

Annexure A

DETERMINATION OF DEVELOPMENT APPLICATION BY GRANT OF CONSENT

Development Application No: DA-2024/584

Development: Demolition of existing structures and construction of five (5) mixed-use buildings comprising of commercial, retail and residential tenancies including 204 residential apartments, three (3) levels of basement car parking and removal of four trees as well as associated landscaping and public domain upgrades.

Site: 65-67 Burelli Street, 93-95 and 97-103 Church Street and 52 Stewart Street, Wollongong

The above development application has been determined by the granting of consent subject to the conditions specified in this consent.

Date of determination: 11 November 2025

Date from which consent takes effect: Date of determination.

TERMINOLOGY

In this consent:

- a) Any reference to a Construction, Compliance, Occupation or Subdivision Certificate is a reference to such a certificate as defined in the *Environmental Planning and Assessment Act 1979*.
- b) Any reference to the “applicant” means a reference to the applicant for development consent or any person who may be carrying out development from time to time pursuant to this consent.
- c) Any reference to the “site”, means the land known as 65-67 Burelli Street, 93-95 and 97-103 Church Street and 52 Stewart Street, Wollongong.
- d) The conditions of consent are as follows:

GENERAL CONDITIONS

Conditions				
1. Approved Plans and Supporting Documentation				
Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressly require otherwise.				
Plan No	Revision No	Plan Title	Drawn By	Dated
Architectural Plans				
AR-DA0002	Rev. 06	Site Context Plan	Architectus Australia Pty Ltd	27 August 2025

	AR-DA0004	Rev. 06	Lot Boundary Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA0005	Rev. 06	Site Survey	Architectus Australia Pty Ltd	27 August 2025
	AR-DA0100	Rev. 06	Demolition - Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA0101	Rev. 06	Demolition - Street Elevation	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1000	Rev.06	Proposed Site Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1001	Rev.06	Site Setback	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1002	Rev.06	Site LEP Building Separation	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1004	Rev.06	Basement 03 Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1005	Rev.06	Basement 02 Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1006	Rev.06	Lower Ground & Basement 01 Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1007	Rev.06	Ground Floor Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1008	Rev.06	Level 1 Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1009	Rev.06	Level 2 Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1010	Rev.06	Level 3 Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1011	Rev.06	Level 4 Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1012	Rev.06	Level 5 Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1013	Rev.06	Level 6 Plan	Architectus Australia Pty Ltd	27 August 2025

	AR-DA1015	Rev.06	Building A Level 7,8 & 11,12 Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA1016	Rev.06	Roof Plan	Architectus Australia Pty Ltd	27 August 2025
	AR-DA2000	Rev.06	Burelli Street Elevation	Architectus Australia Pty Ltd	27 August 2025
	AR-DA2001	Rev.06	Church St Elevation	Architectus Australia Pty Ltd	27 August 2025
	AR-DA2002	Rev.06	Stewart Street Elevation	Architectus Australia Pty Ltd	27 August 2025
	AR-DA2003	Rev.06	Stewart Lane Elevation	Architectus Australia Pty Ltd	27 August 2025
	AR-DA2501	Rev.06	EW Building B, E Overall Section Updates	Architectus Australia Pty Ltd	27 August 2025
	AR-DA2502	Rev.06	NS Building A, D Overall Section Updates	Architectus Australia Pty Ltd	27 August 2025
	AR-SK8	Rev.06	Terrace Section – Building A	Architectus Australia Pty Ltd	27 August 2025
	AR-SK9	Rev.06	Terrace Section – Building B	Architectus Australia Pty Ltd	27 August 2025
	AR-SK10	Rev.06	Terrace Section – Building C	Architectus Australia Pty Ltd	27 August 2025
	AR-SK11	Rev.06	Terrace Section – Building D	Architectus Australia Pty Ltd	27 August 2025
	AR-SK12	Rev.06	Terrace Section – Building D	Architectus Australia Pty Ltd	27 August 2025
	AR-SK13	Rev.06	Terrace Section – Building E	Architectus Australia Pty Ltd	27 August 2025
	AR-SK14	Rev.06	E00-2B3-04 Privacy Section	Architectus Australia Pty Ltd	27 August 2025
	AR-SK15	Rev.06	Laneway Detailed Sections	Architectus Australia Pty Ltd	27 August 2025
	AR-SK16	Rev.06	Laneway Detailed Plan	Architectus Australia Pty Ltd	27 August 2025

Landscape Plans				
2.1	B	2.1 Concept Design Ground Floor & L1 Plan	Oculus Landscape Architects	24 June 2025
2.2	B	2.2 Concept Design Courtyard Sections	Oculus Landscape Architects	24 June 2025
2.3	B	2.3 Concept Design Courtyard Sections	Oculus Landscape Architects	24 June 2025
2.4	B	2.4 Concept Design Courtyard Section	Oculus Landscape Architects	24 June 2025
2.5	B	2.5 Concept Design Laneway	Oculus Landscape Architects	24 June 2025
2.6	B	2.6 Concept Design Laneway Sections	Oculus Landscape Architects	24 June 2025
3.1	B	3.1 Planting Plan Courtyard & L1	Oculus Landscape Architects	24 June 2025
3.2	B	3.2 Planting Plan Courtyard & L1 Tree Planting	Oculus Landscape Architects	24 June 2025
3.3	B	3.3 Planting Plan Building A Terraces & Building Facades	Oculus Landscape Architects	24 June 2025
3.4	B	3.4 Planting Plan Building A Terraces & Building Facades	Oculus Landscape Architects	24 June 2025
3.5	B	3.5 Planting Palette	Oculus Landscape Architects	24 June 2025
3.6	B	3.6 Planting Palette	Oculus Landscape Architects	24 June 2025
3.7	B	3.7 Planting Palette	Oculus Landscape Architects	24 June 2025
4.1	B	4.1 Maintenance Maintenance Requirements	Oculus Landscape Architects	24 June 2025
Civil plans				
231989 TTW 00 DR CI 00004 A	A	General Existing Services Plan	TTW	12 April 2024
231989 TTW 00 DR CI 00011 C	C	General Arrangement Plan	TTW	7 July 2025
231989 TTW 00 DR CI 01001 A	A	Geometry Notes and Legend	TTW	12 April 2024

231989 TTW 00 DR CI 01011 B	B	Geometry Alignment Control and Grading Plan	TTW	10 April 2025
231989 TTW 00 DR CI 03001 A	A	Pavement Notes & Legend 1	TTW	12 April 2024
231989 TTW 00 DR CI 03011 B	B	Pavement Plan	TTW	10 April 2024
231989 TTW 00 DR CI 03041 A	A	Pavement Details Sheet 1	TTW	12 April 2024
231989 TTW 00 DR CI 03042 A	A	Pavement Details Sheet 2	TTW	12 April 2024
231989 TTW 00 DR CI 04001 A	A	Stormwater Notes & Legend Sheet 1	TTW	12 April 2024
231989 TTW 00 DR CI 04011 E	E	Stormwater & Subsoil Drainage Plan	TTW	7 July 2025
231989 TTW 00 DR CI 04041 A	A	Stormwater Details Sheet 1	TTW	12 April 2024
231989 TTW 00 DR CI 04042 A	A	Stormwater Details Sheet 2	TTW	12 April 2024
231989 TTW 00 DR CI 04043 A	A	Stormwater Details Sheet 3	TTW	12 April 2024
231989 TTW 00 DR CI 04044 A	A	Stormwater Details Sheet 4	TTW	12 April 2024
231989 TTW 00 DR CI 09201 A	A	Erosion Control Notes, Legend & Detail Sheet	TTW	12 April 2024
231989 TTW 00 DR CI 09211 A	A	Erosion Control Plan	TTW	12 April 2024
Document Title.	Version No.	Prepared By.	Dated	
Arboricultural Impact Assessment including Tree Protection Plan and Tree Management Plan prepared by Advanced Treescapes Consulting		Advanced Treescapes Consulting	18 April 2024	
Addendum to the Arboricultural Impact Assessment	-	Advanced Treescapes Consulting	24 April 2024	
Report on Preliminary Geotechnical Investigation Proposed Mixed Use Development	Revision 0	Douglas Partners Pty Ltd	19 April 2024	
Report on Acid Sulfate Soils Management Plan	Revision 0	Douglas Partners Pty Ltd	12 August 2024	
Report on Detailed Site Investigation (Contamination)	Revision 1	Douglas Partners Pty Ltd		
Construction Noise and Vibration Preliminary Assessment	-	Acoustic Logic Pty Ltd	14 March 2025	
Operational Waste Management Plan	Revision H	Elephant Consulting	24 June 2024	

