
SCALE: 1:200
QA: RG

PROJECT No. 2389
DWG No. 040
Rev. P

A3



EAST ELEVATION

1 : 200

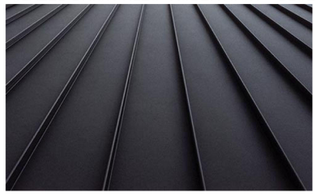
WEST ELEVATION

1 : 200

MATERIAL PALETTE:

(BW01) FACEBRICK TYPE 01
EQUAL TO AUSTRAL - "CASTELLANNA"

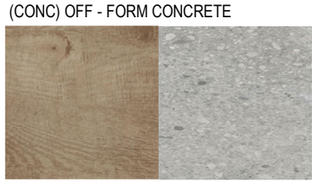
(BW02) FACEBRICK TYPE 02
GLAZED BRICK TILES "ROBERTSON" - BLUE



(CL01) METAL WALL CLADDING (VERTICAL)
BLACK - MONUMENT "COLORBOND"

(LV01) FIXED LOUVRE SCREENS

(CONC) OFF - FORM CONCRETE



EXTERNAL SURFACE FINISHES

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Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

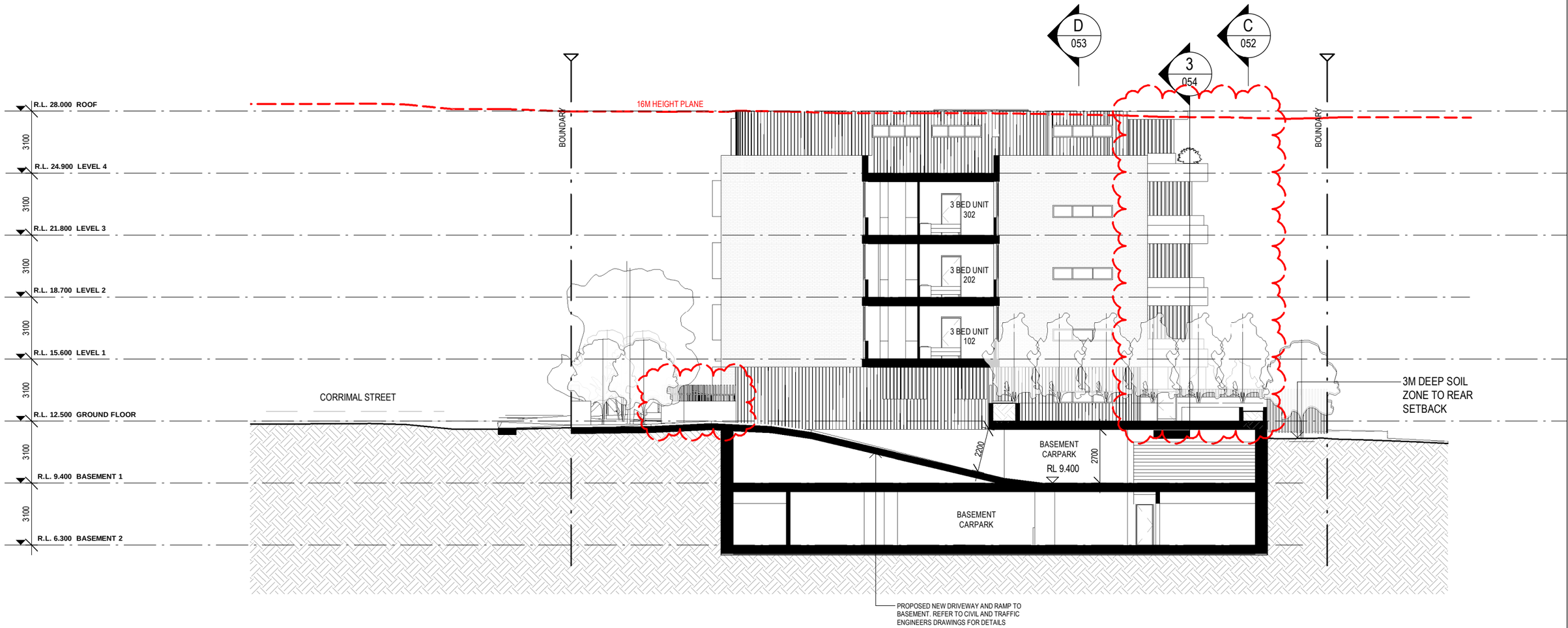
CLIENT: BLAQ UNIT DEVELOPMENT
ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG
DRAWING NAME: ELEVATIONS

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 19.08.2022
DRAWN: AK/ML/NT
SCALE: 1:200
QA: RG

PROJECT No. 2389
DWG No. 041
Rev. P

A3



SECTION A

1 : 200

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Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ
UNIT DEVELOPMENT

ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG

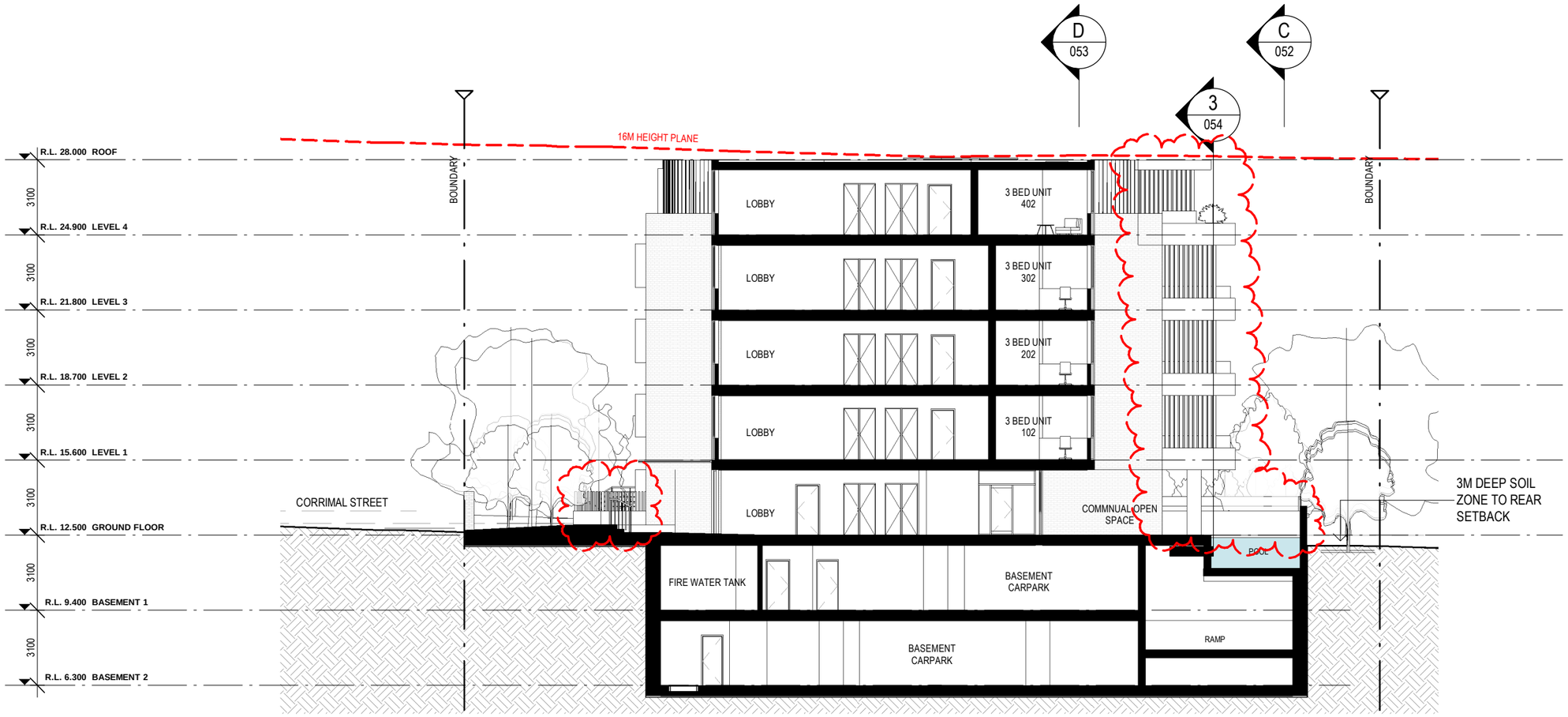
DRAWING NAME: SECTIONS

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 19.08.2022
DRAWN: AK/ML/NT
SCALE: 1:200
QA: RG

PROJECT No. 2389
DWG No. 050
Rev. P

A3



SECTION B

1 : 200

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Nominated Architect:
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CLIENT: BLAQ
UNIT DEVELOPMENT

ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG

DRAWING NAME: SECTIONS

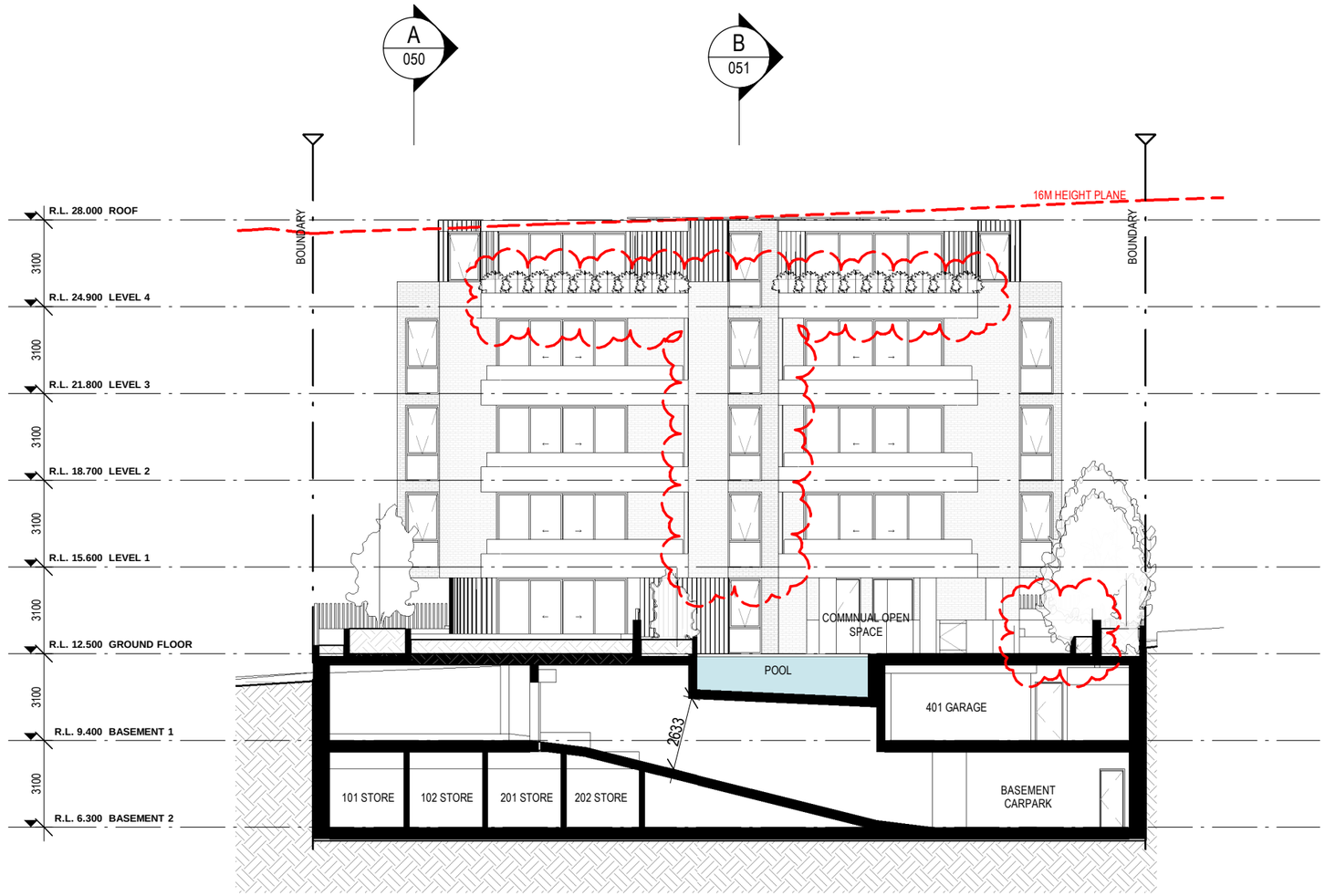
SCALE BAR:

0 2.5 5 7.5 10m

ISSUE DATE: 19.08.2022
DRAWN: AK/ML/NT
SCALE: 1:200
QA: RG

PROJECT No. 2389
DWG No. 051
Rev. P

A3



SECTION C

1 : 200

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Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ
UNIT DEVELOPMENT

ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG

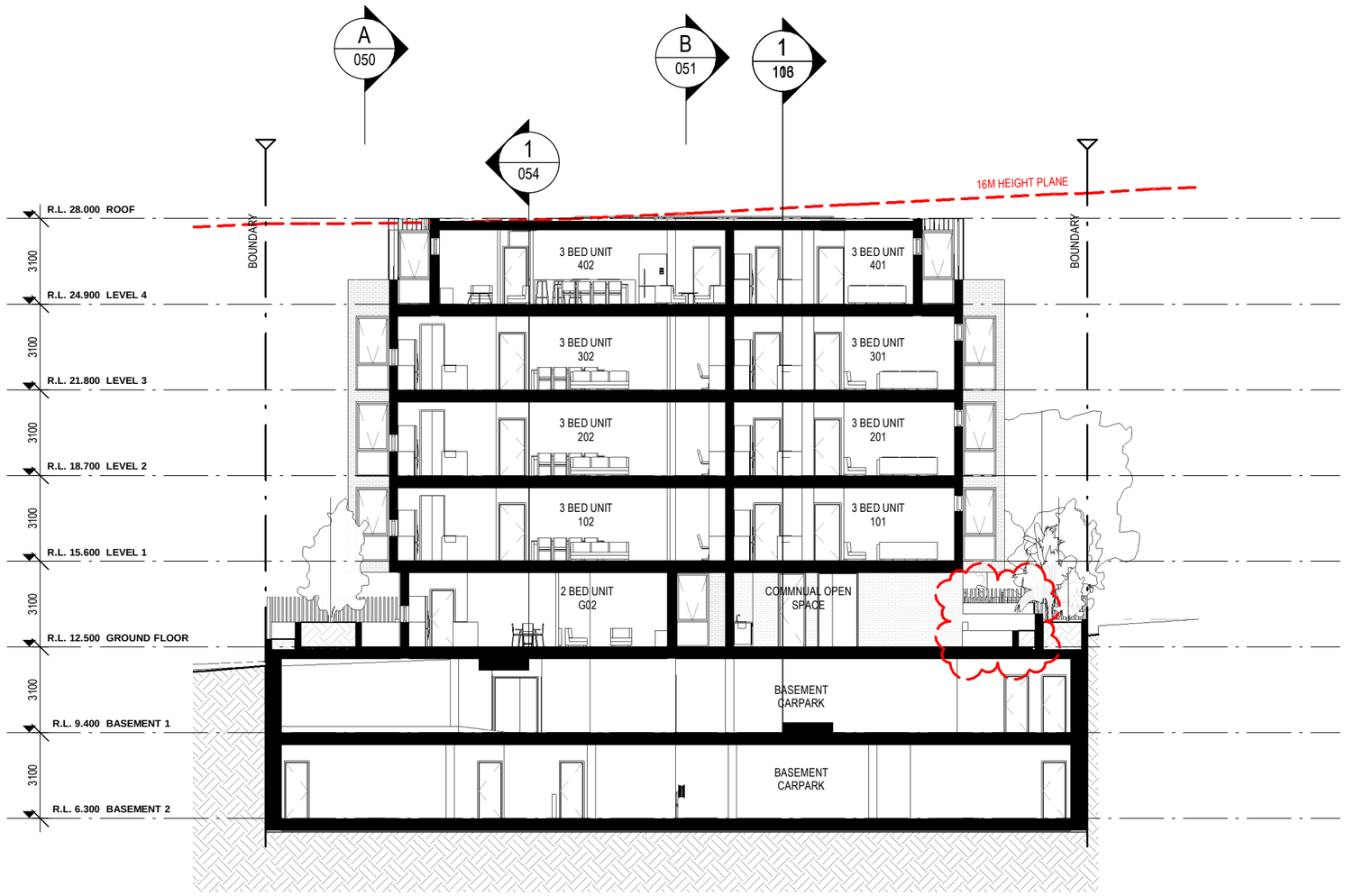
DRAWING NAME: SECTIONS

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 19.08.2022
DRAWN: AK/ML/NT
SCALE: 1:200
QA: RG

PROJECT No. 2389
DWG No. 052
Rev. P

A3



SECTION D

1 : 200

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P	19.08.2022	ADDITIONAL INFORMATION

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Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ
UNIT DEVELOPMENT

ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG

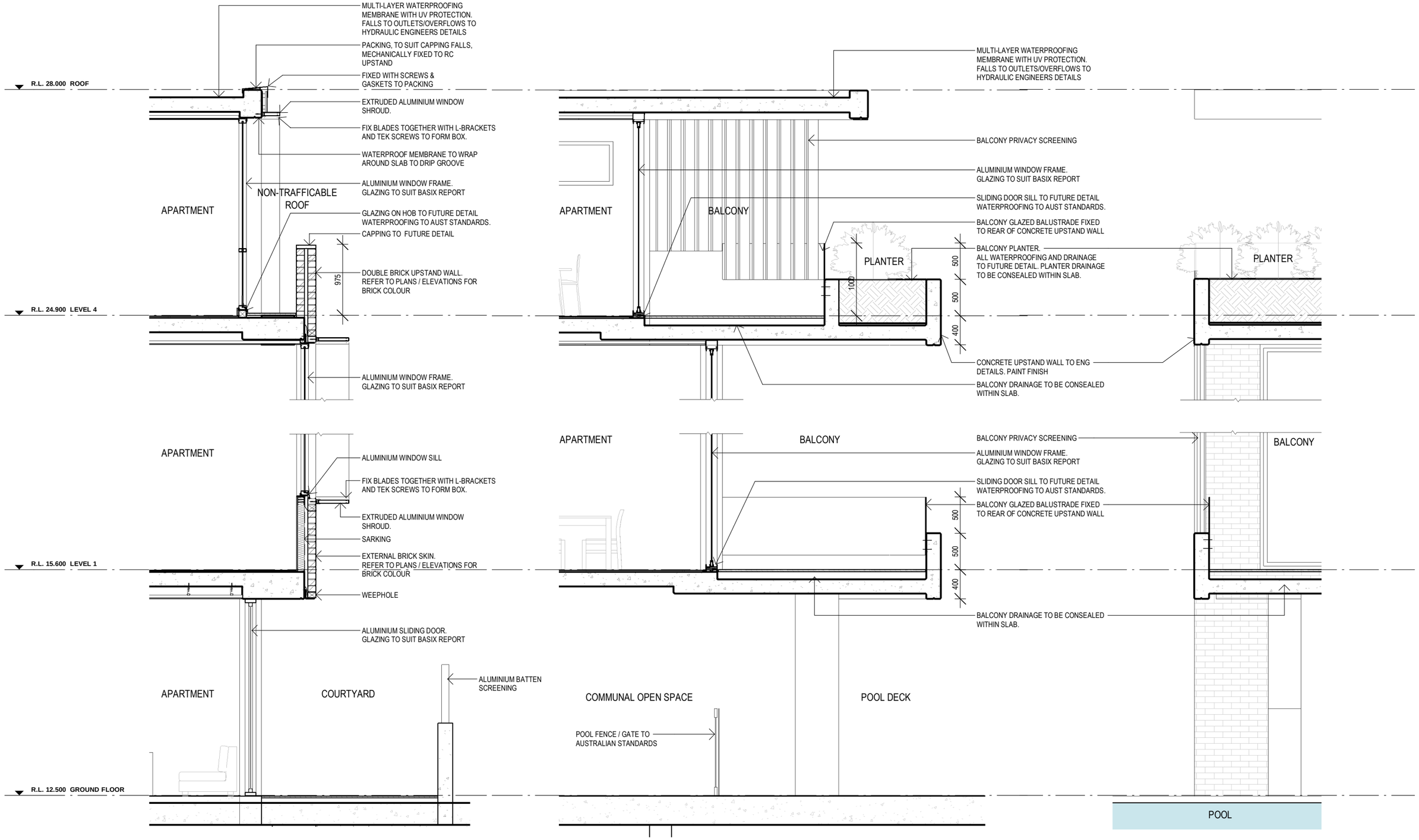
DRAWING NAME: SECTIONS

SCALE BAR: 0 2.5 5 7.5 10m

ISSUE DATE: 19.08.2022
DRAWN: ML / AK
SCALE: 1:200
QA: RG

PROJECT No. 2389
DWG No. 053
Rev. P

A3



DETAIL SECTION 1
1 : 50

DETAIL SECTION 2
1 : 50

DETAIL SECTION 3
1 : 50

DISCLAIMER
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ADD INFO (DA)

