

PRE-LODGEEMENT NOTES – PL-2022/44

23 May 2022

Property:	399 Bong Bong Road HUNTLEY NSW 2530	
	Lot 1 DP 1281491	
Proposal:	Multi Dwelling Housing (to be delivered as Manufactured Homes), road and dwelling layout, civil, landscape, sales office, displays and community facilities - MS Teams 7.6.22	
Attendees:	<i>Council:</i>	Nicole Ashton – Senior Development Project Officer John Wood – Manager City Wide Development David Fitzgibbon – Manager Urban Release Team David Green – Manager Land Use Planning Mathew Carden – Senior Stormwater Engineer Joel Thompson – Coordinator Heritage Charlie Bevan – Traffic Engineer Jenna Andrews- Environmental Assessment Officer Greg O'Donnell – Senior Development Project Officer (building)
	<i>Proponent:</i>	David Kettle – Don Fox Planning Benjamin Vella – Stockland Ken Franklin - Stockland Kelly McDonald – Maker Engineering Tim Howe - Maker Engineering

Proposal/Project Overview:	The proposal is for a land lease community for 55 to 75 year olds. The development is anticipated to contain 195 to 200 homes. The development consists of manufactured homes, however the development application will be lodged as a masterplan for multi dwelling housing. The application will present approximately 4-5 floor plan types with 8-10 façade options, as well as landscaping and community facilities.
Meeting Outcomes Summary:	<p>The proposal should adequately demonstrate its consistency with the approved Neighbourhood Plan, as well as the West Dapto Vision 2018, and Chapter D16 of Wollongong Development Control Plan 2009.</p> <p>The proposal adversely impacts on pedestrian connectivity and permeability through the neighbourhood for those residents to the west and will likely result in increased reliance on vehicles for trips to the Town Centre. This is considered to be a significant issue and the current proposal would therefore be difficult to support.</p> <p>The applicant is encouraged to address this matter through a redesign and arrange for a further prelodgement meeting to review the changes prior to development application lodgement.</p>

Main Issues:

- **Pedestrian connectivity and permeability**

PLANNING:**Relevant Environmental Planning Instruments**

The provisions of all relevant Environmental Planning Instruments and Development Control Plan(s) must be addressed within the Statement of Environmental Effects (SEE).

The relevant Environmental Planning Instruments and Development Control Plans are:

- Local Government Act 1993
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Wollongong Local Environmental Plan 2009 (WLEP 2009)
- Wollongong Development Control Plan 2009 (WDCP 2009)
- West Dapto Development Contributions Plan
- Wollongong Community Participation Plan 2019
- Planning for Bush Fire Protection 2019

State Environmental Planning Policy (Planning Systems) 2021

The capital investment value of the proposal exceeds \$30 million and is therefore Regionally Significant Development under Schedule 6 of the Planning Systems SEPP.

The Southern Regional Planning Panel will be the determining authority for the proposal.

State Environmental Planning Policy (Transport and Infrastructure) 2021

The proposal will be referred to Transgrid under Clause 2.48 of the SEPP.

Integrated Development:

The proposal is Integrated Development requiring the following:

- Referral to NSW Rural Fire Service – development for a Special Fire Protection Purpose

Wollongong Local Environmental Plan 2009 (WLEP 2009)

A comprehensive Statement of Environmental Effects (SEE) addressing all relevant clauses of WLEP 2009 is to be submitted.

Wollongong Development Control Plan 2009 WDCP 2009)

A comprehensive Statement of Environmental Effects (SEE) including all relevant site constraint reports is to be submitted. The SEE must address all relevant chapters as relates to the development proposal and provide full justification for any variation requests in accordance with Cl. 8 of Chapter A1.

Chapter B1 Residential Development

5.11 Private Open Space

Although reference is specifically made to “attached dwelling housing” these controls are also applied by Council to multi dwelling housing. The controls require the provision of a private open space area of 4 metres by 5metres, which is exclusive of the 1.5 metre vegetated landscaping bed separating the POS from the boundary.

The POS layout shown on the prelodgement information does not comply with this control and would require a Variation Justification submission as detailed in Chapter A1 of the DCP.

Section 5.12 Solar Access

There is an expectation that building design responds to orientation of the site in order to improve energy efficiency and ultimately sustainability. A number of dwelling typologies/ variations should be provided to ensure that solar access is achievable to the living area of the dwelling for each differing lot orientation.

Wollongong City-Wide Development Contributions Plan 2018:

A development contributions levy will apply to the proposed development if approved. A detailed cost estimate report is required to be provided in conjunction with the Development Application. (Please note: Council uses the Cordell's Ec costing Guide to confirm the accuracy of construction cost estimates).

GENERAL PLANNING ISSUES:

Site information/constraints:

A Section 10.7 Certificate should be obtained to clarify details on any constraints affecting the proposed development site. All relevant site constraint reports should be included within the Statement of Environmental Effects.

- **10.7 (2) Certificate** - Provides information about the zoning of the property, the relevant state, regional and local planning controls and other planning affectations such as heritage, land contamination and road widening; and
- **10.7 (2) and (5) Certificate** - Provides additional advice regarding demolition, foreshore building lines, other heritage considerations and general advice.

General

- Plans are to be provided with the applicant detailing each site interface. Dwellings should suitably address street frontages, with no rear yards to roads, including those roads outside the “gated community”. Retaining walls are interfaces should be minimised

URBAN RELEASE AREA:

West Dapto Vision 2018

- The "over 55's" component and dwelling types within the multi-dwelling housing proposal is generally consistent with the Housing Principles of the West Dapto Vision, Principle 1 Encourage housing diversity (see also Section 13, Chapter D16, Wollongong DCP 2009).
- Town Centre Principle 2 Movement Sensitive "The Town Centre will be located to promote active transport and healthy lifestyle. Living within 400-800m of a mix of destinations is consistently associated with high levels of active transport in adults (Heart foundation, 2017). The gated aspect of the proposal will encourage car use for short trips to the town centre by those in the west which is not consistent with this principle.

Chapter D16 West Dapto Release Area, Wollongong DCP 2009s

- Section 14.5.12 Bong Bong South Neighbourhood Plan. The prelodgement application submission addresses consistency with the Neighbourhood Plan at Item 2. Specifically the east-west road and walkable catchment is discussed. The NP east-west road line is acknowledged. However, the applicant explains that although the proposed Multi Dwelling Housing development is a gated community, the

future lots west of the minor collector Road 01 are beyond the 400m walking catchment of the Town Centre. Further suggesting that beyond the 400 metres, there would be a reduced tendency for residents to walk to the centre, suggesting that instead they would choose car.

The Urban Release team notes that the maximum distance from any future western resident to the Bong Bong Town Centre boundary is under 800m. The idea that they will not have a direct access to the Town Centre is not acceptable. Public east-west access should be maintained for these residents as a minimum via a shared path through the proposed multi dwelling site.

Section 11 of Chapter D16 Town Centre Principles, Principle 2 Movement Sensitive "The Town Centre will be located to promote active transport and healthy lifestyle. Living within 400-800m of a mix of destinations is consistently associated with high levels of active transport in adults (Heart foundation, 2017). This gated aspect will encourage car use for short trips to the town centre by those in the west which is not consistent with the DCP principle. Public east-west access is required.