Amended NaTHERS and BASIX Assessment	Revision D	16 September 2025	Efficient Living
Amended BASIX Plans	Certificate No. #HR-5YTNDY-01		Stefanie Simpson
<p>In the event of any inconsistency between the approved plans and the supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of this consent, the condition prevails.</p> <p>Note: An inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.</p> <p><u>Reason:</u> To ensure all parties are aware of the approved plans and supporting documentation.</p>			
<p>2. Integrated Development</p> <p>The development proposed is integrated development and approval is required from the approval body listed below:</p> <p>WaterNSW</p> <p>The General Terms of Approval issued by the Water NSW dated 29 November 2024 Reference No.- IDAS1159420 as attached shall form part of this Integrated Development Consent.</p> <p><u>Reason:</u> To comply with the legislation.</p>			
<p>3. WaterNSW approval</p> <p>The attached GTA issued by WaterNSW do not constitute an approval under the Water Management Act 2000. The development consent holder must apply to WaterNSW for a Water Supply Work approval after consent has been issued by Council and before the commencement of any work or activity.</p> <p>Before any excavation commences, evidence that the appropriate licences and approvals have been obtained from WaterNSW must be provided to the Principal Certifier.</p> <p><u>Reason:</u> To comply with the Water Management Act 2000 and the NSW Aquifer Interference Policy.</p>			
<p>4. Construction Certificate</p> <p>A Construction Certificate must be obtained from Council or a Registered Certifier prior to work commencing.</p> <p>A Construction Certificate certifies that the provisions of Part 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 have been satisfied, including compliance with all relevant conditions of Development Consent and the Building Code of Australia.</p> <p>Note: The Certifier must cause notice of its determination to be given to the consent authority, and to the Council, by forwarding to it, within two (2) days after the date of the determination, the plans and documentation referred to in Section 13 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.</p> <p><u>Reason:</u> To satisfy the requirements of the legislation.</p>			
<p>5. Compliance with the Building Code of Australia (BCA)</p> <p>Building work must be carried out in accordance with the requirements of the BCA.</p> <p><u>Reason:</u> To ensure the development is built in accordance with the Building Code of Australia.</p>			

6. Occupation Certificate

An Occupation Certificate must be issued by the Principal Certifier prior to occupation or use of the development. In issuing an Occupation Certificate, the Principal Certifier must be satisfied that the requirements of Section 6.9 of the Environmental Planning and Assessment Act 1979, have been complied with as well as all of the conditions of the Development Consent.

Reason:

To satisfy the requirements of the legislation.

7. Maintenance of Access to Adjoining Properties

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

Reason:

To ensure that access is maintained.

8. Tree Retention/Removal

The developer shall retain the existing tree(s) indicated on Landscape Plans and numbered tree 7 *Ficus microcarpa var. hillii* and described in Arboricultural Impact Assessment by Advanced Treescape Consulting dated 24.4.25.

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 Arboricultural Impact Assessment by Advanced Treescape Consulting dated 18.4.24 page nos 31- 38 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 as required.

Reason:

To protect the amenity of the environment and the neighbourhood.

9. Disability Discrimination Act 1992

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

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

Reason:

To satisfy the requirements of the legislation.

10. Mailboxes and Street Numbering

The developer must install mailboxes in accordance with Australia Post Guidelines and Clause 4.5.2 of Chapter D13 of Wollongong Development Control Plan 2009. The mailboxes must be provided in one accessible location adjacent to the main entrance to the development, integrated into a wall if possible and constructed of materials consistent with the appearance of the building. Letterboxes shall be secure and large enough to accommodate articles such as newspapers, parcels and the like. 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.

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 developer must install minimum two (2) reflective

paint house number on face of kerb along street frontage of the property to assist emergency services/deliveries/visitors.

Reason:

To identify the property.

11. Stormwater Quality Management

- a) The stormwater treatment system must achieve pollutants and nutrients removal minimum: GP – 90%, TSS – 80%, TP – 55% and TN – 40%
- b) It is strata management responsibility to maintain the stormwater filtration system.

Reason:

12. To comply with Chapter E15 of Wollongong DCP 2009. Development Contributions

In accordance with Section 4.17(1)(h) of the Environmental Planning and Assessment Act 1979 and the Wollongong City Wide Development Contributions Plan (2022), a monetary contribution of \$3,157,812.90 (subject to indexation) must be paid to Council towards the provision of public amenities and services, prior to the release of any associated Construction Certificate/Subdivision Certificate.

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

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

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

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

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

Reason:

To ensure the development contributes to the provision of local infrastructure, through the payment of development contributions.

13. Housing and Productivity Contribution

Prior to the issue of a Construction Certificate, the Housing and Productivity Contribution (HPC) set out in the table below is required to be made.

Total Housing and Productivity Contribution Amount	\$1,190,686.62
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The HPC must be paid using the NSW Planning Portal.

At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the Environmental Planning and Assessment Act 1979 agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the Environmental Planning and Assessment Act 1979 to the development, or the HPC Order exempts the development from the contribution.

The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025.

Reason:
To satisfy the requirements of the legislation.

14. Payment of Building and Construction Industry Long Service Levy

Before the issue of a construction certificate, the applicant is to ensure that the person liable pays the long service levy to the Long Service Corporation or Council under Section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier.

Reason:
To ensure the long service levy is paid.

15. Property Addressing Policy Compliance

Prior to the issue of any Construction Certificate, the developer must ensure that any site addressing complies with Council's Property Addressing Policy (as amended). Where appropriate, the developer must also lodge a *General Property Addressing Request* through Online Services on Council's Website (<https://www.wollongong.nsw.gov.au/book-and-apply/online-services>), for the site addressing prior to the issue of the Construction Certificate. Please allow up to 5 business days for a reply. Enquiries regarding property addressing may be made by calling (02) 4227 8660.

Reason:
To comply with Council Policy.

BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE

Conditions

16. Ground Anchors

Permanent and temporary ground anchors are not permitted within the road. The appropriate method of shoring and support must be recommended by the appointed geotechnical engineer prior to the issue of any Construction Certificate. This must be detailed in the appropriate geotechnical investigations for the site and provided to the appointed Principal Certifier prior to the issue of any Construction Certificate. .

Reason:
To ensure compliance with the legislation.

17. Depth and Location of Services

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

Reason:
To ensure development does not impact services.

18. 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.

Reason:
To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure neighbours and Council are provided with the dilapidation report.

19. Present Plans to Sydney Water

Approved plans must be submitted online using Sydney Water Tap In, available through www.sydneywater.com.au to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

The Principal Certifier must ensure that Sydney Water has issued an approval receipt prior to the issue of a Construction Certificate.

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

Reason:

To satisfy the requirements of the legislation.

20. Sydney Water Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water Corporation. Application must be made through an authorised Water Servicing Coordinator. Please refer to the "Builders and Developers" section of the web site www.sydneywater.com.au then search to "Find a Water Servicing Coordinator". Alternatively, telephone 13 20 92 for assistance.

Following application, a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.

The Notice of Requirements must be submitted to the Principal Certifier prior to issue of the Construction Certificate.

Reason:

To satisfy the requirements of the legislation.

21. Utilities and Services

Before the issue of the relevant construction certificate, the applicant must submit the following written evidence of service provider requirements to the certifier:

- a. a letter of consent from Endeavour Energy demonstrating that satisfactory arrangements can be made for the installation and supply of electricity.
- b. a response from Sydney Water as to whether the plans proposed to accompany the application for a construction certificate would affect any Sydney Water infrastructure, and whether further requirements need to be met.
- c. other relevant utilities or services - that the development as proposed to be carried out is satisfactory to those other service providers, or if it is not, what changes are required to make the development satisfactory to them.

Reason:

To ensure relevant utility and service providers' requirements are provided to the certifier.

22. Utilities Services

Should a proposed Vehicular Crossing be located where it is likely to disturb or impact upon a utility installation (ie power pole, Telstra pit etc) written confirmation from the affected supplier that they have agreed to the proposed impacts shall be submitted to the Principal Certifier prior to the issue of the Construction Certificate.

Reason:

To ensure relevant utility and service providers' requirements are satisfied.

23. Utilities Services

The arrangements and costs associated with any adjustment to a public utility service shall 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.

The submission of documentary evidence to the Principal Certifier which confirms that satisfactory arrangements have been put in place regarding any adjustment to such services is required prior to the release of the Construction Certificate.

Reason:

To ensure relevant utility and service providers' requirements are satisfied.

24. Construction Site Management Plan

Before the issue of a Construction Certificate, a Construction Site Management Plan must be prepared, and provided to and approved by the Principal Certifier. The plan must include the following matters:

- a. The location and materials for protective fencing and hoardings on the perimeter of the site
- b. Location of dedicated washdown areas (located away from drainage lines, stormwater drains and water bodies)
- c. Provisions for public safety
- d. Pedestrian and vehicular site access points and construction activity zones
- e. Details of construction traffic management including, proposed truck movements to and from the site, estimated frequency of truck movements and measures to ensure pedestrian safety near the site
- f. Details of bulk earthworks to be carried out
- g. The location of site storage areas and sheds
- h. The equipment used to carry out works
- i. The location of a garbage container with a tight-fitting lid
- j. Dust, noise and vibration control measures
- k. Details of chemical storage and management
- l. The location of temporary toilets
- m. The protective measures for the preservation of trees in adjoining public areas including measures in accordance with AS 4970 – Protection of trees on development sites, Council's Development Control Plan and the Arboricultural Impact Assessment prepared by DJD Tree Consultancy dated 20 August 2023.

A copy of the construction site management plan must be kept on-site at all times while work is being carried out.

Reason:

To require details of measures that will protect the public, and the surrounding environment, during site works and construction.

