

Wollongong Local Planning Panel Assessment Report | 29 March 2022

WLPP No.	Item No.1
DA No.	DA-2021/1325
Proposal	Residential - Dual Occupancy and Subdivision - Torrens title - two lots
Property	5 Pamela Street, Corrimal
Applicant	Melissa Graham – Illawarra Design Company
Responsible Team	Development Assessment and Certification - City Centre Major Development Team (NL)
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 Schedule 2(1) of the Local Planning Panels direction of 30 June 2020 as it involves creation of a stormwater easement over Council land.

Proposal

The proposal is for construction of a dwelling to the rear of an existing dwelling to create a dual occupancy and subsequent Torrens title subdivision. An easement is also proposed over the adjoining Council reserve in order to manage stormwater from the site.

Permissibility

The site is zoned R3 Medium Density Residential pursuant to Wollongong Local environmental Plan 2009. The proposal is categorised as a dual occupancy and is permissible in the zone with development consent.

Consultation

The proposal was notified in accordance with Council's Notification Policy and did not receive any submissions.

Council's Development Engineering Officer, Landscaping and Property Officers have provided satisfactory referrals.

Main issues

Nil, the proposal is satisfactory with regard to the applicable planning controls as discussed in the body of this report.

RECOMMENDATION

It is recommended that the proposal be approved subject to the draft conditions at **Attachment 4**.

1.1 PLANNING CONTROLS

The following planning controls apply to the development:

- SEPP 55 – Remediation of Land
- SEPP (Building Sustainability Index: BASIX) 2004
- Wollongong Local Environmental Plan (WLEP) 2009
- Wollongong Development Control Plan 2009
- Wollongong City Wide Development Contributions Plan
- Wollongong Community Participation Plan 2019

SEPP 55 was in force upon lodgement of the application but have since been repealed by the SEPP consolidation project. The savings and transitional provisions in the SEPPs being repealed have not be transferred to the new consolidated SEPPs because all savings and transitional provisions continue to have effect despite their repeal pursuant to sections 5(6) and 30(2)(d) of the Interpretation Act 1987.

1.2 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the following:

- Demolition of a detached garage and shed
- Construction of a single storey, 3 bedroom dwelling with single garage and construction of a detached single garage for the existing dwelling house.
- Removal of two trees within the site
- Installation of a stormwater pipe through the adjacent Council reserve to connect to existing Council drainage infrastructure.

1.3 BACKGROUND

DA-2021/70 was withdrawn on 17 March 2021 due to stormwater easement matters not being adequately addressed.

No pre-lodgement meeting was held for the proposal.

1.4 SITE DESCRIPTION

The site is located at 5 Pamela Street, Corrimal and the title reference is Lot 152 DP 36592.

The site is irregular in shape with a gentle fall from the street to towards the rear of the site.

The site has an area of 695m² and contains a single storey dwelling located towards the front of the site.

To the east of the site is a single storey dwelling.

To the west of the site is a single storey dwelling.

To the rear of the site is a Council owned reserve classified as Community Land and categorised as Park.

The locality is generally characterised by low density residential development.

Property constraints

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

- Flooding: The site is identified as being flood impacted (Flood Risk Precinct Classification under Review). There are no restrictions on the title.



Figure 1: Site photograph

1.5 SUBMISSIONS

The application was notified between 1/12/21 and 16/12/21 in accordance with Council's Community Participation Plan 2019 and did not receive any submissions.

1.6 CONSULTATION

1.6.1 INTERNAL CONSULTATION

Development Engineering Officer

The application has been assessed in regard to traffic, stormwater and subdivision matters and found to be satisfactory. Conditions of consent were recommended and are included in the consent.

Property Officer

Council's Property Officer has recommended conditions of consent with regard to the easement over the adjoining land.

Landscaping Officer

Council's Landscape Officer has recommended conditions of consent with regard to the landscaped areas of the proposal and protection of trees adjacent to the drainage easement.

Civil Assets Management

Council's Civil Asset Management Officer has reviewed the proposed stormwater pip and connection to Council's infrastructure and provided recommended conditions.

1.6.2 EXTERNAL CONSULTATION

None required

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

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

N/A

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

2.1.1 STATE ENVIRONMENTAL PLANNING POLICY 55 REMEDIATION OF LAND

The site is not identified as potentially contaminated in Council's land information system database and a search of previous development history reveals no evidence of potentially contaminating activities having occurred on the land. No further investigation regarding land contamination is considered necessary and the LPP as determining authority can be satisfied that the site is considered to be suitable for the proposed development with regard to clause 7 of this policy subject to conditions.

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

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

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

2.1.3 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Clause 1.4 Definitions

dual occupancy means a dual occupancy (attached) or a dual occupancy (detached).

dual occupancy (detached) means 2 detached dwellings on one lot of land, but does not include a secondary dwelling.

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 R3 Medium Density 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 within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposal is satisfactory with regard to the above objectives.

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

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

The proposal is categorised as a dual occupancy (detached) as defined above and is permissible in the zone with development consent.

Part 4 Principal development standards

Clause 4.1 Minimum subdivision lot size

(4C) This clause does not apply in relation to the subdivision of land in a residential zone on which there is an existing dual occupancy or multi dwelling housing.

A condition of consent is recommended requiring the issue of the Occupation Certificate for the dwellings being issues prior to the issue of the Subdivision Certificate.

Clause 4.3 Height of buildings

The proposed building height of ~5.2m does not exceed the maximum of 13m permitted for the site.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the zone: 0.75:1

Site area: 705.5m²

FSR: Proposed Lot A: $\sim 78\text{m}^2 / 365\text{m}^2 = 0.21:1$

Proposed Lot B: $123\text{m}^2 / 340.5\text{m}^2 = 0.36:1$

Part 5 Miscellaneous provisions

Clause 5.21 Flood planning

The site is identified as being located in a flood affected area where the Flood Risk Precinct Classification is under Review. Council's Development Engineering Officer has reviewed the proposal in this regard and has recommended conditions of consent.

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The site is already serviced by electricity, water and sewerage services which would be readily augmented to accommodate the new dwelling.

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

Draft Environment SEPP

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

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

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

The SEPP was made on 1 March 2022 (SEPP (Biodiversity and Conservation) 2021). and is not considered relevant to the proposal.

Draft Remediation of Land SEPP

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

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

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

Draft Design and Place SEPP

The Secretary has emphasised that, for the purposes of section 4.15(1)(a)(ii) of the Environmental Planning and Assessment Act 1979 (EP&A Act), the draft proposed Design and Place State Environmental Planning Policy (DP SEPP) 2021 is not notified to any consent authorities. The draft DP SEPP is therefore not a mandatory matter for consideration under the Act.

Draft Housing SEPP

Public exhibition of the Housing SEPP Explanation of Intended Effect was exhibited between 29 July and 9 September 2020. The NSW Housing Strategy: Housing 2041 is the NSW Government's plan to meet the State's housing needs over the next 20 years. The Housing SEPP will support delivery on this strategy by driving the development of affordable and diverse housing

The SEPP was made on 1 March 2022 (SEPP (Housing) 2021) and is not considered relevant to the proposal.

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

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

The development has been assessed against the relevant chapters of WDCP 2009 and found to be satisfactory, variations and general compliance are discussed below.

CHAPTER A1 – INTRODUCTION

8 Variations to development controls in the DCP

Site width

(a) The control being varied;

Chapter B1, 4.21 Additional Controls for Dual Occupancy's - Minimum Site Width: 15m minimum site width

(b) The extent of the proposed variation and the unique circumstances as to why the variation is requested;

The site is irregular in shape situated at the head of a cul-de-sac with a width at the street frontage of 9.8m widening to approximately 26m before narrowing again.

(c) Demonstrate how the objectives are met with the proposed variations;

The objectives of the control are as follows:

- (a) To permit dual occupancy developments upon sites which are of sufficient size to accommodate the required building envelope, car parking, private open space, landscaping and other requirements, whilst maintaining the amenity of surrounding residential development and the streetscape character of the locality.*
- (b) To allow for development of sites only where the land is not significantly constrained by flood, geotechnical or other environmental hazards.*

The built form of the dwellings is compliant with the DCP and there are not expected to be adverse impacts to adjoining dwellings in terms of overlooking, view impacts or overshadowing. There are no site constraints that would preclude the proposal and the site is considered suitable for the proposal.

(d) Demonstrate that the development will not have additional adverse impacts as a result of the variation.

See discussion above.

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

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

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

4.0 General Residential controls

<i>Controls/objectives</i>	<i>Comment</i>
<u>4.1 Maximum Number of Storeys</u> - Max 13m / 3 storey in R3 zone - Landscaping may be required within the side and rear setbacks to mitigate the visual impact of the building form from adjoining properties.	Complies N/A
<u>4.2 Front Setbacks</u> 6m front setback	Complies
<u>4.3 Side and Rear Setbacks</u> - Minimum 900mm to walls, 450mm to eaves - Detached single storey garages/outbuildings must be setback at least 500mm from a side or rear boundary, unless constructed of masonry	Complies The new garage is set back 500mm from the side boundary.
<u>4.4 Site coverage</u> 55% (lot area <450m ²)	Proposed lot A = ~21% Proposed Lot B - ~36%
<u>4.5 Landscaped Area</u> - lot area from 600m² to 900m² – 120m² + 30% of the site area > 600m² landscaped area - lot area greater than 900m² - 210m² + 40% of the site area > 900m² landscaped area. - At least 50% of the landscaped area must be located behind the building line to the primary road boundary. - Landscaped areas must be integrated with the drainage design. The location of drainage lines, pits and detention areas should not conflict with landscaped areas including proposed and existing trees.	Required: 120 + (0.3 x 105.5) = 152m ² Proposed: ~184m ² Complies Complies

<i>Controls/objectives</i>	<i>Comment</i>
For development proposing a dwelling, a minimum of one (1) semi mature small to medium evergreen or deciduous tree (minimum pot size 45 litre) is to be provided within the landscape area. This tree is to be planted at least 3m from any existing or proposed dwelling or structure present onsite. No additional tree is required for a secondary dwelling.	Complies
a minimum of 1.5 metre wide landscape strip within the front setback for the majority of the site width (excluding the driveway). This area must be mulched and planted with appropriate trees, shrubs and/or groundcovers. A minimum of one (1) semi mature small to medium evergreen or deciduous tree (minimum pot size 45 litre) is to be provided within this landscape bed.	Satisfactory
second semi mature small to medium tree (minimum pot size 45L) is to be provided onsite in the landscaped area or deep soil zone, p	Complies
<u>4.6 Private Open Space</u>	
24m² minimum POS area, minimum 4m dimension	Complies
should not be located on side boundaries or front yard	Complies
defined through the use of planting, fencing, or landscape features.	Complies
screened where necessary	Complies
must not extend forward of the front building line by greater than 900mm.	Complies
Space shall be provided for clothes lines and waste/recycling bins and rain water tanks behind the front building line but outside of the private open space area.	Complies
<u>4.7 Solar Access</u>	
Windows to living rooms of adjoining dwellings must receive at least 3 hours continuous sunlight, between hours of 9.00am and 3.00pm on 21 June.	Complies
At least 50% of the private open areas of adjoining residential properties must receive at least 3 hours of continuous sunlight, between hours of 9.00am and 3.00pm on June 21.	Complies
Shadow diagrams are required for 9.00am, 12:00pm and 3.00pm for the 21 June winter solstice period for two storey dwellings	The proposal is single storey in height and complies with setbacks and will not significantly overshadow adjoining property.