Urban Release General

- Where interface with open space is proposed to be separated from the proposed housing by retaining walls it will be important to outline clearly in the DA how residents will safely access the open space. See Applicant memo A - Housing Interface with Open Space
- All houses adjoining roads should front those road to ensure they are activated. The Urban Release team is not supportive of the back yard of dwellings to the street.
- 4. Transgrid Electrical Easement. It is noted the applicant refers to a 1.8m fence located within the easement to provide security for the Halcyon community. Any fencing should be limited to reduce amenity impact and where possible public access should be considered.

Urban Release Stormwater and Flooding Comments:

- A water cycle management study will need to be submitted addressing flooding, stormwater and water quality aspects including overland flow paths.
- All lots need to be designed to be above the 1% AEP flood level plus 0.5m freeboard plus a predetermined climate change factor based on the adopted Mullet and Brooks Creek Floodplain Risk Management Study and Plan (2010).
- Development shall be demonstrated to have reliable access in a 1% AEP event to Council's designated flood reliable roads within the West Dapto Release Area (refer to Figure 7 in Chapter D16).
- Consideration shall be given to WSUD measures including stormwater reuse and harvesting as part of the concept stormwater management plan for the concept DA to improve sustainability outcomes.
- Compliance with Chapter D16 of the Wollongong DCP 2009 is required including but not limited to the Objectives, water management principles and section 15.
- A Safety in Design report is required for all proposed stormwater infrastructure, giving consideration to location/type/size of proposed stormwater infrastructure including stormwater structures, inlets/outlets and surface flow paths, public access, associated risks, and details of how these risks will be mitigated. This report is required to identify and rectify any potential design safety issues such that future risks can be avoided during the operational phase of these assets.
- The requirements for access and maintenance to each trunk drainage system shall be incorporated into the concept design plans.
- Proposed masterplan for seniors living multi-dwelling housing community has a different layout to layout shown under DA-2021/1401.
- Consideration could be given to piping 100-year overflows from wetland subject to demonstrating: compliance with blockage criteria, how wetland overflows will be physically captured and directed into the piped trunk system, hydraulic performance of the piped trunk system including pipe bends, how PMF overflows will be contained and directed to the receiving waters, maintenance/ownership arrangements, and how public safety and risk will be managed in all storm events. (note this item should

be confirmed with Development Engineering Team and Assets Team prior to 'in principle' support of developers alternative stormwater design).

- Proposed masterplan needs to be amended to fully cater for an unobstructed PMF overland flow path from the upslope wetland to the receiving waters.
- Consideration should be given to providing a more direct path for the overland flows from the wetland to the east instead of multi-direction changes to the south then east.
- The application should address how future lots will be impacted from an access and amenity perspective fronting the PMF overland flow path

TRAFFIC

General

- The applicant should refer to Chapter E3 – Car Parking, Access, Servicing/ Loading Facilities and Traffic Management of the Wollongong Development Control Plan 2009.
- The applicant must provide all internal access dimensions on the site plan, including grades, access widths, parking aisle widths which comply with AS2890.1.
- Under Austroads Guide to Traffic Management Part 12: Figure 5.1:
 - Developments which generate less than 10 peak hour vehicle movements are not required to undertake a detailed traffic analysis.
 - Developments which generate 10-100 peak hour trips need to be supported by a Traffic Impact Statement; prepared by a suitably qualified consultant
 - Developments which generate over 100 peak hour traffic movements must be supported by a Traffic Impact Assessment; prepared by a suitably qualified consultant and be prepared in accordance with Table 2.1 of the RTA Guide to Traffic Generating Development.

Neighbourhood Planning

- The layout needs to be generally consistent with the approved Neighbourhood Plan.
- Roads must align with connections from adjoining properties where already approved or constructed as part of the neighbourhood planning process.
- The proposed private, gated development does not allow public access through the site. In view of this, there are some significant concerns over pedestrian connectivity and permeability for future development to the west of the site.

The development would result in a barrier to access and would increase the propensity to drive for future residents on the western fringe that would need to take a circuitous route to the future town centre (noting that Hayes Lane is a relatively steep section of road for walkers that would be redirected that way).

- In addition, there are likely to be impacts on the road network and some of the nearby intersections as traffic would be displaced/concentrated onto other roads surrounding the site, rather than dissipating flows through the streets as per the approved neighbourhood plan.

Access and Manoeuvring

- The access design should ensure that adequate pedestrian and vehicle sight distance is provided as per AS2890.1.
- As a private development. swept paths need to be provided showing a B99 vehicle passing a B85 vehicle on all circulation ramps and parking aisles as required by AS2890.1.
- Road long sections need to be provided which demonstrate acceptable road grades as per AS2890.1 and AS2890.2.

- It is noted that there are several long straight sections of road which would require traffic calming measures to be provided.
- Swept paths also need to be shown for the largest anticipated vehicle to enter the site (i.e., waste vehicle, removalist vehicles and fire appliances as per the NSW Fire Safety Guideline: Access for Fire Brigade Vehicles and Firefighters (2019).
- Swept paths need to take into account any casual car parking demands on the proposed local road network

Parking

- Appropriate car parking needs to be provided according to the relevant controls; whether as a Manufactured Home Estate (in accordance with Section 5.5 of Chapter C4 of the WDCP: Caravan Parks, Camping Grounds and Manufactured Home Estates) or a Multi Dwelling Housing development (in accordance with Chapter E3 of the DCP which includes motorcycle and bicycle parking requirements).
- The applicant needs to show a breakdown of visitor parking, located across the site in an equitable layout where it can be accessed by visitors to all units and not result in haphazard car parking on local roads near to dwellings which might be more convenient. This would result in not only amenity impacts but could result in manoeuvring constraints and hinder emergency vehicle access through the site (safety issues).
- The applicant needs to clarify the car parking rates for the proposed clubhouse parking and any other facilities on site. These types of facilities will require parking for external visitors as well as internal.
- Parking spaces in front of garages must be a minimum of 5.4 metres in length (ideally 5.5 metres long), not 5 metres as shown on the plans. The proposed 5-metre-long spaces may result in overhanging of the circulation roadway, causing amenity and manoeuvring impacts etc.
- Double garages are to have minimum internal dimensions of 6 metres by 6 metres (Clause 4.10.2, Chapter B1 of the DCP).
- Single garages are to have minimum internal dimensions of 3 metres by 6 metres (Clause 4.10.2, Chapter B1 of the DCP).
- Internal doors into garages for pedestrian access should be shown opening outwards or as a sliding door.

Adaptable dwellings

- Within a multi dwelling development incorporating more than 6 dwellings, 10% of all dwellings should be adaptable units (Chapter B1 6.15.2 of the DCP). Parking space sizes for adaptable units should comply with the relevant standard.
- The applicant should identify which unit is to be adaptable on the development application plans.
- Adaptable garage dimensions must comply with AS4299. At-grade spaces must comply with AS2890.6.

Residential Bicycle Security

- The applicant should show the location of residential bicycle parking which provides the appropriate level of security (Security Class B) as required by AS2890.3. This should either be provided individually within the dwelling (indicated on plans and not encroaching on garage space) or in a secure communal compound and protected from the weather.