REF.	DATE	AMENDMENT
P	19.08.2022	ADDITIONAL INFORMATION

DWA
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Nominated Architect:
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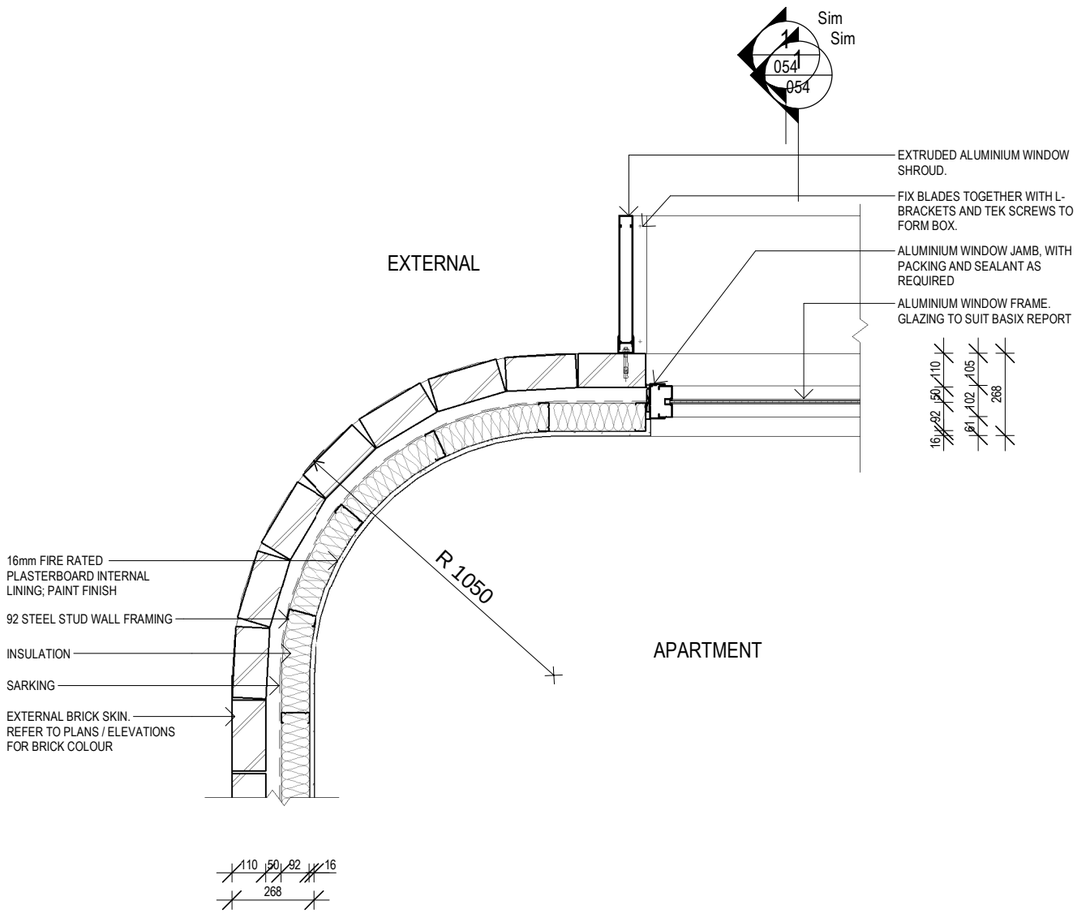
CLIENT: BLAQ UNIT DEVELOPMENT
ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG
DRAWING NAME: DETAIL SECTIONS

SCALE BAR: 0 0.5 1 1.5 2 2.5m

ISSUE DATE: 19.08.2022
DRAWN: SL
SCALE: 1:50
QA: RG

PROJECT No. 2389
DWG No. 054
Rev. P

A3



PLAN - CURVED BRICKWORK DETAIL

1 : 20

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ADD INFO (DA)

REF.	DATE	AMENDMENT
P	19.08.2022	ADDITIONAL INFORMATION

DISCLAIMER
All dimensions are in millimeters. Verify all dimensions on site prior to commencement of any work.

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Nominated Architect:
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CLIENT: BLAQ
UNIT DEVELOPMENT

ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG

DRAWING NAME: DETAIL SECTIONS

SCALE BAR: 0 0.5 1 1.5 2 2.5m

ISSUE DATE: 19.08.2022
DRAWN: SL
SCALE: 1:50
QA: RG

PROJECT No. 2389
DWG No. 055
Rev. P

A3

Landscape plan 1:100 @ A1

0 1 2 3 4 5 10

Open canopy Corymbia citriodora 'Sensuous' (Lemon scented Gum) to12 metres.
Existing pit cover
Natural & deep soil planting
OSD structure under terrace. To Stormwater Engineer's details
1000mm raised planter & 800mm colorbond fence over to total 1800mm high
1200mm high stone clad wall & glazed panel over to total 1600mm high
Existing brick wall on adjoining property
Raised planter for community herbs/vegetation.
Recessed seating
Glass pool fence
New Banksia integrifolia.
Refer to Stormwater Engineers plans for all floor waste drainage points.
Privacy screen planting in 1000mm raised planter
T.O.W 13.20
Citrus tree in 600mm raised planter
T.O.W 13.40
Raised planter for community herbs/vegetation.
Glass access & vertical battens to rear landscape to match privacy screens
Columns to Architects detail
Frameless glass pool fence & self closing gate
Stone / tile clad privacy / acoustic feature wall to rear of pool 1200mm high with fixed glazing over to total 1600mm height
Fixed table & chairs
Deep soil planting zone to rear of development
Stainless steel ladder entry
Submerged pool seat
Floor wastes thoroughly
BBQ/sink unit
Submerged pool seat
Large format free standing planter
Maintain existing colorbond fence
All P.O.S outdoor furniture /BBQ to owners supply. Shown indicatively for useable of space
Vertical batten screen to 1800mm high integrated into 800mm raised planter
Lockable gate to private courtyard & 1800mm vertical batten screen
800mm raised planter over edge of basement slab.. Dashed line of structure over
B.W 11.72
Refer to Stormwater Engineers plans for all floor waste drainage points.
1000mm deep raised planter over basement.
New Banksia integrifolia.
400mm raised planter for climbing plants to be trained over boundary fence.
Fire egress stairs & path to stairs
Remove reluctant driveway crossing
Crushed gravel trafficable fire egress path in C.O.S landscape.
Ex. Concrete footpath
B.M.
Ex. gas meter
Drainage pit to OSD in C.O.S
Privacy screen to private courtyard
Ex. water meter
Letterbox wall 1400mm high
Raised planter 600mm high
New concrete footpath connection to pedestrian entry
Ex. Street sign
BM in kerb R.L 12.68
Ex. telecom pit cover
Bicycle racks
Natural deep soil planting
Hydrant booster assembly location
Disabled access
Privacy screen to private courtyard
Existing power pole
OSD tank under terrace. access hatches in C.O.S
New driveway crossing to council specification
Remove redundant driveway crossing
Make good nature strip turf & footpath to Council specifications
Existing pit cover
T.O.W 13.20
800mm raised planter
A/C unit
T.O.W 13.00
Terraced timber seating
Drainage pit
Raised planter 600mm high
Drainage pits
T.O.W 13.20
Stone wall returns at 1600mm high.
T.O.W 13.40
A/C unit
T.O.W 12.80
(6X)2200 x 600x1000(h). T.O.F 13.60 GRC planter at top of wall. Cascading groundcover & climbers planting on screen
Retaining wall to basement carpark ramp
Drainage pit
Raised planter returns at 1000mm high with integrated privacy screen over
400mm raised over planter and 800mm colorbond fence to total 1800mm high
T.O.W 12.80
Street
Corrimal
Lobby F.F.L.12.50
G01
G02
C.O.S 12.40
Pool
P.O.S 12.40
R.L.13.50
ramp 1:50
ramp 1:20
ramp 1:20
ramp 1:8
ramp 1:4
B.W 11.72

Indicative planting images

Green wall tensioned cables

Integated timber steps

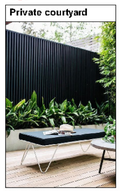
Outdoor seating

Typical seating benches

Pool side wall

F **Bicycle racks**

G **Private courtyard**



H **Vertical batten screen Powder coated aluminum**

I **Outdoor BBQ in undercroft**

J **Pool seating**

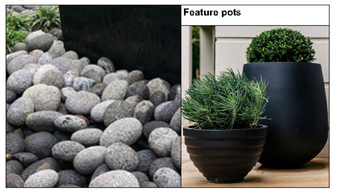
K **Draceana draco**

L **Glass pool fence**

M **Agave Pool surrounds**

N **Corymbia citriodora 'Sentuous'**

O **Feature pots**



Amendments

G	17.8.22	For DA (Addition Info)
F	20.7.22	For DA (Addition Info)
E	7.7.22	For Panel review
D	31.3.22	For DA Review

PAUL SCRIVENER LANDSCAPE

PO Box 4050. ACT 2602
ABN: 16 949 100 279
Phone: 02 9907 8011
www.scrivener-design.com
Email: paul@scrivener-design.com

Project: Residencial development at 75-77 Corrimal Street,Wollonggong

Dwg: Landscape Site Plan

Date: 17.8.22 Scale: 1:100 @A1

Job Ref: 22/2385

Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.

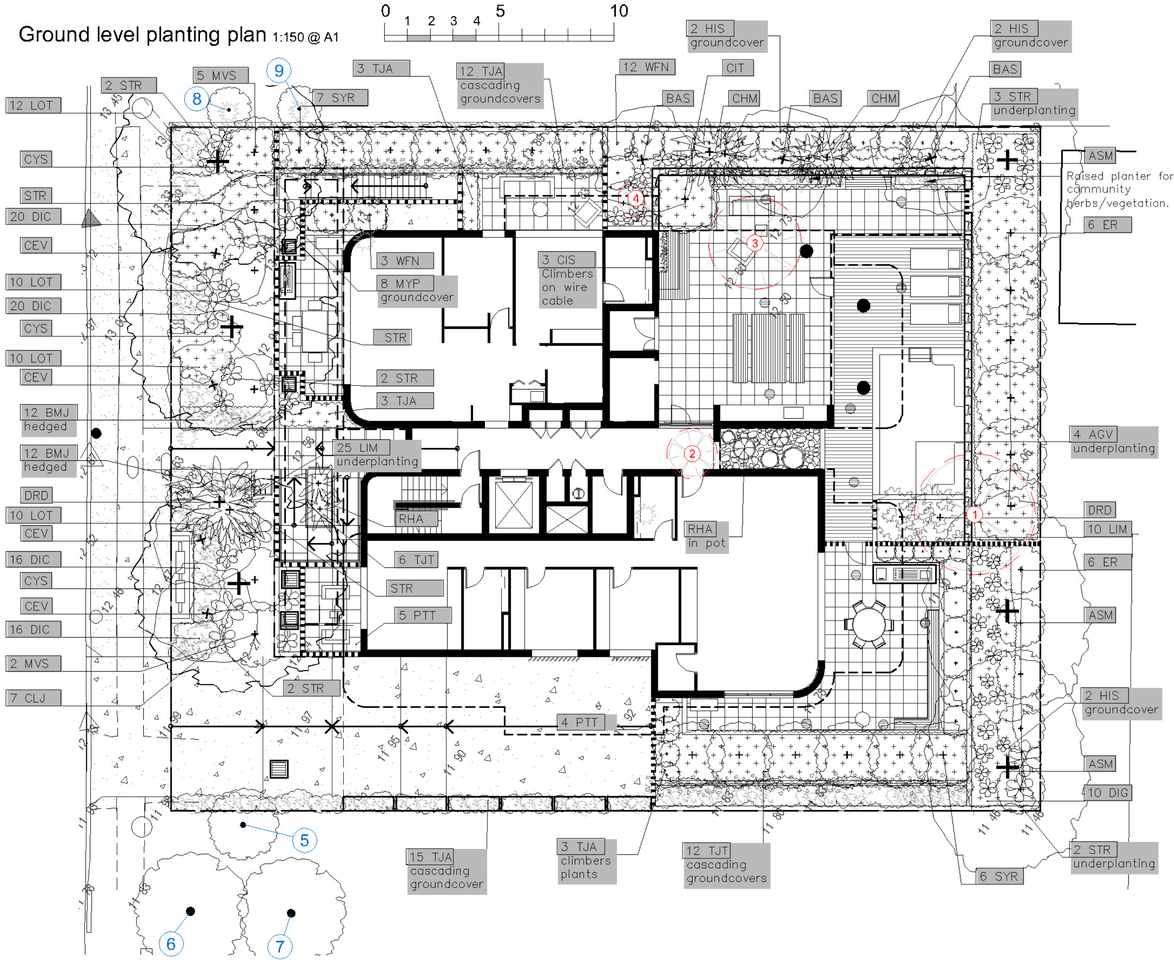
North

1 of 7

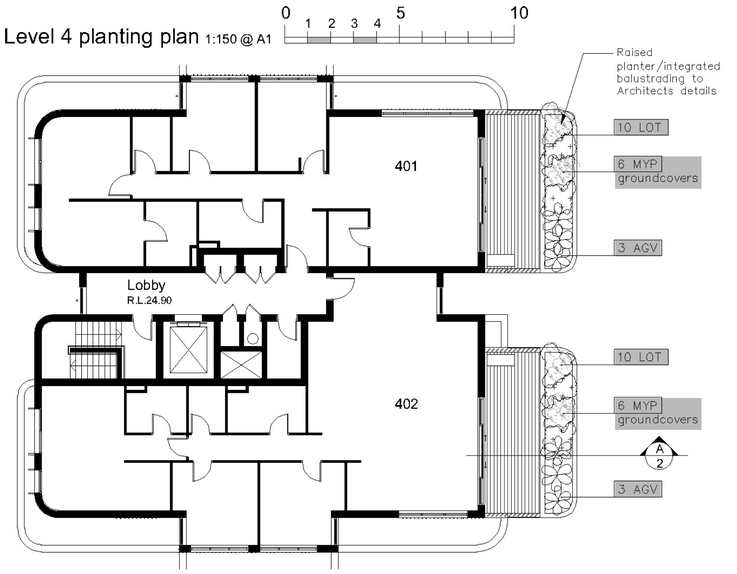
DA

ISSUE- G

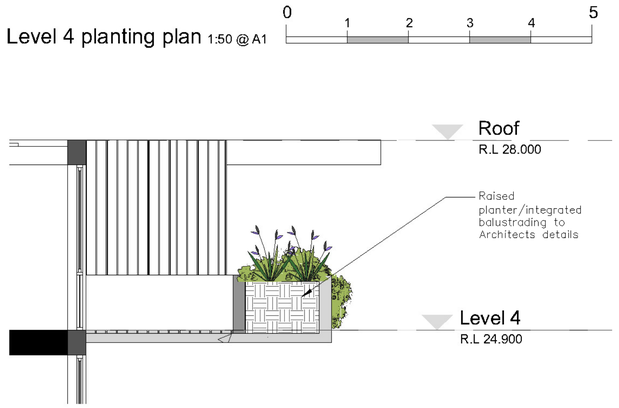
Ground level planting plan 1:150 @ A1



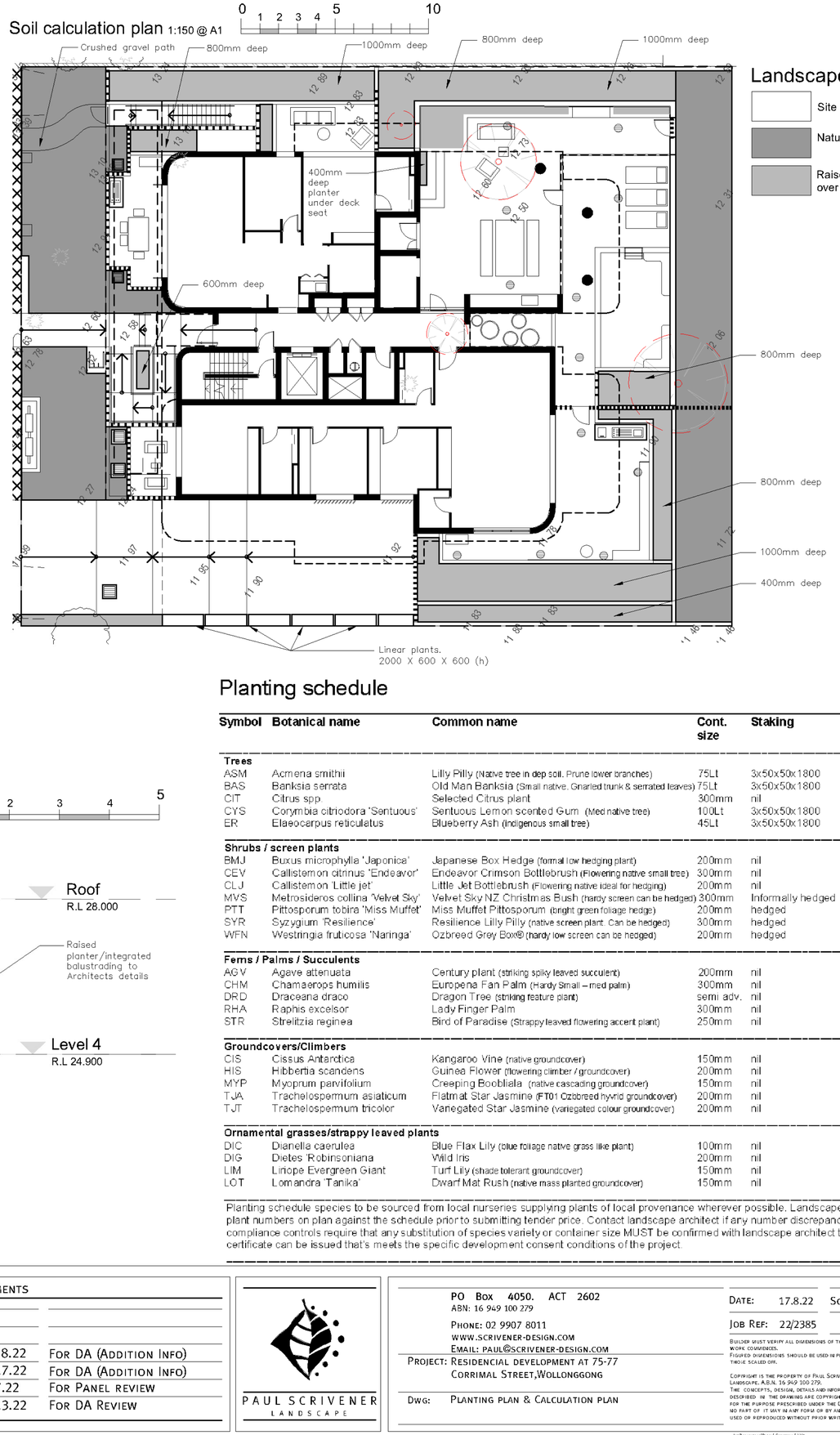
Level 4 planting plan 1:150 @ A1



Level 4 planting plan 1:50 @ A1



Soil calculation plan 1:150 @ A1



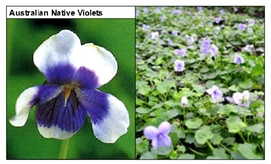
Landscape soil calculations

	Site area	1125.70 m2	100.00 %
	Natural deep soil	181.59 m2	16.13%
	Raised planter over slab	133.9m2	11.89 %

Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
ASM	Acmena smithii	Lilly Pilly (Native tree in dep soil. Prune lower branches)	75Lt	3x50x50x1800	8-10.0M	3
BAS	Banksia serrata	Old Man Banksia (Small native. Gnarled trunk & serrated leaves)	75Lt	3x50x50x1800	5-7.0M	3
CIT	Citrus spp	Selected Citrus plant	300mm	nil	1.5-3.0M	1
CYS	Corymbia citriodora 'Sentuous'	Sentuous Lemon scented Gum (Med native tree)	100Lt	3x50x50x1800	12.0M	3
ER	Elaeocarpus reticulatus	Blueberry Ash (Indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	12
Shrubs / screen plants						
BMJ	Buxus microphylla 'Japonica'	Japanese Box Hedge (formal low hedging plant)	200mm	nil	0.4-1.2M	24
CEV	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (Flowering native small tree)	300mm	nil	2-3.0M	4
CLJ	Callistemon 'Little jet'	Little Jet Bottlebrush (Flowering native ideal for hedging)	200mm	nil	0.8-1.4M	7
MVS	Metrosideros collina 'Velvet Sky'	Velvet Sky NZ Christmas Bush (hardy screen can be hedged)	300mm	Informally hedged	2-4.0M	7
PTT	Pittosporum tobira 'Miss Muffet'	Miss Muffet Pittosporum (bright green foliage hedge)	200mm	hedged	0.8-1.0M	9
SYR	Syzygium 'Resilience'	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	hedged	2.8-3.5M	13
WFN	Westringia fruticosa 'Naringa'	Ozbreed Grey Box® (hardy low screen can be hedged)	200mm	hedged	0.4-0.7M	15
Ferns / Palms / Succulents						
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	10
CHM	Chamaerops humilis	Europena Fan Palm (Hardy Small – med palm)	300mm	nil	3-5.0M	2
DRD	Dracaena draco	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	2
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	2
STR	Strelitzia reginea	Bird of Paradise (Strappy leaved flowering accent plant)	250mm	nil	1-1.2M	14
Groundcovers/Climbers						
CIS	Cissus Antarctica	Kangaroo Vine (native groundcover)	150mm	nil	0.2M	3
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	6
MYP	Myoprum parvifolium	Creeping Boobliala (native cascading groundcover)	150mm	nil	0.2M	20
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbreed hyvrid groundcover)	200mm	nil	0.2M	36
TJT	Trachelospermum tricolor	Variegated Star Jasmine (variegated colour groundcover)	200mm	nil	0.5M	18
Ornamental grasses/strappy leaved plants						
DIC	Dianella caerulea	Blue Flax Lily (blue foliage native grass like plant)	100mm	nil	0.4M	72
DIG	Dietes 'Robinsoniana	Wild Iris	200mm	nil	0.8M	10
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	35
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	63

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.