25. Construction Environmental Management Plan

The submission of a detailed Construction Environmental Management Plan is required prior to the issue of a Construction Certificate or the commencement of any works, which addresses but is not limited to, the following issues:

- a. Introduction.
- b. Project Description.

This section should include:

- Timing and duration of works.
- location of work sites offices, compounds, stockpiles and refuelling areas.
- a description of the site and surrounds and location of environmentally sensitive areas.

- c. Objectives of the CEMP.
This section should state what the CEMP is trying to achieve.
- d. Context of the CEMP.
This section should specify how the CEMP fits into the planning process of the project.
- e. Planning Project Environmental Actions.
- f. Environmental Impact Assessment (EIA) Obligations.
This section should identify all EIA documentation related to this project.
- g. Environmental Aspects.
This section should reference or describe the aspects and impacts associated with the construction activities. Each impact should be assigned a risk ranking of low, medium or high. Control measures should be selected for all impacts ranked as medium or high. Low risk impacts should be monitored to ensure that they do not increase.
- h. Legal and Other Requirements.
This section should detail the legislative requirements of the work, and all other specifications.
- i. Supplementary Environmental Plans.
These include:
 - Erosion and Sediment Control Plan (ESCP) or Soil and Water Management Plan (SWMP).
 - Note: Requirements for ESCPs and SWMPs are provided in "Managing Urban Stormwater: Soils and Construction" Landcom, 2004.
 - Noise and Vibration Management Plan.
 - Landscaping and Revegetation Plan.
 - Flora and Fauna Management Plan.
 - Traffic Management Plan/Traffic Control Plan (TCP).
 - Air Quality Management Plan.
 - Waste Management Plan.
 - Acid Sulfate Soil Management Plan (ASSMP).
 - Indigenous and European Heritage Plan.
 - Contaminated Soil Management Plan.
- j. Implementation.
- k. On-site Structure and Responsibility.
This section should state the duties and responsibilities of all contractors and sub-contractors working on site and the relationship between these parties.
- l. Training, Awareness and Competence.
This section should detail the environmental training that all site personnel are required to undertake. Environmental training should include:
 - Knowledge and understanding of the CEMP.
 - Site induction, and may include:
 - Emergency response training.
 - Familiarisation with site environmental controls.

- Erosion and sediment control training.
- m. Communication.

This section should include how the contractor plans to keep affected residents and the owners/ operators of nearby businesses informed as to the nature and scope of works, the type of consultation and frequency. This section should identify and list contact details for relevant external stakeholders such as:

- Council.
- the Principal Certifier
- the building / demolition contractor
- NSW EPA.

This section should detail how the general public and relevant external stakeholders can access information about the approved development including the endorsed Construction Environmental Management Plan and development consent conditions. It is suggested that provision be made for a QR code or the like on the site signs, providing direct access to these documents (to be stored electronically).

Provision shall be made in this section for ongoing communication with the contractor to assist in the resolution of any complaints or concerns raised by external stakeholders including the general public.

This section should also detail the procedures for the notification of complaints and identify the person responsible for its maintenance and follow up action.

- n. Emergency Planning and Response.

This section should detail the procedure to be followed in the event of an environmental emergency. An environmental emergency is any event that causes or has the potential to cause environmental damage. The procedure needs to include:

- The names of key emergency response personnel.
- Personnel responsibilities and contact details.
- Contact details for emergency services (ambulance, fire brigade, spill clean up services).
- The location of on-site information on hazardous materials, including SDSs and spill containment material.
- The procedure to follow to minimise/control the emergency.
- Procedures for notifying the Superintendent, the public and/or EPA.

Emergency Response Contacts should be listed in table form.

- o. A register to be kept recording all dust and noise Complaints and incidents, to include, as a minimum:
 - i. Date and time
 - ii. Details of the complaint or incident
 - iii. Identify cause(s),
 - iv. Record the measures taken to resolve the issue.

The register is to be made available to Council and the NSW EPA if requested.

- p. Auditing and Monitoring.
- q. Environmental Action Monitoring.

This section should detail how all environmental actions identified in Section 2 are going to monitored and verified. This section should also detail or refer to a procedure to

ensure that all monitoring results that exceed set criteria are acted on quickly and that the appropriate regulatory authorities are notified.

- r. Auditing.
This section should detail audit criteria, frequency and scope.
- s. Non-Conformance and Corrective and Preventive Action.
This section should state how these items should be addressed.
- t. Review of CEMP.
This section should detail the procedure and frequency of reviewing the CEMP and how those using it will be aware of changes.
 - i. Appendix 1 - Environmental Action Table.
The Environmental Action Table should provide sufficient information to ensure effective and efficient on-site environmental management. The Environmental Actions Table should include all environmental actions that were identified in Section 2.0 of the CEMP. The Environmental Actions Table must clearly convey what action is required, when it needs to be done and who is supposed to do it.
 - ii. Appendix 2 - Environmental Action Monitoring Table.
This section should detail how all of the environmental actions listed in Appendix 1 are going to be monitored and verified. The monitoring must clearly convey what monitoring is required, when the monitoring is to take place and who is to do it.

Reason:

To protect the environment and local amenity.

26. Erosion and Sediment Control Plan

Before the issue of a Construction Certificate, an erosion and sediment control plan must be prepared by a suitably qualified person in accordance with the following documents before it is provided to and approved by the Principal Certifier:

- a. Council's development control plan,
- b. the guidelines set out in 'Managing Urban Stormwater: Soils and Construction' prepared by Landcom (the Blue Book) (as amended from time to time), and
- c. the 'Guidelines for Erosion and Sediment Control on Building Sites' (Department of Planning, Housing and Infrastructure) (dated 2024, as amended from time to time).

A copy of the erosion and sediment control plan must be kept on-site at all times during site works and construction.

Reason:

To ensure sediment laden runoff and site debris do not impact local stormwater systems and waterways.

27. Dust Suppression Measures

The developer shall submit details of the proposed dust suppression measures for the demolition, excavation and construction phases of the development to the Principal Certifier prior to the issue of a Construction Certificate

Reason: To comply with Council's Development Control Plan.

28. Earthworks Plan Development

An earthworks plan is to be developed by the geotechnical consultant prior to start of earthworks and all recommendations of Douglas Partners Pty Ltd in their geotechnical report dated 19 April 2024 are to be accommodated in the earthworks plan. The earthworks plan may require

modification considering any subsequent geotechnical reports commissioned to address unforeseen geotechnical conditions encountered during the stage 1 works.

Reason:

To ensure site specific geotechnical constraints are appropriately considered and satisfied.

29. Hard Bedrock Excavation

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

Reason:

To ensure site specific geotechnical constraints are appropriately considered and satisfied.

30. Structural Design Amendments

The structural designs are to be confirmed or amended by the structural engineer based on the works-as-executed geotechnical report.

Reason:

To ensure site specific geotechnical constraints are appropriately considered and satisfied.

31. Design Endorsement

The structural designs for all retaining and shoring systems associated with the excavation are to be endorsed by the geotechnical consultant that all known site geotechnical constraints have been accommodated in the designs.

Reason:

To ensure site specific geotechnical constraints are appropriately considered and satisfied.

32. WAE

At the completion of site preparation earthworks, the geotechnical consultant is to prepare a works-as-executed report detailing encountered geotechnical conditions and how the remedial works addressed these conditions so that the residual geotechnical constraints can be accommodated within the structural designs for the development.

Reason:

To ensure site specific geotechnical constraints are appropriately considered and satisfied.

33. Site Management, Pedestrian and Traffic Management Plan (Where Works are Proposed in a Public Road Reserve)

The submission of a Site Management, Pedestrian and Traffic Management Plan to the Principal Certifier and Council (in the event that Council is not the Principal Certifier) for approval of both the Principal Certifier and Council is required, prior to the issue of the Construction Certificate. This plan shall address what measures will be implemented for the protection of adjoining properties, pedestrian safety and traffic management and shall be in compliance with the requirements of the latest versions of Australian Standard AS 1742: Traffic Control Devices for Works on Roads and the TfNSW Traffic Control at Worksites Manual.

This plan is required to maintain public safety, minimise disruption to pedestrian and vehicular traffic within this locality and to protect services, during demolition, excavation and construction phases of the development. This plan shall include the following aspects:

- a. Proposed ingress and egress points for vehicles to/from the construction site;
- b. proposed protection of pedestrians, adjacent to the construction site;
- c. proposed pedestrian management whilst vehicles are entering/exiting the construction site;
- d. proposed measures to be implemented for the protection of all roads and footpath areas surrounding the construction site from building activities, crossings by heavy equipment, plant and materials delivery and static load from cranes, concrete pumps and the like;

- e. Proposed method to ensure the safe and ongoing operation of all public transport services during public domain upgrade works including details of required consultation
- f. proposed method of loading and unloading excavation machines, building materials formwork and the erection of any part of the structure within the site;
- g. proposed areas within the site to be used for the storage of excavated material, construction materials and waste containers during the construction period;
- h. proposed traffic control measures such as advanced warning signs, barricades, warning lights, after hours contact numbers etc are required to be displayed where works are in progress in any road reserve and shall be in accordance the latest versions of the TfNSW Specification - "Traffic Control at Work Sites Manual" and the Australian Standard AS 1742: "Manual of Uniform Traffic Control Devices" and accompanying field handbooks (SAA HB81);
- i. proposed method of support of any excavation, adjacent to adjoining buildings or the road reserve. The plan is to confirm that the proposed method of support is to be designed and certified by relevant and experienced Chartered Professional Engineers in structural engineering and Geotechnical Engineering. and
- j. proposed measures to be implemented, in order to ensure that no soil/excavated material is transported on wheels or tracks of vehicles or plant and deposited on the roadway.