Visitor Bicycle Security

- The applicant should provide any required visitor bicycle spaces in an accessible area within the site. These spaces have lower security requirements (Security Class C) and can be rails which are protected from the weather.

Pedestrian and Cyclist Connections

- Pedestrian and cyclist connections are to be shown on the plans. The current plans do not show this level of detail and it's noted that many of the roads do not provide pedestrian facilities. If shared zones are to be relied on for pedestrian access, the applicant will need to demonstrate that vehicle speeds will be forced to 10kmph as per TfNSW guidelines.
- The development should ensure that no back fences are to be created, either inside or outside the development. These areas have poor passive surveillance thereby reducing pedestrian safety.

Bus Stop Planning

- Bus stop locations need to be shown on the plans in accordance with the neighbourhood plan/neighbourhood planning discussions.
- Bus stops should be generally located within 400 metres walking distance for 90% of the lots in the immediate locality.

Waste Servicing and Deliveries

- Waste collection details are to be provided, such as the location of the bins for storage and collection, method of collection, and size of collection vehicle.
- Council is the residential waste collection authority. The applicant therefore needs to provide for waste collection by Council's waste contractor. Council's waste vehicle sizes are shown in Chapter E7 of the DCP.
- Turning for waste collection vehicles (no more than 3 turning movements) should be demonstrated using swept paths. Overhead clearances must also be observed.
- AS2890.2 provides a maximum grade of 15.4% for service vehicles which should also be taken into consideration.

Contact Details: The applicant's Traffic Engineer may contact Council's Traffic Engineer through Council's Customer Service Centre on the telephone number (02) 4227 7111 if any issues arise through the design phase prior to the lodgement of the development application.

LANDSCAPE

- The proposed development has a very poor interface with the area zoned as public space.
- The proposed walling and fencing to the perimeter of both the development and the club house do not address the principles of the Crime Prevention Through Environment Design. The wall and fence created both a physical and visual barrier to private space and this is not supported.
- The proposed walls and fences have poor outcomes for connectivity and activation of open space. Further design detail of the open space is also required as its major function appears to be drainage detention.
- Further details are required to address principles of West Dapto Open Space design manual such as Size and gradient, access, passive surveillance, recreation opportunities, level of embellishment, shade.

Contact Details: The applicant's Landscape Architect may contact Council's Landscape Architect/Design Officer, through Council's Customer Service Centre on the telephone number (02) 4227 7111 if any issues arise through the design phase prior to the lodgement of the development application.

ENVIRONMENT:

- The proposal must demonstrate that it aligns to the water Management Principles of the West Dapto Vision. It must also demonstrate adherence with DCP Chapter D16: West Dapto Release Area, in particular Principle 6 and also with the requirements of Chapter E15: Water Sensitive Urban Design. Water sensitive urban design features do not appear to have been incorporated into the design.

- The final site validation certificate, or site auditor advice stating that the site will be made suitable shall be submitted with the DA.
- The design for the lake and open space adjacent to proposal needs to be determined to allow for suitable planning.
- A Site Waste Minimisation and Management Plan prepared in accordance with Chapter E7 of the DCP is required.
- A Erosion Sediment Control Plan prepared in accordance with Chapter E22 of the DCP is required due to the sensitive coastal location of the proposal.
- In line with Council's Urban Greening Strategy, the proposed development should aim for an optimal urban tree canopy of 35-40%. How the proposed development will achieve this shall be detailed in the proposal.
- Wollongong Council has declared a Climate Emergency and adopted a target of zero carbon emissions for the LGA by 2050. In line with this, Council urges the proposal to consider the use of low emission technology in all facets of its development and operation. The proposal will need to demonstrate how it will achieve this and it shall be detailed in the SoEE, along with how the proposal will seek to address the objectives of DCP Chapter A2 – Ecologically Sustainable Development. Council encourages the consideration of Green Star or similar certification.
 - Due to the nature of the development, there are unique opportunities to achieve more sustainable outcomes, such as community energy schemes and battery storage.
 - A community garden should be incorporated into the design.
 - The provision of EV charging (or EV ready) facilities is strongly encouraged.
- All plans and reports are to be coordinated and align with each other with no inconsistencies. All plans and maps are to be aligned north where possible.

Contact Details: The applicant's Environmental consultant may contact Council's Environment Officer, through Council's Customer Service Centre on the telephone number (02) 4227 7111 if any issues arise through the design phase prior to the lodgement of the development application.

HERITAGE:

- The proposed development is not anticipated to result in additional heritage impacts that will not be addressed by the bulk earthworks DA that is already under assessment. As such, additional assessment documents are not anticipated to be required.
- The developer should consider the recommendations of the Heritage Interpretation Plan which is required to be developed for the site, and consider how the proposed gated community housing development may be able to appropriately deliver on, or respond to the history and significance of the site, and potentially incorporate any recommended outcomes.

BCA:

- It would be assumed that full compliance with the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation in force at the time of lodgement of the DA with Council would be achieved.

Any departures would require the lodgement of a Section 82 Objection to application of regulations request with Council, seeking Council's agreement prior to the referral to Department of Planning & Environment seeking their concurrence

Note the current Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 is due to be repealed on 1 September 2022 see section 174 (1) of the current regulation, it would be prudent to await the commencement of the new regulation before finalising the lay out of the Manufactured Home Estate (MHE) to ensure compliance.

- Prior approval of Council under section 68 under the Local Government Act 1993 is required:

- a. To operate a Manufactured Home Estate on the site
- b. To Install a manufactured home, moveable dwelling or associated structure on land within the Manufactured Home Estate

WHAT INFORMATION IS NEEDED WITH A DEVELOPMENT APPLICATION?

A Development Application checklist guide is available on Council's website and should be downloaded, completed and then uploaded when lodging your application via the NSW Planning Portal.

[Lodgement-Checklist-Development-Applications.pdf](#)

Please note: If construction cost estimate is known you may obtain a lodgement fee quote by contacting Council's Customer Service Centre on the telephone number (02) 4227 7111

In order for Council to conduct a proper and informed assessment of your application, the following information must be submitted.

(*Required information)

- | | |
|--------------------------------------|--|
| * Owner's Consent | * Traffic Generation Assessment |
| * Survey Plan | * Plan of On-Site Traffic Movement/Parking/Loading |
| * Site Context Analysis Plan | * Stormwater Concept Plan |
| * BASIX assessment/certificate | * Landscape Concept Plan |
| * Statement of Environmental Effects | * Adaptable Housing Certification |
| * Site Plan | * Site Management Plan/Staging Plan |
| * Floor Plans | * Estate Plan of Management |
| * Building Elevations Plans | * Waste Management Plan |
| * Building Sections Plan(s) | * Integrated Development |
| * Shadow Profiles and Plans | * Consultation with State Agencies |
| * Schedule of External Finishes | * Consultation with Surrounding Resident |
| * Photo Montages/Perspectives | * Activity Application (s68 LG Act) |
| * Streetscape Sketch | |
| * Design Method/Approach | |
| * Geotechnical Report | |
| * Flood Impact Report/Study | |
| * Bushfire Hazard Report | |

OUR AGREEMENT:

This pre-lodgement information does not constitute an approval.