<i>Controls/objectives</i>	<i>Comment</i>
<u>4.8 Building Character and Form</u> • The design, height and siting of a new development must respond to its site context taking into account both natural and built form features of that locality. The design of the development must have particular regard to the topography of the site to minimise the extent of cut and fill associated with dwelling construction. • Large bulky forms are to be avoided, particularly in visible locations • New dwelling-houses within established residential areas should be sympathetic with the existing character of the immediate locality. • All residential buildings must be designed with building frontages and entries clearly addressing the street frontage. On corner allotments, the development should address the street on both frontages. • The appearance of blank walls or walls with only utility windows on the front elevation will not be permitted. • Where garages are proposed on the front elevation they must be articulated from the front façade. • Fences in the front building line should be predominately constructed in transparent fence materials, allowing for visual connection between the dwelling and the street. • Where the garage door addresses the street they must be a maximum of 50% of the width of the dwelling. <u>4.9 Fences</u> • Various. <u>4.10 Car parking and Access</u> The provision of car parking shall be as follows: (a) 1 space per dwelling with a gross floor area of less than 125m² (b) 2 spaces per dwelling with a gross floor area of 125m² or greater Garages must be setback a minimum of 5.5m from the front property boundary.	Satisfactory Satisfactory Satisfactory Complies Complies Complies N/A Complies A 1.8m high colorbond fence is proposed between the two dwellings which complies with this control. Both dwellings have a gross floor area less than 125m² and have single garages. Complies

<i>Controls/objectives</i>	<i>Comment</i>
garage door openings to be a maximum of 50% of the width of the dwelling.	Complies
3m x 6m minimum for double garages	Complies
Driveways shall be separated from side boundaries by a minimum of 1 metre.	
Driveways shall have a maximum cross-over width of 3 metres.	Complies
<u>4.11 Storage Facilities</u>	
10m³ / 5m²	Complies
<u>4.12 Site Facilities</u>	
To ensure that site facilities (such as clothes drying, mail boxes, recycling and garbage disposal units/areas, screens, lighting, storage areas, air conditioning units, rainwater tanks and communication structures) are effectively integrated into the development and are unobtrusive	Complies
<u>4.13 Fire Brigade Servicing</u>	
ensure that all dwellings can be serviced by fire fighting vehicles.	Complies
<u>4.14 Services</u>	
encourage early consideration of servicing requirements, to ensure that all residential development can be appropriately serviced.	The site is currently connected to utilities and would be readily augmented to connect the new dwelling.
<u>4.15 Development near the coastline</u>	
N/A	
<u>4.16 View sharing</u>	
N/A	
<u>4.17. Retaining walls</u>	
N/A	
<u>4.18 Swimming pools and spas</u>	
N/A	
<u>4.19 Development near railway corridors and major roads</u>	
N/A	
<u>4.20 Additional controls for semi-detached dwellings- alterations and additions</u>	
N/A	

<i>Controls/objectives</i>	<i>Comment</i>
<u>4.21 Additional controls for Dual Occupancies minimum site width</u> Minimum 15m site width	See variation discussion at Chapter A1.
<u>4.22 Additional controls for Dual Occupancies –building character and form</u> On corner allotments, the dual occupancy development must address the street on both frontages. The garage and / or carport for each dwelling must be placed on each street frontage, at the furthest point of the site, from the intersection.	N/A
<u>4.23 Additional Controls for Dual Occupancy's – Deep Soil Zones</u> A minimum of half of the landscaped area must be provided as a deep soil zone. The deep soil zone may be located in any position on the site, subject to this area having a minimum dimension of 3m. The deep soil zone must be located outside the minimum private open space required. The siting of the deep soil zone shall be determined following a Site and Context Analysis to investigate whether this area should be located: (a) At the rear of the site to allow for separation from adjacent dwellings and to provide a corridor of vegetation; or (b) Elsewhere within a site to allow for retention of significant trees and attain maximum access to sunlight. No structures, basement carparks, driveways, hard paving, decks, balconies or drying areas are permitted within the deep soil zone. The deep soil zone shall be densely planted with trees and shrubs. Where the development is to be strata titled, the deep soil zone may be retained within the common property or allocated to an individual unit entitlement, where such dwelling is directly adjacent.	Suitable deep soil planting is provided. The location of the deep soil planting is practical and provides outlook and amenity for both dwellings. Satisfactory Satisfactory

CHAPTER D1 – CHARACTER STATEMENTS

Corrimal

The proposal is considered to be consistent with the existing and desired future character for the locality.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is not considered to result in any poor design outcomes with respect to safety and security.

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

6 Traffic impact assessment and public transport studies

6.1 Car Parking and Traffic Impact Assessment Study

A traffic impact assessment was not required for the development.

6.2 Preliminary Construction Traffic Management Plan

N/A

7 Parking demand and servicing requirements

7.1 Car Parking, Motor Cycle, Bicycle Requirements and Delivery / Servicing Vehicle Requirements

Each dwelling has a gross floor area less than 125m² and a single garage is provided for each in accordance with this chapter. The dimensions of the garages satisfy the minimum 3m x 6m recommended under this chapter.

8 Vehicular access

Driveway grades and sight distances comply.

9 Loading / unloading facilities and service vehicle manoeuvring

The development complies with AS 2890.2.

Waste servicing will occur from the kerb.

10 Pedestrian access

The proposal is satisfactory with regard to pedestrian access into the site and along the frontage.

11 Safety & security (Crime Prevention through Environmental Design) measures for car parking areas

The proposal is satisfactory with regard to the principles of CPTED.

CHAPTER E6: LANDSCAPING

A suitable landscape plan has been provided which has been reviewed by Council's Landscape Officer and found to be acceptable subject to conditions of consent.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided in accordance with this chapter.

The proposal involves demolition of car port and shed and these structures are accordingly identified on the site plan.

Suitable waste storage and servicing arrangements have been provided. Waste servicing will be from the kerb and there is sufficient frontage to accommodate this.

CHAPTER E14 STORMWATER MANAGEMENT

Stormwater is proposed to be connected to a Council stormwater pipe via an easement over the Council reserve adjoining the rear boundary.

2.3.2 WOLLONGONG CITY WIDE DEVELOPMENT CONTRIBUTIONS PLAN

Wollongong City-Wide Development Plan - City Wide

The Wollongong City-Wide Development Contributions Plan applies to the subject property. This Plan levies a contribution based on the estimated cost of development.

- The proposed cost of development is over \$200,001* – a levy rate of 1% applies.

Contribution Amount = Cost of Works \$385,000 x 1% levy rate = \$3,850

Note: The proposed cost of development is calculated in accordance with clause 25J of the EP&A Regulations, however if a separate cost estimate is not provided with the DA, use the cost of works stated on the application.*

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

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

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

Environmental Planning and Assessment Regulation 2020

The 2000 Regulation continues to have effect as the application was lodged prior to 1 March 2022.

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

Conditions of consent are recommended with regard to demolition.

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

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

2.7 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.

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

No submissions were received following notification.

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

- The proposal is not considered to result in any particular adverse impacts.
- The proposal is satisfactory with regard to the zoning and applicable planning controls
- No submissions were received
- Satisfactory referrals were received from specialist Council staff.

The proposal is considered to be in the public interest.

3 CONCLUSION

This application has been assessed as satisfactory having regard to the Heads of Consideration under Section S4.15(1) of the Environmental Planning and Assessment Act 1979, the provisions of Wollongong Local Environmental Plan 2009 and all relevant Council DCPs, Codes and Policies. The proposal is considered supportable in its current form.

The proposed development is permissible with consent and is consistent with the zone objectives. There are departures sought in respect of DCP controls which have been justified by the applicant and are generally supportable in this instance.

Internal referrals were satisfactory, and no submissions were made. There being no outstanding issues, it is recommended that the application now be determined.

4 RECOMMENDATION

It is recommended that the development application be approved subject to the draft conditions at **Attachment 4**.

5 ATTACHMENTS

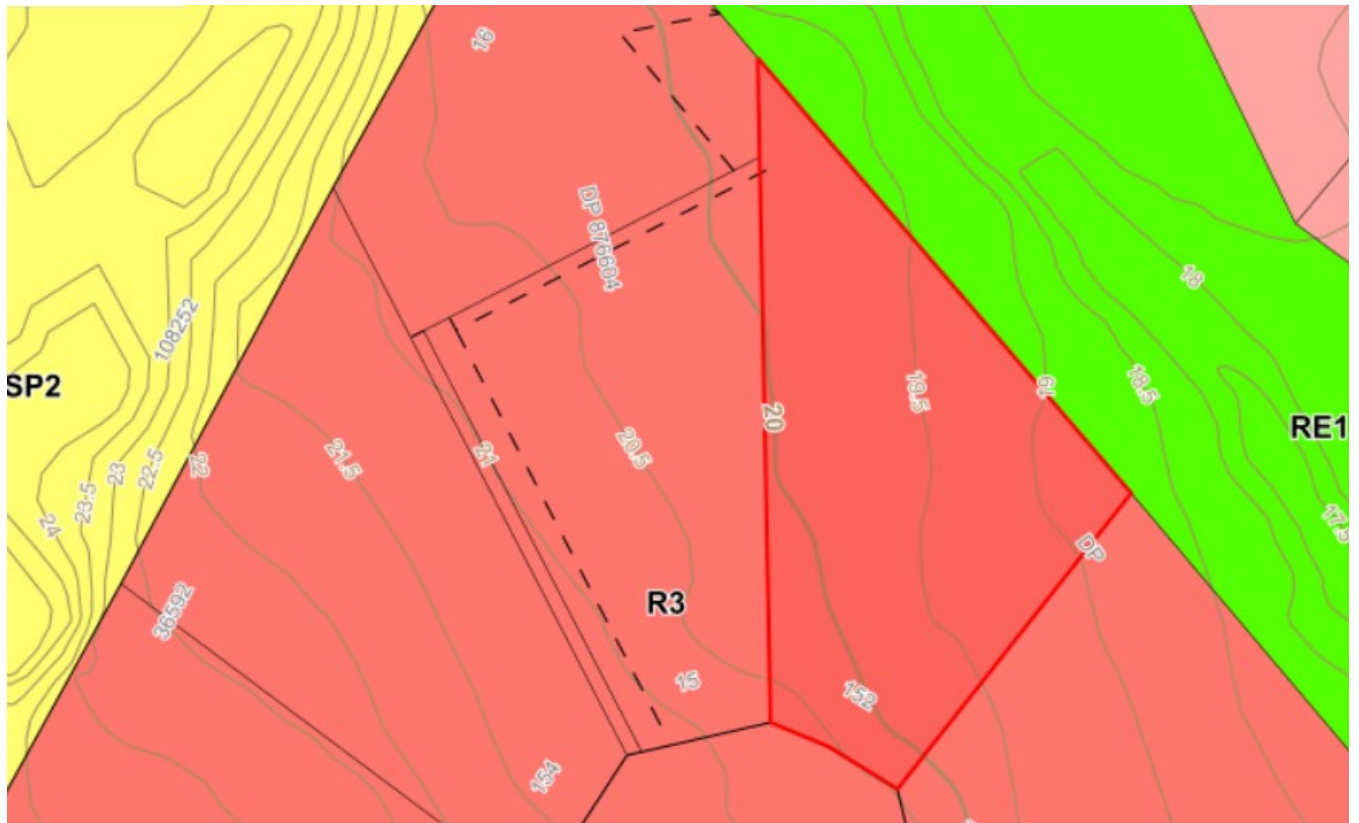
1. Aerial photograph
2. WLEP 2009 zoning map
3. Plans
4. Draft conditions of consent