The traffic control plan endorsed by Council shall be implemented, prior to the commencement of any works upon the construction site.

Note: Any proposed works or placement of plant and equipment and/or materials within any road reserve will require the separate approval of Council, prior to the commencement of such works, pursuant to the provisions of the Roads Act 1993.

34. Reason:

To ensure compliance with Australian Standards. **Car Parking and Access**

The development shall make provision for the following:

Residential

- 175 residential car parking spaces (including 20 spaces capable of adaption for people with disabilities)
- 41 residential visitor car parking spaces
- 13 residential motorcycle parking spaces
- A minimum of 67 secure (Security Class B) residential bicycle spaces
- A minimum of 17 residential visitor bicycle spaces (Security Class C)

Commercial

- 13 commercial car parking spaces
- 1 commercial motorcycle parking space
- A minimum of 5 secure (Security Class B) staff bicycle spaces
- A minimum of 1 visitor bicycle spaces (Security Class C)

Retail

- 16 retail car parking spaces
- 1 retail motorcycle parking space
- A minimum of 4 secure (Security Class B) staff bicycle spaces
- A minimum of 1 visitor bicycle spaces (Security Class C)

Restaurant

- 16 restaurant car parking spaces
- 2 restaurant motorcycle parking spaces
- A minimum of 4 secure (Security Class B) staff bicycle spaces
- A minimum of 1 visitor bicycle spaces (Security Class C)

This requirement shall be reflected on the Construction Certificate plans.

Reason:

To comply with Council's Development Control Plan.

35. Parking Dimensions

The parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in conformity with the current relevant Australian Standard AS2890.1 (2004), except where amended by other conditions of this consent. Details of such compliance are to be reflected on the Construction Certificate plans.

Reason:

To ensure compliance with Australian Standards.

36. Disabled Person Parking Space Dimensions

Each disabled person's parking space must comply with the current relevant Australian Standard AS2890.6 (2022) – Off-street parking for people with disabilities. This requirement shall be reflected on the Construction Certificate plans.

Reason:

To ensure compliance with Australian Standards.

37. Stacked Car Parking Requirements

The stacked (tandem) parking spaces must comply with the requirements of Chapter E3 of Wollongong Development Control Plan 2009. Each stacked parking arrangement must be allocated to the same tenancy within the development.

Reason:

To comply with Council's Development Control Plan.

38. Bicycle Parking Facilities

Bicycle parking facilities must have adequate weather protection and provide the appropriate level of security as required by the current relevant Australian Standard AS 2890.3: Bicycle Parking Facilities and Austroads Guide to Traffic Management Part 11: Parking (Commentary 9: C9.2). In the absence of internal bicycle storage areas in private residential garages, the proposed external bicycle spaces are to have adequate weather protection, passive surveillance, and be secured within a lockable enclosure with access via a combination lock or communal key. This requirement shall be reflected on the Construction Certificate plans.

Reason:

To satisfy the requirements of Australian Standards.

39. Designated Loading/Unloading Facility

The designated loading/unloading facility must be clearly delineated with appropriate signage and/or line marking to ensure the area is kept clear at all times. The designated loading/unloading facility shall be shown on the Construction Certificate plans.

Reason:

To comply with Council's Development Control Plan.

40. Vehicular Flow Signage

Suitable barriers, line-marking and painted signage delineating vehicular flow movements must be provided within the car parking areas. These details shall be reflected on the Construction Certificate plans.

Reason:

To comply with Council's Development Control Plan.

41. Structures Adjacent to Driveway

Any proposed structures adjacent to the driveway shall comply with the requirements of the current relevant Australian Standard AS2890.1 (2004) (figure 3.2 and 3.3) to provide for adequate pedestrian and vehicle sight distance. This includes, but is not limited to, structures such as signs, letterboxes, retaining walls, dense planting etc. This requirement shall be reflected on the Construction Certificate plans.

Reason:

To ensure compliance with Australian Standards.

42. Traffic Calming Facilities on Main Driveway

Traffic calming facilities such as speed bumps or cushions must be provided on the main driveway access into the site (proposed 10kmph shared zone) to force vehicle speeds to the required maximum speed limit for a shared zone. This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.

Reason:

To ensure adequate site safety.

43. 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 determined as part of any frontage works approvals required by this development consent.. This requirement shall be reflected on the Construction Certificate plans and any supporting documentation.

Reason:

To ensure compliance with Council's Technical Specifications.

44. Redundant Crossings

All redundant vehicular crossings and laybacks rendered unnecessary by this development must be reconstructed to normal kerb and gutter or existing edge of carriageway treatment to match the existing. The verge from the back of kerb to the boundary must be restored and the area appropriately graded, topsoiled and turfed in a manner that conforms with adjoining road reserve. The area forward of the front boundary must be kept smooth, even and free from any trip hazards. All alterations of public infrastructure where necessary are at the developer's expense.

All new driveway laybacks and driveway crossings must be designed in accordance with Wollongong City Council Standards. Any redundant linemarking such as 'marked parking bays' are adjusted/removed at the developer's expense by a Council recognised contractor with the relevant insurances. Details and locations are to be shown on the Construction Certificate Plans.

Reason:

To comply with Council's Development Control Plan.

45. Security Roller Shutters for Basement Car Parking Areas

The installation of any security roller shutter for the basement car parking area shall not restrict access to any designated visitor car parking space. In the event that the approved visitor car parking spaces are located behind any proposed security roller shutter, an intercom system is required to be installed to enable visitor access into the basement car parking area. This requirement is to be reflected on the Construction Certificate plans and any supporting

documentation for the endorsement of the Principal Certifier prior to the release of the Construction Certificate.

Reason:

To comply with Council's Development Control Plan.

46. Turntable Design

The proposed turntable must be designed to accommodate the largest anticipated vehicle to enter the loading dock. Details of compliance must be demonstrated by a suitably qualified consultant on the Construction Certificate plans.

Reason:

To ensure that the turntable accommodates all service vehicles.

47. Loading Dock Signage

Signage must be placed within the loading dock, which states that all vehicles must leave in a forward direction. Details of compliance must be demonstrated on the Construction Certificate plans.

Reason:

To ensure adequate site safety.

48. Loading Dock Management Plan

A loading dock management plan shall be submitted, for Council approval, prior to the issue of the Construction Certificate.

Reason: To ensure site safety and pedestrian safety and amenity.

49. Electric Vehicle Charging Infrastructure

The following Electric Vehicle Charging Infrastructure is to be shown on the Construction Certificate Plans:

- provide the necessary infrastructure, including distribution boards on each level for EV charging for 100 per cent of resident parking and 20 per cent of commercial and visitor spaces to be electric vehicle ready with appropriate electrical cabling to the parking space to support a minimum 7kW charger.

Reason: To comply with Council's Development Control Plan.

50. Crime Prevention Through Environmental Design

The recommendations contained within the "Shared Zone CPTED Review", Issue D, prepared by Architectus Sydney dated 23 July 2025, shall be implemented. Details demonstrating compliance shall be provided with the construction certificate and all recommended measures shall be implemented prior to the issue of an Occupation Certificate.

Reason:

To ensure opportunities for criminal and antisocial behaviour are minimised within the site.

51. Landscaping

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

Reason:

To comply with Council's Development Control Plan.

52. Final Landscape Plan Requirements

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

1. planting of indigenous plant species native to the Illawarra Region such as: Syzygium smithii (syn Acmena smithii) Lilly pilly, Archontophoenix cunninghamiana Bangalow palm, Elaeocarpus reticulatus Blueberry ash, Livistona Syzygium paniculatum Brush cherry. A further list of suitable suggested species may be found in Wollongong Development Control Plan 2009 – Chapter E6: Landscaping;
2. 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;
3. 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
4. any proposed hard surface under the canopy of existing trees shall be permeable and must be laid such that the finished surface levels match the existing level. Permeable paving is to be installed in accordance with the manufacturer's recommendations.

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

Reason:

To comply with Council's Development Control Plan.

53. Street Trees City Centre

The developer must address the street frontage by installing street tree planting. The number and species for this development is seven (7) *Ulmus parvifolia 'Todd'* and two (2) *Tristaniopsis laurina* 200 litre container size in accordance with AS 2303:2018 Tree stock for landscape use. Street trees are to be installed in accordance with City Centre Public Domain Technical Manual. 'Before You Dig Australia' must be consulted prior to any excavation on site. Pot holing must be carried out to determine service location. Street trees must be installed in soil vaults along with a tree anchor system equal to D Man anchor system by City Green.

Soil vault preparation and installation to be inspected by Arborist. Installation soil vault to be inspected by Arborist who must make a photographic record of the installation of all street trees.