This meeting note represents an agreement for the submission of information considered necessary for the timely determination of an application.

The notes are provided in good faith to assist applicants in the preparation of a development application. Relevant legislation and Council's requirements can vary from the time of this meeting to lodgement of the

application. Public exhibition of the application can also raise unexpected relevant issues requiring lodgement of new or amended information.

Accordingly Council's final position on the proposal can only be made once a development application has been lodged and assessed.

I declare that I have no potential or actual conflict of interest in providing these information notes.

This letter is authorised by

Wollongong City Council
Telephone (02) 4227 7111

PRE-LODGEMENT NOTES – PL-2023/6

21 February 2023

Property:	399 Bong Bong Road HUNTLEY NSW 2530	
	Lot 1 DP 810104	
Proposal:	Manufactured Homes Estate including road, civil, landscaping, sales office, display and community facilities.	
Attendees:	<i>Council:</i>	Nicole Ashton – Senior Development Project Officer Nina Kent – Strategic Project Officer Danielle Pollock – Senior Landscape Architect Kiosha Gardner – Community and Cultural Planner Will Sale -Senior Development Engineer Steven Horvath – Strategic Project Officer – Contributions Carly Boag – Heritage Officer David Green – Land Use Planning Manager
	<i>Proponent:</i>	Benjamin Vella Ken Franklin David Kettle India Murphy Maker Engineering Square One Landscaping Mark Saint Pol Noa Tranter

Proposal/Project Overview:	The proposal is for a restricted access housing development for seniors located over 14ha, with approximately 230 detached homes. There are four typical site sizes, and dwellings of 2-3 bedrooms, most with double garages. The development includes a community building and facilities.
Meeting Outcomes Summary:	<p>The development layout is considered to be an improvement to the previously presented design, particularly with the provision of public pedestrian access through the site. There are a number of matters relating to the pedestrian access that require further resolution prior to submission of a development application.</p> <p>A variation request to the Neighbourhood Plan is required to be submitted and the application must demonstrate how the proposed estate relates to the overall neighbourhood plan as well as the adjoining northern precinct subdivision currently under consideration.</p> <p>The proposal to install and operate a manufactured home estate requires further discussion with Council's Building + Certification Manager.</p>

Main Issues:

- **Consistency with neighbourhood plan**
- **Guaranteed public pedestrian access through the development**
- **Approval pathway**

Site information/constraints:

A Section 10.7 Certificate should be obtained to clarify details on any constraints affecting the proposed development site. All relevant site constraint reports should be included within the Statement of Environmental Effects.

- **10.7 (2) Certificate** - Provides information about the zoning of the property, the relevant state, regional and local planning controls and other planning affectations such as heritage, land contamination and road widening; and
- **10.7 (2) and (5) Certificate** - Provides additional advice regarding demolition, foreshore building lines, other heritage considerations and general advice.

PLANNING:**Relevant Environmental Planning Instruments**

The provisions of all relevant Environmental Planning Instruments and Development Control Plan(s) must be addressed within the Statement of Environmental Effects (SEE).

The relevant Environmental Planning Instruments and Development Control Plans are:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- Wollongong Local Environmental Plan 2009 (WLEP 2009)
- Wollongong Development Control Plan 2009 (WDCP 2009)
- West Dapto Development Contributions Plan
- Wollongong Community Participation Plan 2019
- Planning for Bush Fire Protection 2019
- Local Government Act 1993

State Environmental Planning Policy (Planning Systems) 2021

The capital investment value exceeds \$30 million and therefore that proposal is Regionally Significant Development under Schedule 6 of the Planning Systems SEPP. The Southern Regional Planning Panel will be the determining authority for the proposal.

Integrated Development:

Following the subdivision of the land as proposed under DA-2021/1401, it is unlikely that the lot will be identified as being bushfire prone land, and therefore the proposed development is unlikely to be Integrated Development for the purposes of development for a Special Fire Protection Purpose.

Wollongong Local Environmental Plan 2009 (WLEP 2009)

A comprehensive Statement of Environmental Effects (SEE) addressing all relevant clauses of WLEP 2009 is to be submitted.

Wollongong Development Control Plan 2009 WDCP 2009)

A comprehensive Statement of Environmental Effects (SEE) including all relevant site constraint reports is to be submitted. The SEE must address all relevant chapters as relates to the development proposal and provide full justification for any variation requests in accordance with Cl. 8 of Chapter A1.

GENERAL PLANNING ISSUES:

Manufactured Home Estate

Council has concerns regarding the ability of the dwellings proposed for the subsequent Manufactured Home Estate to meet the definition of a Manufactured Home.

The Local Government Act 1993 defines a Manufactured Home as:

a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling—

(a) that comprises one or more major sections, and

(b) that is not a motor vehicle, trailer or other registrable vehicle within the meaning of the [Road Transport Act 2013](#),

and includes any associated structures that form part of the dwelling.

The Local Government (Manufactured Home Estates, Caravan Parks, Camping grounds and Moveable Dwellings) Regulation 2021 defines a major section as being:

a single portion of a manufactured home or relocatable home—

(a) containing a total living space of at least 20 cubic metres, excluding the living space contained in an associated structure, and

(b) comprising the major components of the portion of the home, including the following—

(i) the chassis or frame,

(ii) the external and internal walls,

(iii) the roof and ceilings,

(iv) the floors, windows and doors,

(v) the internal plumbing and wiring,

(vi) the tiling,

(vii) the kitchen, bathroom and laundry fittings, other than stoves, refrigerators, washing machines and other white goods,

(viii) the built-in cupboards and cabinets.

In effect, the proposed Clause 82 Objection under the Local Government Act 1993 to section 41 of the Manufactured Home Estate Regulations that was discussed during the prelodgement meeting which involves the slabs of the dwellings being constructed on site in lieu of off site will fundamentally result in an inability of the dwelling to meet the definition of a manufactured home.

In this regard, Council is unlikely to support the proposed Clause 82 objection to the application of the regulation.

It is recommended that the applicant contact Council's Building + Certification Manager to discuss this matter in greater detail.

Retaining Walls

The proposed terraced retaining walls should be lowered or terraced such that sufficient landscaping can be provided at each terrace to largely screen the walls. In addition, the location and height of the walls should not adversely impact on solar access to adjoining dwellings within the development.

Development Contributions

Local Contributions

- The West Dapto Development Contributions Plan (2020) currently applies to the site. Under this Plan, contributions for residential development are levied based on the number of lots and/or dwellings. In this instance, dwellings are proposed to be constructed on one 'super' lot, and the multi-unit bedroom rate will apply for each dwelling.
- Indicative contribution rates - the current rate for a 2 bedroom dwelling is \$40,350.53 (per dwelling) and the rate for a 3 bedroom dwelling is \$45,852.86 (per dwelling). Please note that these rates are subject to change with indexation and Plan reviews.
- It is suggested that the reference "community facilities" be rephrased to "private community facilities" to avoid any confusion with public community facilities.
- The site adjoins a future local park, please ensure that shared use pathways (preferably 2.5m wide) connect from the park through the site to the main road etc.

State Infrastructure Contributions (SIC)

- The Illawarra Shoalhaven SIC applies to the site, and a contribution may apply.