Amendments

G	17.8.22	For DA (Addition Info)
F	20.7.22	For DA (Addition Info)
E	7.7.22	For Panel review
D	31.3.22	For DA Review

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Project: Residencial development at 75-77 Corrimal Street,Wollonggong

Dwg: Planting plan & Calculation plan

Date: 17.8.22 Scale: 1:100 @A1

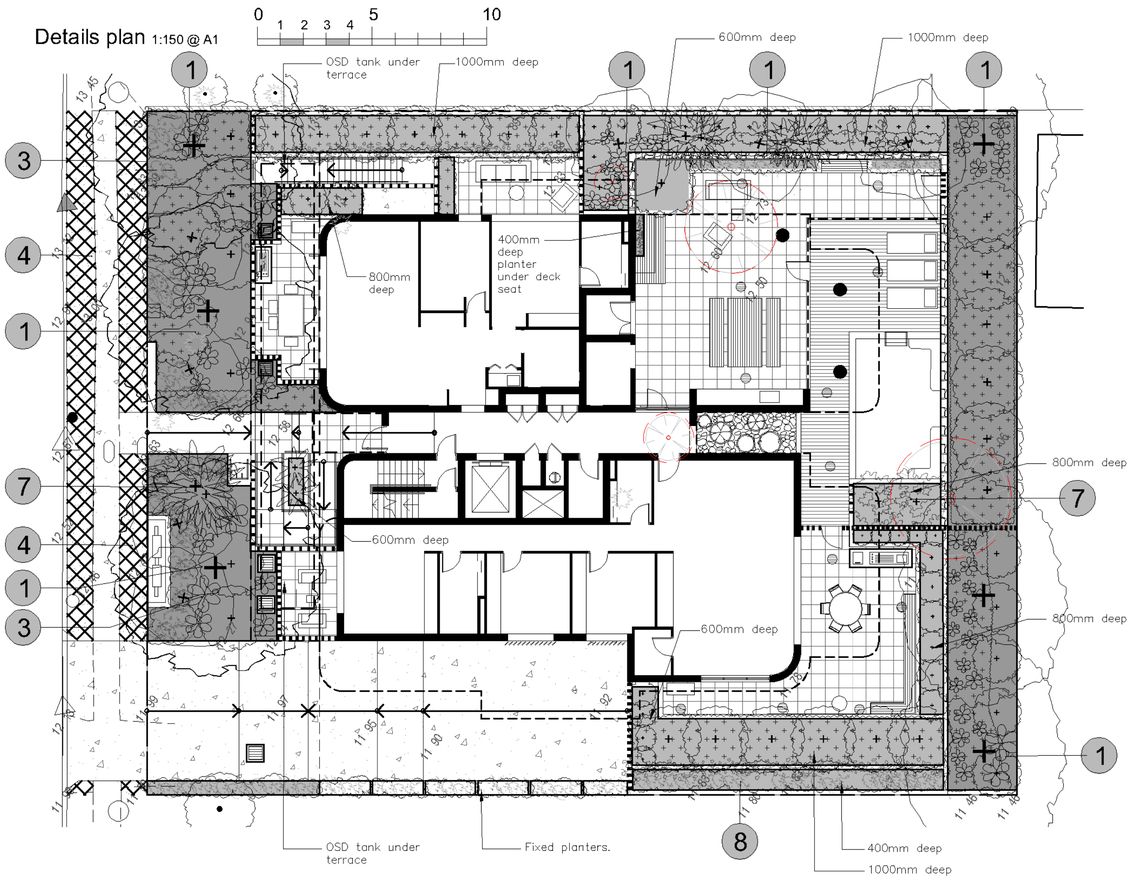
Job Ref: 22/2385

North

DA

ISSUE- G

Details plan 1:150 @ A1



General installation notes

1.Site preparation
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. Soil preparation
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensure soil conditioners and compost worked into the top 200mm profile. To comply with AS 4454:1999 .

3. New plantings
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and sola access.

4. Planter wall waterproofing.
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. Refer Engineer's details for ALL structural, drainage and installation details whatsoever for wall construction. All raised gardens to have the following soils:
- Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 400-500mm depth.. To comply with AS 4419 and AS 3743
- All planter boxes are to have automatic dripline irrigation system.
- Landscape contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane behind external walls.

5. Mulching
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

6. Fertliser
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

7. Staking
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support. No staking in raised planters to avoid damaging waterprcofing installation

8. Turfing
Turfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. See details sheet

9. Structural
All structural details whatsoever to Engineer's details.

Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL common area garden and landscape zones in the development including both the deep soil and raised planter wall areas and including all raised planter boxes over slab on all levels. (All lawn areas to be excluded.

Water supply tap hosecocks and water supply conduit to be coordinated by Hydraulic and Structural Engineer's details). Dripline supply system only to be incorporated.

Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropeyline reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Ensure rain sensor is installed for common area garden zones connected to timers

Root inhibiting system. Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent

.

Automatic Controller: For all common area landscape areas provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet. Battery timers to isolated planter boxes to private terraces.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

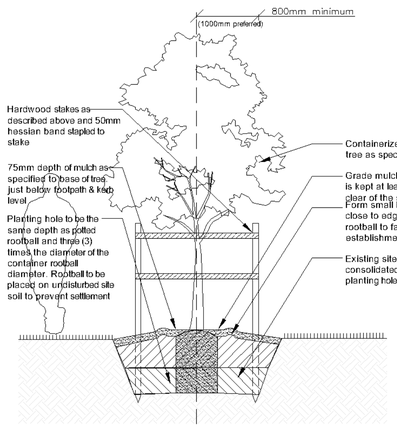
Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the nature strip turf when it is established at regular intervals to maintain an average height of 50mm.

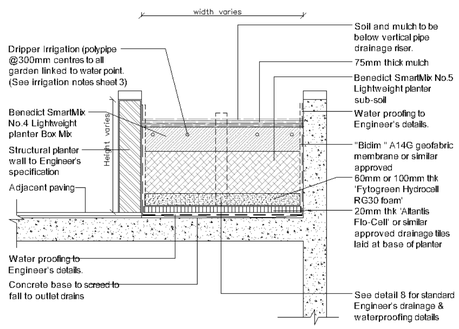
After the completion of the defects period noted above the owners corporation of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance shall include the following:
- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation. Regular maintenance of the irrigation system battery timers (where required) for isolated planter beds in common areas. Battery timers for private terraces are the responsibility of the individual unit owners.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs. Removal of vegetation over the long term (if and when required) as the garden matures. Subject to the relevant council applications
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of industry standard safe to use pest spray is to be employed if required
- Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site is a timely manner.

Detail 1
Tree planting detail. n.t.s

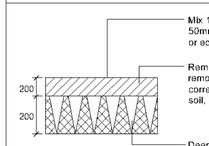


Detail 2
On structure planter typical soil installation detail n.t.s — PSLA 17

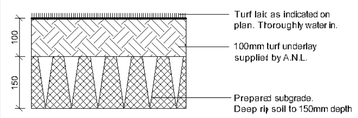
For soil & irrigation methodology only Structural & drainage to relevant Engineers details



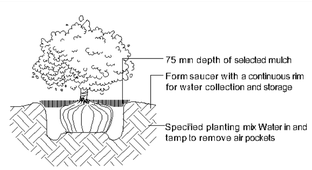
Detail 3
Soil preparation detail n.t.s.



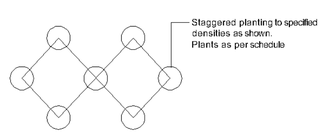
Detail 4
Turf over soil n.t.s



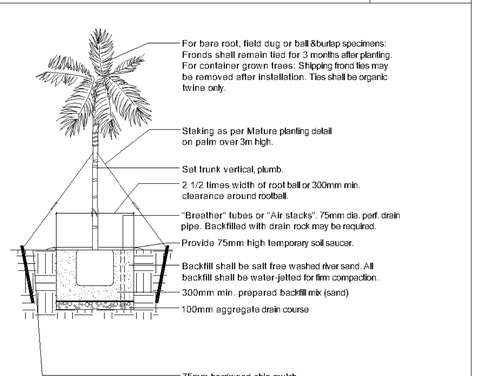
Detail 5
Shrub planting detail n.t.s



Detail 6
Planting set out n.t.s



Detail 7
Palm planting detail n.t.s



4 — Detail #

Natural soil (Detail #3)

Raised planter over slab (Detail #2)

Amendments

G	17.8.22	For DA (Addition Info)
F	20.7.22	For DA (Addition Info)
E	7.7.22	For Panel review
D	31.3.22	For DA Review

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Project: Residencial development at 75-77 Corrimal Street,Wollonggong

Dwg: Details plan, Details & Notes

Date: 17.8.22 Scale: 1:100 @A1

Job Ref: 22/2385

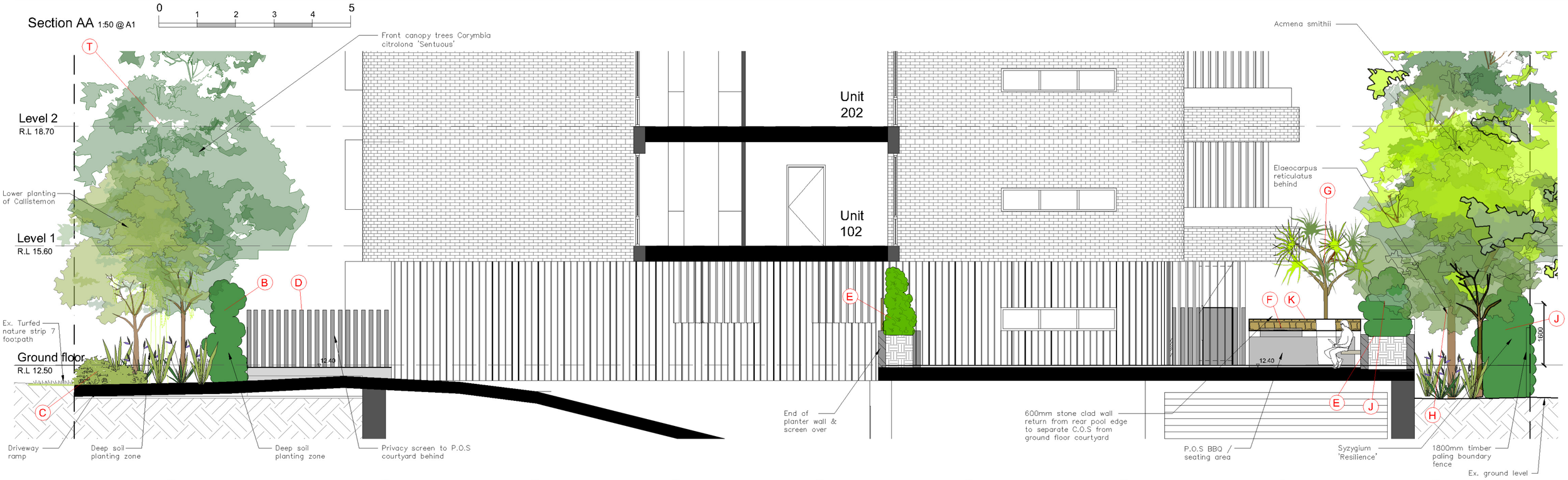
North

DA

ISSUE- G

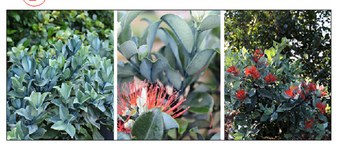
Section AA 1:50 @ A1

0 1 2 3 4 5



A

B



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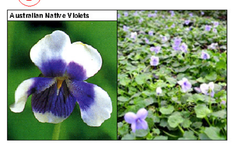


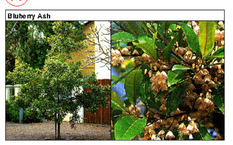
D

E

F

G

H

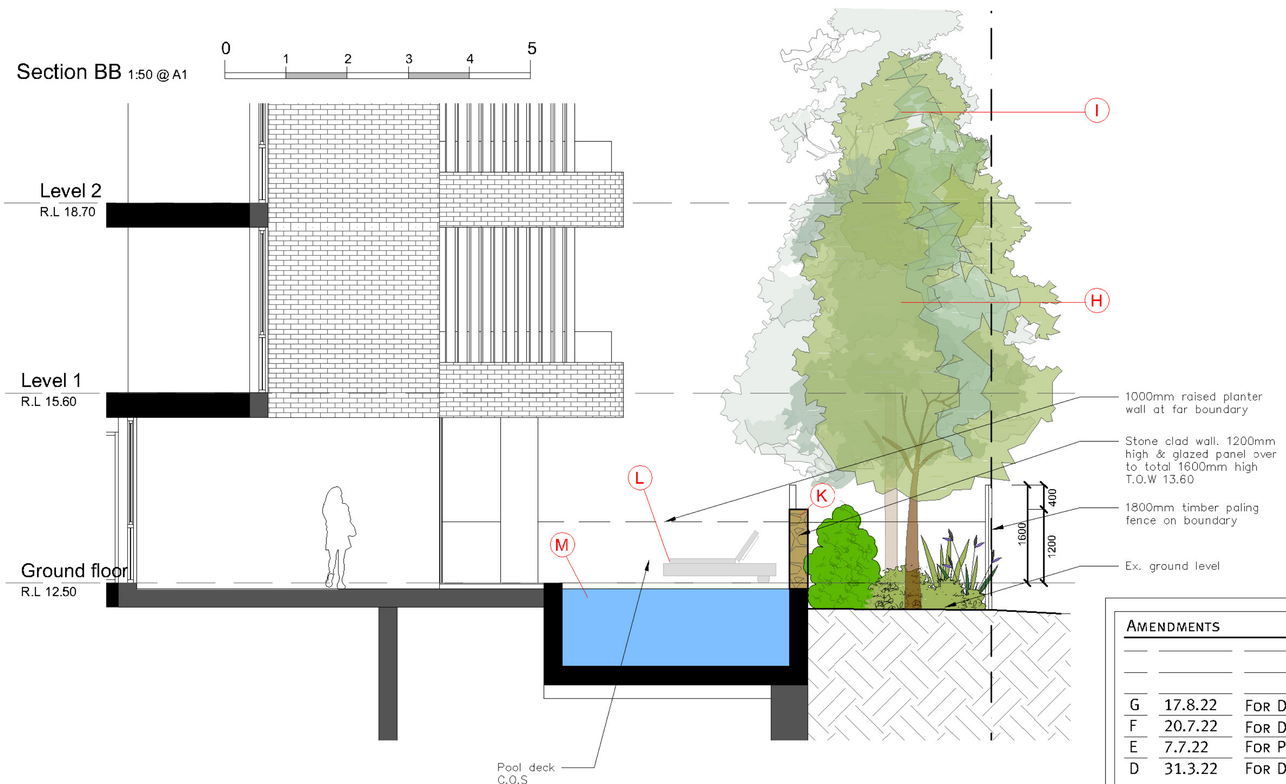


I

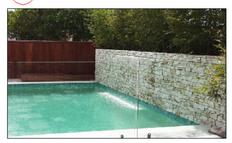
J

Section BB 1:50 @ A1

0 1 2 3 4 5

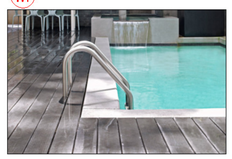


K



L

M



Amendments

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Project: Residencial development at 75-77 Corrimal Street,Wollonggong

Dwg: Section AA and BB

Date: 17.8.22 Scale: 1:100 @A1

Job Ref: 22/2385

Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.

North

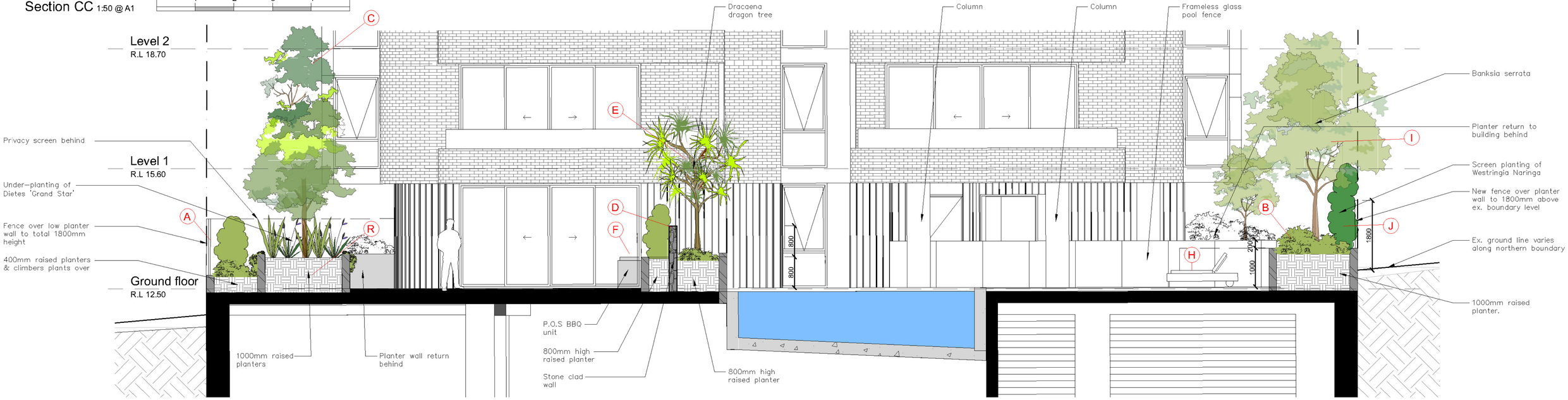
4 of 7

DA

ISSUE- G

Section CC 1:50 @ A1

0 1 2 3 4 5

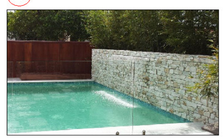


A — Privacy screen & low planter

B

C — Syzygium leuhmannii

D



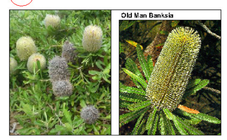
E

F

G — Low planter

H

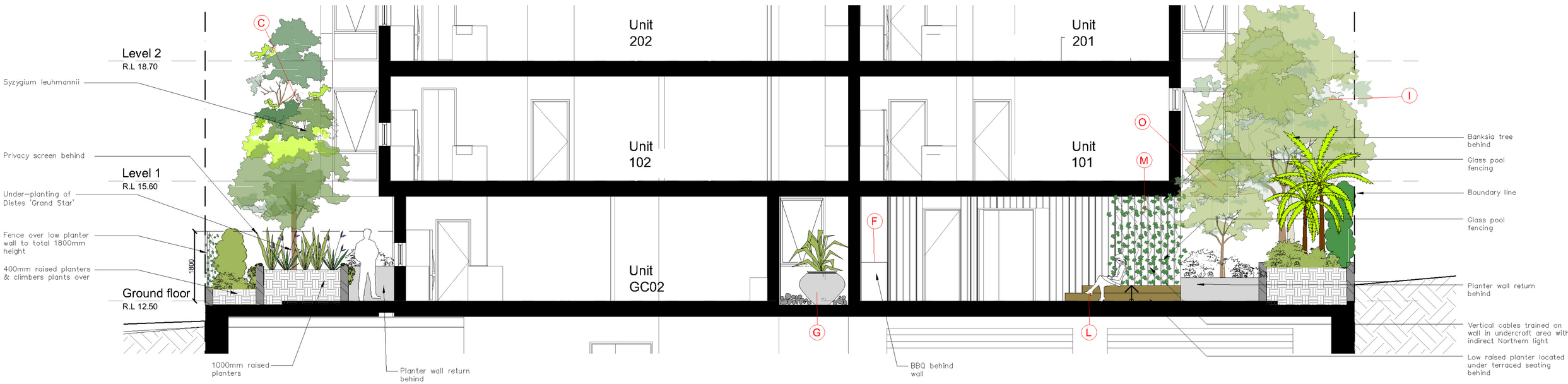
I — Old Man Banksia



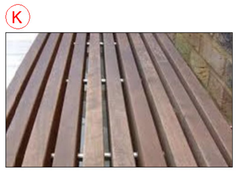
J — Bottlebrush

Section DD 1:50 @ A1

0 1 2 3 4 5



K



L — Integated timber steps

M — Green wall tensioned cables

N

O — Citrus standard

Amendments

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Project: Residencial development at 75-77 Corrimal Street,Wollonggong