Location of street tree plantings to be sited to ensure no conflict occurs with street light poles.

Tree pits must be adequately mulched, plants installed and tree guard/staking/tree grille/edging installed to the satisfaction of Wollongong City Council.

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

Reason:

To comply with Council's Development Control Plan.

54. 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 maintenance program must be submitted with the Landscape Plan to the Principal Certifier prior to issue of the Construction Certificate..

Reason:

To comply with Council's Development Control Plan.

55. Tree Protection and Management

The existing trees are to be retained upon the subject property and any trees on adjoining properties shall not be impacted upon during the excavation or construction phases of the development. This will require the installation and maintenance of appropriate tree protection measures, including (but not necessarily limited to) the following:

- a. Installation of Tree Protection Fencing - Protective fencing shall be 1.8 metre cyclone chainmesh fence, with posts and portable concrete footings. Details and location of

protective fencing must be indicated on the architectural and engineering plans to be submitted to the Principal Certifier prior to release of the Construction Certificate.

- b. 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.
- c. Irrigate: Areas within the Tree Protection Zone are to be regularly watered in accordance with the Arborist's recommendations.

Reason:

To comply with Council's Development Control Plan.

56. 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 issue of the Construction Certificate, confirming that the landscape plan and the drainage plan are compatible.

Reason:

To ensure development does not impact services.

57. Footpath Paving City Centre

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

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

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

Vehicle entries to be modified to reflect the heavy vehicle crossing which is an oxide-coloured concrete with saw cuts and constructed as detailed in the WCC engineering standard drawings.

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

The footpath and driveway entry on the Council property must be installed to the satisfaction of Wollongong City Council.

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

Reason:

To comply with Council Policy.

58. Detailed Landscape and Civil Engineering Design Public Domain Works – Burelli Street, Church Street, Stewart Street

A detailed civil engineering design shall be provided for the proposed footpath and drainage works within the road reserve and/or Council land. The details must be submitted to and approved by Council's Development Engineering Manager prior to the issue of ANY construction Certificate Approvals for the development site.

The detailed civil engineering design and Landscape Design must be prepared by a suitably qualified practicing Civil Engineer in accordance with the relevant Council engineering standards, and the associated public Domain Landscape Plan by suitably qualified and experienced landscape designer. The design plans shall be generally in accordance with the plans Civil Engineering and Landscape Plans submitted with the development consent and the conditions stipulated in this development consent, including the upgrade of frontages of the subject site. The plans must include:

- a. Levels and details of all existing and proposed infrastructure/services such as kerb and gutter, public utility, pits, poles, fencing, bus shelters, bicycle stands, stormwater

drainage, adjacent road carriageway crown, street signs (clearly identifying the type of sign) and footpath levels - and shall extend a minimum of 5 metres beyond the limit of works.

- b. Footpath longitudinal sections, and cross-sections at 10 metre intervals as well as including building entrance points and transitions to existing at the property boundary demonstrating compliance with the latest versions of AS 1428.1, AS/NZS 2890.1, the Disability Discrimination Act and the AUSTROAD road design standards. As a minimum cross section must include existing levels, design levels, proposed grades (as a percentage), Crown of road, gutter lip, top of kerb, property boundary level
- c. A Detailed Landscape Plan including all public domain upgrades strictly in accordance with the Wollongong City Council Public Domain Technical Manual and the conditions of this consent. Specifications for all public domain works must be included in the plans
- d. Adjustment to public utilities and / or service lids must be undertaken to ensure compliance with the required footpath grades being a nominal 2% with a minimum of 1% and a maximum of 2.5%.
- e. Where any adjustments to public utilities are proposed the applicant shall submit documentary evidence that they have the consent of the owner of the public utility authority.
- f. Details on how the Burelli Street Bus Transit area is to be protected during works and to identify how street furniture etc will be protected or reinstated as a result of the public domain upgrade works.
- g. Engineering details of the proposed pit and pipe stormwater drainage system within Council's road reserve, including a hydraulic grade line analysis and longitudinal section of the proposed system showing calculated flows, velocity, pits, pipe size/class, grade, inverts and ground levels. Each proposed pit must be constructed generally in accordance with Wollongong City Council's Engineering Standard Drawings.
- h. All new drainage pits shall be in accordance with the current version of Wollongong City Council's Engineering Standard Drawings. The proposed pit in Council's road reserve must not conflict with any existing or proposed vehicular accessway.
- i. For pavement works in the road carriageway, details are to be provided regarding the type of materials used for construction. They should conform to the adjacent road reserves. Pavement designs must be provided for road reconstruction works, the pavement must be designed by a suitably qualified Engineer to the expected traffic loadings and type.
- j. For pavement works in the road verge / footway, details are to be provided regarding the type of materials used for construction strictly in accordance with the Wollongong Public Domain Technical Manual.
- k. Arborist report must be provided supporting the submitted Civil Engineering Public Domain Plans, and Landscape Plans, detailing the extent of the works and the method of protecting any trees identified to be retained as part of this consent. Additionally, the report must identify that it has reviewed the public domain landscape and Civil Engineering plans and that the recommendations of the arborist report will ensure public domain works can be undertaken in a manner that will not impact the trees to be retained and protected.

Evidence that the above requirements have been met must be detailed on the engineering and landscape drawings. The detailed design and supporting documentation shall be submitted to and approved by Wollongong City Council's Development Engineering Manager prior to the issue of ANY Construction Certificate for the development site. The application must be made via Wollongong City Council's Frontage Works Application process with details available on www.wollongong.nsw.gov.au. It is recommended that where the development also may include landscaping in the public domain or other works such as temporary anchors, that details and supporting information be included with the frontage works application.

59. Reason:

To comply with Council's Development Control Plan and Australian Standards. **Continued Operation of the Burelli Street Bus Stop Transit area**

- i. The proposed development and associated public domain upgrades must be undertaken in a manner that will not affect the continued and safe operation of public transport services within the City. To ensure this outcome is achieved, NO construction certificate approval for any works within the site can be issued until the developer achieves written support from Bus Operators including Premier Illawarra, Dion Bus Services, and TfNSW regarding how:- Bus services will be maintained for the Burelli Street frontage during demolition, excavation, building works, and public domain upgrade works.
- ii. How bus shelters are to be removed / protected / upgraded or relocated (where relevant)
- iii. If temporary bus stops are required, where that is, for what period and what temporary measures are in place to ensure the safe and continued public transport for the community
- iv. Identify any temporary relocation of signage that may be required

60. In this regard the developer must provide Premier Illawarra, Dions Bus Services, and TfNSW details of the construction sequencing, site management for key phases and what requirements will be in place such that the development works, and public domain upgrades do not interfere with the continued and safe operation of the Burelli Street Bus transit area nor pedestrian access to this area. Evidence of written support from Premier Illawarra, Dions Bus Services and TfNSW must be provided to Wollongong City Council and the Principal Certifier prior to the release of any Construction Certificate approvals, demonstrating that the above matters have been satisfied and agreed to. **Reason:**

To ensure no impacts on the community's access to public transport services during construction. **Continued Operation of the Stewart Street Taxi area**

The proposed development and associated public domain upgrades must be undertaken in a manner that will not affect the continued and safe operation of public transport services within the City including the Stewart Street Taxi rank

Reason:

To ensure no impacts on the community's access to taxi services during construction

61. Stormwater Drainage Design

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

- a. Be prepared by a suitably qualified Civil Engineer in accordance with Chapter E14 of Wollongong City Council's Development Control Plan 2009, Subdivision Policy, conditions listed under this consent, and generally in accordance with the concept plan/s lodged for development approval, Reference No
 - 231989 TTW 00 DR CI 04011 E, Stormwater & Subsoil Drainage Plan issue E dated 7 July 2025 prepared by TTW.
- b. Include details of the method of stormwater disposal. Stormwater from the development must be piped to Council's existing stormwater drainage system
- c. Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties. The plan must indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground

levels, finished surface levels on all paved areas, estimated flow rates, invert levels and sizes of all pipelines.

d. Overflow paths shall be provided to allow for flows of water in excess of the capacity of the pipe/drainage system draining the land, as well as from any detention storage on the land. Blocked pipe situations with 1% AEP events shall be incorporated in the design. Overflow paths shall also be provided in low points and depressions. Each overflow path shall be designed to ensure no entry of surface water flows into any building and no concentration of surface water flows onto any adjoining property. Details of each overflow path shall be shown on the detailed drainage design.

Reason:

To comply with Council's Development Control Plan.

62. No Adverse Runoff Impacts on Adjoining Properties

The design of the development shall ensure there are no adverse effects to adjoining properties or upon the land as a result of flood or stormwater runoff.

Reason:

To protect neighbourhood amenity.

63. Sizing of Drainage

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

Reason:

To comply with Council's Development Control Plan.

64. Flows from Adjoining Properties

Flows from adjoining properties shall be accepted and catered for within the site. Finished ground and surface levels (including top of retaining wall levels) on and/or adjacent to the site boundary. The above requirements must be clearly shown on Construction Certificate plans prior to the release of the Construction Certificate.

Reason:

To comply with Council's Development Control Plan.