Urban Release

- The Urban Release Team are generally supportive of the revised design. The increased activation of boundaries is supported as is the publicly accessible east – west pedestrian link. However, restricting public access to the open space within the easement is a lost opportunity for connectivity for estate and the wider community (and contrary to Active Transport Principle 2.3, Chapter D16, Wollongong DCP).
- This application would be best considered holistically with DA-2023/19 – At least with plans showing exactly how they correlate. In addition, the supporting SEE for this application should clearly explain the staging and sequencing of development of the broader Neighbourhood Area and how this proposal fits within that staging and sequencing. Supporting contextual analysis should also be provided demonstrating how this proposal will integrate with the rest of the neighbourhood.
- A plan should be provided clearly showing where the proposal sits within the Bong Bong South Neighbourhood Plan and a plan showing how this proposal correlates with DA-2023/19.
- The "over 55's" component and dwelling types within the multi-dwelling housing proposal remains generally consistent with the Housing Principles of the West Dapto Vision, Principle 1 Encourage housing diversity (see also Section 13, Chapter D16, Wollongong DCP 2009).
- Town Centre Principle 2 Movement Sensitive: The Town Centre will be located to promote active transport and healthy lifestyle. Living within 400-800m of a mix of destinations is consistently associated with high levels of active transport in adults (Heart foundation, 2017). Public pedestrian thoroughfare through the site is proposed and encouraged.
- More detail is required on the public pedestrian through-site link and how that will work. It must not be restricted at any time of the day or night. This is especially important considering the public pedestrian access will allow for access to Bong Bong Town Centre, the largest proposed centre in West Dapto, which is likely to have evening attractions for residents. A clear wayfinding directional strategy will need to be devised and implemented to ensure surrounding residents feel welcome to utilise the through link (Active Transport Principle 2.4)
- More detail is required on the retaining walls required throughout the proposal. There are some significant wall heights included in the sections presented with this proposal, particularly in Section 08 - the RW appears to be at least 3m and has a 1.8m fence atop. Who will be responsible for the maintenance of the retaining walls and landscaping? RWs and fencing such as in Section 08 are contrary to Principle 4 of the Housing Principles in the Chapter D16 of the Wollongong Development Control Plan 2009 and the West Dapto Vision

- Neighbourhood Plan variation statement is required. The revised road network has re-oriented lots at the south of the through site link. The new layout pattern is now primarily East -West facing instead of the preferred North -South (Chapter B2 – Subdivision). Justification should also clearly explain how the rest of the neighbourhood can logically be developed following these proposed changes.
- Can residents of the estate easily access the park proposed opposite? (Active Transport Principle 3.2). There should be consideration of Active Transport Principle 3.8 where appropriate throughout this proposal.
- There is a small triangle of land about Lots 901-902 (from DA-2023/19) that isn't designated as a lot for either that DA nor PL-2023/6. As part of the context analysis referred to earlier it will be important to explain the final outcome for this land.

Urban Release Stormwater and Flooding Comments:

- A water cycle management study will need to be submitted addressing flooding, stormwater and water quality aspects including overland flow paths.
- All lots need to be designed to be above the 1% AEP flood level plus 0.5m freeboard plus a predetermined climate change factor based on the adopted Mullet and Brooks Creek Floodplain Risk Management Study and Plan (2010).
- Development shall be demonstrated to have reliable access in a 1% AEP event to Council's designated flood reliable roads within the West Dapto Release Area (refer to Figure 7 in Chapter D16).
- Consideration shall be given to WSUD measures including stormwater reuse and harvesting as part of the concept stormwater management plan for the concept DA to improve sustainability outcomes.
- A Safety in Design report is required for all proposed stormwater infrastructure, giving consideration to location/type/size of proposed stormwater infrastructure including stormwater structures, inlets/outlets and surface flow paths, public access, associated risks, and details of how these risks will be mitigated.

This report is required to identify and rectify any potential design safety issues such that future risks can be avoided during the operational phase of these assets.

- The requirements for access and maintenance to each trunk drainage system shall be incorporated into the concept design plans.
- Proposed masterplan for seniors living multi-dwelling housing community has a different layout to layout shown under DA-2021/1401. This should be addressed and explained in the SEE supporting the future DA.
- Consideration could be given to piping 100-year overflows from wetland subject to demonstrating: compliance with blockage criteria, how wetland overflows will be physically captured and directed into the piped trunk system, hydraulic performance of the piped trunk system including pipe bends, how PMF overflows will be contained and directed to the receiving waters, maintenance/ownership arrangements, and how public safety and risk will be managed in all storm events. (note this item should be confirmed with Development Engineering Team and Assets Team prior to 'in principle' support of developers alternative stormwater design).
- Proposed masterplan needs to be amended to fully cater for an unobstructed PMF overland flow path from the upslope wetland to the receiving waters.
- Consideration should be given to providing a more direct path for the overland flows from the wetland to the east instead of multi-direction changes to the south then east.
- The application should address how future lots will be impacted from an access and amenity perspective fronting the PMF overland flow path.

Stormwater/Flooding:

- The development will need to satisfy the requirements in Chapters E13 (Floodplain Management), E14 (Stormwater Management), and D16 (West Dapto Release Area) of the Wollongong Development Control Plan (WDCP) 2009, and Clause 5.21 of the Wollongong Local Environment Plan (LEP) 2009.
- Council's records indicate the site is coded as 'Flood Affected – Flood Risk Precinct Classification under Review'.
- A detailed 2-dimensional flood study will need to be prepared by a suitably qualified civil engineer in accordance with Chapters E13 and E14 of the WDCP2009 for the pre and post developed scenarios and submitted with the development application.
- The flood study will need to identify flood risk precincts, floodways, flood hazard, and flood levels/extents applicable to the development and demonstrate how the proposal will comply with all floodplain management related requirements including objectives, performance criteria, and controls.
- The flood study will need to make allowance for floodwater flows and stormwater discharges from the contributing upstream catchment, and clearly identify assumptions made in relation to landform and future development outcomes in the contributing catchment.
- Detailed earthworks plans including cut/fill plans and detailed contour plans showing existing and proposed finished surface level contours will need to be provided for assessment.
- The development will need to be designed to ensure no encroachment into the High Flood Risk Precinct including floodway areas and areas greater than hazard H3.
- Council's conduit blockage policy will need to be applied to any proposed culverts/conduits conveying floodwater through the development from the upstream catchment.
- A Stormwater Concept Plan including On-site Stormwater Detention (OSD) will need to be prepared by a suitably qualified civil engineer in accordance with Chapter E14 and Chapter D16 of the WDCP2009 and submitted with the development application.
- Each stormwater disposal point from the development will need to comply with Section 9.3 of Chapter E14 of the Wollongong DCP2009.
- Where the development relies on stormwater infrastructure (including OSD), finished surface levels, or other built outcomes anticipated to be constructed under separate approval(s), it will need to be demonstrated that that infrastructure (as approved) has sufficient capacity to cater for the proposed discharges, and the assessment of the proposal will not be able to proceed until consent for that other development has been granted.
- The design will need to ensure no diversion of stormwater between catchments and no increase in discharge rates to each ultimate disposal point compared with pre-development values at a precinct wide level. This will need to be demonstrated with detailed precinct wide pre and post development runoff/routing modelling and plans showing the total pre and post development catchment boundaries, areas, impervious percentage, and discharge rates contributing to each proposed stormwater disposal point, for the ultimate pre and post development scenario.
- An independent detailed survey plan of the site prepared by a registered surveyor to Australian Height Datum (AHD), including lot boundaries, contours/spot levels, drainage infrastructure (incl. pit/pipe sizes, alignment, depth, cover, invert levels, etc.), easements, services, roads, watercourses, top of watercourse bank, etc. will need to be submitted with the development application.