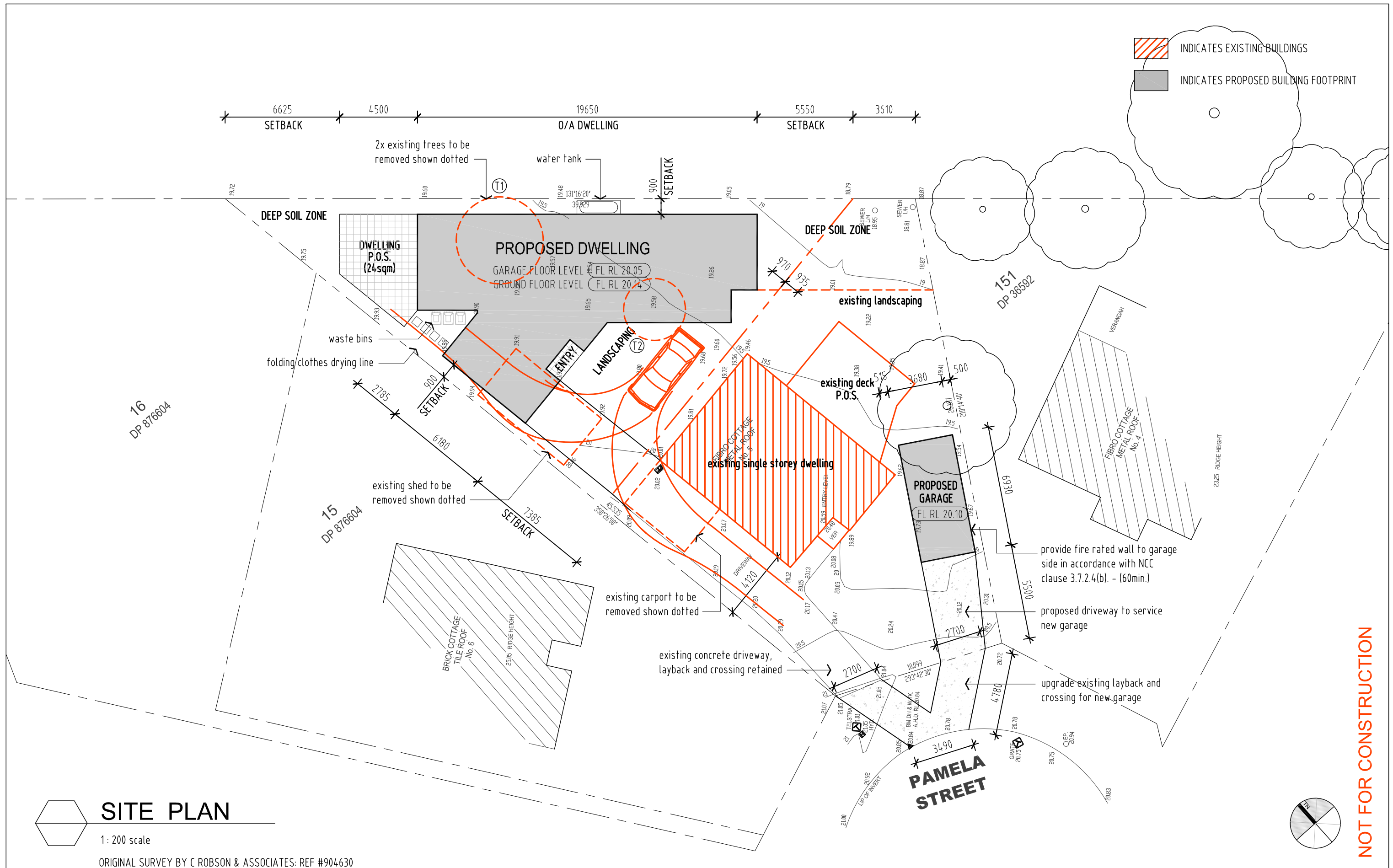
Attachment 1 – Aerial photograph



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Attachment 2 – WLEP zoning map





ISSUE	DATE	DESCRIPTION
P1	06.07.2020	concept design, for review
P2	05.11.2020	preliminary, for review
A	11.12.2020	development application
B	05.11.2021	driveway dimensions added, DA issue
C	04.02.2022	survey updated(trees), DA issue

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Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice.



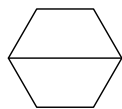
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TITLE :		DRAWING No :		
SITE PLAN		A03		
PROJECT :		ISSUE TYPE: DA	JOB No : 929	DRAWING No : A03
ADDRESS :		SCALES : (A3) 1:200	REVISION : C	
5 PAMELA STREET, CORRIMAL		DATE : AUG. 2020		



DRAFT SUBDIVISION PLAN

1 : 200 scale



NOT FOR CONSTRUCTION

ISSUE :	DATE :	DESCRIPTION :
P1	05.11.2020	preliminary, for review
A	11.12.2020	development application

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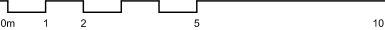
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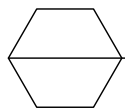
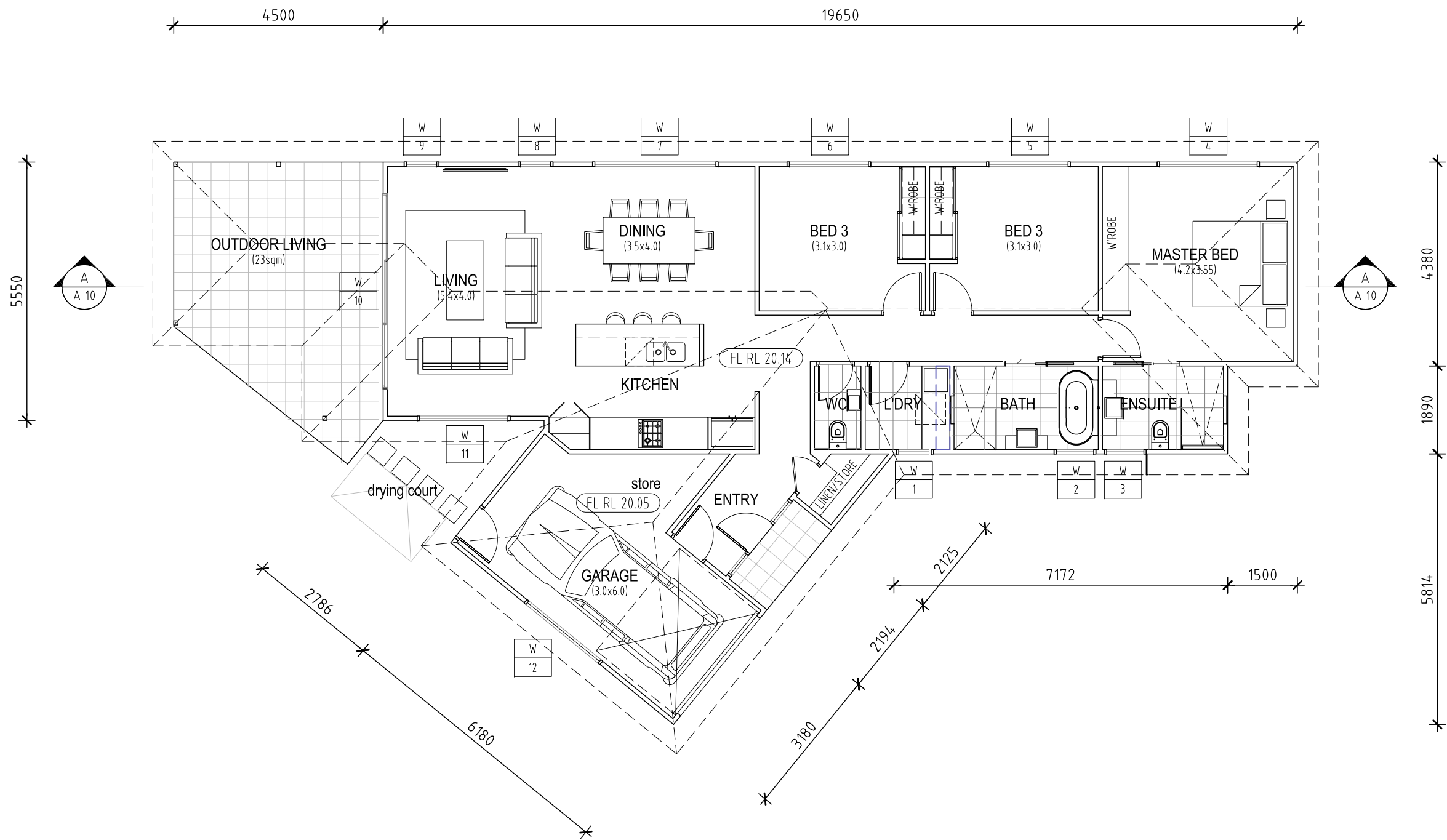
A: PO Box 459
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E: info@illawarradesign.com.au
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TITLE :	DRAFT SUBDIVISION PLAN
PROJECT :	DUAL OCCUPANCY (SECOND DWELLING), DETACHED GARAGE + TORRENS SUBDIVISION
ADDRESS :	5 PAMELA STREET, CORRIMAL

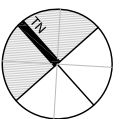
ISSUE TYPE:	DA	JOB No : 929	DRAWING No :
SCALES :	(A3) 1:200	REVISION :	A04
DATE :	AUG. 2020	A	





DWELLING FLOOR PLAN

1: 100 scale



NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION
P1	06.07.2020	concept design, for review
P2	05.11.2020	preliminary, for review
A	11.12.2020	development application

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TITLE :		0m 1 2 2.5 5		
DWELLING FLOOR PLAN				
PROJECT :		DUAL OCCUPANCY (SECOND DWELLING), DETACHED GARAGE + TORRENS SUBDIVISION		ISSUE TYPE: DA
ADDRESS :		5 PAMELA STREET, CORRIMAL		JOB No : 929
				REVISION : A
				SCALES : (A3) 1:100
				DATE : AUG. 2020
				DRAWING No : A08



ISSUE :	DATE :	DESCRIPTION :
P1	06.07.2020	concept design, for review
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A	11.12.2020	development application

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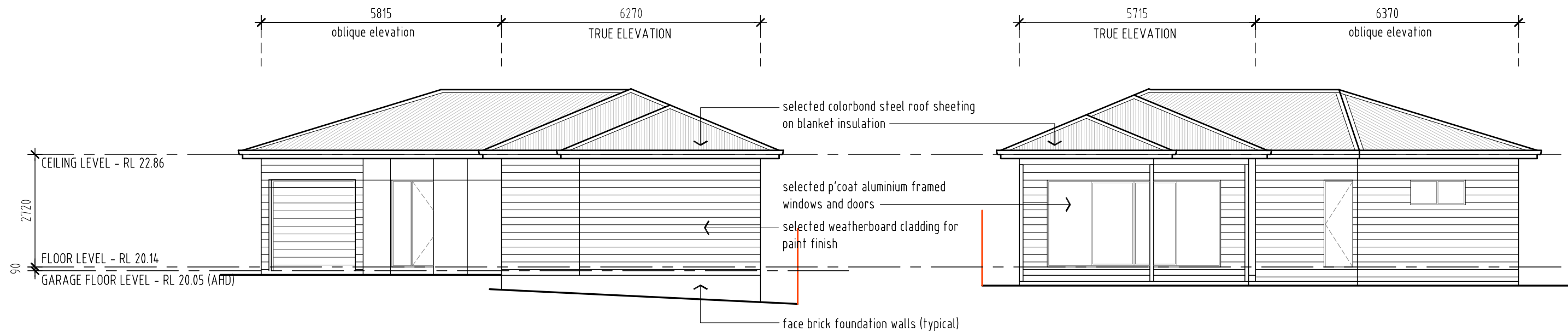
TITLE: **ELEVATIONS**

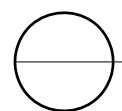
PROJECT: DUAL OCCUPANCY (SECOND DWELLING), DETACHED GARAGE + TORRENS SUBDIVISION

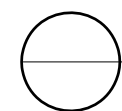
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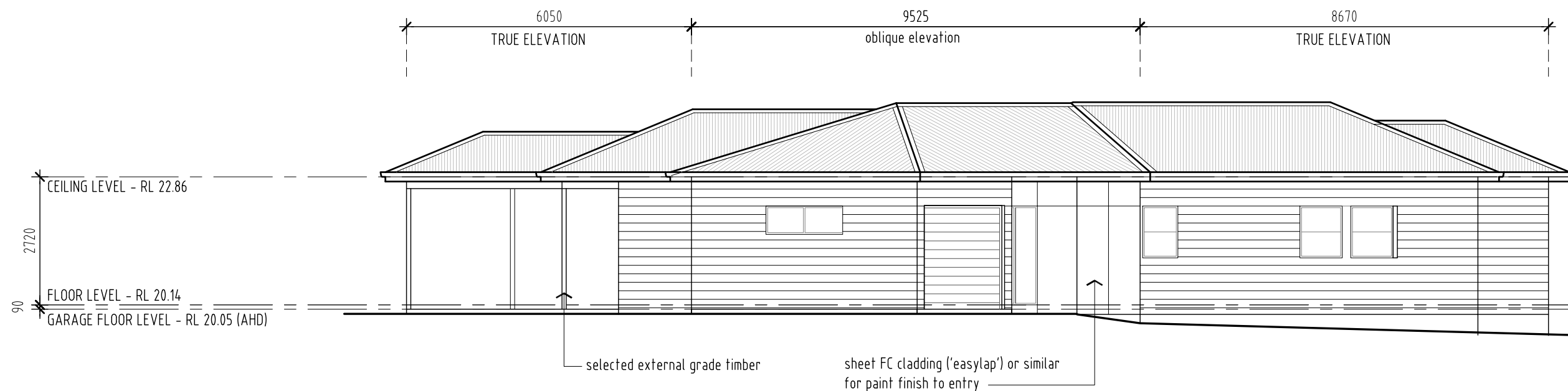
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SCALES: (A3) 1:100	REVISION: A
DATE: AUG. 2020	DRAWING No.: A09