Dwg: Section CC and DD

Date: 17.8.22 Scale: 1:100 @A1

Job Ref: 22/2385

North

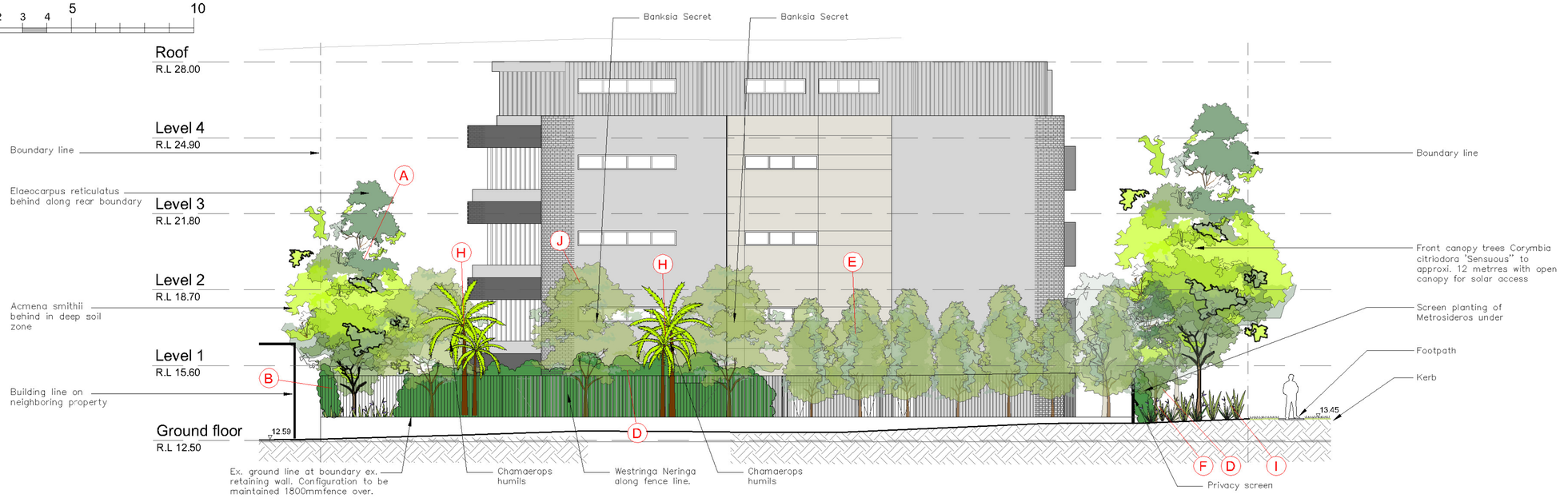
5 of 7

DA

ISSUE- G

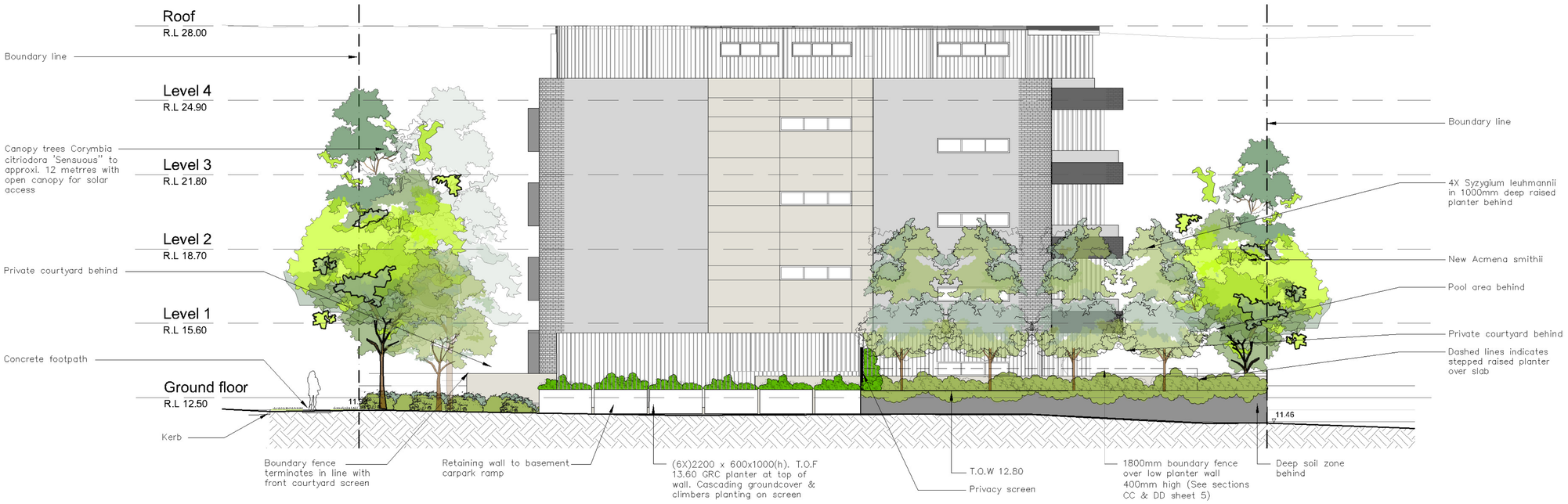
North elevation 1:100 @ A1

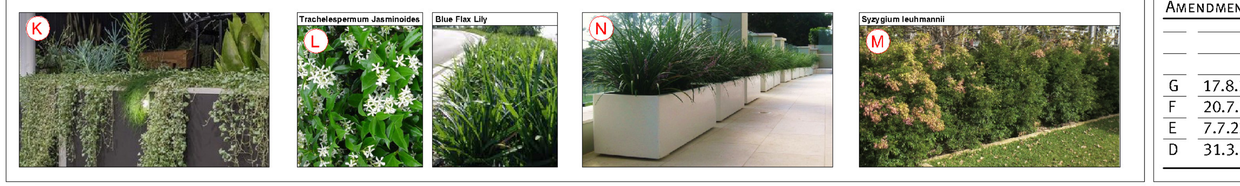
0 1 2 3 4 5 10



South elevation 1:100 @ A1

0 1 2 3 4 5 10





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Project: Residencial development at 75-77 Corrimal Street,Wollonggong

Dwg: North & South elevation

Date: 17.8.22 Scale: 1:100 @A1

Job Ref: 22/2385

North

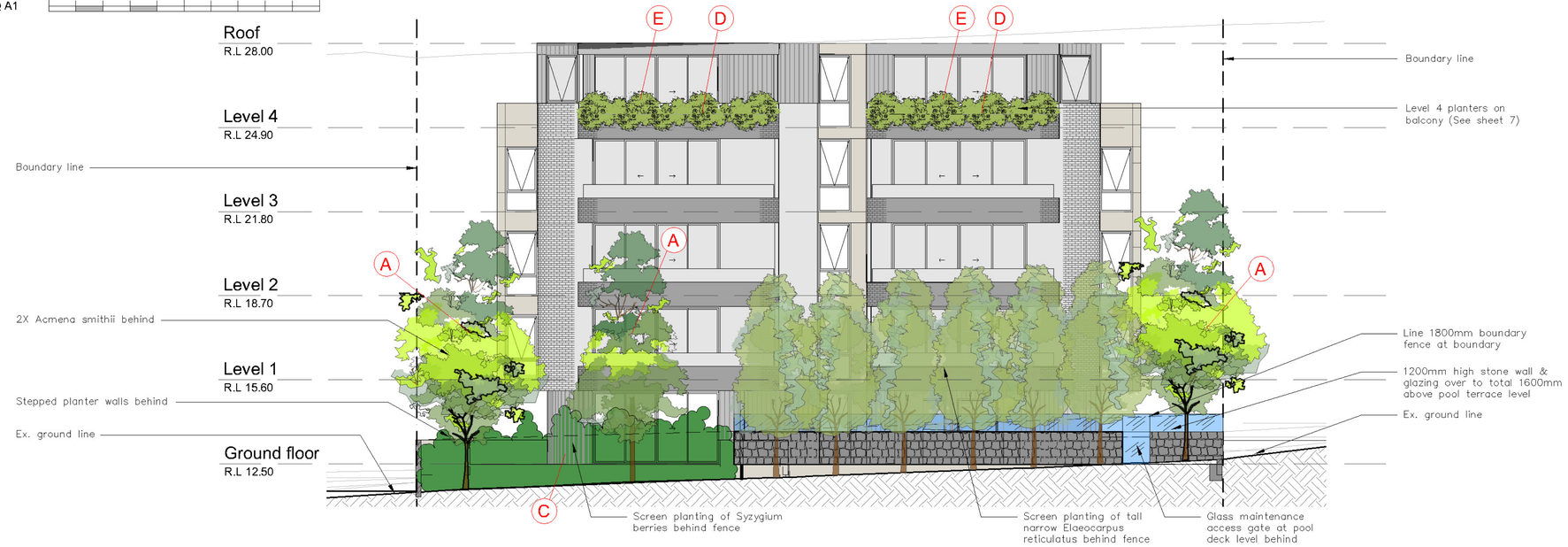
6 of 7

DA

ISSUE- G

East elevation 1:100 @ A1

0 1 2 3 4 5 10



West elevation 1:100 @ A1

0 1 2 3 4 5 10

Rhapis excelsor Palm

Bicycle racks

Amendments

G	17.8.22	For DA (Addition Info)
F	20.7.22	For DA (Addition Info)
E	7.7.22	For Panel review
D	31.3.22	For DA Review

PAUL SCRIVENER
LANDSCAPE

PO Box 4050. ACT 2602
ABN: 16 949 100 279
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www.scrivener-design.com
Email: paul@scrivener-design.com

Project: Residencial development at 75-77 Corrimal Street,Wollonggong

Dwg: North & South elevation

Date: 17.8.22 Scale: 1:100 @A1

Job Ref: 22/2385

Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.

North

7 of 7

DA

ISSUE- G

ATTACHMENT 4: Design Review Panel Notes – 22 June 2022

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

Date	22 June 2022
Meeting location	Wollongong City Council Administration Offices
Panel members	(Chair) David Jarvis
	(Member) Sue Hobley
	(Member) Tony Tribe
Apologies	None
Council staff	Pier Panozzo – City Centre & Manager Projects Manager Brad Harris – Development Project Officer
Guests/ representatives of the applicant	Robert Gizzi – Design Workshop Australia Amanda Kostovski – Design Workshop Australia Luke Rollinson – MMJ Wollongong Jared Beneru – Blaq Projects Carmelo San Gil- Blaq Projects Goran Ugrinovski – ATB Consulting Paul Scrivener
Declarations of Interest	None
Item number	1
DA number	DA-2022/449
Reason for consideration by DRP	SEPP 65, Clause 7.18 WLEP 2009
Determination pathway	WLPP
Property address	75-77 Corrimal Street, Wollongong
Proposal	Demolition of existing structures, construction of five (5) storey building with 10 residential units and basement parking -
Applicant or applicant's representative address to the design review panel	The meeting was conducted by video link between the Panel (Council offices) and the applicants' team (remote)
Background	The panel reviewed a pre-DA proposal on 15/11/21 (DE-2021/153). Council's current DCP requires an increased street setback to accommodate the future road widening of Corrimal Street (7.5m). The Panel defers to Council's traffic engineer to confirm if the proposed street setback accommodates future road widening requirements.
Design quality principals SEPP 65	
Context and Neighbourhood Character	The proposal is located in general residential zone R1. The current building stock consists of an eclectic mixture of recently developed residential flat buildings (up to 8 storeys in height), single dwellings and older stock residential flat building (up to 4 storeys in height). The existing building to the south (79 Corrimal Street) is a three-storey residential flat building which appears to contain 4 units. The sun's eye view diagrams provided demonstrate that the eastern edges of the existing building will receive 2 hours (mid-winter between 9am and 3pm) of solar access in the morning and the western edge of the building will receive 2 hours of solar access in the evening. It appears that the proposed development may maintain ADG compliant solar access to the existing southern neighbour. However, floor plans of the neighbour should be provided to confirm the extent of solar access to living areas and areas of private open space to confirm that ADG solar access is maintained to this southern neighbour.

	It is envisaged that the neighbourhood will develop over time to accommodate residential flat buildings of a similar scale to the current proposal. The proposal effectively isolates a small lot to the south, on the corner of Corrimal Street and Campbell Street. A concept design has been provided by the applicant, to demonstrate the site's development potential if developed in isolation. The concept design demonstrates that the site can be developed to realise the permissible FSR for the site (drawing 06L) and sun's eye views appear to demonstrate that a future built form would be capable of providing ADG compliant solar access. The applicant is encouraged to expand the study to demonstrate that vehicular access and parking can still be accommodated on the neighbouring site. Site Analysis drawings do not identify key issues impacting on the planning and design of development of the site. (ADG Appendix 1). e.g., Flood & SW, potential amenity impacts on neighbours, vehicle access.
Built Form and Scale	The proposal is generally consistent with ADG setback requirements (part 3F). Side boundary setbacks are minimal. However, windows have been orientated away from the side boundaries or screened to minimise potential privacy issues. The level 4 balconies do not meet ADG setback requirements, these balconies require a minimum 9m setback from the rear and side boundaries. The balconies have been developed with screens to northern and western edges to mitigate potential privacy issues with neighbours. Planters have also been provided to the eastern edge of the balconies in an attempt to mitigate potential privacy issues with the eastern neighbour adjoining the site's rear boundary (14 Campbell Street). The planters may reduce overlooking of the existing POS of 14 Campbell Street, (this should be confirmed with the provision of a contextual section that clearly shows the relationship between the balconies and neighbouring site). However, the Panel remain concerned that the setback non-compliance will impact future development on the sites to the east. If the reduced setback is to be accepted, it must be demonstrated that the privacy of future development is not compromised. A concept design should be developed to demonstrate how the privacy of a future development to the east is maintained. The concept design must show that ADG compliant amenity can be provided on the neighbouring site whilst realizing the full potential of the site's permissible FSR. Note: the study should be considered as a two-lot development incorporating 12 -14 Campbell Street. In response to the Panel's previous comments, the curved walls of the building have been developed to accommodate more functional room layouts. The south-eastern courtyard is approximately 1m above natural ground level. Detail development of the proposal's interface with its eastern and southern neighbours is required to reduce potential privacy issues. Detail sections should be provided to show that privacy is achieved. Privacy should not be solely dependent upon planting; screens should be provided to prevent lines of sight between the terrace and the open space / habitable rooms of the neighbouring buildings.

	In response to the Panel's previous comments the communal open space has been developed to provide a more amenable space. However, further detail refinement is recommended (refer to comments below, Landscaping). The ramped access to the basement sits hard up against the site's southern boundary. The ramp will be highly visible from the street. It is recommended that a planted landscape treatment adjacent to the southern boundary be developed to temper the scale of the ramp / boundary fence and mitigate unacceptable visual amenity impacts on the streetscape. The roof plan should be developed to indicate rainwater drainage, parapets, and levels to confirm compliance with height controls. The applications proposed PV panel array should be indicated.
Density	The proposal appears consistent with Council's future vision for this area. However, further contextual analysis / refinement is required to demonstrate that proposed bulk will allow an ADG compliant RFB to be developed on neighbouring sites.
Sustainability	Opportunities to harvest rainwater for use in maintaining any plantings established on the building or the site should be explored further. Below-ground location of the rainwater tank is recommended. Other water minimization measures (reuse of rainwater for toilet flushing and washing machines) should also be considered. It is noted the OSD tank is within the street setback area. This should be considered in any Council review of appropriate street setbacks. The applicant advised that solar power is proposed; it should be shown on the plans. Solar boosted water heating is also strongly encouraged. . Low embodied energy should be a consideration in material and finish selections. Landscape plantings should address aims for biodiversity protection, weed minimisation and low water use. The Panel is concerned that the proposed stormwater management has not adequately addressed the overland flows on the site. The proposed flow path along the western frontage is directed onto Corrimal Street; the acceptability of this needs to be confirmed with Council's stormwater engineer. Given the contextual topography, the Panel questions the feasibility of retaining the existing overland flow along the eastern boundary where the deep soil zone adjoins neighbouring properties. Stormwater should be managed to ensure no adverse impacts on the site to the east as it currently stands and as it may potentially be developed at a future date. The Panel strongly recommends that electric vehicle charging stations be provided in the underground parking levels.
Landscape	The applicant has responded positively to most of the previous concerns raised in relation to landscape matters. However, the Panel considers following issues / concerns should be addressed: - A large, broad-canopied, locally indigenous tree should be planted in the north-western corner of the site and

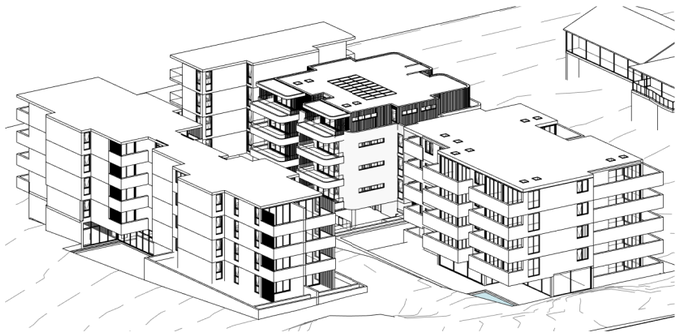
	maintained to provide screening of the built form of the solid northern elevation.
	- The front courtyard of unit G02 contains 2 large drainage pits that will significantly reduce its amenity and functionality. Access to the pits for maintenance is a requirement arising from the stormwater plan. It is questionable as to whether this space should be allocated to unit G02.
	- As noted above, the boundary wall south of the driveway will be highly exposed to the street. Screening should be provided. As a minimum, a planter bed following the driveway gradient and of dimensions sufficient to support suitable climbing plants should be provided.
	- The proposed solid 'walls' of dense small trees along portions of the northern, southern and most of the eastern boundaries are questioned in terms of the spatial amenity they will produce. A better approach may be to plant clumps of trees interspersed with more open plantings that allow more light and outlook, and less heavily enclosed spaces that may be oppressive. Such an approach should also assist with enabling access for maintenance of the plantings adjacent to structures.
	- The rainwater tank is poorly located within a narrow portion of the communal open space (COS), resulting in lack of functionality of the space and constrained access for maintenance.
	- The opportunity exists to make much better use of the northern end of the COS. It is questionable as to whether seating benches amongst shrubbery will be well-used. This area would lend itself to being developed as a community garden area with work table and benches.
	- The Panel questions the sustainability of providing a swimming pool in a development so close to the beach but accepts that the applicant sees it as a value-adding feature to the development. Acoustic impacts should be addressed in the details and materials specification and a condition limiting hours of use may be required. By improving the planting lay-out (as suggested above), the amenity of the pool enclosure could be improved.
	- The lay-out of the undercroft area should be reconsidered. The inclusion of planters seems unnecessary, given the generous extent of plantings around the perimeter of the COS. Such a feature will be an on-going maintenance burden on the strata. A better approach would be to locate the barbecue closer to (or in) the open area and provide more furniture in this space.
	- The interface between the pool area and the private open space (POS) of unit G02 is a concern. It gives rise to several constraints on the POS and COS:
	  ○ Safety issues must be well-ensured if direct access to the pool area is enabled for unit G02.
	  ○ The south-western corner of the pool area is, in practice, required to be an access path for G02 (noting that it also provides access for maintenance of the plantings south of the pool).

	○ Substantial screening for acoustic and visual privacy are required along the southern end of the pool, over-shadowing the POS. While this shade may not be a serious concern, it means that the POS needs to be more carefully designed to ensure other parts of it can fully enjoy any solar access they have. For example, the planter with a deciduous shrub (Frangipani) occupies a substantial portion of the space where solar access may be better enjoyed – it should be deleted and the plantings in the deep soil specified to ensure they deliver good amenity to this space. - How is access for maintenance achievable along the eastern boundary plantings? - The raised planter along the western end of the private open space of unit G02 should be extended to the north to eliminate the narrow paved area that will be a maintenance issue. The proposed privacy screen should be designed to support climbers that will reduce the visual impacts of the driveway. - The species list is unacceptable. The plantings should be selected from locally indigenous species to support biodiversity and prevent future weed problems from eventuating (particularly as climate change effects kick in). - Both landscape and architectural documentation lack sufficient information on external hard finishes. It is recommended that the extent of all surface finishes be indicated up to the street kerb line.
Amenity	The proposal appears capable of meeting ADG objectives for both solar access and cross ventilation. Further analysis should also confirm adequate solar access to balconies / POS and habitable rooms of the existing strata title apartments to the south, and to the COS. Residential units are generously proportioned and generally provide functional spaces that offer a high level of amenity. However, the living dining room of unit 401 appears a little cramped. Consideration should be given to relocating the robe of bed 3 to the southern wall of the room to increase the length of the living dining room from 5.9m to 6.5m. The proposal capitalises on an outlook to the harbour over low development to the east. The private open space of the immediate neighbour will be overlooked. Design finessing should address any conflicts.
Safety	The building is proposed to be fully sprinklered. The BCA report accompanying the proposal notes 'performance engineered solutions' will be necessary to meet some egress and safety compliance requirements. It is recommended that any impacts on plans or ADG compliance of such 'solutions' be resolved prior to consent. External AC units' positions should be safely located out of public view. Traffic Authority concerns re site vehicle access are noted. The panel defers to Council's traffic engineers on this issue.

