

FILE NOTE

Development Assessment

Application N ^o	DA-2016/358
Location	1-3 Canterbury Road, KEMBLA GRANGE NSW 2526, 9 Canterbury Road, KEMBLA GRANGE NSW 2526, 638 Northcliffe Drive, KEMBLA GRANGE NSW 2526, 642 Northcliffe Drive, KEMBLA GRANGE NSW 2526, 644-650 Northcliffe Drive, KEMBLA GRANGE NSW 2526 Lot 50 DP 879625, Lot 52 DP 879625, Lot 1 DP 1118629, Lot 2 DP 1118629, Lot 51 DP 879625
Description	Demolition of existing structures, clearing of vegetation, bulk earthworks, construction and use of a hardware and building supplies development including plant nursery and landscape supplies, associated roadworks including public infrastructure works (roundabout on Northcliffe Drive) and re-subdivision of five (5) lots into two (2) lots.
Date	23 July 2018
Subject	SATISFACTORY
Notes	The construction management plan that Bunnings provided is more detailed than the typical plans provided with other development applications. While it is indicative only the phasing plan provided is a good estimate of the likely construction phases.

While the neighbouring property has asked for more details of the proposed construction staging as well as additional questions about signage, implementation etc, they are not issues that we would ask for with a development application.

The key issues are that during construction access will be maintained, there is opportunity for signage, and the finer details will be resolved through the road occupancy process. In this regard Council will be including conditions of consent that require more detailed plans, construction details, signage, traffic and pedestrian management etc, prior to works commencing as part of any approvals under Section 138 of the Roads act 1993.

Based on this it is recommended that the following conditions be included:

Prior approval from Council for any works in Road Reserve

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.

- A construction management plan prepared by the project manager must be provided that details all the phases of the development construction particularly as it relates to works that effect surrounding roads.
- Construction management plan for the roundabout construction phase is to be generally in accordance with the r12 construction staging plan Prepared by High Definition Design Pty Ltd Dwg No.

ST1 – ST4

- A traffic control plan prepared and implemented by a suitably qualified person must be submitted for approval and the appropriate fees paid a minimum of five working days prior to the expected implementation. The traffic control plan shall satisfy the requirements of the latest versions of Australian Standard AS1742 – Traffic Control Devices for Works on Roads and the RMS Traffic Control at Worksites Manual.

Note: This includes temporary road closures for the delivery of materials, plant and equipment, concrete pours etc.

This letter is authorised by:

Andrew Heaven

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