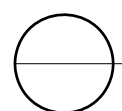
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 **SOUTH-EAST ELEVATION**
1: 100 scale

 **NORTH-WEST ELEVATION**
1: 100 scale



 **WEST ELEVATION**
1: 100 scale

NOT FOR CONSTRUCTION

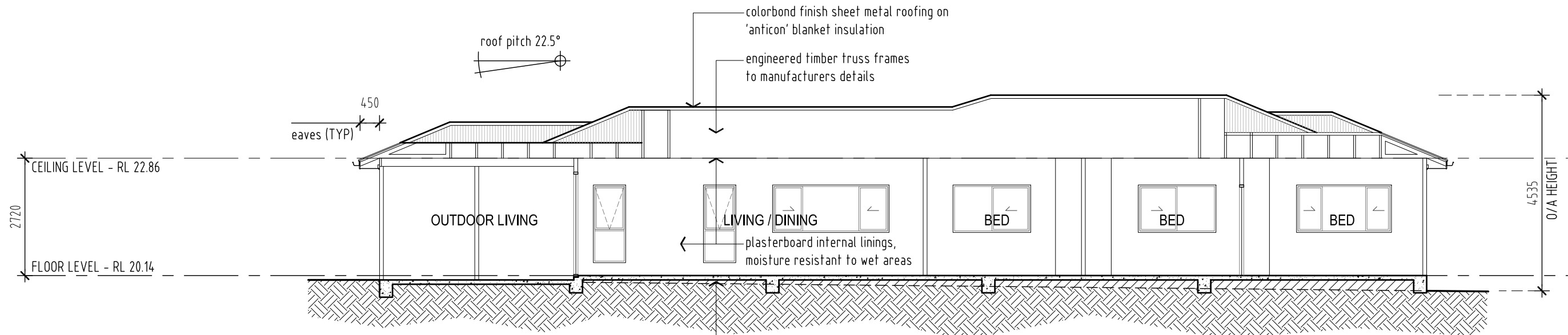
ISSUE	DATE	DESCRIPTION
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TITLE : ELEVATIONS		ISSUE TYPE: DA		JOB No : 929	DRAWING No : A10
PROJECT : DUAL OCCUPANCY (SECOND DWELLING), DETACHED GARAGE + TORRENS SUBDIVISION		SCALES : (A3) 1:100		REVISION : A	
ADDRESS : 5 PAMELA STREET, CORRIMAL		DATE : AUG. 2020			



SECTION AA
1:100 scale

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ISSUE :	DATE :	DESCRIPTION :
A	11.12.2020	development application

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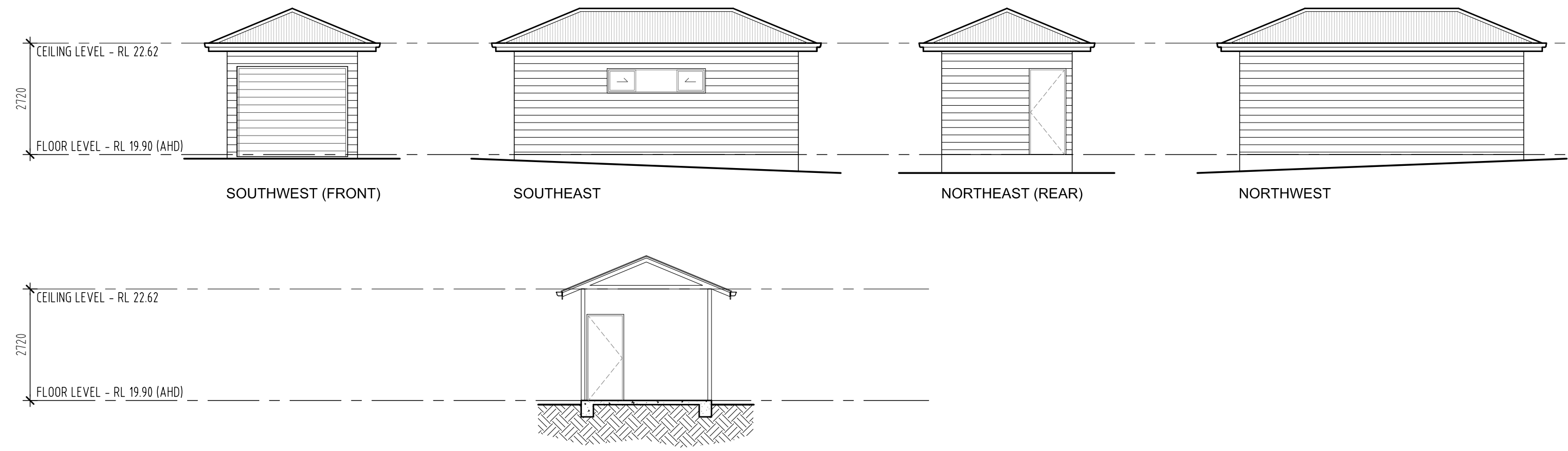
T: (02) 4283 8343

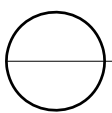
A: PO Box 459
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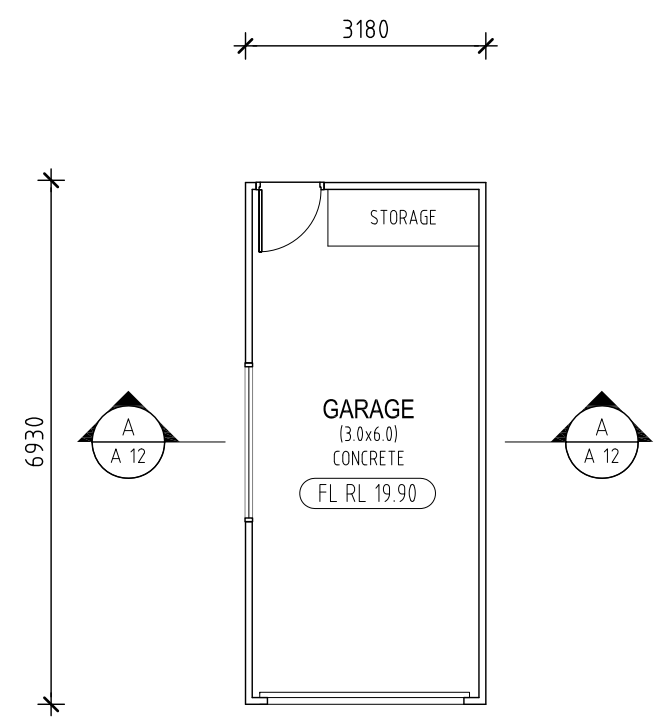
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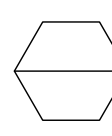
TITLE :	SECTIONS
PROJECT :	DUAL OCCUPANCY (SECOND DWELLING), DETACHED GARAGE + TORRENS SUBDIVISION
ADDRESS :	5 PAMELA STREET, CORRIMAL

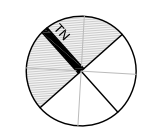
ISSUE TYPE: DA	JOB No : 929	DRAWING No : A11
SCALES : (A3) 1:100	REVISION : P1	
DATE : AUG. 2020		



 **ELEVATIONS + SECTION**
1 : 100 scale

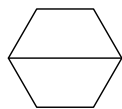
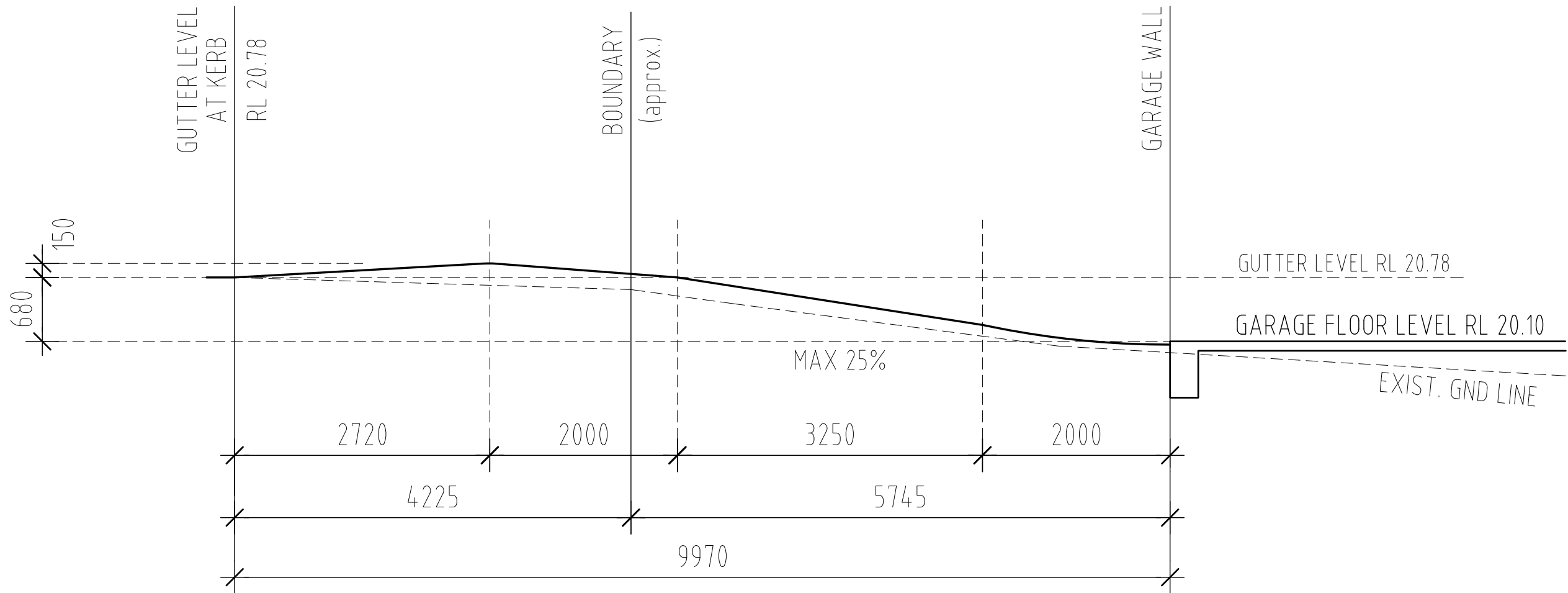


 **GARAGE FLOOR PLAN**
1 : 100 scale



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P1	05.11.2020	preliminary, for review				PROJECT :	DUAL OCCUPANCY (SECOND DWELLING), DETACHED GARAGE + TORRENS SUBDIVISION			DA	JOB No : 929	DRAWING No : A12	
A	11.12.2020	development application				ADDRESS :	5 PAMELA STREET, CORRIMAL			SCALES : (A3) 1:100	REVISION : A		
										DATE : AUG. 2020			



DRIVEWAY SECTION - DETACHED GARAGE

1:50 scale

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A	05.11.2021	development application			PROJECT : DUAL OCCUPANCY (SECOND DWELLING), DETACHED GARAGE + TORRENS SUBDIVISION		ISSUE TYPE: DA	JOB No : 929	DRAWING No : A14		
					ADDRESS : 5 PAMELA STREET, CORRIMAL		SCALES : (A3) 1:50	REVISION : A			
							DATE : NOV. 2021				



CIVIL SPECIFICATION

GENERAL

1. All works to be undertaken in accordance with current Australian Standards and Council's specifications.
2. All drawings are to be read in conjunction with all other consultants drawings and specifications including but not limited to architectural, structural, hydraulic and landscape.
2. Do not scale these drawings for dimensions. Confirm all dimensions from noted dimensions on the architectural drawings.
3. The contractor shall provide sufficient notice to the principle certifying authority and ensure all works are inspected to enable compliance certificates to be issued.
4. Restore all paved, covered, grassed and landscaped areas to their original condition on completion of works
5. All survey setout to be by a registered surveyor.
6. Verify all dimensions and existing levels and conditions on site prior to commencing work.