Contact Details: The applicant's Consulting Engineer may contact Council's Stormwater Engineer through Council's Customer Service Centre on the telephone number (02) 4227 7111 if any issues arise through the design phase prior to the lodgement of the development application.

Traffic:

General

- The applicant should refer to Chapter E3 – Car Parking, Access, Servicing/ Loading Facilities and Traffic Management of the Wollongong Development Control Plan 2009.
- The applicant must provide all internal access dimensions on the site plan, including grades, access widths, parking aisle widths which comply with AS2890.1.
- Under Austroads Guide to Traffic Management Part 12: Figure 5.1:
 - Developments which generate less than 10 peak hour vehicle movements are not required to undertake a detailed traffic analysis.
 - Developments which generate 10-100 peak hour trips need to be supported by a Traffic Impact Statement; prepared by a suitably qualified consultant
 - Developments which generate over 100 peak hour traffic movements must be supported by a Traffic Impact Assessment; prepared by a suitably qualified consultant and be prepared in accordance with Table 2.1 of the RTA Guide to Traffic Generating Development.

Neighbourhood Planning

- The layout needs to be generally consistent with the approved Neighbourhood Plan, or a Neighbourhood Plan Variation Statement provided as discussed above
- Roads must align with connections from adjoining landowners where already approved or constructed as part of the neighbourhood planning process.
- Pedestrian connectivity and permeability is a key outcome of the development given the residential development to the west and the town centre precinct to the east. Public access needs to be incorporated within the development as otherwise the development would result in a barrier to access and would increase the propensity to drive for future residents on the western fringe that would need to take a circuitous route to the future town centre (noting that Hayes Lane is a relatively steep section of road for walkers that would be redirected that way). In addition, there are likely to be impacts on the road network and some of the nearby intersections as traffic would not be displaced/concentrated onto other roads surrounding the site, rather than dissipating flows through the streets as per the approved neighbourhood plan. Details of how the private road network interfaces with the external roads is required to demonstrate suitable traffic outcomes on the external road network.

Access and Manoeuvring

- The access design should ensure that adequate pedestrian and vehicle sight distance is provided as per AS2890.1.
- As a private development, swept paths need to be provided showing a B99 vehicle passing a B85 vehicle on all circulation ramps and parking aisles as required by AS2890.1.
- Road long sections need to be provided which demonstrate acceptable road grades as per AS2890.1 and AS2890.2.
- It is noted that there are several long straight sections of road which would require traffic calming measures to be provided.
- Swept paths also need to be shown for the largest anticipated vehicle to enter the site (i.e. Waste vehicle, removalist vehicles and fire appliances as per the NSW Fire Safety Guideline: Access for Fire Brigade Vehicles and Firefighters (2019)). Details of the locations required to be clearly identified on plan and turn paths provided to demonstrate the largest anticipated vehicle can access. Given the development will be private, it can be demonstrated that turn paths can achieve the movement whilst staying with the carriageway.
- Swept paths need to take into account any casual car parking demands on the proposed local road network

Parking

- Appropriate car parking needs to be provided according to the relevant controls- Multi Dwelling Housing development (in accordance with Chapter E3 of the DCP which includes motorcycle and bicycle parking requirements).
- The applicant needs to show a breakdown of visitor parking, located across the site in an equitable layout where it can be accessed by visitors to all units and not result in haphazard car parking on local roads near to dwellings which might be more convenient. This would result in not only amenity impacts but could result in manoeuvring constraints and hinder emergency vehicle access through the site (safety issues).
- The applicant needs to clarify the car parking rates for the proposed community facilities parking and any other facilities on site. These types of facilities will require parking for external visitors as well as internal.
- Double garages are to have minimum internal dimensions of 6 metres by 6 metres (Clause 4.10.2 Chapter B1 of the DCP).
- Single garages are to have minimum internal dimensions of 3 metres by 6 metres (Clause 4.10.2 Chapter B1 of the DCP).
- Internal doors into garages for pedestrian access should be shown opening outwards or as a sliding door.

Adaptable dwellings

- Within a multi dwelling development incorporating more than 6 dwellings, 10% of all dwellings (or at least 1 dwelling) should be adaptable units (Chapter B1 6.15.2 of the DCP). Parking space sizes for adaptable units should comply with the relevant standard.
- The applicant should identify which unit is to be adaptable on the development application plans.
- Adaptable garage dimensions must comply with AS4299. At-grade spaces must comply with AS2890.6.

Residential Bicycle Security

- The applicant should show the location of residential bicycle parking which provides the appropriate level of security (Security Class B) as required by AS2890.3. This should either be provided individually within the dwelling (indicated on plans and not encroaching on garage space) or in a secure communal compound and protected from the weather.

Visitor Bicycle Security

- The applicant should provide any required visitor bicycle spaces in an accessible area within the site. These spaces have lower security requirements (Security Class C) and can be rails which are protected from the weather.

Pedestrian and Cyclist Connections

- Pedestrian and cyclist connections are to be shown on the plans. The current plans do not show this level of detail and it's noted that many of the roads do not provide pedestrian facilities. If shared zones are to be relied on for pedestrian access, the applicant will need to demonstrate that vehicle speeds will be forced to 10kmph as per TfNSW guidelines.
- The development should ensure that no back fences are to be created, either inside or outside the development. These areas have poor passive surveillance thereby reducing pedestrian safety.

Bus Stop Planning

- Bus stop locations need to be shown on the plans in accordance with the neighbourhood plan/neighbourhood planning discussions.
- Bus stops should be generally located within 400 metres walking distance for 90% of the lots in the immediate locality.

Waste Servicing and Deliveries

- Waste collection details are to be provided, such as the location of the bins for storage and collection, method of collection, and size of collection vehicle.
- Council is the residential waste collection authority. The applicant therefore needs to provide for waste collection by Council's waste contractor. Council's waste vehicle sizes are shown in Chapter E7 of the DCP.
- Turning for waste collection vehicles (no more than 3 turning movements) should be demonstrated using swept paths. Overhead clearances must also be observed.
- AS2890.2 provides a maximum grade of 15.4% for service vehicles which should also be taken into consideration.

Proposed Caravan Parking Area

- Details of the proposed caravan parking must be provided, and assessment undertaken by a suitably qualified traffic consultant which will need to be accompanied via a plan of management specific to the caravan parking area
- Details of the number of spaces, proposed parking method, access arrangement, turning paths, etc must be provided and details incorporated in a plan of management for the site
- Turn paths are required for the largest vehicle (vehicle and caravan) utilising the road network for access and ingress to the caravan parking area

Contact Details: The applicant's Traffic Engineer may contact Council's Traffic Engineer through Council's Customer Service Centre on the telephone number (02) 4227 7111 if any issues arise through the design phase prior to the lodgement of the development application.

