

NSW Government Planning Industry & Environment  
LOCKED BAG 5022  
PARRAMATTA NSW 2124

**REFERENCE**

**DE-2022/84**

Date

03 August 2022

Dear Sir/Madam

**SUBMISSION ON PROPOSED RESIDENTIAL DEVELOPMENT**

<b>Development</b>	Proposed Residential Housing by NSW Land and Housing Corporation - Council Advice Required
<b>Location</b>	Lot 37 DP 35989, Lot 38 DP 35989, Lot 39 DP 35989, Lot 36 DP 35989 67 Pioneer Road BELLAMBI NSW 2518

I refer to your letter of 20 June 2022 notifying Council of the intention to demolish the existing structures, remove existing trees and construct a two storey general housing development consisting of 10 dwellings (6 x 1 bedroom and 4 x 2 bedroom dwellings) with parking for 5 cars including 1 accessible space, associated landscaping, fencing and consolidation into 1 lot.

In response, Council offers the following comments in regard to the development:

**1. Development Engineering comments:**

**a. Parking Dimensions and Access Driveway**

The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths, grades of the car parking areas and access driveway should be in conformity with the current relevant Australian Standard AS2890.1. Details of such compliance are to be reflected on the Construction plans.

**b. Structures adjacent to driveway**

Any proposed structures adjacent to the driveway should comply with the requirements of the current relevant Australian Standard AS2890.1 (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 should be reflected on the Construction plans.

**c. Stormwater Connection to Kerb**

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

**d. Sizing of Drainage**

All roof gutters and downpipes should be designed to cater for a 1 in 100 year ARI storm event in accordance with the current version of AS 3500.3 – Plumbing and Drainage (Stormwater Drainage). Details of gutter/downpipe sizes and downpipe locations should be reflected on the Construction plans.

**e. Stormwater Drainage Design**

A detailed drainage design for the development should be included in the construction plans. The detailed drainage design should satisfy the following requirements:

- i. be prepared by a suitably qualified civil engineer in accordance with Chapter E14 of Wollongong Development Control Plan 2009 (WDCP 2009), Subdivision Policy, conditions listed under this consent.
- ii. include details of the method of stormwater disposal. Stormwater from the development should be piped to Council's existing stormwater drainage system
- iii. Engineering plans and supporting calculations for the stormwater drainage system should be prepared by a suitably qualified engineer and should 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 should indicate the method of disposal of all stormwater and should include rainwater tanks, existing ground levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines,
- iv. Overflow paths should 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 should be incorporated in the design. Overflow paths should also be provided in low points and depressions. Each overflow path should 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 should be shown on the detailed drainage design.

**f. On-site Stormwater Detention (OSD) Design**

The developer should provide on-site stormwater detention (OSD) storage for stormwater runoff from the development. The design and details of the OSD system should be provided in conjunction with the detailed drainage design on the construction plans. The OSD design and details should satisfy the following requirements:

- Should be prepared by a suitable qualified engineer in accordance with Chapter E14 of WDCP 2009.
- Should include details of the Site Storage Requirement (SSR) and Permissible Site Discharge (PSD) values for the site in accordance with Section 12.2.4 of Chapter E14 of the WDCP 2009.
- The OSD facility should 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 should be provided demonstrating these requirements have been achieved.
- The OSD facility should 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.
- Should include discharge control calculations (i.e. orifice/weir calculations) generally in accordance with Section 12.2.6 and 12.5.4 of Chapter E14 of the WDCP 2009.
- Details of the orifice plate including diameter of orifice and method of fixing should be provided.
- Should include details of a corrosion resistant identification plaque for location on or close to the OSD facility. The plaque should include the following information and should be installed prior use of the development:
  - The structure is an OSD facility, being part of the stormwater drainage network, and is not to be tampered with.