Housing Diversity and Social Interaction	The panel is of the view that the proposed development would provide an appropriate contribution to the housing stock of this precinct.
Aesthetics	The materiality and expression of the proposal will provide a positive contribution to this emerging precinct. To ensure the design intent expressed in the perspective studies is realised, the applicant is encouraged to provide larger scale detail sections (minimum 1:20) to assist in providing a better understanding of the quality of finish being proposed. The sections should show balcony / balustrade details, soffit finishes and material junctions. Details should also be provided of all privacy screens, to demonstrate they are effective in providing privacy. The design relies heavily on a curved face brick wall aesthetic. The details recommended above should include how this will be successfully achieved, actual brick selection, joints etc. Servicing of the building must be considered at this stage of the design process. The location of service risers, car park exhausts, AC condensers, down pipes and fire hydrant booster location and treatment should be shown.
Design Excellence WLEP2009	
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	Further detail information required to ensure the design intent shown in perspective drawings is realised
Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	The proposal will provide a positive contribution to the precinct, pending refinement of detail and planting treatment the vehicular entry ramp walls.
Whether the proposed development detrimentally impacts on view corridors,	None apparent.
Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,	LEP provision not applicable Further detail required to determine the impact upon the southern neighbour.
How the development addresses the following:	
the suitability of the land for development,	The site is appropriately proportioned and located to accommodate a residential flat building.
existing and proposed uses and use mix	The proposed use is consistent with Council's vision for this precinct.
heritage issues and streetscape constraints,	Resolution of the presentation of the entry ramp required.
the location of any tower proposed, having regard to the need to achieve an	The Panel remain concerned that the noncompliant rear boundary setback (level 4) will create privacy issues with the eastern

acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	neighbour. If the reduced setback is to be accepted further contextual analysis / refinement is required
bulk, massing and modulation of buildings	Further development of rear boundary interface required
street frontage heights	Acceptable.
environmental impacts such as sustainable design, overshadowing, wind and reflectivity	Further development required.
the achievement of the principles of ecologically sustainable development	Further development required.
pedestrian, cycle, vehicular and service access, circulation and requirements	Further development of vehicular access ramp required.
impact on, and any proposed improvements to, the public domain	The Panel defers to Council's traffic engineer to confirm if the proposed street setback accommodates future road widening requirements and Traffic Authorities access concerns adequately addressed.
Key issues, further Comments & Recommendations	The proposal will provide a high level of amenity to its future residents. Both the materiality and expression of the proposal will provide a positive contribution to this emerging precinct. However, the following issues require further consideration / development: - Justify the non-compliant level 4 balcony setback with a convincing contextual (future and existing) or setback the level 4 balcony to comply with ADG setback requirements (9m). - Amend the landscape plan and species list to improve sustainability and amenity. - Provide a planter / green wall on the southern face of the vehicular entry ramp. - Provide large scale sections to demonstrate how the design intent expressed in the perspective studies is realised

ATTACHMENT 5



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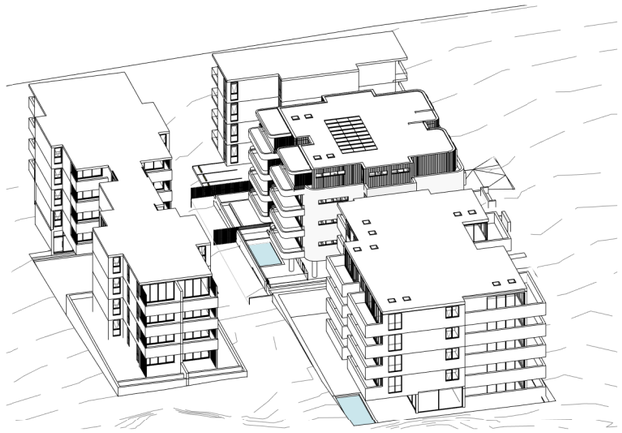

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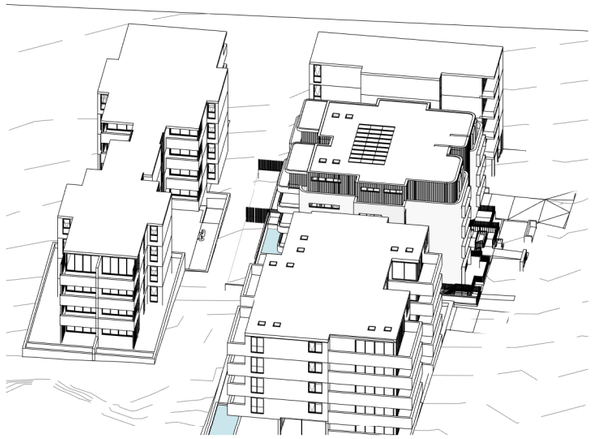

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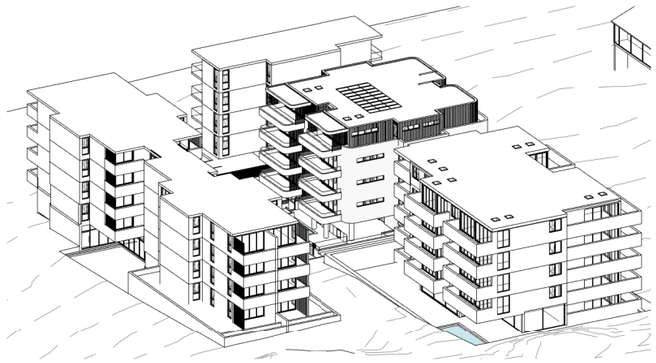

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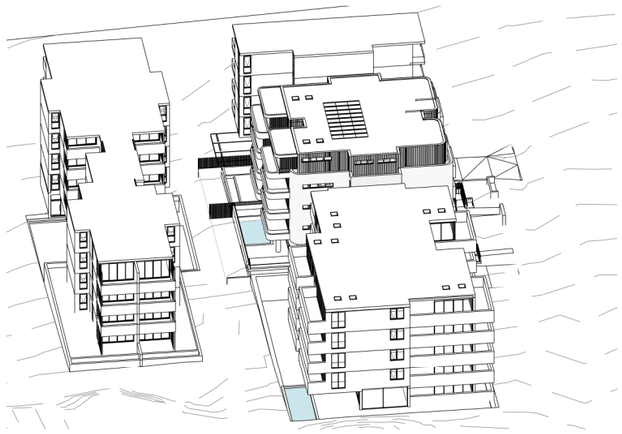

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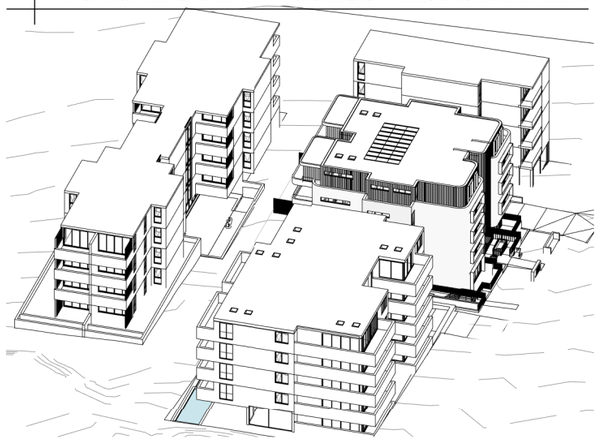

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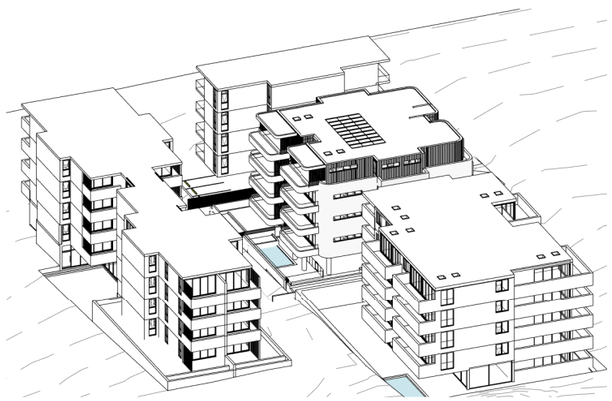

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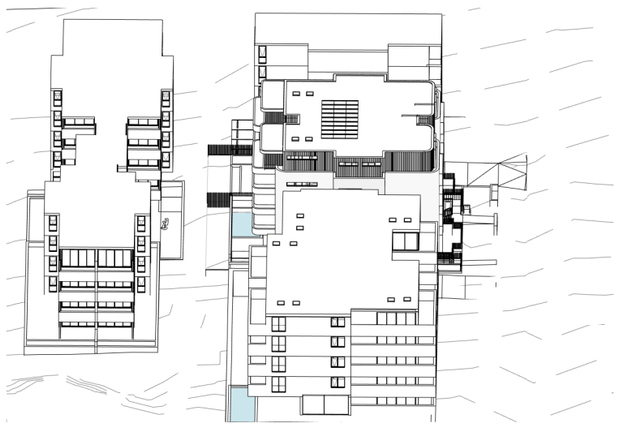

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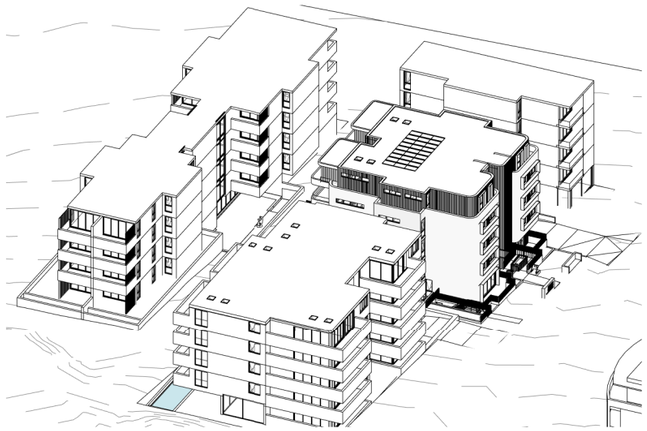

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DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

ADD INFO (DA)

REF.	DATE	AMENDMENT
N	03.08.2022	CONSULTANT REVIEW
O	16.08.2022	CONSULTANT COORDINATION ISSUE
P	19.08.2022	ADDITIONAL INFORMATION

DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
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Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

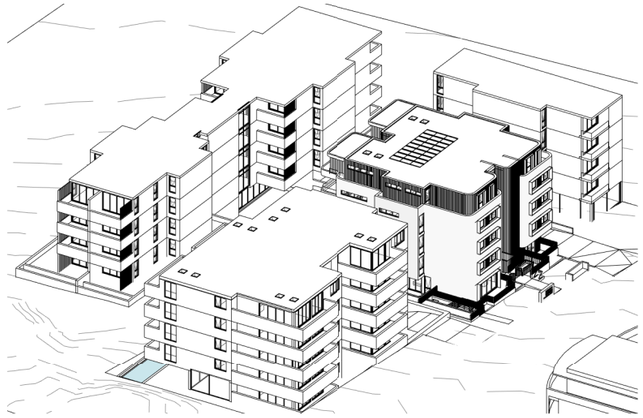
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ UNIT DEVELOPMENT
ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG
DRAWING NAME: FUTURE CONTEXT SOLAR ANALYSIS (OPTION A)

ISSUE DATE: 19.08.2022
DRAWN: NT
SCALE:
QA: RG

PROJECT No. 2389
DWG No. 104
Rev. P

A3



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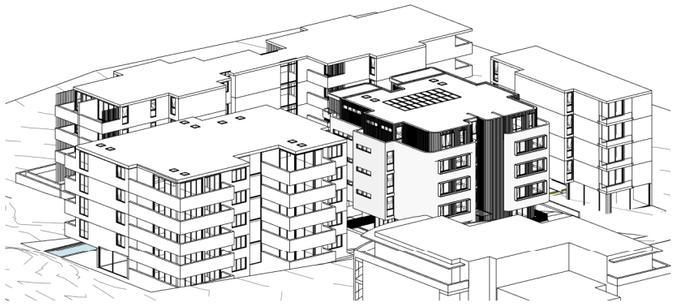

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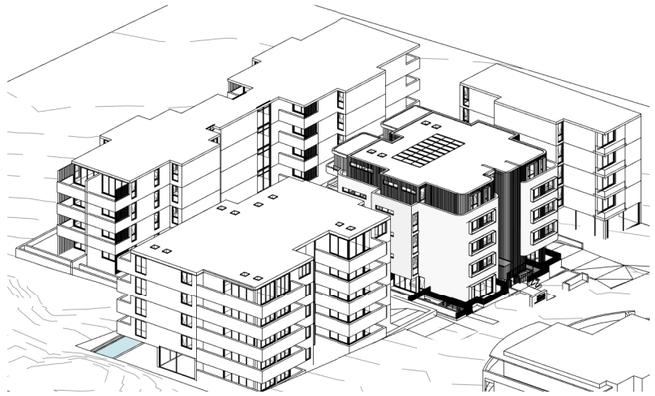

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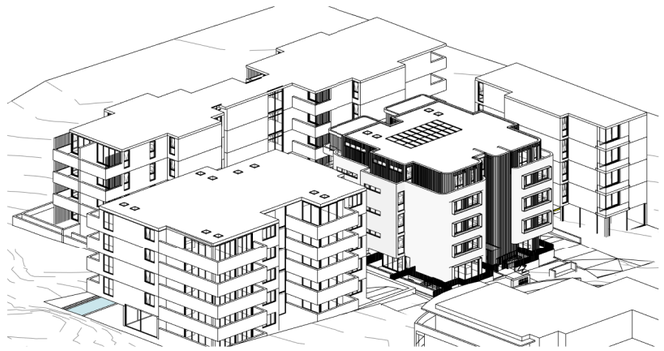

FUTURE SOLAR ACCESS - 21/06/2021-14.30

FUTURE SOLAR COMPLIANCE TABLE (71-75 CORRIMAL STREET, WOLLONGONG)

UNIT NO:	HOURS OF SOLAR ACCESS:	TOTAL HOURS:
UNIT 1	9AM - 3PM	6HRS
UNIT 2	9AM - 10AM	1HRS
UNIT 3	1PM - 3PM	2HRS
UNIT 4	9AM - 3PM	6HRS
UNIT 5	9AM - 3PM	6HRS
UNIT 6	9AM - 10AM	1HRS
UNIT 7	9AM - 10AM	1HRS
UNIT 8	1PM - 3PM	2HRS
UNIT 9	9AM - 3PM	6HRS
UNIT 10	9AM - 3PM	6HRS
UNIT 11	9AM - 10AM	1HRS
UNIT 12	9AM - 10AM	1HRS
UNIT 13	1PM - 3PM	2HRS
UNIT 14	9AM - 3PM	6HRS
UNIT 15	9AM - 3PM	6HRS
UNIT 16	9AM - 10AM	1HRS
UNIT 17	9AM - 10AM	1HRS
UNIT 18	1PM - 3PM	2HRS
UNIT 19	9AM - 3PM	6HRS
UNIT 20	9AM - 3PM	6HRS
UNIT 21	9AM - 3PM	6HRS
UNIT 22	9AM - 3PM	6HRS
UNIT 23	9AM - 3PM	6HRS
TOTAL		16/23 UNITS (70%)

FUTURE SOLAR COMPLIANCE TABLE (75-77 CORRIMAL STREET, WOLLONGONG)

UNIT NO:	HOURS OF SOLAR ACCESS:	TOTAL HOURS:
UNIT G01	12:30AM - 2:30PM	2HRS
UNIT G02	12:30AM - 3PM	2.5HRS
UNIT 101	9AM - 11AM	2HRS
UNIT 102	9AM - 9:30AM	0.5HRS
UNIT 201	9AM - 11AM	2HRS
UNIT 202	9AM - 9:30AM	0.5HRS
UNIT 301	9AM - 11AM	2HRS
UNIT 302	9AM - 9:30AM	0.5HRS
UNIT 401	9AM - 3PM	6HRS
UNIT 402	9AM - 3PM	6HRS
TOTAL		7/10 UNITS (70%)

FUTURE SOLAR COMPLIANCE TABLE (79 CORRIMAL STREET, WOLLONGONG)

UNIT NO:	HOURS OF SOLAR ACCESS:	TOTAL HOURS:
UNIT 1	9AM - 11AM	2HRS
UNIT 2	9AM - 11AM	2HRS
UNIT 3	9AM - 11AM	2HRS
UNIT 4	9AM - 11AM	2HRS
TOTAL		4/4 UNITS (100%)

FUTURE SOLAR COMPLIANCE TABLE (12-14 CAMPBELL STREET, WOLLONGONG)

UNIT NO:	HOURS OF SOLAR ACCESS:	TOTAL HOURS:
UNIT 1	9AM - 10:30AM	1.5HRS
UNIT 2	11:30AM - 2:30PM	3HRS
UNIT 3	9AM - 2PM	5HRS
UNIT 4	9AM - 2PM	5HRS
UNIT 5	9AM - 11AM	2HRS
UNIT 6	11AM - 2PM	3HRS
UNIT 7	9AM - 2PM	5HRS
UNIT 8	9AM - 2PM	5HRS
UNIT 9	9AM - 11AM	2HRS
UNIT 10	11AM - 2PM	3HRS
UNIT 11	9AM - 2PM	5HRS
UNIT 12	9AM - 2PM	5HRS
UNIT 13	9AM - 12NOON	3HRS
UNIT 14	11AM - 3PM	4HRS
UNIT 15	9AM - 3PM	6HRS
UNIT 16	9AM - 3PM	6HRS
TOTAL		15/16 UNITS (94%)

DISCLAIMER

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P	19.08.2022	ADDITIONAL INFORMATION

DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
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Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

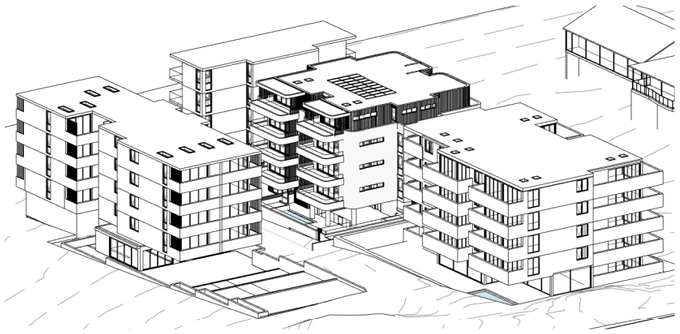
Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ UNIT DEVELOPMENT
ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG
DRAWING NAME: FUTURE CONTEXT SOLAR ANALYSIS (OPTION A)

ISSUE DATE: 19.08.2022
DRAWN: NT
SCALE:
QA: RG

PROJECT No. 2389
DWG No. 105
Rev. P

A3



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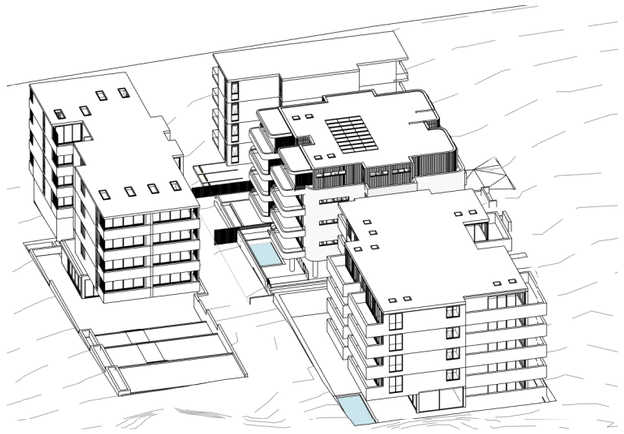

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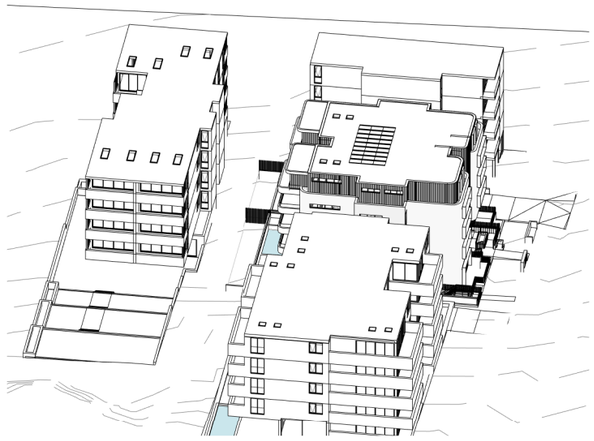

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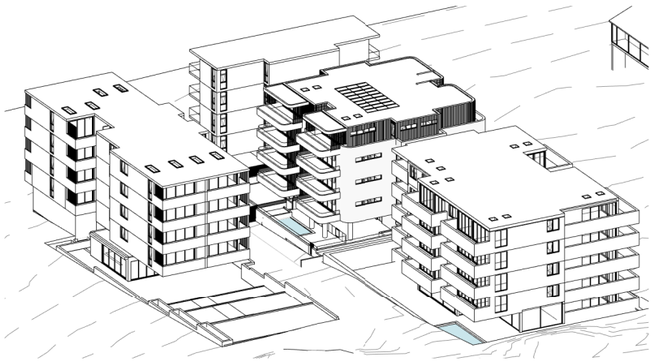

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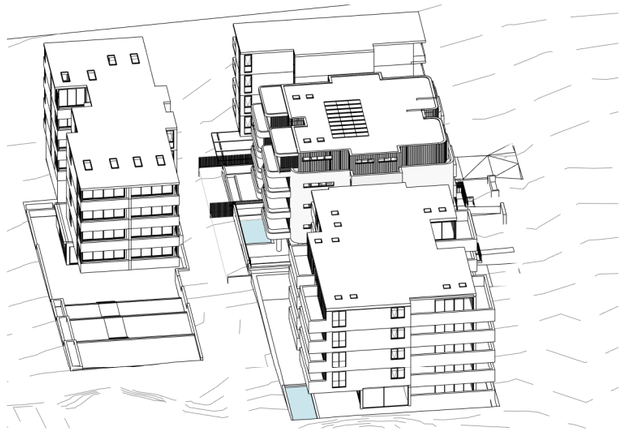

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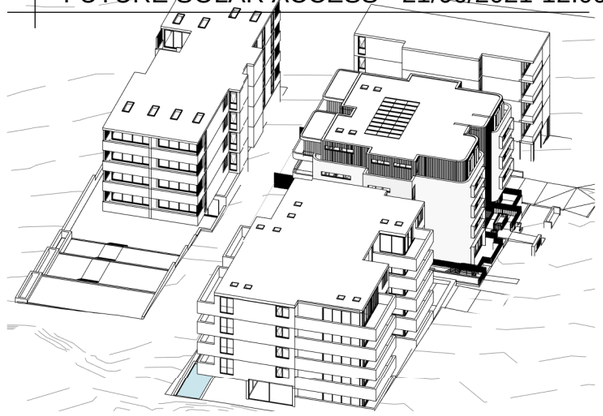

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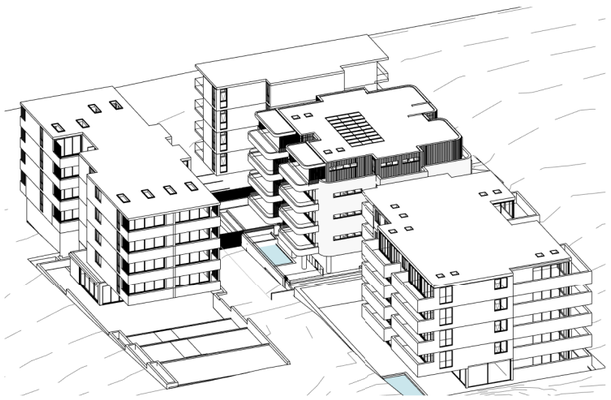