Subdivision:

- Should a subdivision be proposed, the subdivision must be designed in accordance with chapter B2- Residential Subdivision of WDCP 2009.
- A subdivision plan must be provided clearly identifying lot layout and so on
- All proposed lots must incorporate suitable services, stormwater disposal and public road access

Landscape:

- The developer is required to submit a Landscape Concept Plan (scale 1:100 or 1:200) as part of the Development Application in accordance with the requirement of Chapter E6 – Landscape of Wollongong Development Control Plan 2009. The landscape plan must identify all proposed roads, lighting, surface treatment proposed, drainage infrastructure, retaining walls, fencing locations and types and interface with all public and private open spaces. Details of the treatment of Transgrid easement should also be addressed in Landscape Plan.
- The Landscape Plan is to be prepared by a registered Landscape Architect or person eligible for registration with the Australian Institute of Landscape Architects in accordance with the requirement of Chapter E6 – Landscape of WDCP 2009.
- Site landscaping must be integrated with the stormwater management (drainage) controls. In particular, the location and nature of on-site stormwater detention should not conflict with landscaping areas and objectives.
- Safer By Design principles to be applied to site and passive surveillance, elimination of places of concealment and appropriate planting to be selected.
- Retaining walls should be constructed with materials consistent with the building style. All retaining wall plans should include levels at top and bottom of the walls. Additionally, appropriate structural design details will be required. It is noted that mass planting beds have to be incorporated in terraces on

the north east boundary interface. It may be necessary to install fencing to top of retaining wall terracing to allow for safe maintenance or landscaped areas.

Contact Details: The applicant's Landscape Architect may contact Council's Landscape Architect/Design Officer, through Council's Customer Service Centre on the telephone number (02) 4227 7111 if any issues arise through the design phase prior to the lodgement of the development application.

Environment:

- The site has been approved for the blending and capping of coal washery reject material. The proposal shall include detailed plans and drawings that show the relationship of the works associated with this proposed DA and the final form, the location of the blended layer and the cap. This includes roads, depth of services and utilities, street tree planting pits, drainage, other landscaping, dwellings, etc. The final design must ensure there is sufficient depth to allow for large shade trees (this shall be certified by a project arborist).
- A copy of the final site validation, SAS/SAR and geotechnical report associated with the approved site earthworks and remediation (DA-2021/1401) shall be included with this proposed DA for ease of reference and so Council can be sure of the suitability of the site for the proposed development.
- The proposal must demonstrate that it aligns to the Water Management Principles of the West Dapto Vision. It must also demonstrate adherence with DCP Chapter D16: West Dapto Release Area, in particular Principle 6 and also with the requirements of Chapter E15: Water Sensitive Urban Design.
- The design for the Transgrid easement should include suitable native vegetation up to 4m in height, in accordance with Transgrid guidelines.
- In line with Council's Urban Greening Strategy, the proposed development is to aim for an optimal urban tree canopy of 35-40%. How the proposed development will achieve this shall be detailed in the proposal.
- Wollongong Council has declared a Climate Emergency and adopted a target of zero carbon emissions for the LGA by 2050. In line with this, Council urges the proposal to consider the use of low emission technology in all facets of its development and operation. The proposal will need to demonstrate how it will achieve this and it shall be detailed in the SoEE or a sustainability report, along with how the proposal will seek to address the objectives of DCP Chapter A2 – Ecologically Sustainable Development and Objective 'O' of the DCP chapter D16 - West Dapto Release Area. Council encourages the consideration of Green Star, Climate Active, or similar certification.

The following shall be considered for the development:

- Due to the nature of the development, there are unique opportunities to achieve more sustainable outcomes, such as community energy schemes and battery storage, with each dwelling having roof-top solar.
- A community/communal garden should be incorporated into the design (possibly within the Transgrid easement if appropriate).
- The provision of EV charging (or EV ready) facilities is strongly recommended and is suited to the proposed demographic. Ideally, each dwelling will be EV ready.
- Heat impacts associated with climate change are anticipated to be significant in West Dapto, which will have significant repercussions for seniors. The proposal shall demonstrate how it is being designed to mitigate these impacts (shade trees, improved thermal performance of dwellings, reduced hard surfaces, lighter coloured roofs, etc).
- A Site Waste Minimisation and Management Plan prepared in accordance with Chapter E7 of the DCP is required.
- A Soil and Water Management Plan prepared in accordance with Chapter E22 of the DCP.
- All plans and reports are to be coordinated and align with each other with no inconsistencies. All plans and maps are to be aligned north where possible.

Contact Details: The applicant's consultants may contact Council's Environmental Assessment Officer, through Council's Customer Service Centre on the telephone number (02) 4227 7111 if any issues arise through the design phase prior to the lodgement of the development application.

Community Services:

- The SEE should detail the type of community facilities to be provided. Information should also be provided on how the facilities will be managed and who will be able to use the facilities (i.e., residents only, residents and their guests etc.).
- The proportion of adaptable housing is to be clearly stated in the SEE. This is to include whether the adaptable housing option meet the Silver Standard or Gold Standard. Plans are to also be included that show the floor plans of each of the dwelling types in their preadaptation form as well as their post-adaptation form (including details such as turning circles etc.).
- The SEE is to be accompanied by a separate Access Report. The access report is to include the following:
 - Demonstrate how all the features included in the design of the adaptable dwellings comply and how they enable residents to age in place.
 - Demonstrate how the design of the neighbourhood and shared facilities (i.e., community facilities, pool etc.) will allow for people with disabilities or limited mobility to move about the neighbourhood and participate in all the community has to offer.
 - Whilst it is noted the community is intended for people aged 55-75years it is important to be mindful that residents may choose to occupy their homes well beyond the age of 75. It is imperative the design of the neighbourhood, shared facilities and dwellings consider how residents needs will change over time as they age.
- The DA is to be accompanied by a CPTED Report. The CPTED Report is to:
 - Assess the potential safety impacts associated with the public pedestrian thoroughfare. Include any mitigation measures i.e., foot or bollard lighting to line the walkway.
 - Identify and analyse any potential safety issues the residents and the estate may experience. Also include how these issues will be addressed/mitigated.
 - Discuss the interface between the dwelling frontage and the pedestrian thoroughfare. How will the impacts on residents be reduced. Consider things like CCTV, landscaping. etc.
 - Outline how the estate will be maintained and who will be responsible for removing graffiti.
- It is suggested consideration be given to slowing pedestrians at either end of the pedestrian thoroughfare, as they enter the estate. This could be achieved through landscaping. It is important to ensure that whatever measures are put in place they do not impact on the accessibility of the path and its ability to be used by people who use wheelchairs, walkers or prams. The path must remain accessible to all.