- Identification number;
  - Any specialist maintenance requirements.
  - Should include a maintenance schedule for the OSD system should, generally in accordance with Chapter E14 of the WDCP 2009.
- g. Council Road Reserve Works – Driveway and Crossings**  
All redundant vehicular crossings and laybacks rendered unnecessary by this development should 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 should be removed and the area appropriately graded, topsoiled and turfed in a manner that conforms with adjoining road reserve. The area forward of the front boundary should 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 should be designed in accordance with Wollongong City Council Standards.
- h. Flows from Adjoining Properties**  
Flows from adjoining properties should be accepted and catered for within the site. Finished ground and top of retaining wall levels on the boundary should be no higher than the existing upslope adjacent ground levels.
- i. Works in Road Reserve – minor works**  
Prior to construction, approval under Section 138 of the Roads Act should 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 should be in accordance with the following requirements:
- a. All restorations are at the cost of the Applicant and should 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, should also be restored with the final works.
- j. No Adverse Run-off Impacts to Adjoining Neighbours**  
During works the development should ensure there are no adverse effects to adjoining properties or upon the land as a result of flood or stormwater run-off. Attention should be paid to ensure adequate protection for buildings against the ingress of surface run-off.
- Allowance should be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off should not adversely affect any other property.
- k. Flows from Adjoining Properties**  
During construction, flows from adjoining properties should be accepted and catered for within the site. Finished ground and top of retaining wall levels on the boundary should be no higher than the existing upslope adjacent ground levels.
- l. Drainage**  
The developer should 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 stormwater detention works have been constructed in accordance with the Construction plans. In addition, full works-as-executed plans, prepared and signed by a Registered Surveyor should be submitted. These plans and certification should satisfy all the stormwater requirements stated in Chapter E14 of the WDCP 2009. This information should be submitted to the Crown Certifier prior to the use of the development.

**m. Restriction on Use over On-Site Detention Facility**

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

“The registered proprietor of the lot burdened should not make or permit or suffer the making of any alterations to any on-site stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression ‘on-site stormwater detention system’ should include all ancillary roof 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, should be submitted to the Crown Certifier for endorsement prior to the use of the development.

**n. Positive Covenant On-Site Detention Maintenance**

A positive covenant should be created under the Conveyancing Act 1919, requiring the property owner(s) to undertake maintenance in accordance with the Construction plans approved On-Site Stormwater Detention System and Maintenance Schedule (application number to be referenced). The instrument, showing the positive covenant should be submitted to the Crown Certifier for endorsement prior to use of the development.

**o. On-Site Detention, Structural Certification**

The submission of a certificate from a suitably qualified practising civil and/or structural engineer to the Crown Certifier prior to use of the development. 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 Construction plans.

**2. Landscape comments**

**a. Tree Retention/Removal**

The developer shall retain the existing trees indicated in the Arboricultural Impact Assessment (AIA) by Allied Tree Consultancy dated December 2021 consisting of trees numbered T1, T13, T14, T20 and T21.

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 Arboricultural Impact Assessment by Allied Tree Consultancy dated December 2021 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.

In regards to trees T15, T16, T17 and T18, trees on neighbouring property. These trees will be impacted by the development. The trees are environmental weeds and consent is not required for removal. It is recommended that the trees are removed prior to construction by arrangement with the neighbouring property owner, at the expense of the developer. This is a safety matter as the trees may become unstable due to the proposed construction.

This consent permits the removal of trees numbered T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T19, T22 and T23 as indicated in the Allied Tree Consultancy dated December 2021. No other trees shall be removed without prior written approval of Council.

**b. 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.

**c. Crime Prevention Through Environmental Design (CPTED) - Landscaping**

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

- Use shrubs/plants which are no higher than one (1) metre.
- The type of trees proposed must have a sufficiently high canopy, when fully grown, so that pedestrian vision is not impeded.

**d. Crime Prevention Through Environmental Design (CPTED) - Design Measures**

The development shall incorporate appropriate design measures to minimise any crime risk to patrons or staff and motor vehicles within the car parking areas, including (but not limited to) the following:

- Landscape treatment which allows visibility from the road way and other public areas;
- landscaping at ground level provided which is difficult or uncomfortable to hide in or traverse,
- provide clearly marked and sign posted visitor car parking signs (including security/intercom system);
- ensure that fire rated doors in the car park have a clear glass panel located no more than 1.5m from the floor. The panel shall have a minimum dimension of 300 mm x 300 mm to allow visual surveillance within the stairwell and/or next room/space.

**e. 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.

**f. 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.

**g. Final Landscape Plan Requirements**

The final Landscape Plan should address the following requirements:

- Deep soil zone areas are to be densely planted with canopy trees to achieve the objectives in DCP 2009;
- planting of indigenous plant species native to the Illawarra Region such as: *Syzygium smithii* (syn *Acmena smithii*) Lilly pilly, *Archontophoenix cunninghamiana* Bangalow palm, *Backhousia myrtifolia* Grey myrtle, *Elaeocarpus reticulatus* Blueberry ash, *Glochidion ferdinandii* Cheese tree, *Livistona australis* Cabbage palm tree, *Syzygium paniculatum* Brush cherry. A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping;
- 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;
- 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

- 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.