STORMWATER DRAINAGE

1. Stormwater drainage to be generally in accordance with current Australian Standards and Council's specifications.
2. Contractor to locate all existing services prior to commencement of works. Any damage to services to be rectified at the contractors expense.
3. Pipes of 300mm dia. and under to be UPVC to AS1254
4. Pipes of 375mm dia. and larger shall be FRC or concrete class 2 to AS1342, rubber ring jointed UNO.
5. Pipes up to 150mm dia. shall be laid at a minimum grade of 1%. Pipes 225mm dia. and over 0.5%.
6. Bedding material to AS2032 or AS3725 as appropriate
7. All lines to be 100 dia. at 1% min grade (UNO).
8. All pits located in trafficable areas (eg driveways) to have medium duty grated covers to AS 3996.
9. **Minimum pipe cover:**

Location	Minimum cover
Not subject to vehicle loading	100mm single residential
	300mm all other developments
Subject to vehicle loading	450mm where not in a road
Under a sealed road	600mm
Unsealed road	750mm
Paved driveway	100mm plus depth of concrete
10. Where insufficient cover is provided, the pipe shall be covered at least 50mm thick overlay and shall then be paved with at least:
 - 150mm reinforced concrete where subject to heavy vehicle traffic.
 - 75mm thickness of brick or 100mm of concrete paving where subject to light vehicle traffic.
 - 50mm thick brick or concrete paving where not subject to vehicle traffic.

11. Polymer stormwater pits may be used, to councils standards up to 600x600 in size.
12. Pits and downpipe locations and levels may be varied to suit site conditions after consulting ROC.
13. Connection to Council's stormwater drainage network is to be carried out in accordance with council specifications.
14. Surface drainage shall be installed to avoid collecting against or near the footings and slab.
15. The base of service trenches under slab are to slope away from the building and backfilled in accordance with AS2870.
16. During construction, water run-off shall be collected and diverted away from building.

SERVICES

1. The location of existing services shown on the drawings are approximate only and may be incomplete. The locations have been obtained from data supplied by the relevant authorities.
2. It is the contractors responsibility to obtain clearances from the relevant service authorities prior to works commencing.
3. It is the contractors responsibility to verify the location of all existing services prior to works commencing.
4. Protect and maintain all existing services to be retained in the vicinity of the proposed works.
6. No mechanical excavations to be undertaken over communication, gas or electrical services. Hand excavation only in these areas.
7. The contractor shall be responsible for all damage caused to existing services as a result of the contractors work.

DRAWING SCHEDULE

- C00 CIVIL SPECIFICATION
- C01 CONCEPT STORMWATER MANAGEMENT PLAN
- C02 DRAINAGE CALCULATIONS
- C03 STORMWATER DETAILS SHEET 1
- C04 STORMWATER DETAILS SHEET 2
- C05 STORMWATER DETAILS SHEET 3

REVISION	DESCRIPTION	ISSUED	DATE
4	FOR APPROVAL	TMC	31.01.2022
3	FOR INFORMATION	TMC	26.05.2021
2	FOR APPROVAL	TMC	12.03.2021
1	FOR APPROVAL	TMC	18.12.2020

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Tristrium McNamara

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PROJECT

**DUAL OCCUPANCY
5 PAMELA STREET
CORRIMAL**

CLIENT

DANIEL HUNTER

DRAWING TITLE

CIVIL SPECIFICATION

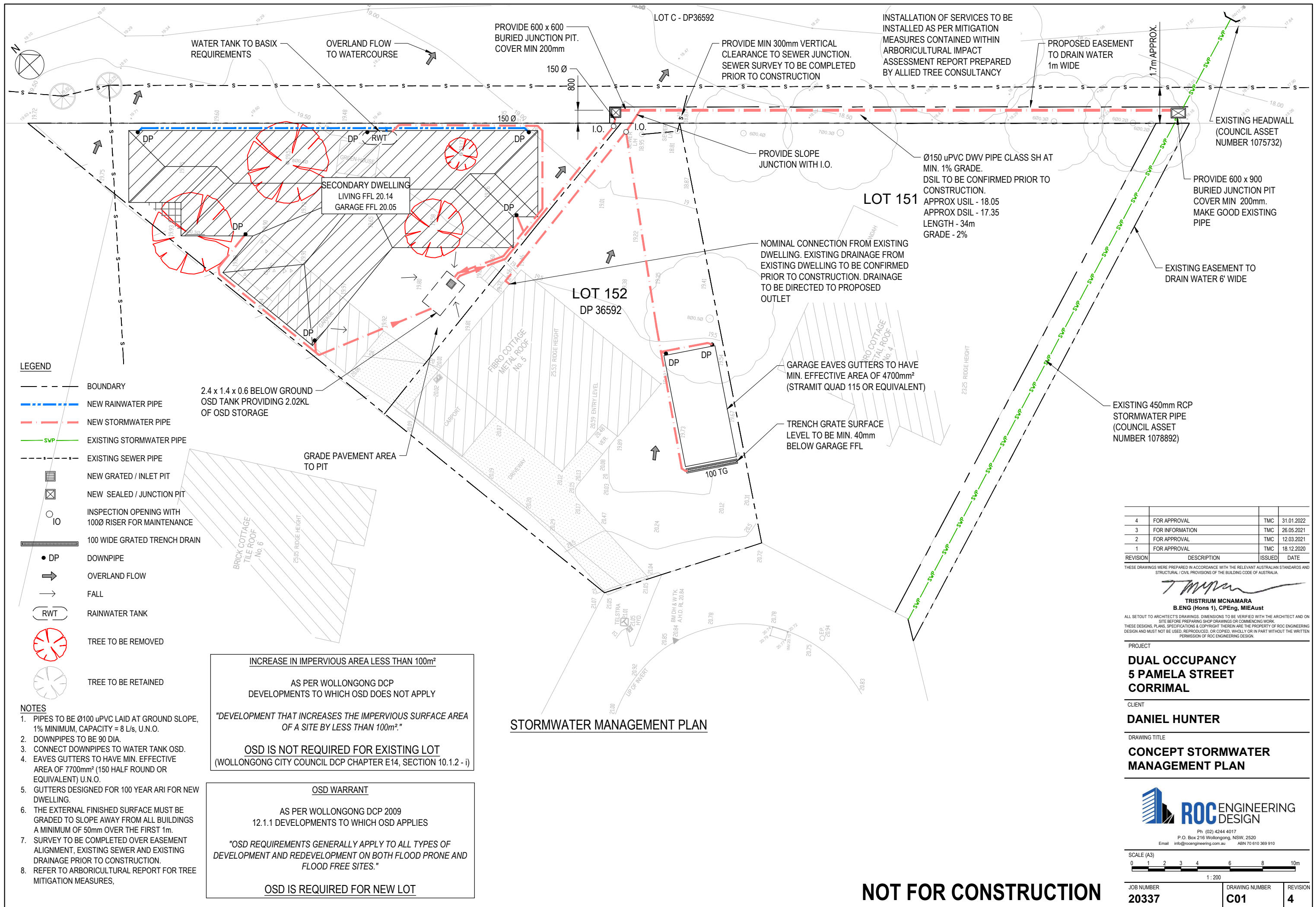


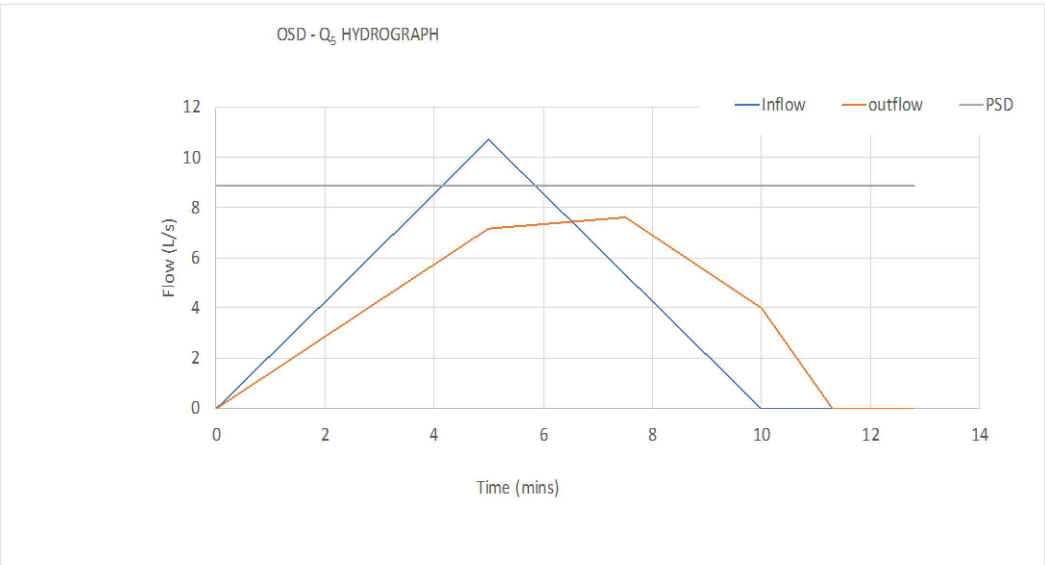
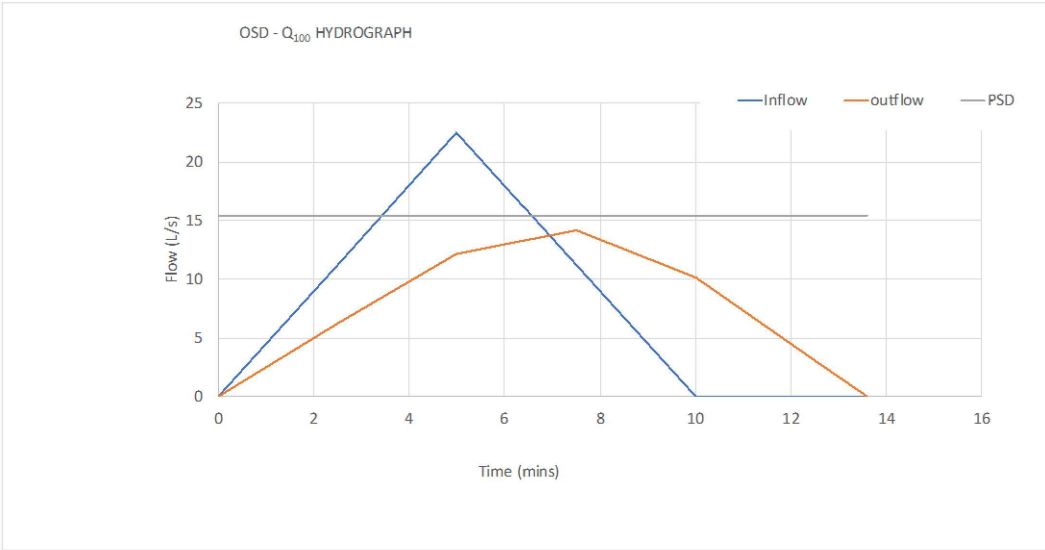
Ph (02) 4244 4017
P.O. Box 216 Wollongong, NSW, 2520
Email info@roceengineering.com.au ABN 70 610 369 910

SCALE (A3)

NOT FOR CONSTRUCTION

JOB NUMBER	DRAWING NUMBER	REVISION
20337	C00	4





COORDINATES

Latitude -34.369
Longitude 150.904

IFD DATA

10yr, 5min = 143 mm/hr
20yr, 5min = 217 mm/hr
100yr, 5min = 311 mm/hr

PLAN DATA

Site Area 323 m2
OSD Tributary Area 260 m2
Ex Impervious Area Within Trib 26 m2
Dev'd Impervious Area Within Trib 260 m2
1hr 50yr ARI Rainfall Intensity 110 mm