65. Engineering Plans and Specifications - Retaining Wall Structures Greater than One (1) Metre

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

- a. a plan of the wall showing location and proximity to property boundaries;
- b. an elevation of the wall showing ground levels, maximum height of the wall, materials to be used and details of the footing design and longitudinal steps that may be required along the length of the wall;
- c. details of fencing or handrails to be erected on top of the wall;
- d. sections of the wall showing wall and footing design, property boundaries, subsoil drainage and backfill material. Sections shall be provided at sufficient intervals to determine the impact of the wall on existing ground levels. The developer shall note that the retaining wall, subsoil drainage and footing structure must be contained wholly within the subject property;

- e. the proposed method of subsurface and surface drainage, including water disposal. This is to include subsoil drainage connections to an inter-allotment drainage line or junction pit that discharges to the appropriate receiving system;
- f. the assumed loading used by the engineer for the wall design; and
- g. flows from adjoining properties shall be accepted and catered for within the site. Finished ground and top of retaining wall levels on the boundary shall be no higher than the existing upslope adjacent ground levels.

Reason:

To comply with Council's Development Control Plan.

66. Details of Proposed Pit and Pipeline

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

Reason:

To ensure development does not impact services.

67. Stormwater Connection to Kerb

Connection across footways shall 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 shall 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.

Reason:

To comply with Council's Development Control Plan.

68. Flood Level Requirements

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

1. All habitable floor levels must be constructed at a minimum of 0.3 metres above the highest adjacent 1 % AEP overland flow flood water level.
2. Any external portion of the building or structure, or electrical below the highest adjacent 1 % AEP overland flow flood water level plus 0.3 metres should be built from flood compatible materials. Where materials are proposed and not listed in Appendix B of Chapter E13 of the Wollongong DCP2009, relevant documentation from the manufacturer shall be provided demonstrating that the materials satisfy the definition of 'flood compatible materials' as stated in Chapter E13 of the Wollongong DCP2009.
3. The proposed building shall be designed to withstand the forces of floodwater, debris and buoyancy up to and including the Probable Maximum Flood (PMF) level plus 0.5 metres freeboard.
4. Where the flood walls are proposed to achieve flood proofing to account for changes in the flood surface level relative to the adjacent floor (such as those on Stewart Street), the top of the flood wall must be at a minimum of the highest adjacent 1% AEP flood level plus 300mm. The term 'flood proofed' is intended to mean any combination of measures necessary to ensure that flood water will not physically enter the premises in the event of a flood. In satisfying this requirement, consideration shall be given to the structural soundness and flood compatibility of the proposed building structures including walls, doors, weepholes, vents, etc. Flood proofing is required to be designed by a suitably qualified civil (structural) engineer.

69. Reason:

To comply with Council's Development Control Plan. **Basement Waterproofing**

Full engineering details of the proposed wall around the basement car park shall be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate. These shall include construction details indicating that no ingress of stormwater is possible into the basement levels other than from sub-soil drainage, vehicle wash water and runoff from the driveway that drains towards the basement. This applies to any proposed opening such as doors or ventilation louvres.

Reason:

To protect residential amenity.

70. Pump System

A pump system shall be provided in association with the detailed drainage design for the site to cater for stormwater from a prolonged/extreme storm event entering the basement. The pump system shall be designed by a suitably qualified and experienced civil engineer and reflected on the Construction Certificate plans and supporting documentation. Measures shall be included in the design of the pump system (e.g., flap gate or one-way valve system) where necessary to ensure backwater flow from the stormwater system into the basement car park level is not possible.

Reason:

To protect residential amenity.

71. Protection of Basement from Inundation

The basement level shall be protected from inundation during a 1 % AEP flood, ensuring all vehicular access, doors and ventilation points are a minimum of 0.2 metres above the adjacent 1 % AEP overland flow flood water level. Evidence that these requirements have been satisfied shall be submitted to the Principal Certifier prior to the release of a Construction Certificate.

Reason:

To protect residential amenity and reduce risk of property damage.

72. External Finishes - Building

The building shall be constructed and finished in accordance with the approved schedule of finishing materials and colours except where amended by conditions of this consent. This requirement shall be reflected on the Construction Certificate plans and supporting documentation.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

73. Glass Reflectivity Index

The reflectivity index of the glass used in the external façade of the building shall not exceed 20 per cent. The details and samples of the glass to be used are to be submitted with the Construction Certificate together with written evidence that the reflectivity of the glass is 20 per cent or less.

Reason:

To comply with Council's Development Control Plan.

74. External Finishes - External Areas

Pedestrian access ways, entry paths, arcades and lobbies must be constructed with durable materials commensurate with the standard of the adjoining public domain with appropriate slip resistant materials, tactile surfaces and contrasting colours.

Reason:

To protect neighbourhood amenity.

75. Finish of Vehicular Entries

Vehicular entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No ducts or pipes are to be visible from the street.

Reason:

To protect neighbourhood amenity.

76. Placement of Air Conditioning Units

Air conditioning systems are not to be located where they are visible from the public streets abutting the site. Plans submitted to the Principal Certifier prior to issue of the Construction Certificate are to identify any external components of air conditioning systems to ensure they meet the requirements of this condition.

Reason:

To protect neighbourhood amenity.

77. Integration of Rooftop Structures in Approved Building Envelope

All rooftop or exposed structures including lift rooms, plant rooms together with air conditioning units, ventilation and exhaust systems are to be integrated within the approved rooftop envelope. This requirement shall be reflected on the Construction Certificate plans.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

78. Hydrant Booster

Any required fire hydrant boosters shall be screened as far as is practicable and incorporated into landscaping to minimise their visual obtrusiveness. The fire boosters located on the Stewart Street frontage are to be concealed behind doors. The doors are to be finished with - PAN-02_Bronze Cladding. Details demonstrating compliance shall be provided to Council for written approval prior to the release of the Construction Certificate.

Reason:

To minimise adverse impacts on the streetscape.

79. External Lighting

Any lighting of external areas within the development such as the communal open space areas, driveways and car parking entries, shall be designed and located in a manner to prevent light spill and/or glare impacts on neighbouring properties. Light placement and design shall be indicated on the construction certificate drawings.

Reason:

To protect neighbourhood amenity.

80. Mechanical Ventilation of the Car Park

The car park shall be mechanically ventilated, to be ducted to the roof. Details demonstrating compliance shall be provided with the Construction Certificate.

Reason:

To comply with Australian Standards.

81. Permeable Garage Shutter

Any shutters provided within the basement car parks shall be permeable so as to improve basement ventilation, as per the requirements of 3J-4 of the Apartment Design Guide. This requirement shall be reflected on the Construction Certificate plans.

Reason:

To satisfy the requirements of the legislation.

82. Roof of Covered Seating Area, Courtyard

The roof of the covered seating area located in the ground floor courtyard (COS) is to be an operable louvred roof, to allow the roof to be open to the elements when desired and closed when necessary.

Reason:

To satisfy the requirements of the Apartment Design Guide and to ensure appropriate amenity for residents.

83. Privacy screens

The east-facing bedroom windows of Units B02-3B1-01, B02-1B1-02, B03-3B1-01, B03-1B1-02, B04-3B1-01, B04-1B1-02, B05-3B1-01, B05-3B5-08 and B05-2B1-02 are to be provided with horizontal-louvered screens, to the lower portion of each window. The screens are to extend a minimum of 1.5m above the floor level of each unit.

Reason:

To minimise overlooking impacts on the future development on the neighbouring site.

84. 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:

- a. Landscape treatment which allows visibility from the road way and other public areas;
- b. landscaping at ground level provided which is difficult or uncomfortable to hide in or traverse,
- c. provide clearly marked and sign posted visitor car parking signs (including security/intercom system);
- d. all ceilings within the car parking areas shall be painted white to improve visibility within the car parking areas;
- e. 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 300mm x 300mm to allow visual surveillance within the stairwell and/or next room/space.

This requirement shall be reflected on the Construction Certificate plans.

Reason:

To comply with Council's Development Control Plan.

85. Ecologically Sustainable Development

The following energy efficiency, water efficiency, environmental sustainability devices and measures are required to be implemented within the development:-

- Water efficient bathroom and kitchen fittings;
- All common area toilet flushing systems are at least 4 stars;
- All common area taps are at least 4 stars
- Light efficiency measures in the carparks using time clocks and motion sensors;
- Electricity sub-metering for significant end uses that will consume more than 10,000 kWh/a;
- Water sub-metering for major uses;
- Low levels of volatile organic compounds (VOC) paints and floor coverings and low formaldehyde wood products where possible; and
- Car spaces for small or low emission cars.

Details demonstrating compliance are to be provided on the construction certificate plans.

Reason: To ensure the implementation of environmental sustainable development principles.

86. Adaptable Units

Before the issue of a relevant construction certificate, the applicant must ensure a report from a suitably qualified consultant is prepared and demonstrates, to the Certifier's satisfaction, that any adaptable dwellings specified in the approved plans or supporting documentation comply with the provisions of AS 4299-1995: Adaptable Housing Standards.