Heritage

- The proposed development is located within the Central Precinct of the NP area. There are two listed items located to the north west of the proposed manufactured homes estate, Swan Homestead and Waples Butchery. The whole site is also subject to an Aboriginal Heritage Impact Permit under the NSW National Parks and Wildlife Act 1974.
- Any future application should ensure that the conditions of the AHIP are complied with.
- Key views from the heritage items should be considered in the SEE. It is noted that the Visual Impact Analysis for DA-2023/19 indicates some built form restrictions may be required on later stages of development to retain views across the site.
- An updated Heritage Interpretation Plan has continually been requested at a range of stages for the broader site and was a requirement of the Heritage NSW s 140 excavation permit and AHIP. The

proposed development which includes public space such as public park will may be a suitable site for some form of interpretive elements. The required HIP should be prepared prior to lodgement of any future DA stage to inform the interpretive outcomes for this stage in consideration of the broader site.

- The proposal may be notified to Heritage NSW under the National Parks and Wildlife Act to ensure consistency with the AHIP approval and under Clause 5.10(7) of the LEP 2009. The local Aboriginal Community may be notified of the proposal under Clause 5.10(8) of the LEP for a period of 28 days.

WHAT INFORMATION IS NEEDED WITH A DEVELOPMENT APPLICATION?

A Development Application checklist guide is available on Council's website and should be downloaded, completed and then uploaded when lodging your application via the NSW Planning Portal.

[Lodgement-Checklist-for-Development-Applications.pdf \(nsw.gov.au\)](https://www.nsw.gov.au/lodgement-checklist-for-development-applications.pdf)

In order for Council to conduct a proper and informed assessment of your application, the following information must be submitted.

(*Required information)

* Owner's Consent	* Stormwater Concept Plan
* Survey Plan	* Heritage Interpretation Plan
* Site Context Analysis Plan	* Crime Prevention through Environmental Design Report
* Statement of Environmental Effects	* Landscape Concept Plan
* Site Plan	* Water cycle management study
* Floor Plans	* Detailed 2-dimensional flood study
* Building Elevations Plans	* Safety in Design report
* Building Sections Plan(s)	* Access Design Provisions/Report
* Shadow Profiles and Plans	* Site Management Plan/Staging Plan
* Schedule of External Finishes	* Waste Management Plan
* Photo Montages/Perspectives Model	* Social Impact Assessment
* Streetscape Sketch	* Copy of the final site validation, SAS/SAR and geotechnical report associated with the approved site earthworks and remediation (DA-2021/1401)
* Design Method/Approach	* Stormwater Concept Plan
* Geotechnical Report	* Consultation with State Agencies
* Traffic Generation Impact Assessment	* Consultation with Surrounding Resident
* Plan of On-Site Traffic Movement/Parking/Loading	* Activity Application (s68 LG Act)

OUR AGREEMENT:

This pre-lodgement information does not constitute an approval.

This meeting note represents an agreement for the submission of information considered necessary for the timely determination of an application.

The notes are provided in good faith to assist applicants in the preparation of a development application. Relevant legislation and Council's requirements can vary from the time of this meeting to lodgement of the application. Public exhibition of the application can also raise unexpected relevant issues requiring lodgement of new or amended information.

Accordingly Council's final position on the proposal can only be made once a development application has been lodged and assessed.

I declare that I have no potential or actual conflict of interest in providing these information notes.

This letter is authorised by

Nicole Ashton

Senior Development Project Officer
Wollongong City Council
Telephone (02) 4227 7111

Development Applications

Digital Requirements

Submitting a Development Application

Development Applications can only be made online through the NSW Planning Portal <https://www.planningportal.nsw.gov.au/>. The Applicant will be required to log in or create a NSW Planning Portal account to submit and view their application.

To identify the types of plans and documents required/may be required with a Development Application (depending on the type of development being proposed), refer to Council's *Development Application Lodgement Checklist* <https://wollongong.nsw.gov.au/development/submit-a-development-application/da-forms-and-checklists>. A completed *Development Application Lodgement Checklist* should be included with the Development Application.

Naming of Files

All Development Application plans and documents must be submitted with suitable descriptive file names that identify the type of plan or document and include the file type extension (eg PDF). See table below:

Document Type	File Format Requirements
Plan Groups	
Drainage	All sheets, group into one PDF file
Electrical	All sheets, group into one PDF file
Elevations and Sections	All sheets, group into one PDF file
Civil or Engineering	All sheets, group into one PDF file
Floor	All sheets, group into one PDF file
Landscape	All sheets, group into one PDF file
Location	Single PDF file
Reflected Ceiling	Single PDF file
Shadow Diagrams	All sheets, group into one PDF file
Site and Site Analysis	All sheets, group into one PDF file
Site Management	Single PDF file
Specifications	Single PDF file
Subdivision	All sheets, group into one PDF file
Survey	Single PDF file
Reports	
Arborist	Single PDF file
Bushfire	Single PDF file
Cost Summary	Single PDF file
Energy Efficiency	Single PDF file
Fauna	Single PDF file
Flood Advice/Information	Single PDF file
Flora	Single PDF file
Geotechnical	Single PDF file
Heritage	Single PDF file
Noise	Single PDF file
Quantity Surveyor	Single PDF file
Site Waste Minimisation and Management Plan	Single PDF file
Species Impact Statement	Single PDF file
Termite	Single PDF file
Traffic	Single PDF file
Vegetation Management Plan	Single PDF file

Document Type	File Format Requirements
Associated Documentation	
BASIX Certificate	Single PDF file
City Centre 3D Model	Contact Council's Mapping Services team to discuss acceptable file formats.
Colour External Finish	Single PDF file
Demolition Details	Single PDF file
Demolition Work Plan	Single PDF file
Lodgement Checklist	Single PDF file
Owners Consent	Single PDF file
Photographs	JPEG file
Political Disclosure Statement	Single PDF file
Reticulation of Electricity Certificate	Single PDF file
Statement of Environmental Effects	Single PDF file
Sydney Water Approval – Tap In	Single PDF file
Telecommunications Infrastructure Certificate	Single PDF file
Variation Justification SEPP1	Single PDF file
Variation Justification Statement	Single PDF file

Drawings and plans

- To be drawn to scale (usually at a ratio of 1:200) and state the sheet size (eg A3)
- Numbered, titled, dated and version (where applicable)
- Dimensions shown
- Rotated to **landscape orientation**
- Of good quality (ie no scanned images or photos of drawings or plans)

Additional information

To be submitted to Council through the NSW Planning Portal with a completed *Lodgement of Additional Information* form.

Amended plans and documents

- To be submitted to Council through the NSW Planning Portal.
- Amendments must be submitted with a completed *Lodgement of Additional Information* form [Checklists and Application Forms | Wollongong City Council \(nsw.gov.au\)](#) detailing the description of all amending plans and documents, together with the plans and documents they are superseding.
- Plans must clearly indicate the proposed changes, by highlighting the proposed changes with either **‘thatching’** or **‘clouding’**.
- Amended plans must be issued with a new revision number and dated to reflect the new version date.
- If an amended plan is part of a plan group (eg floor plans with multiple sheets), the applicant will be required to replace the full plan group. We will not accept single sheets that have been amended, the full plan group is to be replaced when revised plans are lodged.
- Documents must be clearly identified by the applicant (using a Document Transmittal form).

General

- The data provided must be a true copy of all plans and documents relating to the Development Application.
- All files must be virus free and not contain any hidden security settings/locks/passwords.
- In instances where the abovementioned digital requirements are not met, may result in application processing time delays and/or the application being returned to the applicant to address any reformatting requests.