**h. 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.

**i. 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.

**j. 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:

- 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.
- Mulch Tree Protection Zone: Areas within a Tree Protection Zone are to be mulched with minimum 75mm thick 100% recycled hardwood chip/leaf litter mulch.
- Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the Arborist's recommendations.

**k. Street Trees**

The developer must address the street frontage by installing street tree planting. The number and species for this development are:

- Pioneer Road - four *Melaleuca linariifolia*;
- Bramsen Street - four *Callistemon viminalis*;

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

**l. 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.

**m. 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.

**n. Shade to Car park Area**

The applicant shall ensure that trees be incorporated wherever possible in the car park. In open car parks, they are to be so spaced that 50% of the area will lie under the canopy of the trees when they reach maturity.

**o. 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.

**p. 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.

**q. Tree protection measures**

Before the commencement of any site or building work, the principal certifier must ensure the measures for tree protection detailed in the construction site management plan are in place.

**r. 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.

**s. 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.

**t. 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.

**u. 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.

**v. Screen Planting**

To mitigate impact to adjoining dwelling a continuous hedge is to be established along the northern and eastern boundaries. The minimum width of the mulched planting bed for the hedge planting is 1.5m, and is to extent for the length of property boundary.

Suggested species:

- Recommended species:

- *Acmena smithii* 'Sublime',



- *Acmena smithii* 'Redhead',
- *Callistemon viminalis* 'Slim',
- *Callistemon* 'Great Balls of Fire',
- *Callistemon* 'Wildfire'
- *Callistemon* 'Red Alert',
- *Syzygium austral* 'Pinnacle'
- *Syzygium australe* "Aussie Southern",
- *Syzygium australe* "Aussie Compact",
- *Syzygium luehmannii* x *S.wilsonii* "Cascade",

Minimum spacing 900mm and minimum pot size 5 lt.

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

**w. Tree Protection**

While site or building work is being carried out, the applicant must maintain all required tree protection measures in good condition in accordance with the construction site management plan required under this consent, the relevant requirements of *AS 4970-2009 Protection of trees on development sites* and any arborist's report approved under this consent. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.

**x. Compensatory Planting**

The developer must make compensatory provision for the trees required to be removed as a result of the development. In this regard, five 100 litre container mature plant stock shall be placed in a suitable location on the subject property. The suggested species are *Glochidion ferdinandi*, *Waterhousia floribunda*, *Acmena smithii*.

**y. Completion of landscape and tree works**

Before the issue of an occupation certificate, the principal certifier must be satisfied that all landscape and tree works, including pruning in accordance with *AS 4373-2007 Pruning of amenity trees* and the removal of all noxious weed species, have been completed.

**z. 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.

**aa. Arborist Verification – Street Tree Installation**

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

- The tree stock complies with AS 2203:2018 Tree Stock for Landscape Use.
- The tree pits have been constructed and the trees installed in accordance with the requirements of the Wollongong City Council City Centre Public Domain Technical Manual and arboricultural best practice.

**bb. Street Tree Establishment Period - City Centre/Commercial Village Centre**

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

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

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



### 3. Environment comments

#### a. Contaminated Land

The proposed development site is potentially contaminated land the aerial photographs indicate until mid 1950s there was an access road cutting through East – West (67 Pioneer Rd and 30 Bramsen St) and mid 1950s when dwellings were built also adjacent industrial sites. uncontrolled fill material brought on site that may have potentially caused land and/or groundwater contamination.

The development will involve in excavation of material below ground level. A combined (Stage I to III) Site Investigation Report shall be considered that identifies the exact nature, degree and extent of any contamination within the soil and/or groundwater table (if any).

#### b. Acoustic Report

The acoustic report prepared by Northrop Consulting Engineering Pty Ltd dated 6 May 2022 has considered relevant guidelines and criteria and recommended acoustic attention methods in Section 7 of the report. However report did not considered that surround proposed 18 units there will open space (Lot 36 & 39 DP 35989) with common boundary other private residential dwelling require a acoustic fencing. It is suggested to amend acoustic report with a suitable acoustic boundary fence for the proposed development.

#### c. Demolition Work Plan

The proposed demolition of residential dwellings were built between mid 1950s and 1980 potentially hazardous material in the dwellings need to be assessed. Prior demolition, Hazardous Building Materials Assessment shall be undertaken.

A Site Waste Minimisation and Management Plan is required.

An Erosion and Sediment Control Plan is required.

#### d. Acid Sulfate Soils

Council's mapping identifies Class 5 acid sulfate soils at the subject lots. Clause 7.5 Acid Sulfate Soils of WLEP 2009 is to be addressed in the REF.