The nominated adaptable units within the development must be designed and constructed so as to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the *Australian Adaptable Housing Standard (AS 4299-1995)*, which includes "pre-adaptation" design details to ensure visitability is achieved. Level access is required to be provided between the internal living space and balcony of the adaptable units and sufficient circulation space is required throughout.

Reason:

To comply with Australian Standards.

87. NCC Section J Report

A NCC Volume 1, Section J compliance report shall be prepared to demonstrate compliance with the relevant requirements. This shall be submitted to Council for endorsement prior to the issue of the Construction Certificate. All requirements must be shown on the CC Plans where applicable.

Reason: To satisfy the requirements of the legislation including SEPP Sustainability 2023.

BEFORE BUILDING WORK COMMENCES**Conditions****88. Appointment of Principal Certifier**

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

- a. appoint a Principal Certifier and notify Council in writing of the appointment irrespective of whether Council or a Registered Certifier is appointed; and
- b. notify Council in writing of their intention to commence work (at least two [2] days' notice is required).

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

Reason:

To satisfy the requirements of the legislation.

89. Signs On Site

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

- a. showing the name, address and telephone number of the Principal Certifier for the work, and
- b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- c. stating that unauthorised entry to the worksite is prohibited.

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

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

Reason:

To satisfy the requirements of the legislation.

90. Temporary Toilet/Closet Facilities

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

Each toilet provided must be:

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

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

Reason:

To satisfy the requirements of the legislation.

91. Structural Engineer's Details

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

Reason:

To ensure structural integrity.

92. Hoardings (within any Public Road Reserve)

The site must be enclosed with a B Class hoarding or security fence of a type in accordance with the Works and Services Division Design Standard, and must satisfy the requirements of the Occupational Health and Safety Act, the Occupational Health and Safety Regulations and Australian Standard AS 2601. Where a B Class Hoarding is proposed an application must be submitted to Council's Road Occupancy Team, and a permit obtained under S138 of the Roads Act 1993, before the erection of any such hoarding.

Reason:

To ensure safety.

93. Consultation with SafeWork NSW

Prior to any work commencing on the site it is the responsibility of the owner to contact SafeWork NSW in writing in respect to any demolition or use of any crane, hoist, plant or scaffolding.

Reason:

To ensure compliance with the legislation.

94. Works in Road Reserve

Any proposed interruption to pedestrian and/or vehicular traffic, occupation, use, disturbance or work on the footpath or road reserve for development related construction activity requires Council consent under Section 138 of the Roads Act 1993 prior to commencement of the works.

Please note – S138 road occupancy application processing times may take 15 business days subject to all relevant information and documentation being provided. It is advised that submission of applications and scheduling of works are programmed accordingly.

The following minimum information must be submitted with your application:

- a. A colour copy of a TGS (Traffic Guidance Scheme). The plan must be prepared by a qualified person with relevant certification in traffic control with designer's name and ticket number clearly marked on the plan.
- b. A copy of the Public Risk Insurance. The policy must be current and be for a minimum value of \$20 million dollars (\$20,000,000).
- c. Copies of Council approved site specific engineering plans related to road reserve and development frontage works (where required under DA approval).
- d. Where work is required on or within 100m a state classified road, an ROL issued by Transport for NSW (TfNSW) may be required with your application.
- e. Where a full road closure is proposed, prior approval will be required by the Local Traffic Committee via Council's Transport and Infrastructure Unit.
- f. Where works impact the operation of public transport services such as bus stops, written support from local bus operators.
- g. An application must be submitted to Wollongong City Council's Development Engineering Team for approval prior to any works commencing. Examples of major works may be, but not limited to the following:
 - i. Digging or disruption to footpath/road reserve surface;
 - ii. Installation of a Class A or Class B overhead protection hoarding;
 - iii. Stand mobile crane/plant/concrete pump/materials/waste storage containers;
 - iv. Trenching and excavation for construction and/or installation of services, including street stormwater infrastructure, sewer, power or other services;
 - v. Loading or unloading machinery/equipment/deliveries;
 - vi. Carrying out demolition works;
 - vii. Road construction, installation of traffic devices or related infrastructure.
 - viii. Construction of new vehicular crossings or footpaths;
 - ix. Removal of street trees;

Restoration must be in accordance with the road occupancy approval, Council approved site specific engineering plans and the following requirements:

- h. All restorations are at the cost of the Applicant;
- i. Unless otherwise approved, all works must be undertaken in accordance with Council's standard engineering plans and the document, "Specification for work within Council's road reserve";
- j. Any existing damage within the immediate work area or caused as a result of the work/occupation, must also be restored with the final works.

Reason:

To satisfy the requirements of the legislation.

95. Support for Neighbouring Buildings/ Structures

This consent requires the preservation and protection of neighbouring land and buildings/structures from any damage and if necessary, requires the underpinning and support of any neighbouring building/structure. The applicant or the contractor carrying out the work must, at least seven (7) working days in advance of any excavation works below the level of the base of the footings of a building/structure on an adjoining allotment, including a public road or place, give written notice of intention to carry out such works to the property owner of the affected adjoining building and furnish specific written details and supporting plans or other documentation of the proposed work.

The adjoining property owner of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Reason:

To ensure the structural adequacy of neighbouring buildings is maintained.

96. Hazardous Material Survey

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

- a. the location of hazardous materials throughout the site;
- b. a description of the hazardous material;
- c. the form in which the hazardous material is found, eg AC sheeting, transformers, contaminated soil, roof dust;
- d. an estimation (where possible) of the quantity of each particular hazardous material by volume, number, surface area or weight;
- e. a brief description of the method for removal, handling, on-site storage and transportation of the hazardous materials, and where appropriate, reference to relevant legislation, standards and guidelines;
- f. identification of the disposal sites to which the hazardous materials will be taken.

Reason:

To identify hazardous materials and ensure safe disposal.

97. Asbestos Hazard Management Strategy

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

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

Reason:

To identify hazardous materials and ensure safe disposal.

98. Demolition Works

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

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

to enclose the public place with a hoarding or fence over the footpath or other Council owned land.

Reason:

To satisfy the requirements of the legislation and Australian Standards.

99. Demolition Notification to Surrounding Residents

Demolition must 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.

Reason:

To advise neighbourhood.

100. Consultation with SafeWork NSW - Prior to Asbestos Removal

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

Reason:

To satisfy the requirements of the legislation.

101. Waste Management

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

Reason:

To protect neighbourhood amenity.

102. Site Management Program - Sediment and Erosion Control Measures

A site management program incorporating all sediment and erosion control measures (eg cleaning of sediment traps, fences, basins and maintenance of vegetative cover) is to be initiated prior to the commencement of any demolition, excavation or construction works and maintained throughout the demolition, excavation and construction phases of the development.

Reason:

To protect neighbourhood amenity.

103. Sediment Control Measures

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

Reason:

To protect neighbourhood amenity.

104. 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:

1. installation of Tree Protection Fencing - protective fencing shall be 1.8m cyclone chainmesh fence, with posts and portable concrete footings.
2. 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;
3. irrigate: areas within the Tree Protection Zone are to be regularly watered in accordance with the Arborist's recommendations.

4. Stem Protection is required to be installed to protect the stem from all site-related work and is recommended to be located in accordance with the requirements of the AS 4970. This must be installed prior to the commencement of any demolition, excavation or construction works and shall be maintained throughout the entire construction phase of the development, and until landscaping works is required. A bound coil of agricultural pipe (50mm) is required. This measure can be superseded if alternative protection is offered by the hoarding design, although it will require confirmation via the project arborist.
5. That part of any existing surface footpath or kerb that falls within the area of 3m radius from the girth of these trees must be removed via hand tools, e.g., Jackhammers, etc. removal of the remaining surface must disturb as little area beneath the surface as possible. The project arborist is required to be on site during this exercise.

The tree protection fencing shall be installed prior to the commencement of any demolition, excavation or construction works and shall be maintained throughout the entire construction phases of the development.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

105. 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.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

106. Certification from Arborist - Adequate Protection of Trees to be Retained

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

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

107. Notification to Council of any Damage to Council's Infrastructure

Council must be notified in the event of any existing damage to any of Council's infrastructure including, but not limited to the road, kerb and gutter, road shoulder, footpath, drainage structures and street trees fronting the development prior to the commencement of work. Adequate protection must be provided to Council infrastructure prior to work commencing and during the construction period. Any damage to Council's assets shall be restored in a satisfactory manner prior to the issue of the Occupation Certificate.

Reason:

To ensure services are not impacted.

108. Construction Environmental Management Plan

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

Submit an excavated soil material disposal plan to Principal Certifier, with the batching, sampling and analysis procedures as per the DECCW (2009) Waste Classification Guidelines.

The plan shall be prepared by a suitably qualified and experienced consultant. A copy of the plan shall be forwarded to council.

Reason:

To comply with the PoEO Act.