Trib area in Ha 0.026 Ha

FACTORS

	Dev'd	Exist
F1 ₅	1.03	0.99
F1 ₁₀₀	1.03	0.99
F2	1.13	1.13
F3	0.19	0.03
F4	0.40	0.40

OSD Req'd

	Dev'd	Exist	Final	
PSD ₅	8.86	8.51	8.86	L/sec
PSD ₁₀₀	15.42	14.95	15.42	L/sec
SSR ₅	1.35	0.21	1.14	m ³
SSR ₁₀₀	2.35	0.37	1.98	m ³

Council	Wollongong
PSD ₅	8.86 L/s
PSD ₁₀₀	15.42 L/s
SSR ₅	1.14 m ³
SSR ₁₀₀	1.98 m ³
OSD Provided	2.02 m ³

OSD Tank Sizing

Tank width	1.40	m
Tank length	2.40	m
Tank depth	0.60	m

Tank area	3.36	m2
Tank Volume	2.02	m ³
SSR ₅ Level Above Orifice	0.34	m
SSR ₁₀₀ Level Above Orifice	0.59	m

Orifice sizing

Trial diameter	92	mm
C	0.61	

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PROJECT

**DUAL OCCUPANCY
5 PAMELA STREET
CORRIMAL**

CLIENT

DANIEL HUNTER

DRAWING TITLE

DRAINAGE CALCULATIONS

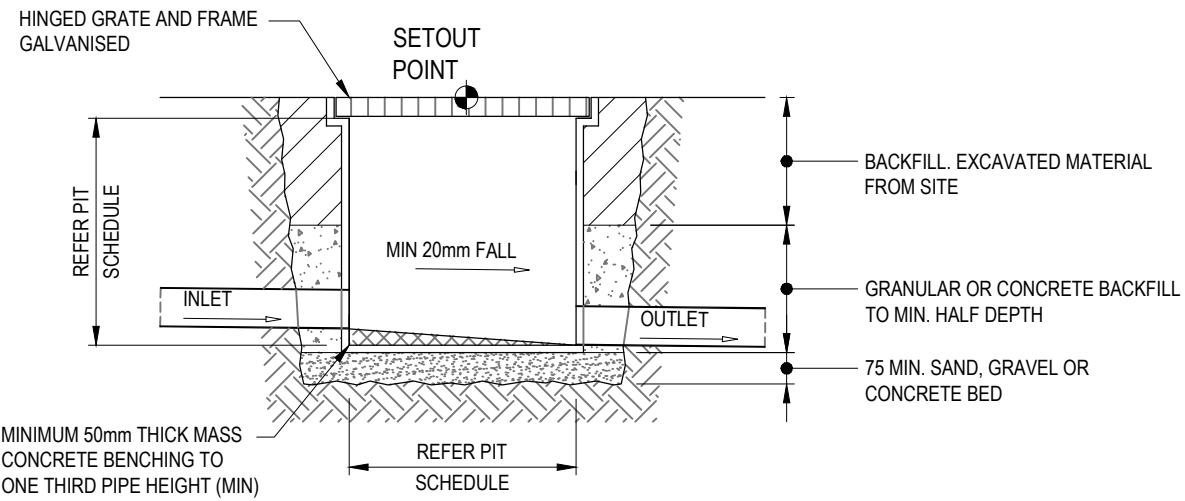


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Email info@roceengineering.com.au ABN 70 610 369 910

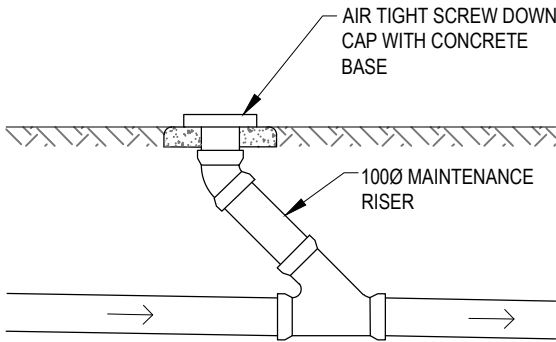
SCALE (A3)

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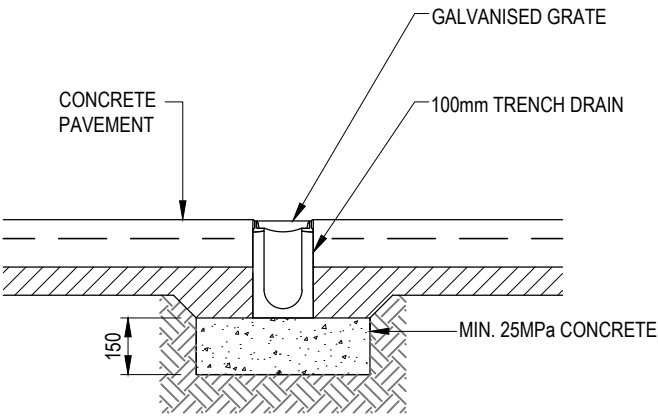
JOB NUMBER	DRAWING NUMBER	REVISION
20337	C02	4



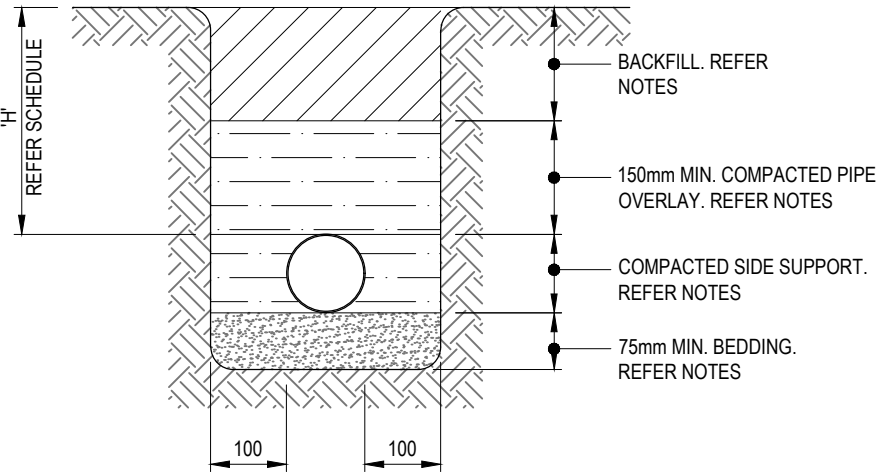
JUNCTION PIT DETAIL



INSPECTION OPENING (IO) DETAIL



GRATED TRENCH DRAIN DETAILS



SECTION

NOTES:
BEDDING MATERIAL
PREFERRED BEDDING MATERIALS ARE LISTED IN AS 2032 AS FOLLOWS:
a. SUITABLE SAND, FREE FROM ROCK OR OTHER HARD OR SHARP OBJECTS THAT WOULD BE RETAINED ON A 13.2mm SIEVE.
b. CRUSHED ROCK OR GRAVEL OF APPROVED GRADING UP TO A MAXIMUM SIZE OF 14mm.
c. THE EXCAVATED MATERIAL MAY PROVIDE A SUITABLE PIPE UNDERLAY IF IT IS FREE FROM ROCK OR HARD MATTER AND BROKEN UP SO THAT IT CONTAINS NO SOIL LUMPS HAVING ANY DIMENSION GREATER THAN 75mm WHICH WOULD PREVENT ADEQUATE COMPACTION OF THE BEDDING.

SIDE SUPPORT AND OVERLAY
UNLESS OTHERWISE SPECIFIED, THE PIPE SIDE SUPPORT AND PIPE OVERLAY MATERIAL USED SHOULD BE IDENTICAL WITH THE PIPE BEDDING MATERIAL.

BACKFILL
EXCAVATED MATERIAL FROM SITE SHOULD CONSTITUTE THE BACKFILL.

MINIMUM PIPE COVER	
LOADING	COVER, H (mm)
NO VEHICULAR LOADING	
WITHOUT PAVEMENT:	
- SINGLE DWELLINGS	100
- OTHER THAN SINGLE DWELLINGS	300
WITH PAVEMENT	50 (BELOW UNDERSIDE OF PAVEMENT)
VEHICULAR LOADING	
WITHOUT PAVEMENT	450
WITH PAVEMENT	100 (BELOW UNDERSIDE OF PAVEMENT)
INTERALLOTMENT DRAINAGE	450

PIPE BEDDING DETAIL

NOT FOR CONSTRUCTION

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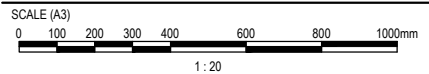
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PROJECT
**DUAL OCCUPANCY
5 PAMELA STREET
CORRIMAL**

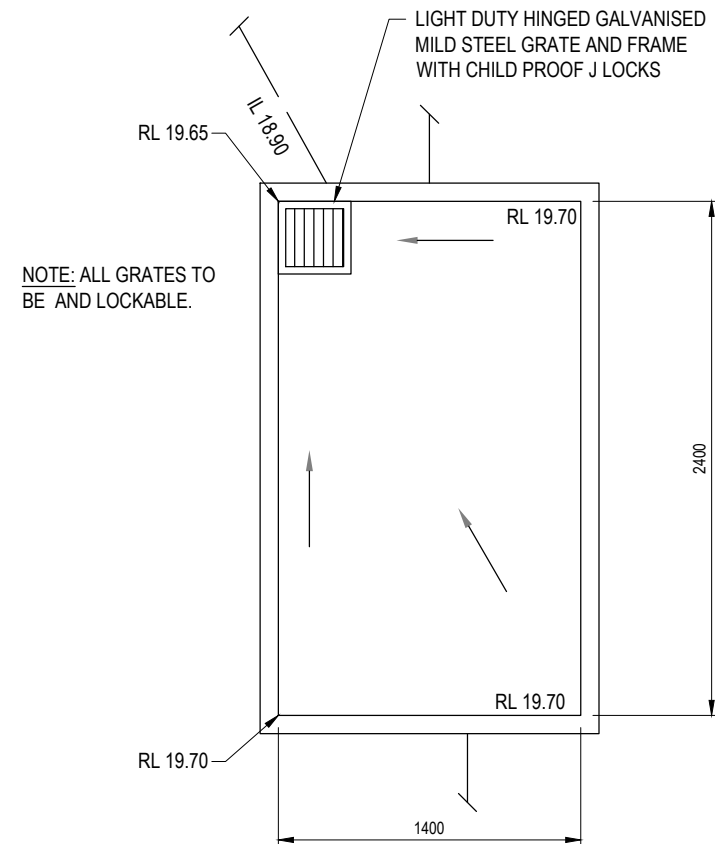
CLIENT
DANIEL HUNTER

DRAWING TITLE
**STORMWATER DETAILS
SHEET 1**

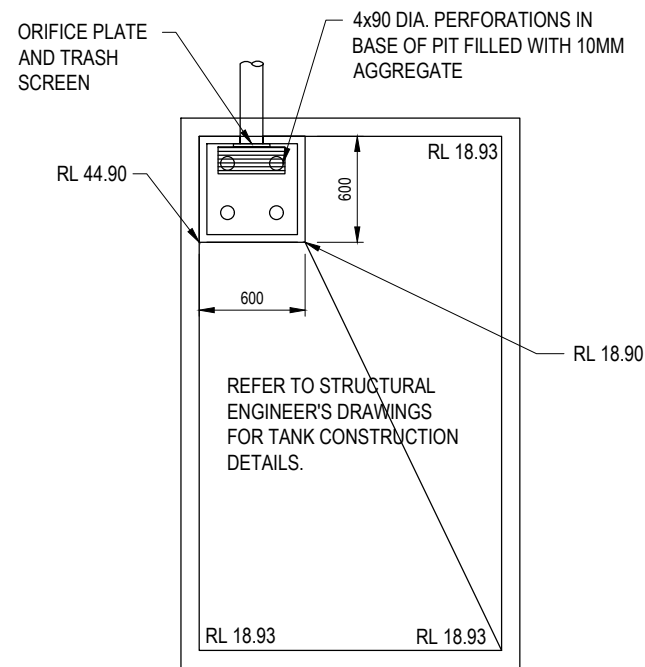
ROC ENGINEERING DESIGN
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P.O. Box 216 Wollongong, NSW, 2520
Email info@rocengineering.com.au ABN 70 610 369 910