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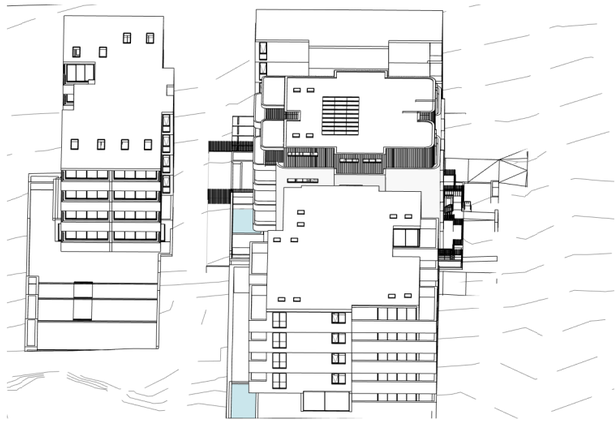

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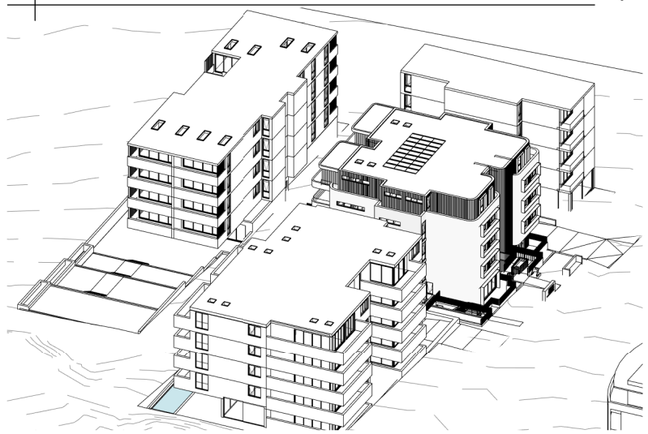

FUTURE SOLAR ACCESS - 21/06/2021-13.00 (OPTION B)

DISCLAIMER
Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

ADD INFO (DA)

REF.	DATE	AMENDMENT
O	16.08.2022	CONSULTANT COORDINATION ISSUE
P	19.08.2022	ADDITIONAL INFORMATION

DESIGN WORKSHOP AUSTRALIA

Wollongong
81a Princes Highway,
Fairy Meadow NSW 2519
Tel: (02) 4227 1661
Email: info@designworkshop.com.au
Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ
UNIT DEVELOPMENT

ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG

DRAWING NAME: FUTURE CONTEXT SOLAR ANALYSIS (OPTION B)

ISSUE DATE: 19.08.2022
DRAWN: NT
SCALE:
QA: RG

PROJECT No. 2389
DWG No. 111
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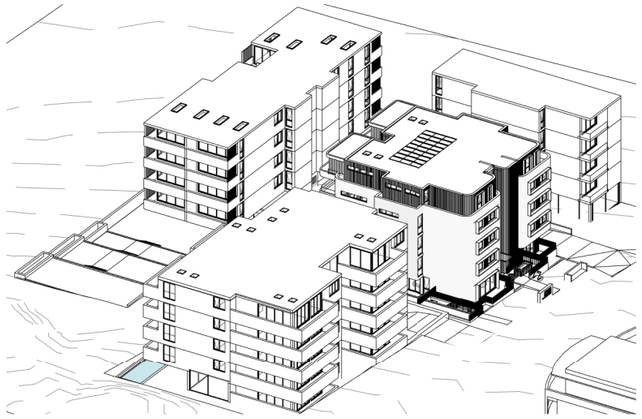
A3



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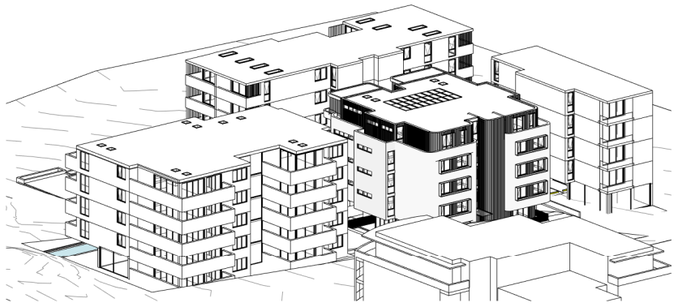

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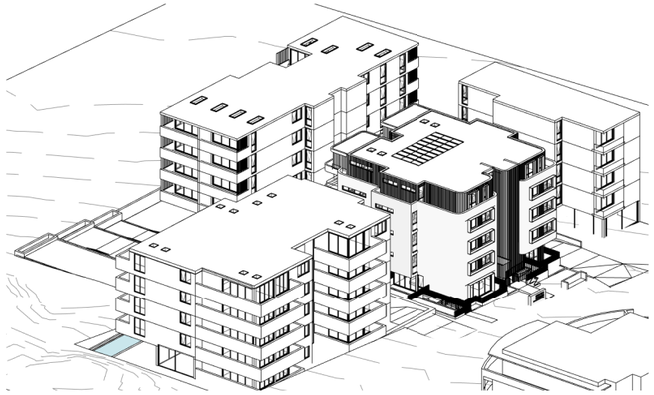

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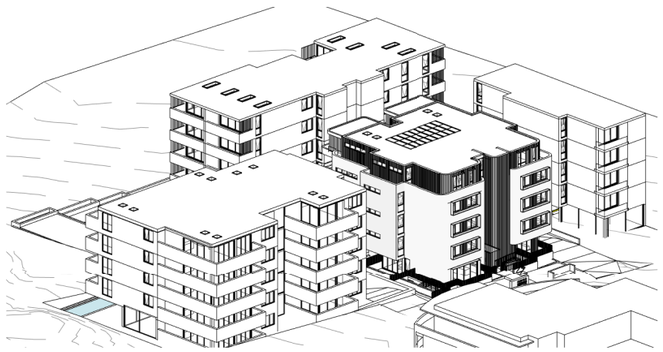

FUTURE SOLAR ACCESS - 21/06/2021-14.30 (OPTION B)

FUTURE SOLAR COMPLIANCE TABLE (71-75 CORRIMAL STREET, WOLLONGONG)

UNIT NO:	HOURS OF SOLAR ACCESS:	TOTAL HOURS:
UNIT 1	9AM - 3PM	6HRS
UNIT 2	9AM - 10AM	1HRS
UNIT 3	1PM - 3PM	2HRS
UNIT 4	9AM - 3PM	6HRS
UNIT 5	9AM - 3PM	6HRS
UNIT 6	9AM - 10AM	1HRS
UNIT 7	9AM - 10AM	1HRS
UNIT 8	1PM - 3PM	2HRS
UNIT 9	9AM - 3PM	6HRS
UNIT 10	9AM - 3PM	6HRS
UNIT 11	9AM - 10AM	1HRS
UNIT 12	9AM - 10AM	1HRS
UNIT 13	1PM - 3PM	2HRS
UNIT 14	9AM - 3PM	6HRS
UNIT 15	9AM - 3PM	6HRS
UNIT 16	9AM - 10AM	1HRS
UNIT 17	9AM - 10AM	1HRS
UNIT 18	1PM - 3PM	2HRS
UNIT 19	9AM - 3PM	6HRS
UNIT 20	9AM - 3PM	6HRS
UNIT 21	9AM - 3PM	6HRS
UNIT 22	9AM - 3PM	6HRS
UNIT 23	9AM - 3PM	6HRS
TOTAL		16/23 UNITS (70%)

FUTURE SOLAR COMPLIANCE TABLE (75-77 CORRIMAL STREET, WOLLONGONG)

UNIT NO:	HOURS OF SOLAR ACCESS:	TOTAL HOURS:
UNIT G01	12:30AM - 2:30PM	2HRS
UNIT G02	12:30AM - 3PM	2.5HRS
UNIT 101	9AM - 11AM	2HRS
UNIT 102	9AM - 9:30AM	0.5HRS
UNIT 201	9AM - 11AM	2HRS
UNIT 202	9AM - 9:30AM	0.5HRS
UNIT 301	9AM - 11AM	2HRS
UNIT 302	9AM - 9:30AM	0.5HRS
UNIT 401	9AM - 3PM	6HRS
UNIT 402	9AM - 3PM	6HRS
TOTAL		7/10 UNITS (70%)

FUTURE SOLAR COMPLIANCE TABLE (79 CORRIMAL STREET, WOLLONGONG)

UNIT NO:	HOURS OF SOLAR ACCESS:	TOTAL HOURS:
UNIT 1	9AM - 11AM	2HRS
UNIT 2	9AM - 11AM	2HRS
UNIT 3	9AM - 11AM	2HRS
UNIT 4	9AM - 11AM	2HRS
TOTAL		4/4 UNITS (100%)

FUTURE SOLAR COMPLIANCE TABLE - OPTION B (12-14 CAMPBELL STREET, WOLLONGONG)

UNIT NO:	HOURS OF SOLAR ACCESS:	TOTAL HOURS:
UNIT 1	9AM - 11AM	2HRS
UNIT 2	1PM - 1:30PM	0.5HRS
UNIT 3	9AM - 1:30PM	4.5HRS
UNIT 4	9AM - 2PM	5HRS
UNIT 5	9AM - 11AM	2HRS
UNIT 6	1PM - 2PM	1HRS
UNIT 7	9AM - 2:30PM	5.5HRS
UNIT 8	9AM - 2:30PM	5.5HRS
UNIT 9	9AM - 11AM	2HRS
UNIT 10	1PM - 2:30PM	1.5HRS
UNIT 11	9AM - 2:30PM	5.5HRS
UNIT 12	9AM - 3PM	6HRS
UNIT 13	9AM - 3PM	6HRS
UNIT 14	9AM - 3PM	6HRS
UNIT 15	9AM - 3PM	6HRS
UNIT 16	9AM - 3PM	6HRS
TOTAL		13/16 UNITS (82%)

DISCLAIMER

Subject to: full site survey, measurements are preliminary, discussions and meetings with authorities, approval from authorities, relevant consultant information as per council DA requirements. Feasibility completed based on information provided by client.
Drawings are not are not suitable for purchase of property.
All parking and ramps to traffic engineers details. (Subject to Approval)

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DESIGN WORKSHOP AUSTRALIA

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Web: www.designworkshop.com.au

Sydney
Level 10, 6 Mount
Olympus Boulevard,
Wolli Creek NSW 2205
Nominated Architect:
Robert Gizzi (Reg. 8286)

CLIENT: BLAQ UNIT DEVELOPMENT
ADDRESS: 75-77 CORRIMAL STREET, WOLLONGONG
DRAWING NAME: FUTURE CONTEXT SOLAR ANALYSIS (OPTION B)

ISSUE DATE: 19.08.2022
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PROJECT No. 2389
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ATTACHMENT 6 – Apartment Design Guide Assessment

Key SEPP 65 standards			
	Required	**Proposed**	**Compliance**
3D Communal and public open space	Communal open space (COS) has a minimum area equal to 25% of the site. Minimum of 50% direct sunlight to the principal usable part of the COS for a min of 2 hours between 9am- 3pm mid winter	Required: 25% x 1,125.7m^2 = 281.4m^2 The COS provided is 280.8m². Proposed COS is at ground level and is east/north facing allowing it to receive more than 2 hrs of direct sunlight	**Yes**
3E Deep soil zones	Less than 650m² - N/A 650m² - 1,500m² - 3m Greater than 1,500m² - 6m Deep soil zone (7% of site area)	Site area is 1,125.7m^2 and requires 78.8m^2 deep soil zone. A deep soil zone of 89.2m^2 is provided.	**Yes**
3F Visual privacy (separation distances from buildings to the side and rear boundaries)	<u>Up to 12m (4 storeys)</u> **6m** (habitable rooms & balconies) **3m** (non – habitable rooms) <u>Up to 25m (5-8 storeys)</u> **9m** (habitable rooms & balconies) **4.5m** (non – habitable rooms)	<u>Up to 12m (4 storeys)</u> **Eastern Boundary (Rear setback)** 6m to balconies 9m habitable rooms **Northern Boundary (side setback)** 3m - 4.5m to habitable rooms (highlight windows to protect privacy) **Southern Boundary** (side setback) 3m - 4.5m to habitable rooms (highlight windows to protect privacy) <u>Buildings up to 25m (5-8 storeys):</u> **Eastern Boundary (Rear setback)** 6m to landscape screen on balconies 10m habitable rooms **Northern Boundary (side setback)** 4.5m – 6m to habitable rooms (highlight	**No – Variations sought** The variations are minor and appropriate mitigation measures are proposed to ensure visual and acoustic privacy is maintained to adjoining developments. Adequate Room layouts, window openings and balcony locations to minimise overlooking.

		windows to protect privacy) **Southern Boundary** (side setback) 4.5m – 6m to habitable rooms (highlight windows to protect privacy)	
3J Bicycle and car parking (Nominated regional centres; Wollongong, Warrawong, Dapto)	RMS Guidelines – 0.6 spaces per 1 bed unit 0.9 spaces per 2 bed unit 1.4 spaces per 3 bed unit 1 space per 5 units (visitors) The site does not meet locational requirements and therefore parking to be provided in accordance with Council requirements.	10-110m2 = 1 space 1 x 1 = 1space >110m2 =1.25 spaces 9 x 1.25 = 11.25 spaces Vitor 0.2 x 10 = 2 spaces Total req's = 15 spaces 15 spaces provided as required by Council's DCP	**Yes**
4A Solar and daylight access	Living rooms and private open space, 2 hours direct sunlight in mid-winter to 70% of units. Units receiving no direct sun light between 9am and 3pm mid-winter 15% maximum	The proposed development provides 70% (7) apartments with a minimum of 2 hours direct sunlight between 9.00am and 3.00pm (mid-winter)	**Yes**
4B Natural ventilation	60% of units to be naturally cross ventilated in the first nine storeys of the building. Overall depth of a cross-over or cross-through apartment does not exceed 18m.	9 of the 10 units have a Building depth that exceeds 18m. G02 – 20.10m 101, 102, 201, 202, 301, 302, 401 and 402 – approx. 21.28m.	**No – Variations sought** All units achieve 100% cross ventilation and given the smaller size of the lot, the variation is warranted to achieve single units that achieve east/west cross ventilation. The apartment depth provides suitable amenity internally and does not impact the design..
4C Ceiling heights	Habitable rooms 2.7m Non-habitable 2.4m	2.7m ceiling heights provided	**Yes**

4D Apartment size and layout	Studio 35m² 1 bedroom 50m² 2 bedroom 70m² 3 bedroom 90m2	The proposed apartments comprise of 8 x3 Bedrooms and 2 x 2 bedrooms and have an internal area ranging from 90.7-171m^2.	**Yes**
4E Private open space and balconies	Studio apartments 4m² - depth N/A 1 bedroom apartments 8m² min depth 2m depth 2 bedroom apartments 10m² min depth 2m 3+ bedroom apartments 12m² min depth 2.4m	Balconies range from 18.7 – 16.6m^2 and exceed minimum requirements	**Yes**
4F common circulation spaces	The maximum number of apartments off a circulation core on a single level is eight. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.	There is only two apartment per level.	**Yes**
4G Storage	Storage Required: 1 bed - 7 x 6m^3 = 42m^3 2 bed - 45 x 8m^3 = 360m^3 3 bed - 11 x 10m^3 = 110m3	Storage is provided within apartments and in Basement which meets this requirement.	**Yes**
Part 4 – Designing the building - Configuration			
			Compliance
4K Apartment mix *Objective 4K-1* *A range of apartment types and sizes is provided to cater for different household types now and into the future* *Objective 4K-2* *The apartment mix is distributed to suitable locations within the building* Design guidance - Larger apartment types are located on the ground or roof level where there is potential for more open space and on corners where more building frontage is available		Apartments are 2 and 3 bedrooms. Although there is no 1 bedroom apartments provided, the development is of a relatively small scale and given it's location close to the waterfront which will attract a high income clientele it is considered acceptable in its current form.	**Yes**
4L Ground floor apartments *Objective 4L-1* *Street frontage activity is maximised where ground floor apartments are located*		Appropriate street frontage activation provided.	**Yes**
4M Facades *Objective 4M-1* *Building facades provide visual interest along the street while respecting the*		Facades are appropriate and overall design is acceptable with regard	**Yes**

character of the local area Design guidance - To ensure that building elements are integrated into the overall building form and façade design - The front building facades should include a composition of varied building elements, textures, materials, detail and colour and a defined base, middle and top of building. - Building services should be integrated within the overall facade - Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale. - To ensure that new developments have facades which define and enhance the public domain and desired street character. *Objective 4M-2* *Building functions are expressed by the facade* Design guidance - Building entries should be clearly defined	to the design excellence provisions of the LEP. The design was acceptable to the Design Review Panel with the inclusion of some amendments which has been addressed by in amended plans.	
4N Roof design *Objective 4N-1* *Roof treatments are integrated into the building design and positively respond to other street* Design guidance - Roof design should use materials and a pitched form complementary to the building and adjacent buildings. *Objective 4N-2* *Opportunities to use roof space for* Roof design is acceptable Yes *residential accommodation and open space are maximised* Design guidance - Habitable roof space should be provided with good levels of amenity. - Open space is provided on roof tops subject to acceptable visual and acoustic privacy, comfort levels, safety and security considerations *Objective 4N-3* *Roof design incorporates sustainability features* Design guidance - Roof design maximises solar access to	The roof design is considered acceptable.	**Yes**

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

4Q Universal design *Objective 4Q-1* *Universal design features are included in apartment design to promote flexible housing for all community members* Design guidance - A universally designed apartment provides design features such as wider circulation spaces, reinforced bathroom walls and easy to reach and operate fixtures *Objective 4Q-2* *A variety of apartments with adaptable designs are provided* Design guidance - Adaptable housing should be provided in accordance with the relevant council policy *Objective 4Q-3* *Apartment layouts are flexible and accommodate a range of lifestyle needs* Design guidance - Apartment design incorporates flexible design solutions	One adaptable unit (Unit G01 – Level 1) is proposed satisfy relevant requirements In addition to the adaptable units 1 unit (i.e. 401) is capable of providing compliance with the features of Silver level of Liveable Housing Guidelines (as required by Council's DCP)	**Yes**
4R Adaptive reuse *Objective 4R-1* *New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place* Design Guidance - Contemporary infill can create an interesting dialogue between old and new, adding to the character of a place *Objective 4R-2* *Adapted buildings provide residential amenity while not precluding future adaptive reuse*	Adaptable units proposed within the complex satisfy relevant criteria	**Yes**
4S Mixed use *Objective 4S-1* *Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement*	Not a mixed use development	**N/A**

Design guidance - Mixed use development should be concentrated around public transport and centres - Mixed use developments positively contribute to the public domain. <u>*Objective 4S-2*</u> *Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents* Design guidance - Residential circulation areas should be clearly defined. - Landscaped communal open space should be provided at podium or roof levels		
4T Awnings and signage <u>*Objective 4T-1*</u> *Awnings are well located and complement and integrate with the building design* Design guidance - Awnings should be located along streets with high pedestrian activity and active frontages <u>*Objective 4T-2*</u> *Signage responds to the context and desired streetscape character* Design guidance - Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development	No street activation required and therefore awnings not necessary.	**N/A**
Part 4 – Designing the building - Performance Compliance **4U Energy efficiency** <u>*Objective 4U-1*</u> *Development incorporates passive environmental design* Design guidance - Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) <u>*Objective 4U-2*</u> *Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer*	Compliant. Compliant solar access, ventilation. Satisfies BASIX requirements Electric vehicle charging stations provided.	**Yes**

Design Guidance - Provision of consolidated heating and cooling infrastructure should be located in a centralised location *Objective 4U-3* *Adequate natural ventilation minimises the need for mechanical ventilation*		
4V Water management and conservation *Objective 4V-1* *Potable water use is minimised* *Objective 4V-2* *Urban stormwater is treated on site before being discharged to receiving waters* Design guidance - Water sensitive urban design systems are designed by a suitably qualified professional *Objective 4V-3* *Flood management systems are integrated into site design* Design guidance - Detention tanks should be located under paved areas, driveways or in basement car parks	Satisfies BASIX requirements Flood and stormwater management is acceptable	Yes
4W Waste management *Objective 4W-1* *Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents* Design guidance - Common waste and recycling areas should be screened from view and well ventilated *Objective 4W-2* *Domestic waste is minimised by providing safe and convenient source separation and recycling* Design guidance - Communal waste and recycling rooms are in convenient and accessible locations related to each vertical core - For mixed use developments, residential waste and recycling storage areas and access should be separate and secure from other uses - Alternative waste disposal, such as composting, can be incorporated into the design of communal open space areas	Appropriate arrangements proposed. Compliant acceptable waste storage rooms	**Yes**

4X Building maintenance *Objective 4X-1* *Building design detail provides protection from weathering* Design guidance - Design solutions such as roof overhangs to protect walls and hoods over windows and doors to protect openings can be used. *Objective 4X-2* *Systems and access enable ease of maintenance* Design guidance - Window design enables cleaning from the inside of the Building *Objective 4X-3* *Material selection reduces ongoing maintenance costs easily cleaned surfaces that are graffiti resistant*	Acceptable	Yes

ATTACHMENT 7 - Clause 4.6 Variation – Building Height

Introduction

This Clause 4.6 Variation Request has been prepared to support a development application under Division 4.3 of the Environmental Planning and Assessment (EP&A) Act 1979, for the Residential Flat Building at 75 - 77 Corrimal Street, Wollongong. This request satisfies the requirements of Clause 4.6 of the Wollongong Local Environmental Plan 2009 in demonstrating that:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and
(b) that there are sufficient environmental planning grounds to justify contravening the development standard. This Variation Request is seeking to vary Clause 4.3(2) of Wollongong Local Environmental Plan 2009 (WLEP 2009) and should be read in conjunction with the architectural plans provided with the Development Application.