### 4 Planning comments:

- a. The proposal falls under the definition of residential flat building pursuant to Wollongong Local Environmental Plan 2009 (WLEP 2009) and is permissible in the R2 – Low Density Residential zone with consent.

**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.

**Note**— Residential flat buildings are a type of **residential accommodation**— see the definition of that term in this Dictionary.

#### b. Building Work - Compliance with the Building Code of Australia

All building work should be carried out in compliance with the provisions of the Building Code of Australia.

#### c. Protection of Public Infrastructure

Council should be notified in the event of any existing damage to any of its infrastructure such as the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development site.

Adequate protection should be provided for Council infrastructure during building operations.

Any damage to Council's assets should be made good, prior to the commencement of use.

#### d. Mailboxes

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

The mailbox should be located adjacent to the entrance gate and pathway at the front boundary for each dwelling.

**e. Maintenance of Access to Adjoining Properties**

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

**f. The arrangements and costs associated with any adjustment to a public utility service should be borne by the applicant/developer. Any adjustment, deletion and/or creation of public utility easements associated with the approved works are the responsibility of the applicant/developer.**

**g. Sign – Supervisor Contact Details**

Before commencement of any work, a sign should 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 should be maintained while the work is being carried out and removed upon the completion of the construction works.

**h. Temporary Toilet/Closet Facilities**

Toilet facilities should 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 should 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.

**i. Enclosure of the Site**

The site should be enclosed with a suitable security fence to prohibit unauthorised access. No building work is to commence until the fence is erected.

**j. Demolition Works**

The demolition of the existing structures should 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 should be burnt or buried on-site. The person responsible for the demolition works should 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. In the event that the demolition works may involve the obstruction of any road reserve/footpath or other Council owned land, a separate application should be made to Council to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

**k. Demolition Notification to Surrounding Residents**

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

**l. Erosion and Sediment Control Measures**

Erosion and sediment control devices should be installed prior to the commencement of any excavation or construction works upon the site. These devices are to be maintained throughout the entire excavation and construction phases of the development and until the site has become stabilised.

**m. Sediment Control Measures**

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

**n. Supervision of Engineering Works**

All engineering works associated with the development should be carried out under the supervision of a practicing engineer and/or registered surveyor.

**o. The car parking areas should incorporate 'low impact' floodlighting to ameliorate any light spillage and/or glare impacts upon surrounding properties.**

**p. Restricted Hours of Construction Work**

The developer should 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. No work should be permitted on public holidays or Sundays.

**q. The developer should carry out work at all times in a manner which will not cause a nuisance, by the generation of unreasonable noise, dust or other activity, to the owners and/or occupiers of adjoining and adjacent land.**

**r. Site Management**

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

- Does not spill onto the road pavement; and
- Is not placed in drainage lines or watercourses and cannot be washed into these areas.

**s. Drains, gutters, access ways and roadways should be maintained free of sediment and any other material. Gutters and roadways should be swept/scraped regularly to maintain them in a clean state.**

**t. Trucks which are entering and leaving the premises and carrying loads should be sealed or covered at all times, except during loading and unloading.**

**u. Waste Management**

The developer should provide an adequate receptacle to store all waste generated by the development, pending disposal. The receptacle should be regularly emptied and waste should 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.

**v. Consultation with SafeWork NSW – Prior to Asbestos Removal**

A licensed asbestos removalist should give written notice to SafeWork NSW at least five (5) days before licensed asbestos removal work is commenced.

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

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

**x. Asbestos Waste Collection, Transportation and Disposal**

Asbestos waste should be prepared, contained, transported and disposed of in accordance with SafeWork NSW and NSW Environment Protection Authority requirements. Asbestos

waste should only be disposed of at a landfill site that can lawfully receive this this type of waste.

**y. BASIX**

All the commitments listed in each relevant BASIX Certificate for the development should 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.”

**z. Fire Safety Measures**

All new fire safety measures should be maintained in working condition, at all times.

**aa. Loading/Unloading Operations/Activities**

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

**bb. Fire Safety Certificate**

A Fire Safety Certificate should be issued for the building prior to occupation. As soon as practicable after a Fire Safety Certificate is issued, the owner of the building to which it relates:

- Should cause a copy of the certificate (together with a copy of the current fire safety schedule) to be given to the Commissioner of New South Wales Fire Brigades, and
- Should cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building.

If you have any questions regarding the above, please contact me on the telephone number below.

This letter is authorised by

**Rebecca Welsh**

Senior Development Project Officer

Wollongong City Council

Telephone (02) 4227 7111