JOB NUMBER	DRAWING NUMBER	REVISION
20337	C03	4

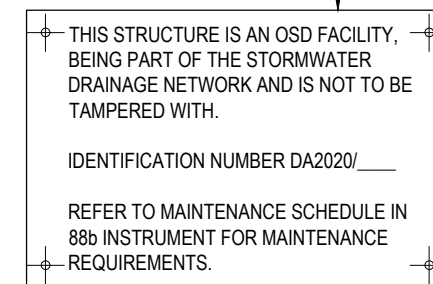


OSD ROOF SLAB PLAN

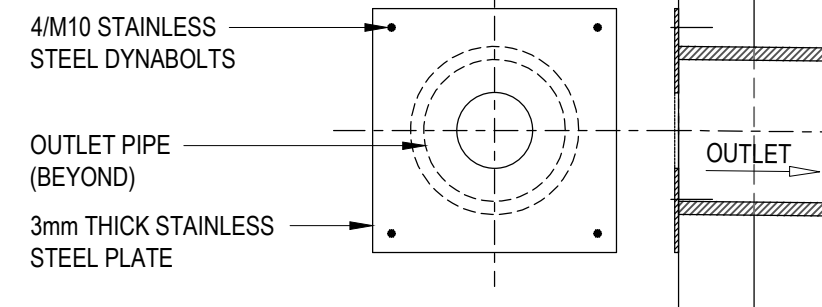


OSD BASE SLAB PLAN

5mm THICK ENGRAVED STAINLESS STEEL PLAQUE. PROVIDE 4 M4.5 STAINLESS STEEL DYBABOLTS INTO CONCRETE PIT. PROVIDE FOR EACH OSD UNIT.

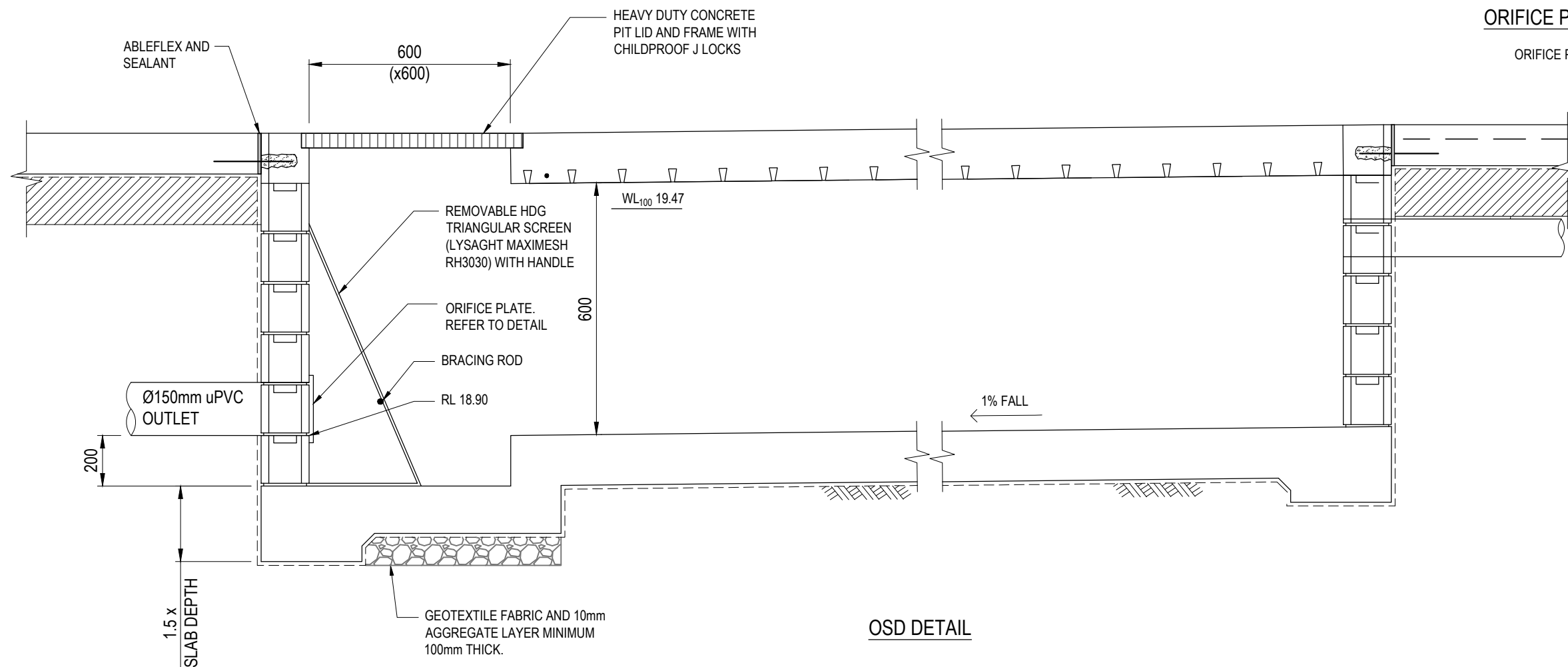


IDENTIFICATION PLAQUE



ORIFICE PLATE DETAIL

ORIFICE PLATE - 92mm



OSD DETAIL

REVISION	DESCRIPTION	ISSUED	DATE
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PROJECT

**DUAL OCCUPANCY
5 PAMELA STREET
CORRIMAL**

CLIENT

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DRAWING TITLE

**STORMWATER DETAILS
SHEET 2**

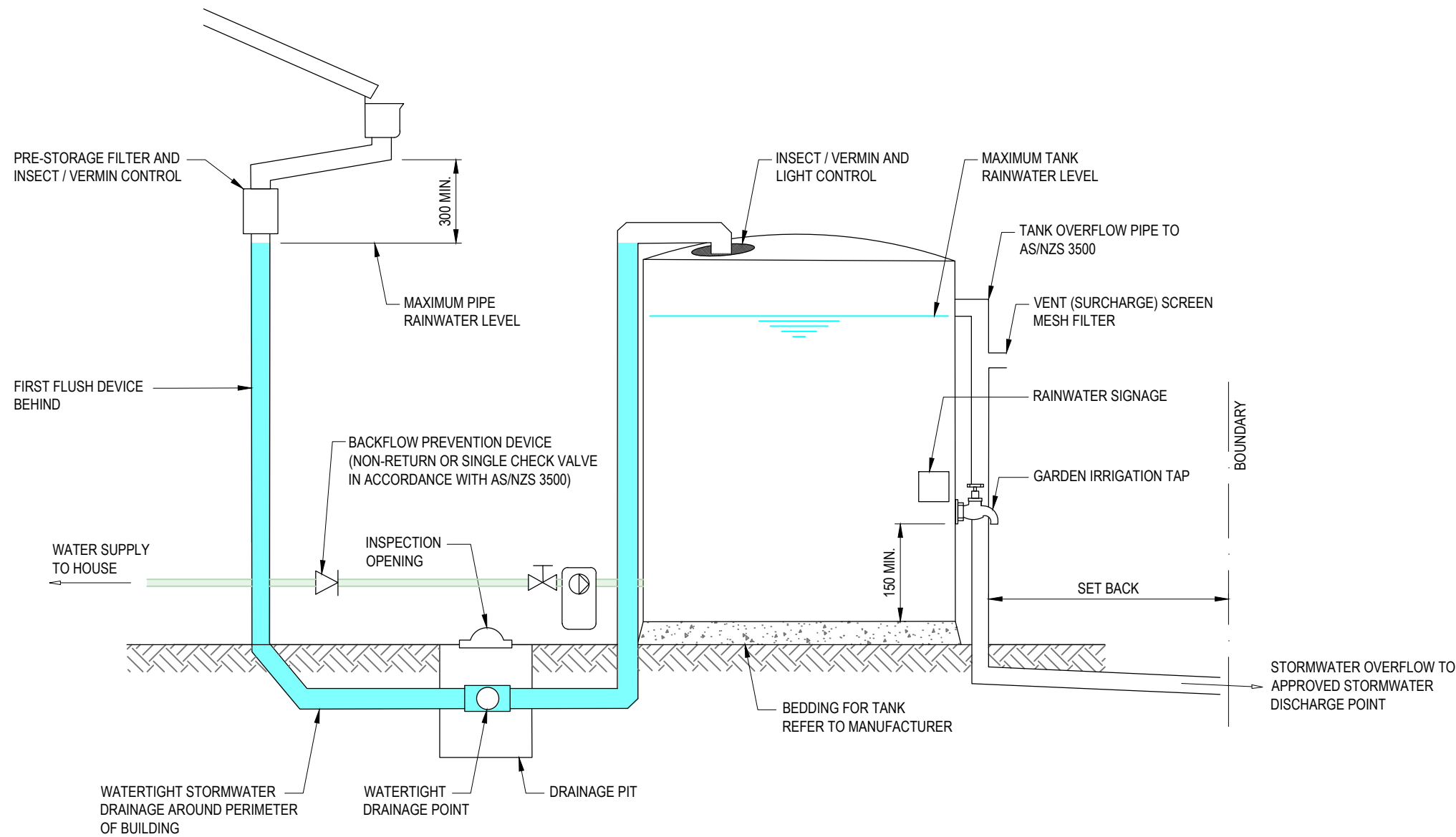
SCALE (A3)

ROC ENGINEERING DESIGN
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P.O. Box 216 Wollongong, NSW, 2520
Email info@roceengineering.com.au ABN 70 610 369 910

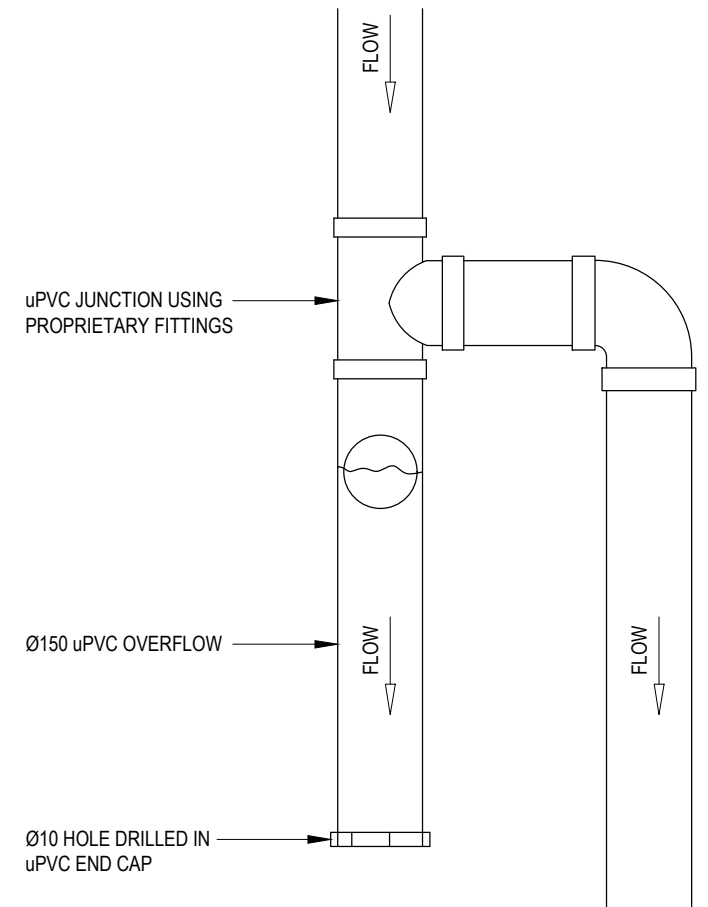
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JOB NUMBER	DRAWING NUMBER	REVISION
20337	C04	4

NOT FOR CONSTRUCTION



RAINWATER TANK DETAIL



FIRST FLUSH DEVICE
TO BE INSTALLED OVER STORMWATER DRAINAGE PIT AND/OR GRAVEL SCOUR PROTECTION

REVISION	DESCRIPTION	ISSUED	DATE
4	FOR APPROVAL	TMC	31.01.2022
3	FOR INFORMATION	TMC	26.05.2021
2	FOR APPROVAL	TMC	12.03.2021
1	FOR APPROVAL	TMC	18.12.2020

THESE DRAWINGS WERE PREPARED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND STRUCTURAL / CIVIL PROVISIONS OF THE BUILDING CODE OF AUSTRALIA.