This variation has been prepared in accordance with the NSW Department of Planning Infrastructure (DPI) guideline "*Varying Development Standards: A Guide*" dated August 2011 and addresses the 'five-part test' established by the NSW Land and Environment Court (LEC) to determine whether the objection is well founded.

Subject land

The subject site is located at the north-eastern extent of the Wollongong City Centre area, on the eastern side of Corrimal Street near the intersection with Campbell Street (south). The property is known as 75 - 77 Corrimal Street and includes 2 separate allotments described as Lot 2 & 3 DP150899.

The land is of a regular shape and has a site area of approximately 1125.7m^2. The subject site has a boundary frontage to Corrimal Street in the order of 29.743 metres. Both lots currently comprise a single storey dwelling with detached garage. All structures and surfaces are proposed to be demolished to support the new development.

The property has a natural topographic fall downwards from the north-western corner to the south eastern corner, with a grade differential across the site in the order of 1.97 metres. There are no significant trees within the site, apart from scattered domestic vegetation throughout.

The site is bound to the north by a four (4) storey residential flat building with at grade parking accessed from Corrimal Street, and to the south by a three (3) storey residential flat building also accessed from Campbell Street. Corrimal Street to the north is lined with existing street trees to the frontage.

Corrimal Street itself at this location incorporates separated one way carriageway arrangements. Street parking is not available.

Applicable Environmental Planning Instrument

The applicable Environmental Planning Instrument subject to this Variation Request is the Wollongong Local Environmental Plan 2009.

Wollongong Local Environmental Plan 2009

Wollongong Local Environmental Plan 2009 (WLEP 2009) provides the key development standards applicable to the development and includes the aims and objectives for the development within the Wollongong Local Government Area. This Variation Request is seeking to vary the development standard Clause 4.3(2) Height of Buildings of Wollongong Local Environmental Plan 2009 (WLEP 2009).

Objectives of the Development Standard

To satisfy the requirements of Clause 4.3(2) and demonstrate that compliance with the standard is unreasonable or unnecessary, it is important to understand the intent and objectives of the development standard being varied.

The objectives of this clause are as follows—

(a) to establish the maximum height limit in which buildings can be designed and floor space can be achieved,

(b) to permit building heights that encourage high quality urban form,

(c) to ensure buildings and public areas continue to have views of the sky and receive exposure to sunlight.

Description of the Variation

The subject site allows a maximum building height of 16m. The development proposes a maximum ground to ridge height of 16.2m which equates to a variation of 1.25%. A small section of the building exceeds the maximum height limit of 16m by 1.25% and does not comply with the applicable development standard..

How is compliance with the development standard is unreasonable or unnecessary in the circumstances of the case?

In Wehbe v Pittwater Council [2007] NSWLEC827 (Wehbe), Preston CJ identified five (5) ways in which an applicant might establish that compliance with a development standard is unreasonable or unnecessary. While Wehbe related to objections pursuant to State Environmental Planning Policy No. 1 – Development Standards (SEPP 1), the analysis can be of assistance to variations made under clause 4.6 because subclause 4.6(3)(a) uses the same language as clause 6 of SEPP 1 (see Four2Five at [61] and [62]).

The five (5) ways outlined in Wehbe include:

1. The objectives of the standard are achieved notwithstanding noncompliance with the standard (First Way)

2. The underlying objective of purpose of the standard is not relevant to the development and therefore compliance is unnecessary (Second Way)

3. The underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable (Third Way)

4. The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable (Fourth Way)

5. The zoning of the particular land is unreasonable or inappropriate so that a development standard appropriate for that zoning is also unreasonable and unnecessary as it applies to the land and compliance with the standard would be unreasonable or unnecessary. That is, the particular parcel of land should not have been included in the particular zone (Fifth Way).

Additionally, of note, in the judgment in Randwick City Council v Micaul Holdings Pty Ltd [2016] NSWLEC 7 the Chief Judge upheld the Commissioner's approval of large variations to height and FSR controls on appeal. He noted that under clause 4.6, the consent authority (in that case, the Court) did not have to be directly satisfied that compliance with the standard was unreasonable or unnecessary, rather that the applicant's written request adequately addresses the matters in clause 4.6(3)(a) that compliance with each development standard is unreasonable or unnecessary.

In this regard, this written request establishes and adequately addresses the matters in clause 4.6(3)(a) that compliance with each development standard is unreasonable or unnecessary because the objectives of the standard are achieved irrespective of the non-compliance and accordingly justifies the variation pursuant to the **First Way and Forth Way** outlined in Wehbe, as follows.

Objective of the Development Standard:

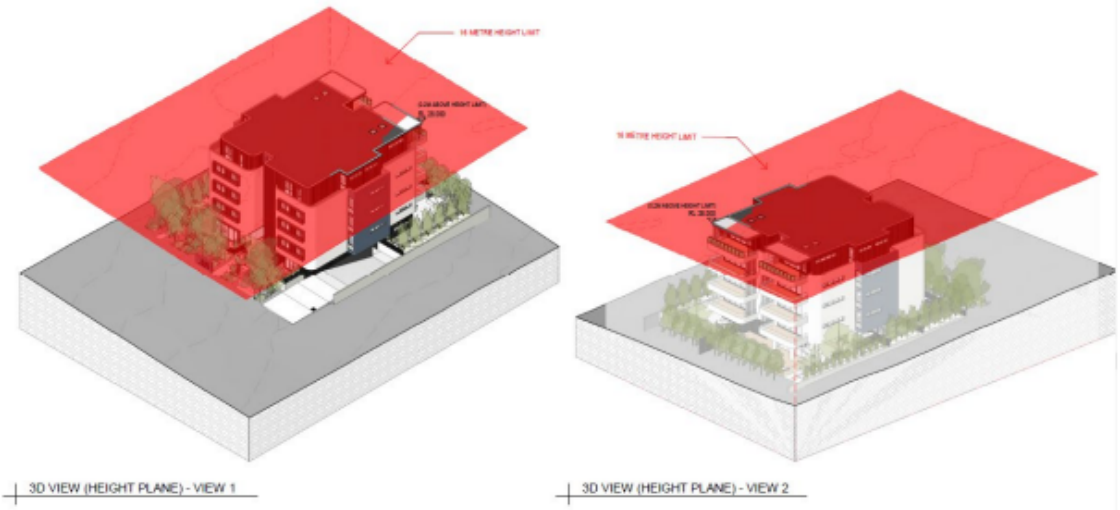
Under WLEP 2009, Clause 4.3(2) has the following objectives in relation to the Maximum Building Height development standard:

(a) to establish the maximum height limit in which buildings can be designed and floor space can be achieved,
(b) to permit building heights that encourage high quality urban form,
(c) to ensure buildings and public areas continue to have views of the sky and receive exposure to sunlight.

Correlation between the height and the floor space.

The allowable FSR for development on the site is 1.5:1 (1688.55sqm). The development proposes an FSR of 1:5:1 (1688.52sqm). As such, it is within the afore-mentioned FSR of 1.5:1 and complies with the applicable development standard in this regard.

The breach of the maximum height is due to the uneven topography on the site and the relative rise in storeys of the building. The non compliance is minor being the upper most of level of the roof over a small section in the south-eastern corner as identified below in the height plane.



High Quality Urban Form

The external details have been carefully considered with DWA Architects undertaking a comprehensive site analysis not only in terms of built form but also materials to ensure that the development, will integrate with the existing setting but also provide a benchmark for future development in the area.

The proposal will impact on existing view corridors given that the proposal involves the construction of a five (5) storey RFB in place of the single storey dwellings. However, these impacts are essentially unavoidable due to the orientation, topography and location of adjoining development, without effectively sterilising the site.

The proposal has been designed to comply with key planning controls and the development included basement parking, street facing apartments and landscaped open space in order to improve the streetscape.

The land is suitable for the proposed residential flat development and is compatible with the surrounding residential uses. The proposal will not have a detrimental impact on any environmental heritage items and will make a positive contribution to the streetscape.

The proposed bulk, massing and modulation of the building is acceptable and does not result in any unreasonable loss of amenity to any of the adjoining properties. The proposed street frontage heights are considered appropriate having regard to the surrounding context and scale of development.

The proposal will have no significant adverse environmental impacts in terms of sustainability, wind and/or reflectivity. Overshadowing and solar access has been addressed in detail by

DWA Architects. Relevant details have been provided in this regard to enable a full assessment (i.e. shadow diagrams, BASIX certificates etc).

Access to the site has been carefully considered in a variety of forms (i.e. for pedestrians, motorists and cyclists alike), to ensure suitable provisions for service access and circulation. The proposed development will have a positive impact on the public domain.

The breach of the standard does not result in an inconsistency with this objective.

Views and Solar Access

The proposed new five (5) storey RFB will replace two (2) single storey residential dwellings and as such, will impact the adjoining development to the west in terms of views. The likely view impacts arising as a result of the development have been demonstrated in the view and analysis undertaken by DWA Architects indicating that existing views currently available from the existing RFB to the west will be impacted however this is essentially unavoidable, without unnecessarily restricting the development potential of the site.

Seven (7) of the total ten (10) units (i.e. 70%) receive a minimum of 2 hours sun to living area glazing and private open space in midwinter. The ADG design criteria nominates 70% as a minimum. No units fall into the 'no sun' category defined by the ADG. The ADG criteria nominates 15% as a maximum and therefore the ADG design criteria for solar access are fully satisfied.

Overall, the proposed height is compatible within its context and will not result in any adverse impacts to surrounding properties. The breach of the standard allows for a building that achieves an improved built form. The breach of the standard allows a built form that is consistent with the urban design principles established in the R1 General Residential zone. This includes providing an adequate setback to the street, side, and rear boundaries; as well as the provision of landscaping and communal open space.

The breach of the standard does not affect consistency with this objective.

Development Standard Abandoned:

In relation to the Fourth Way "The development standard has been virtually abandoned or destroyed by the Council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable (Fourth Way)" it is noted that the following approvals have proposed the same variation and have been approved thereby abandoning the development standard:

DA-2020/605: 17 Kembla Street WOLLONGONG NSW 2500
Residential - new rooftop pergola to existing roof terrace
Proposed height of 29.32m, where 24m is permitted in accordance with Cl 4.3 of WLEP 2009.

DA-2020/1458: 6 Dudley Street WOLLONGONG NSW 2500
Residential - demolition of existing structures and construction of a six (6) storey residential flat building comprising of 27 units with basement level car parking and lot consolidation
Extent: A building height of 16m applies to the site. A proposed building height of 17.96m is proposed for the lift overrun and part of the communal open space roof structure. 12.25% variation

DA-2020/35: 22/100-104 Corrimal Street WOLLONGONG NSW
Residential - construction of roof level cabana for Unit 22
Extent: proposed cabana height 26.40 metres where permitted height 24.0 metres

DA-2018/1481: 22 Robert Street CORRIMAL
Mixed Use Residential - residential flat building comprising 21 apartments above basement car parking, 13 townhouses with double garages and tree removals and Subdivision - Strata title - 34 lots
Extent: The proposed residential flat building has maximum overall height of 10.075m, exceeding the height limit by a maximum of 1.075m (11.9%).

DA-2018/1517: 145-149 Princes Highway CORRIMAL
Mixed use development comprising 1 retail tenancy, 13 affordable units, 15 self-contained boarding house studios and associated car parking and landscaping works
Extent: 15 metres maximum Proposal - 16.68 metres which represents an - 11.2% exceedance

DA-2018/313: 2 Frederick Street WOLLONGONG
Residential - demolition of existing structures and construction of a boarding house development
Extent: The height of the building exceeds the 16m height limit due to the lift overrun with proposed a height of 17.76m. 11% variation

DA-2016/1354: 43 Atchison Street WOLLONGONG
Shop top housing development containing 203 residential apartments, two (2) levels of commercial/retail floor space, four (4) basement parking and servicing levels and associated landscaping and services
Breach: Clause 4.3 Building Height in relation to that part of the site zoned B6 which is subject to a 9m height limit; proposed height is 60m.

These are only some of the DAs on Council's register to which a Clause 4.6 variation to the building requirements under clause 4.3 have been supported by Council. It is reasonable to suggest that the above DAs were considered on merit and specific to the circumstances of the particular case, without Council totally abandoning the development standard altogether.

However, it must also be acknowledged that this development standard, by virtue of how often it has been varied, could also be considered discarded or less critical from a planning

consideration perspective. Thus, deeming strict compliance with the minimum building separation is unwarranted (Forth Way) in the circumstances of this particular case.

Are there sufficient environmental planning grounds to justify contravening the development standard?

Yes, there are sufficient environmental planning grounds in the circumstances of the case to justify contravening the development standard. These include:

- The site is of a sufficient width, depth and size to accommodate the proposed height, without resulting in any significant adverse impacts on the public domain or any adjoining properties;
- The scale of the existing development and proposed awning is considered appropriate within the strategic planning context of the R1 General Residential zone and is consistent with the relevant zone objectives;
- The proposal satisfies the objectives and development controls in relation to the maximum permitted Height contained within Clause 4.3 of the *WLEP 2009*;
- Non-compliance with the standard will not result in any adverse environmental impacts; and
- The development as proposed will allow for the orderly and economic use of the subject land.

Is the proposed development in the public interest because it is consistent with the underlying intent of the development standard and the objectives for development in the zone

Yes, the proposal will provide additional dwellings to meet the needs of the local community. The development is consistent with the underlying intent of the development standard as noted, and the objectives for development in the zone, as noted.

Does contravening the development standard raise any matters of significance for the State or regional environmental planning?

No, contravening the development standard in this case does not raise any matters of State or Regional planning significance.

Is the objection well founded?

For the reasons outlined in the previous sections above, the objection is considered to be well founded in this particular instance. Granting an exception to the development standard can therefore be supported in the circumstances of the case.

The proposed development will be consistent with the outcomes envisaged in the zoning and policy framework. The development is also compatible with the relevant objectives specified in Section 1.3 of the EPAA 1979.

Conclusion

This Clause 4.6 Variation Request has been prepared to support a development application for a Residential Flat Building at 75 – 77 Corrimal Street, Wollongong. This request satisfies

the requirements of Clause 4.6 of the Wollongong Local Environmental Plan 2009 (WLEP 2009) and demonstrates that compliance with the standard is both unreasonable and unnecessary, and that there are sufficient environmental planning grounds to justify varying the standard in this instance.

ATTACHMENT 8 – WDCP 2009 Assessment Table

CHAPTER D13 – WOLLONGONG CITY CENTRE

The site is located within the Wollongong City Centre, as defined in WLEP 2009 and WDCP 2009. Chapter D13 applies to the development and prevails over other parts of the DCP where there is any inconsistency.

2 Building form

Objectives/controls	*Comment*	*Compliance*
2.1 General		
2.2 Building to street alignment and street setbacks		
4m minimum setback. Except in Bourke Street between Kembla and Cliff Road where building frontage is to be built to street alignment. Except in Corrimal Street north of Market Street, and Kembla Street north of Corrimal Street to George Hanley Drive, where a 10.36m setback applies. Minor projections into front building lines and setbacks for sun shading devices, entry awnings and cornices are permissible	A setback of 7.5m is provided to Corrimal Street to allow for potential turning lane to be provided at Campbell Street. This is acceptable to Council's traffic engineer and TfNSW as discussed in the report.	Yes
2.3 Street frontage heights in commercial core	N/A	N/A
2.4 Building depth and bulk • Max floor plate size 900sqm above 12m building height; max depth 18m	<900m2 max floor plate above 12 m in height Proposed building depth of 9 of the 10 apartments are greater than 18m in depth. Refer to ADG variation The development is well articulated in plan and elevation..	Minor non-compliance is considered acceptable
2.5 Side and rear building setbacks and building separation Residential uses up to 12m in height - habitable rooms with openings and balconies 6m 6m - non-habitable rooms and habitable rooms without openings 3m 4.5m Residential uses between 12m & 24m - habitable rooms with openings and balconies 9m 9m -non-habitable rooms and habitable rooms without openings 4.5m 4.5m	N/A. The applicable building setback and separation requirements are identified in the ADG. In the report.	Minor variation considered acceptable
2.6 Mixed used buildings	N/A	N/A

Objectives/controls	*Comment*	*Compliance*
2.7 Deep soil zone (DSZ) • All residential developments must include a DSZ • The DSZ shall comprise no less than 15% of the total site area preferably provided in one continuous block with minimum dimension of 6m. • Where deep soil zones are provided, they must accommodate existing mature trees as well as allowing for the planting of trees/shrubs that will grow to be mature trees. • No structures, works or excavations that may restrict vegetation growth are permitted in the DSZ	The development proposes a deep soil zone to the rear of the site. >8% of site area provided in a continuous block with a minimum dimension of 3 metres as required by the ADG.	DSZ exceeds ADG.requirements
2.8 Landscape design	Landscape plan generally reasonable.	Yes
2.9 Planting on structures	Planting on structure only proposed on eastern elevation of Level 4 balconies. Council's landscape officer has provided a satisfactory referral.	Yes
2.10 Sun access planes	N/A	N/A
2.11 Development on classified roads	N/A	N/A

3 Pedestrian amenity

Objectives/controls	*Comment*	*Compliance*
3.1 General		
3.2 Permeability	No identified site links affect the site	N/A
3.3 Active street frontages		
• Residential developments are to provide a clear street address and direct pedestrian access off the primary street front, and allow for residents to overlook all surrounding streets. • Provide multiple entrances for large developments including an entrance on each street frontage.	The apartments have a clear street address, have primary living areas overlooking Corimal Street. Direct pedestrian access to the development is provided from Corrimal Street to a lobby area at ground level.	Yes

3.4 Safety and security		
	Natural surveillance will be available from living areas which are oriented towards the street. There is a legible and secure common entry area and secure basement access.	Yes
3.5 Awnings	N/A	N/A
3.6 Vehicular footpath crossings		
• 1 vehicle access point only (including the access for service vehicles and parking for non-residential uses within mixed use developments) will be generally permitted • Double lane crossing with a maximum width of 5.4 metres may be permitted • Doors to vehicle access points are to be roller shutters or tilting doors fitted behind the building façade. • Vehicle entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No service ducts or pipes are to be visible from the street.	One entry point only proposed to Corrimal Street. Driveway crossing width is 5.5m The roller shutter will not be visible from the street..	Yes
3.7 Pedestrian overpasses, underpasses and encroachments	N/A	N/A
3.8 Building exteriors		
• Adjoining buildings are to be considered in the design of new buildings • Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. • Gardens on the top of setback areas or buildings are encouraged • Articulate facades so that they address the street and add visual interest. • Highly reflective finishes and curtain wall glazing are not permitted above ground floor level. • materials sample board and schedule is required to be submitted with applications for development over $1 million. • The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building	The development has been designed to reflect the desired future character for the locality as outlined in the applicable planning controls and more contemporary development in the local area. It is noted that the proposal has been reviewed by the DRP who were generally supportive subject to some plan amendments which have now been included on the amended plans. A colour & material schedule has been provided.	Yes
3.9 Advertising and signage	N/A	N/A
3.10 Views and view corridors		
Existing views shown in Figure 3.12 are to be protected to an extent that is practical. Align buildings to maximise view corridors between buildings	The site is not located within the area affected by the nominated view corridor.	Yes

	A view analysis has been provided. The scale, height and bulk of the building is acceptable when considered with regard to the development controls. Setbacks are compliant	

4 Access, parking and servicing

Objectives/controls	*Comment*	*Compliance*
4.1 General		
4.2 Pedestrian access and mobility		
• Main building entry points should be clearly visible from primary street frontages and enhanced with awnings, signage or high quality architectural features • Disabled persons' car parking and facilities must comply with the relevant Australian Standard • Must feature at least one main pedestrian entrance with convenient barrier-free access to at least the ground floor. • must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access. • Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours in accordance with Council's Public Domain Technical Manual.	Pedestrian entry is clearly visible from Corrimal Street as the primary street frontage. Disabled persons' access to and within the building are compliant along with the required disabled persons car parking.	Yes
4.3 Vehicular driveways and manoeuvring areas	Driveways and manoeuvring areas are compliant	Yes
4.4 On-site parking		
On-site parking is to be accommodated underground, or otherwise integrated into the design of the building.	Basement parking provided.	Yes
4.5 Site facilities and services		
Mail boxes – provide in an accessible location adjacent to the main entrance; integrated into a wall where possible and be constructed of materials consistent with the appearance of the building. Letterboxes to be secure and of sufficient size *Communication structures, air conditioners and service vents* - locate satellite dish and	The building is serviced by the major utilities and the proposal is not expected to result in any need to augment these services. There are numerous places that would be suitable locations for the placement of letter boxes that would meet the requirements of the DCP.	Yes with conditions

telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures in an appropriate manner.	Impose conditions. No rooftop ancillary structures or services shown on the plans though these could be integrated onto the roof without being obtrusive.	

5 Environmental management

Objectives/controls	*Comment*	*Compliance*
5.1 General		
5.2 Energy efficiency and conservation	The proposal is not expected to result in significant energy consumption. BASIX certificates submitted indicate the BASIX targets are satisfied by the proposal	Yes
5.3 Water conservation	The proposal is not expected to result in significant water consumption. BASIX certificates submitted indicate the BASIX targets are satisfied by the proposal	Yes
5.4 Reflectivity	No concerns are raised in regards to material reflectivity. Conditions are recommended for imposition	Yes
5.5 Wind mitigation	No concerns are raised in this regard. Wind impact statement not required	Yes
5.6 Waste and recycling	Waste management arrangements are satisfactory	Yes

Attachment 9 – Draft Conditions

1. Approved Plans and Supporting Documentation

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

Plan No	Revision No	Plan Title	Drawn By	Dated
011	P	Demolition Plan	DWA	19.08.22
020	P	Site Plan – Roof Plan	DWA	19.08.22
021	P	Basement 2	DWA	19.08.22
022	P	Basement 1	DWA	19.08.22
023	P	Ground Floor	DWA	19.08.22
024	P	Level 1-3 (Typical)	DWA	19.08.22
025	P	Level 4	DWA	19.08.22
040	P	Elevations (North/South)	DWA	19.08.22
041	P	Elevations (East/West)	DWA	19.08.22
050	P	Sections (A)	DWA	19.08.22
051	P	Sections (B)	DWA	19.08.22
052	P	Sections (C)	DWA	19.08.22
053	P	Sections (D)	DWA	19.08.22
054	P	Detail Sections (1, 2 & 3)	DWA	19.08.22
055	P	Detail Sections	DWA	19.08.22
1	G	Landscape Site Plan	Paul Scrivener Landscape	17.08.22
2	G	Planting Plan & Calculation Plan	Paul Scrivener Landscape	17.08.22
3	G	Details Plan, Details & Notes	Paul Scrivener Landscape	17.08.22
4	G	Sections AA and BB	Paul Scrivener Landscape	17.08.22
5	G	Sections CC and DD	Paul Scrivener Landscape	17.08.22
6	G	North & South Elevation	Paul Scrivener Landscape	17.08.22
7	G	North & South Elevation	Paul Scrivener Landscape	17.08.22

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

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

General Conditions

2. Tree Retention/Removal

The developer shall retain the existing trees indicated in the Arboricultural Impact Assessment (AIA) by DJD Tree Consultancy dated March 2022 consisting of trees numbered T5, T6, T7, T8 and T9.

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 AIA by DJD Tree Consultancy dated March 2022 are to be implemented including and not restricted to: 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.

This consent permits the removal of trees numbered T1, T2, T3 and T4 as indicated in the AIA by DJD Tree Consultancy dated March 2022. No other trees shall be removed without prior written approval of Council.

3. Stormwater Quality Management

a. The stormwater treatment system must achieve pollutants and nutrients removal minimum: GP – 90%, TSS – 80%, TP – 55% and TN – 40%

b. It is strata management responsibility to maintain the stormwater filtration system.

4. Design Endorsement

The structural designs for all foundations are to be endorsed by the geotechnical consultant that all known site geotechnical constraints have been accommodated in the designs.

5. Work in Accordance with Report

All work is to be in accordance with the geotechnical recommendations contained in the report dated 31 March 2022 by Aargus Pty Ltd and any subsequent geotechnical report required to address unanticipated conditions encountered during construction.

6. Ground Disturbance

No disturbance of ground is to occur beyond site boundaries. A minimum buffer between site boundaries and the construction of retaining structures is to be recommended by the geotechnical consultant to ensure adjoining property is not adversely impacted upon by this development.

7. Excavation Support

All excavations must be supported during and after construction particularly to protect adjoining property with nearby existing development. The staging of temporary support must be properly engineered and endorsed by both the geotechnical and structural engineers.

8. Hard Bedrock

Hard bedrock where encountered will be difficult to excavate. Alternative excavation methods should be considered to minimise noise and vibration.

9. Retaining Wall Design

Retaining wall design is not to include anchors extending on to adjoining property without the written consent of the adjoining property owners.

10. Construction Certificate

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

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

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

11. Disability Discrimination Act 1992

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

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

12. Development Contributions

In accordance with Section 4.17(1)(h) of the Environmental Planning and Assessment Act 1979 and the Wollongong City Wide Development Contributions Plan (2022), a monetary contribution of $95,302.41 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

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

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

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

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

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

Before the Issue of a Construction Certificate

13. Fencing

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

a. where a screen wall faces the road, pedestrian walkway, reserve or public place that wall shall be constructed of the same brickwork as that used in the external wall of the building; and

b. rear and side property boundaries (behind the building line) and private rear courtyards are to be provided with minimum 1.8 metre high brick, timber lapped and capped or colorbond fences.

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

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.

b. The type of trees proposed must have a sufficiently high canopy, when fully grown, so that pedestrian vision is not impeded

This requirement shall be reflected on the Construction Certificate plans.

15. Change in Driveway Paving

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

16. 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.

17. Landscaping

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

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

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

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

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

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

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

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

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

21. Street Trees City Centre
The developer must address the street frontage by installing street tree planting. The number and species for this development is two Lophostomon confertus 200 litre container size in accordance with AS 2303:2018: Tree stock for landscape use. Tree pit detailing is to be in accordance with the Wollongong City Council Public Domain Technical Manual. Dial Before You Dig must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Location of street tree plantings to be sited to ensure no conflict occurs with street light poles.

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

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

22. Dilapidation Report
Before the issue of a Construction Certificate, a suitably qualified engineer must prepare a dilapidation report detailing the structural condition of adjoining buildings, structures or works, and public land, to the satisfaction of the certifier. If the engineer is denied access to any adjoining properties to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the certifier's satisfaction that all reasonable steps were taken to obtain access to the adjoining properties.

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

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

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

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

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

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

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

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

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

25. Details of Proposed Pit and Pipeline

Details of the proposed connecting pipeline to the Council pit, within the existing drainage system shall be provided in conjunction with the detailed drainage design for the site. Connection is to be made in accordance with Wollongong City Council Standard Drawings. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

26. Sizing of Drainage

All roof gutters, downpipes, pits, and pipelines draining roof areas and other impervious surfaces with no deliberate overflow path to the on-site stormwater detention (OSD) facility, shall be designed to cater for a 1 in 100 year ARI storm event in accordance with AS 3500.3: Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe/pipeline sizes and locations shall be reflected on the Construction Certificate plans.

27. Stormwater Drainage Design

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

a. Be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent, and generally in accordance with the concept plans lodged for development approval, prepared by ATB Consulting Engineers,

- Reference No. 21114 SW 2 Revision 2 dated 21.08.22.
- Reference No. 21114 SW 3 Revision A dated 21.08.22.
- Reference No. 21114 SW 4 Revision B dated 22.07.22.
- Reference No. 21114 SW 6 Revision A dated 21.08.22.

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.

28. Flood Level Requirements

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

a. Any portion of the building or structure below RL 13.48 metres AHD should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009.
b. The proposed building shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the 1 in 100 year flood level plus freeboard being RL 13.48 metres AHD.

29. 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 Principal Certifier 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) the SSR and PSD values must be determined by a suitably qualified civil engineer and be designed to ensure post development stormwater discharge to Corrimal St is less than or equal to the pre development discharge to Corrimal St.

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 DCP2009.

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:

   i. The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.
   ii. Identification number DA-2022/449.
   iii. Any specialist maintenance requirements.

h. Must include a maintenance schedule for the OSD system, generally in accordance with Chapter E14 of the Wollongong DCP2009.

30. 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.

31. Protection of Buildings from Ingress of Stormwater Runoff

Detailed design of the development shall ensure that there will be no ingress of surface stormwater runoff into the proposed buildings. All building entrances shall be provided with a suitable freeboard above the adjacent local blocked pipe situation 100 year ARI water surface level. These requirements shall be reflected on the Construction Certificate plans and supporting documentation prior to the release of the Construction Certificate.

32. Pump System

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

33. Basement Waterproofing

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

34. Retaining Wall

A retaining wall shall be provided along the Western side of the development generally in accordance with the concept plans lodged for development approval, prepared by DWA, Reference No. 2389 Dwg No 107 Revision P dated 19.08.22 and the Flood Impact Statement by ATB Consulting Engineers Revision A, dated 30.03.2022 and in accordance with the concept plans lodged for development approval, prepared by ATB Consulting Engineers, Reference No. 21114 SW 4 Revision B dated 22.07.22.

The retaining wall shall be designed and constructed to provide a physical impermeable barrier separating the development from the adjacent 1 in 100 year ARI floodwaters. Details of the retaining wall shall be prepared by a suitably qualified and experience civil engineer and submitted with the Construction Certificate application. The flood mitigation wall shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the adjacent 100 year ARI flood level plus 0.3 metres freeboard. The top of the wall shall be a minimum of 0.3 metres above the adjacent 100 year ARI flood levels in Corrimal Street for its full extent. The design life of the retaining wall must be commensurate with the design life of the building.

These requirements shall be reflected on the Construction Certificate plans and supporting documentation prior to the release of the Construction Certificate.

35. Unexpected Finding Protocol

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

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

Prior to issue of Construction Certificate a copy of unexpected finding protocol must be submitted to Council. The UFP must be prepared by a suitable qualified and experienced environmental consultant.

36. Car Parking and Access

The development shall make provision for a total of 15 car parking spaces (including 2 visitor car parking spaces and 1 car parking space capable of adaption for people with disabilities), 1 motorcycle parking space,

a minimum of 10 secure (Security Class B) residential bicycle spaces, and a minimum of 3 visitor bicycle spaces (Security Class C). This requirement shall be reflected on the Construction Certificate plans. Any change in above parking numbers shown on the approved DA plans shall be dealt with via a section 4.55 modification to the development. The approved car parking spaces shall be maintained to the satisfaction of Council, at all times.

37. Parking Dimensions

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

38. Vehicular Flow Signage

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

39. Bicycle Parking Facilities

Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS2890.3 - Bicycle Parking Facilities. This requirement shall be reflected on the Construction Certificate plans.

40. Fire Safety Schedule

When issuing a Construction Certificate, a Principal Certifier must attach a Fire Safety Schedule specifying all of the fire safety measures required for the building to ensure the safety of persons in the building in the event of fire.

Before the Commencement of Building Work

41. 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.

42. Construction Environmental Management Plan

Submit a construction environmental management to Principal Certifier, the plan shall address as minimum the vehicle traffic, odour and vapour, dust, plant and machinery noise, water and sediment management, surface water, subsurface seepage and accumulated excavation water, sediment from equipment and cleaning operations, site security, working hours, contact information, incident response and contingency management.

Submit an excavated soil material disposal plan to Principal Certifier, with the batching, sampling and analysis procedures as per the DECCW (2009) Waste Classification Guidelines. The plan shall be prepared by a suitably qualified and experienced consultant. A copy of the plan shall be forwarded to Council.

43. Hazardous Material Survey

At least one (1) week prior to demolition, the applicant must prepare a hazardous materials survey of the site and submit to Council a report of the results of the survey. Hazardous materials include, but are not limited to, asbestos materials, synthetic mineral fibre, roof dust, PCB materials and lead based paint. The report must include at least the following information:

a. the location of hazardous materials throughout the site;

b. a description of the hazardous material;

c. the form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;

d. an estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;

e. a brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;

f. identification of the disposal sites to which the hazardous materials will be taken.

44. Asbestos Hazard Management Strategy

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

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

45. 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.

46. Waste Management

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

47. Dilapidation Report

A dilapidation report is required for all structures located within the zone of influence of the proposed earthworks as determined by the geotechnical consultant.

48. Appointment of Principal Certifier

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

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

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

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

49. Home Building Act Requirements

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

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

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

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

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

i. the name of the owner-builder, and

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

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

50. Signs On Site

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

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

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

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

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

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

51. Temporary Toilet/Closet Facilities

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

a. Each toilet provided must be:

b. a standard flushing toilet; and

c. connected to either:

i. the Sydney Water Corporation Ltd sewerage system or

ii. an accredited sewage management facility or

iii. an approved chemical closet.

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

52. Structural Engineer's Details

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

53. Enclosure of the Site

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

54. Demolition Works

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

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

While Building Work is Being Carried Out

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

56. Treatment of any Tree Damage by a Supervised Arborist
Any damage inflicted on a tree during the construction phase which has been nominated for retention shall be treated by an approved arborist at the developer's expense.

57. Restricted Washing of Equipment or Disposal of Materials on any Tree Dripline Area
No washing of equipment and or the disposal of building materials such as cement slurry must occur within the drip line of any tree which has been nominated for retention of the site and adjacent property.

58. 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.

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

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

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

60. 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.

61. Installation of WSUD Treatment Train
The proponent shall install the WSUD infrastructure (water quality improvement devices) as stated in the stormwater quality management plan prepared by ATB Engineering.

62. Implementation of all the Recommendation (Façades Glazing) of Acoustic Report
Implement building acoustic treatment as recommended in acoustic report prepared by Acoustic Noise & Vibration March 2022. comply with the with the NSW SEPP Transport & Infra 2021 – Development Near Rail Corridors & Busy Roads –Interim Guidelines.

LAeq levels are not exceeded:

- in any bedroom in the building 35dB(A) at any time between 10pm and 7am.
- anywhere else in the building (other than a garage, kitchen, bathroom or hallway): 40dB(A) at any time between 10pm and 7am.

63. Hours of Work
The Principal Certifier must ensure that building work, demolition or vegetation removal is only carried out between:

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

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

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

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

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

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

64. Vibration Assessment

Prior to the commencement of any site works, the Proponent shall undertake a vibration assessment to identify all sensitive receivers where vibration limits exceed:

a. Levels recommended by a registered Geotechnical/Structural Engineer with regards to structural damage buildings;
b. German Standard DIN 4150 Part 3 Structural Vibration in Buildings. Effects on Structures; and
c. For human exposure to vibration, the evaluation criteria presented in British Standard BS 6472-Guide to Evaluate Human. Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment.

Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:

i. 7:00am to 12:00pm, Monday to Friday;
ii. 2:00pm to 6:00pm Monday to Friday; and
iii. 8:00am to 1:00pm Saturday.

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*.

65. Site Management

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

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

66. Spillage of Material

Should during construction any waste material or construction material be accidentally or otherwise spilled, tracked or placed on the road or footpath area without the prior approval of Council's Works Division this shall be removed immediately. Evidence that any approval to place material on the road or road reserve shall be available for inspection by Council officers on site at any time.

67. Dust Suppression Measures

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

68. Excess Excavated Material - Disposal

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

69. Asbestos - Removal, Handling and Disposal Measures/Requirements Asbestos Removal by a Licensed Asbestos Removalist

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

70. Asbestos Clearance Certificate

The internal floor area affected or likely to be affected, by scattering of asbestos pieces, particles or fibres during demolition or cutting into the building, is to be cleaned by vacuuming by a

contractor approved by SafeWork NSW. A Clearance Certificate to certify that the site area is free of asbestos is to be submitted to Council by a licensed asbestos assessor within 14 days of the completion of renovations (or prior to the Occupation Certificate being issued).

71. Asbestos Waste Collection, Transportation and Disposal

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

72. Acid Sulfate Soils

The Wollongong Local Environmental Plan 2009 Acid Sulfate Soils Map has identified that this property may be affected by classes 3, 4 or 5 Acid Sulfate Soils. Acid Sulfate Soils contain iron sulfides which, when exposed to air due to drainage or disturbance, may produce sulfuric acid and release toxic quantities of iron, aluminium and heavy metals. The Acid Sulfate Soils Map is an indication only and you are advised that you may encounter Acid Sulfate Soils during the excavation for the proposed development.

Any spoil material extracted or excavated from the foundations must be neutralised with commercial lime (calcium bicarbonate) be the addition of 10 kilograms of lime per 1 cubic metre of spoil material before it is disposed of or re-used on-site. Lime is to be added by evenly distributing over all exposed surface areas, drilled piers and footing trenches on the site, prior to pouring concrete.

Council suggests the applicant refer to the Acid Sulfate Soils Assessment Guidelines contained in the Acid Sulfate Soils Manual, prepared by NSW Acid Sulfate Management Advisory Committee, August 1998 for further information.

73. Mechanical Plants and Exhaust Ventilation System

- Mechanical Exhaust
  Centralised mechanical exhaust ventilation must be provided to the building and all commercial kitchens such as cafes and restaurants cooking appliances installation as per AS4674-2004, AS1668.2-1991 and the grease filters to comply with AS1530.1.

  Outdoor Air Conditioning or refrigeration units
  The outdoor units for refrigeration system including air conditioners shall have suitable acoustic enclosure to comply with the noise guidelines.

- Duct system
  The ducting within the building must be mounted on vibration reducing pads to minimise vibration effect for residential and commercial spaces to comply with the vibration guidelines.

74. Earthworks

Earthworks are to be undertaken in accordance with AS3798 Guidelines on Earthworks for Commercial and Residential Developments.

75. Foundation Inspections

All excavations for foundations are to be inspected by the geotechnical consultant and certified that the ground has been suitably prepared for the placement of footings.

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

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

77. Restricted Work Hours of Operation

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 Friday and 7.00 am to 1.00 pm Saturday, without the prior written consent of the Principal Certifier. No work is permitted on Sundays or Public Holidays.

Any request to vary these hours shall be submitted to the Principal Certifier in writing, detailing:

a. the variation in hours required;

b. the reason for that variation; and

c. the type of work and machinery to be used.

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. Developers must note that consistent with the NSW Environment Protection Authority's Interim Construction Noise Guideline (July, 2009), the noise from construction (LAeq (15 min)) must not exceed the background noise level (LA90 (15 min)) plus 10 dB(A), and a LAeq (15 min) of 75 dB(A) when measured at the residential property boundary that is most exposed to construction noise, and at a height of 1.5 metres above ground level. If the property boundary is more than 30 metres from the residence, the location for measuring noise levels is at the most noise-affected point within 30 metres of the residence.

78. Swimming Pool Barriers

The swimming pool shall be provided with child-resistant barriers, prior to the placement of water in the pool, in accordance with Section 7 of the Swimming Pools Act 1992 and Australian Standards AS 1926. The barrier shall be installed to the satisfaction of the Principal Certifier.

79. Warning Notice

A warning notice complying with Clauses 10 and 11 of the Swimming Pools Regulation 2008 is to be displayed in a prominent position in the immediate vicinity of the swimming pool as required by Section 17 of the Swimming Pools Act 1992, prior to the filling of the pool with water.

Before the Issue of an Occupation Certificate

80. Completion of Landscape Works on Council Owned or Controlled Land

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

81. Drainage

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

82. Restriction on Use - OSD

The applicant must create a restriction on use under the Conveyancing Act 1919 over the OSD 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 detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression 'on-site 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 Principal Certifier for endorsement prior to the issue of the Occupation Certificate and the use of the development.

83. Retaining Wall Certification

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

84. 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 Detention System and Maintenance Schedule (Application Number DA-2022/449 to be referenced).

The instrument, showing the positive covenant must be submitted to the Principal Certifier for endorsement prior to the issue of the Occupation Certificate and the use of the development.

85. On-Site Detention - Structural Certification

The submission of a certificate from a suitably qualified practising civil and/or structural engineer to the Principal Certifier 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.

86. Structural Soundness Certification

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate and commencement of use. This report is required to verify that the development can withstand the forces of floodwater, debris and buoyancy up to and including the 1 in 100 year flood level plus freeboard, plus freeboard being RL 13.48 metres AHD or greater

87. Acoustic Compliance Report

The developer shall submit a noise compliance report prepared by an acoustic consultant who is a member of the Australian Acoustic Society (AAS) or the Association of Australian Acoustic Consultants (AAAC) in relation to the building compliance with the NSW SEPP Transport and Infrastructure 2021 – Development Near Rail Corridors & Busy Roads –Interim Guidelines. A copy of the acoustic compliance report must be submitted to Principal Certifier and forward a copy to Council.

88. Section 73 Certificate

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

89. Work-As-Executed Plans and any other Documentary Evidence

Before the issue of the relevant Occupation Certificate, the applicant must submit, to the satisfaction of the Principal Certifier, works-as-executed plans, any compliance certificates and any other evidence confirming the following completed works:

a. All stormwater drainage systems and storage systems

The Principal Certifier must provide a copy of the plans to Council with the Occupation Certificate.

90. Swimming Pool Concourse - Grades

The concourse of the swimming pool shall be graded back to the pool and provided with a splash back so as to prevent water flowing into the neighbouring property.

91. Swimming Pool Barriers

The swimming pool shall be provided with child-resistant barriers, prior to the placement of water in the pool, in accordance with Section 7 of the Swimming Pools Act 1992 and Australian Standards AS 1926. The barrier shall be installed to the satisfaction of the Principal Certifier and prior to the issue of an Occupation Certificate.

92. Warning Notice

A warning notice complying with Clauses 10 and 11 of the Swimming Pools Regulation 2008 is to be displayed in a prominent position in the immediate vicinity of the swimming pool as required by Section 17 of the Swimming Pools Act 1992, prior to the filling of the pool with water and prior to the issue of an Occupation Certificate.

Occupation and Ongoing Use

93. Street Tree Establishment Period - City Centre

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

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

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

94. Deep Soil Zone to be Maintained

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

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

95. Swimming Pool Filtration Motor

The operation of the swimming pool filtration motor shall be restricted to the following hours of operation:

Monday to Friday - 7:00 am to 8:00 pm.

Saturdays, Sundays and Public Holidays - 8:00 am to 8:00 pm.

The equivalent continuous noise level (LAeq (15min)) of the swimming pool filtration motor shall not exceed 5 dB(A) above the background noise level (LA90 (15 min)) at the most affected point(s) along any boundary of the property.

96. Swimming Pool - Discharging Water

Discharge and/or overflow pipes from the swimming pool and filtration unit must be connected to the sewer where available. All backwash water from the filtration unit is to be similarly disposed.

The pool excavations are not to conflict with the position of household drainage trenches or lines, the position of which must be ascertained before pool excavation commences.

97. Backwash of Swimming Pool Water

The discharge of water from the pool should only be carried out after chlorine levels in the water have been depleted. Swimming pool water should not be discharged to a watercourse.

Reasons

The reasons for the imposition of the conditions are:

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