Tristrium
TRISTRIMUM MCNAMARA
B.ENG (Hons 1), CPEng, MIEAust

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PROJECT

**DUAL OCCUPANCY
5 PAMELA STREET
CORRIMAL**

CLIENT

DANIEL HUNTER

DRAWING TITLE

**STORMWATER DETAILS
SHEET 3**



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SCALE (A3)
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JOB NUMBER	DRAWING NUMBER	REVISION
20337	C05	4

NOT FOR CONSTRUCTION

ATTACHMENT 4 – DRAFT CONDITIONS OF CONSENT

The development application has been determined by granting **deferred commencement** consent subject to the following conditions:

- (i) **The Development Consent shall not operate until Council has been satisfied as to the following matters:**
 - a **Drainage Works within Council Land**

A detailed design for the proposed drainage works within Council's Land, including pit and pipeline connecting the drainage system to Council's existing underground drainage system in Lot C DP 36592, shall be prepared by a suitably qualified civil engineer in accordance with the relevant Council engineering standards. The design plans shall be generally in accordance with the Concept Stormwater Management Plan by ROC Engineering Design, 20337 C01, Revision 4, dated 31.01.2022 and shall include the following:

 - i Levels and details of all existing and proposed infrastructure/services such as pits, public utilities, poles, fencing, stormwater drainage, shall extend a minimum of 5 metres beyond the limit of works.
 - ii Engineering details of the proposed pit and pipe stormwater drainage system within Council's land, including a hydraulic grade line analysis and longitudinal section of the proposed system showing calculated flows, velocity, pits, pipe size/class, grade, inverts and ground levels. Each proposed pit must be constructed generally in accordance with Wollongong City Council's Engineering Standard Drawings.
 - iii All new drainage pits shall be in accordance with the current version of Wollongong City Council's Engineering Standard Drawings. The proposed pit in Council's road reserve must not conflict with any existing or proposed vehicular accessway.
 - iv Where any adjustments to public utilities are proposed the applicant shall submit documentary evidence that they have the consent of the owner of the public utility authority.
 - v All construction must be in accordance with the requirements of Council's Subdivision Code.
 - vi Evidence that the above requirements have been met must be detailed on the engineering drawings. The detailed design and supporting documentation shall be submitted to and approved by Wollongong City Council's Development Engineering Manager.
 - b The applicant must apply in writing to Council's Statutory Property team requesting the grant of an easement for the above drainage. The following will apply:
 - i The applicant is to pay Council's application fee for the proposed easement. In accordance with Council's Fees and Charges. Currently our 2021/22 Fees and Charges fee is \$2,295.00 and includes the valuation fee);
 - ii If Council agrees to the easement, the applicant must pay compensation to Council for the grant of the proposed easement, as determined by a Certified Practicing Valuer;
 - iii The applicant is responsible for all costs in relation to the creation of the easement, including all survey, plan lodgement and registration fees and all legal costs, and any other costs that may be incurred in relation to the proposed easement;

- iv The grant of the easement is subject to the approval of the development application for the proposed development; and
 - v The grant of the easement is subject to formal Council resolution.
- (ii) The developer must satisfy Council, within 12 months of the date shown on the top of this consent, that the matters specified in condition number (i) have been complied with. Failure to satisfy Council within that time period will lapse this development consent.
 - (iii) If compliance with the matters contained in condition number (i) results in a substantial variation to the development approved deferred commencement, a new development application must be submitted.

Once Council is satisfied that the matters contained in condition number (i) have been complied with and the developer has been notified in writing of such compliance, the following conditions shall apply in respect of the approved development:

Approved Plans and Specifications

- 1 The development shall be implemented substantially in accordance with the details and specifications set out on the following plans
 - Site Plan A03-C dated 4 February 2020 prepared by Illawarra Design Company
 - Draft Subdivision Plan A04-A dated 11 December 2020 prepared by Illawarra Design Company
 - Dwelling Floor Plan A08-A dated 11 December 2020 prepared by Illawarra Design Company
 - Elevations A09-A dated 11 December 2020 prepared by Illawarra Design Company
 - Elevations A10-A dated 11 December 2020 prepared by Illawarra Design Company
 - Sections A11-P1 dated 11 December 2020 prepared by Illawarra Design Company
 - Garage Details A12-A dated 11 December 2020 prepared by Illawarra Design Company
 - Driveway Section – Detached Garage A14-A dated 5 November 2021 prepared by Illawarra Design Company
 and any details on the application form, and with any supporting information received, except as amended by the conditions specified and imposed hereunder.

General Matters

- 2 **Building Work - Compliance with the Building Code of Australia**
All building work must be carried out in compliance with the provisions of the Building Code of Australia.
- 3 **Construction Certificate**
A Construction Certificate must be obtained from Council or a Registered Certifier prior to work commencing.

A Construction Certificate certifies that the provisions of Clauses 139-147 of the Environmental Planning and Assessment Regulation 2000 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.

Note: The Certifier must cause notice of its determination to be given to the consent authority, and to the council, by forwarding to it, within two (2) days after the date of the determination, the plans and documentation referred to in clause 142 (2) of the Environmental Planning and Assessment Regulation 2000.
- 4 **Occupation Certificate**
An Occupation Certificate must be issued by the Principal Certifier prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifier must be satisfied

that the requirements of section 6.9 of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.

5 **Tree Removal**

This consent permits the removal of trees numbered 1,2 and 3 as numbered and described in submitted Arboricultural Impact Assessment Report prepared by Allied Tree Consultancy. No other trees shall be removed without prior written approval of Council.

6 **Tree Retention**

The developer shall retain the existing tree(s) as numbered and described in Arboricultural Impact Assessment report prepared by Allied Trees dated May 2021 consisting of tree(s) numbered 5,6,7 and 8.

All recommendations in the Arboricultural Impact Assessment by Allied Trees dated May 2021 page no. 10-14 are to be implemented including and not restricted to: excavation of portion of the trench with hand tools within the structural root zones of trees 4,5,7 and 8 ,remedial tree pruning noting that any roots greater than 20mm that require cutting shall have the presence of the project arborist, after completion of excavation works and backfilling of trench, irrigation and soil conditioner shall be used over the area of the tree protection zone of each trees.

Prior to the Issue of the Construction Certificate

7 **Present Plans to Sydney Water**

Approved plans must be submitted online using Sydney Water Tap, available through www.sydneywater.com.au to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. The Principal Certifier must ensure that Sydney Water has issued an approval receipt prior to the issue of a Construction Certificate.

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

8 The submission of a final Landscape Plan to the Principal Certifier, prior to the release of the Construction Certificate. The final Landscape Plan shall address the following requirements:

- a a schedule of proposed planting, including botanic name, common name, expected mature height and staking requirements as well as number of plants and pot sizes;
- b the location of all proposed and existing overhead and underground service lines. The location of such service lines shall be clear of the dripline of existing and proposed trees; and
- c any proposed hard surface under the canopy of existing trees shall be permeable and must be laid such that the finished surface levels match the existing level. Permeable paving is to be installed in accordance with the manufacturer's recommendations.

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

9 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.

10 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.

11 The developer must make compensatory provision for the trees required to be removed as a result of the development. In this regard, three (3) 100 litre container mature plant stock shall be placed in appropriate locations within the property boundary of the site. The suggested species are *Elaeocarpus reticulatus*. Details are to be shown on the plans submitted with the Construction Certificate.

12 **Tree Protection and Management**

The existing trees are to be retained upon the subject property and any trees on adjoining properties shall not be impacted upon during the excavation or construction phases of the development. This

will require the installation and maintenance of appropriate tree protection measures, including (but not necessarily limited to) the following:

- a Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of protective fencing must be indicated on the architectural and engineering plans to be submitted to the Principal Certifier prior to release of the Construction Certificate.

13 **Property Addressing Policy Compliance**

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

14 **Development Contributions**

Pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979 and the Wollongong City-Wide Development Contributions Plan, a monetary contribution of \$3,850.00 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate.

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

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

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

Where:

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

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

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

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

The following payment methods are available:

METHOD	HOW	PAYMENT TYPE
Online	http://www.wollongong.nsw.gov.au/applicationpayments Your Payment Reference: 1395906	• Credit Card
In Person	Wollongong City Council Administration Building - Customer Service Centre Ground Floor 41 Burelli Street, WOLLONGONG	• Cash • Credit Card • Bank Cheque
PLEASE MAKE BANK CHEQUE PAYABLE TO: Wollongong City Council (Personal or company cheques are not accepted)		

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

Prior to the Commencement of Works

15 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 (PC) and notify Council in writing of the appointment irrespective of whether Council or an accredited private certifier is appointed; and
- b notify Council in writing of their intention to commence work (at least two days notice is required).

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

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

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

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

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

17 Sign – Supervisor Contact Details

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

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

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

18 Temporary Toilet/Closet Facilities

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

Each toilet provided must be:

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

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

19 **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.

20 **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.

21 **Demolition Works**

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

No demolition materials shall be burnt or buried on-site. The person responsible for the demolition works shall ensure that all vehicles leaving the site carrying demolition materials have their loads covered and do not track soil or waste materials onto the road. Any unforeseen hazardous and/or intractable wastes shall be disposed of to the satisfaction of the Principal 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.

22 **Temporary Sediment Fences**

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

23 **All-weather Access**

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

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

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

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

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

26 **Works in Road Reserve - Minor Works**

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

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

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

27 **Tree Protection**

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

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

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

During Demolition, Excavation or Construction

28 **Piping of Stormwater to Existing Stormwater Drainage System**

Stormwater for the land must be piped to inter-allotment drainage system.

29 **Copy of Consent to be in Possession of Person carrying out Tree Removal**

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

30 **Restricted Hours of Construction Work**

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

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

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

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

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

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

- 31 **Excavation/Filling/Retaining Wall Structures**
Any proposed filling on the site must not:
- a encroach onto the adjoining properties, and
 - b adversely affect the adjoining properties with surface run-off.
- 32 All proposed cut and filling works must be adequately retained with all battered slopes being no steeper than 2H: 1V and comply with Council's "Policy for Development on Sloping Sites".
- 33 **Asbestos Waste Collection, Transportation and Disposal**
Asbestos waste must be prepared, contained, transported and disposed of in accordance with SafeWork NSW and NSW Environment Protection Authority requirements. Asbestos waste must only be disposed of at a landfill site that can lawfully receive this type of waste. A receipt must be retained and submitted to the 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.
- 34 **Provision of Waste Receptacle**
The developer must provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle must be regularly emptied and waste must not be allowed to lie or accumulate on the property other than in the receptacle. Consideration should be given to the source separation of recyclable and re-usable materials.
- 35 **BASIX**
All the commitments listed in each relevant BASIX Certificate for the development must be fulfilled in accordance with Clause 97A(2) of the Environmental Planning & Assessment Regulation 2000.
- A relevant BASIX Certificate means:
- A BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under section 4.55 of the Environmental Planning & Assessment Act 1979, a BASIX Certificate that is applicable to the development when this development consent is modified); or
 - if a replacement BASIX Certificate accompanies any subsequent application for a construction certificate, the replacement BASIX Certificate; and
 - BASIX Certificate has the meaning given to that term in the Environmental Planning & Assessment Regulation 2000."
- 36 **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.

Prior to the Issue of the Occupation Certificate

- 37 **BASIX**
An Occupation Certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The Principal Certifier must not issue the final occupation certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate. NOTE: Clause 154B of the Environmental Planning and Assessment Regulation 2000 provides for independent verification of compliance in relation to certain BASIX commitments.
- 38 **Completion of Landscape Works**
The completion of the landscaping works as per the final approved Landscape Plan is required prior to the issue of Occupation Certificate.