DURING BUILDING WORK

Conditions
109. Supervision of Engineering Works
<p>All engineering works associated with the development are to be carried out under the supervision of a practicing engineer and/or registered surveyor.</p> <p><u>Reason:</u> To ensure compliance with relevant Standards.</p>
110. No Adverse Run-off Impacts on Adjoining Properties
<p>The design and construction of the development shall ensure there are no adverse effects to adjoining properties, as a result of flood or stormwater run-off. Attention must be paid to ensure adequate protection for buildings against the ingress of surface run-off.</p> <p>Allowance must be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off must not adversely affect any other property.</p> <p><u>Reason:</u> To comply with Council's Development Control Plan.</p>
111. Protection of Public Places
<p>If the work involved in the erection or demolition of a building involves the enclosure of a public place or is likely to cause pedestrian/vehicular traffic in a public place to be obstructed or rendered inconvenient, or have the potential for conflict between pedestrians and vehicles:</p> <ol style="list-style-type: none"> a. A hoarding or fence must be erected between the work site and the public place; b. an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place; c. the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in a public place; d. safe pedestrian access must be maintained at all times; e. any such hoarding, fence or awning is to be removed when the work has been completed. <p><u>Reason:</u> To comply with Council's requirements.</p>
112. Shoring and adequacy of adjoining property
<p>If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person's own expense -</p> <ol style="list-style-type: none"> a. Protect and support the building, structure or work from possible damage from the excavation, and b. Where necessary, underpin the building, structure or work to prevent any such damage.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

Reason:

To satisfy the requirements of the legislation.

113. 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.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

114. Restricted Hours of Construction Work

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

Any request to vary these hours shall be submitted to the **Council** in writing prior to works being undertaken and shall detail:

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

Note: Other legislation, such as the Noise Guide for Local Government January 2023, may control the activities for which Council has granted consent, including but not limited to, the *Protection of the Environment Operations Act 1997*.

Reason:

To ensure protection of the environment and neighbourhood amenity. To mitigate adverse amenity impacts in the locality.

115. Rock Breaking, Rock Hammering, Rock Sawing, Blasting, Sheet Piling, Pile Driving

The operation of high noise emission appliances, plant and/or machinery such as rock breaking, rock hammering, rock sawing, blasting, sheet piling, pile driving may only be carried out between the following hours:

9:00am to 12:00pm Monday to Friday;
2:00pm to 5:00pm Monday to Friday; and
9:00am to 1:00pm Saturday.

Any request to vary these hours shall be submitted to the **Council** in writing prior to works being undertaken and shall detail:

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

f. any proposed measures required to mitigate the impacts of the works.

Note: Blasting for excavation works is only permitted where it has been identified within a submitted and approved Demolition, Construction, Noise and Vibration Management Plan and must be undertaken observing all the requirements of SafeWork NSW.

Reason:

To ensure protection of the environment and neighbourhood amenity. To mitigate adverse amenity impacts in the locality.

116. Lighting not to cause Nuisance

The lighting of the premises must be directed so as not to cause nuisance to the owners or occupiers of adjoining premises or to motorists on adjoining or nearby roads.

Reason:

To protect neighbourhood amenity.

117. Procedure for Critical Stage Inspections

While building work is being carried out, any such work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant certification in accordance with Section 6.28 of the EP & A Act 1979.

Reason:

To require approval to proceed with building work following each critical stage inspection.

118. Construction Noise and Vibration Management

The findings, recommendations and management controls from the Construction Noise and Vibration Management Plan provided to the principal certifier must be adhered to in full for the duration of the works subject of the plan.

Where the duration or excavation methods of the demolition and excavation vary from those prescribed in the Demolition Construction Noise and Vibration Management Plan, Council may require an updated management plan be prepared to incorporate the changes in excavation methods and/or duration.

Once reviewed by Council, the updated Management Plan is to be adhered to at all times.

Where all such control measures have been implemented and the noise and/or vibration levels at any receiver still exceed the applicable noise levels as identified in the Demolition Construction and Vibration Management Plan (including updated plan) and are resulting in substantial complaints, the applicant must provide regular, appropriate and sustained periods of respite from such works as specified by Council's Development and Environment Compliance Team.

Reason:

To ensure protection of the environment and neighbourhood amenity. To mitigate adverse amenity impacts in the locality.

119. Implementation of the Site Management Plans

While site work is being carried out, the measures required by the construction site management plan and the erosion and sediment control plan (plans) must be implemented at all times.

A copy of these plans must be kept on site at all times and made available to Council officers upon request.

Reason:

To ensure site management measures are implemented during the carrying out of site work.

120. Notification of Excavation Works or Use of High Noise Emission Appliances/Plant

The immediately adjoining neighbours of the site must be given a minimum of 48 hours notice, in writing, that excavation, shoring or underpinning works or use of high noise emission

appliances/plant are about to commence. Contact details of the site supervisor are also to be provided.

Reason:

To ensure the protection of the environment and neighbourhood amenity. To mitigate adverse amenity impacts in the locality.

121. Demolition and Construction Noise and Vibration Management

The findings, recommendations and management controls from the Construction Noise and Vibration Preliminary Assessment prepared by Acoustic Logic Pty Ltd (dated 14 March 2025) must be adhered to in full for the duration of the works subject of the plan.

Where the duration or excavation methods of the demolition and excavation vary from those prescribed in the Environmental Acoustical Assessment, Council may require an updated management plan be prepared to incorporate the changes in demolition/excavation methods and/or duration.

Once reviewed by Council, the updated Environmental Acoustical Assessment is to be adhered to at all times.

Where all such control measures have been implemented and the noise and/or vibration levels at any receiver still exceed the applicable noise levels as identified in the Environmental Acoustical Assessment (including updated plan) and are resulting in substantial complaints, the applicant must provide regular, appropriate and sustained periods of respite from such works as specified by Council's Development and Environment Compliance Team.

Reason:

To ensure protection of the environment and neighbourhood amenity. To mitigate adverse amenity impacts in the locality.

122. Building Operations Not to Discharge Pollutants

Building operations such as brick cutting, the washing of tools or paint brushes, or other equipment and the mixing of mortar must not be carried out on the roadway or public footpath or any other locations which could lead to the discharge of materials into the stormwater drainage system or natural watercourse.

Reason:

To ensure ongoing protection of the environment and neighbourhood amenity.

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

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

Reason:

To satisfy the requirements of the legislation.

124. Asbestos Waste Collection, Transportation and Disposal

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

Reason:

To satisfy the requirements of the legislation.

125. Asbestos Clearance Certificate

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

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

Reason:

To satisfy the requirements of the legislation.

126. Lead Based Paint

To prevent contamination of the soil and human health risks associated with lead dust, safeguards must be used when removing flaking paint or sanding paint surfaces that are suspected to contain lead.

Reason:

To satisfy the requirements of the legislation.

127. Demolition Materials - Disposal

All demolition materials not being reused on-site shall be disposed of only at a recycling or waste management facility that may lawfully receive that waste.

Reason:

To ensure protection of the environment and comply with legislation.

128. Safe Excavations and Backfilling

All excavations and backfilling associated with the erection of a building must be executed safely and in accordance with appropriate professional standards.

Reason:

To ensure compliance with relevant Standards.

129. Guarding of Excavations and Backfilling

All excavations and backfilling associated with the erection of a building must be properly guarded and protected to prevent them from being dangerous to life or property.

Reason:

To ensure compliance with relevant Standards.

130. Cut and Fill Retained

All proposed cut and filling works must be adequately retained with all battered slopes being no steeper than 2H:1V.

Reason:

To ensure ongoing protection of the environment and neighbourhood amenity.

131. Excavation Protection and Notification

If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on adjoining allotment of land, the person causing the excavation to be made:

- a. Must preserve and protect the adjoining building from damage; and
- b. if necessary, must underpin and support the building in an approved manner; and
- c. must, at least seven (7) days before excavation below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation.

Reason:

To ensure compliance with relevant Standards.

132. Excavation/Filling/Retaining Wall Structures

Any proposed filling on the site must not:

- a. Encroach onto the adjoining properties, and
- b. adversely affect the adjoining properties with surface run-off.

Reason:

To ensure ongoing protection of the environment and neighbourhood amenity.

133. Excavation Support

All excavations need to be supported during and after construction particularly to protect adjoining property with nearby existing development.

Reason:

To ensure site specific geotechnical constraints are appropriately considered and satisfied.

134. No Adverse Run-off Impacts on Adjoining Properties

The design and construction of the development shall ensure there are no adverse effects to adjoining properties, as a result of flood or stormwater run-off. Attention must be paid to ensure adequate protection for buildings against the ingress of surface run-off.

Allowance must be made for surface run-off from adjoining properties. Any redirection or treatment of that run-off must not adversely affect any other property.

Reason:

To comply with Council's Development Control Plan.

135. Survey Report

The submission of a survey report by a registered Land Surveyor to the Principal Certifier is required, prior to the work proceeding beyond each of the following respective stages so as to guarantee that each stage of the development is completed in accordance with the approved plans:

- a. footing excavation;
- b. slab formwork;
- c. foundation walls;
- d. walls and completed eaves/gutter/fascia/gable;
- e. building on the site.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

136. Retaining Wall Design

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

Reason:

To ensure site specific geotechnical constraints are appropriately considered and satisfied.

137. Unexpected Finds of Aboriginal Cultural Heritage

The proposed development is to be undertaken in accordance with the recommendations and conclusions of the Aboriginal Due Diligence assessment prepared by Austral Archaeology dated 30 June 2025. If any Aboriginal object(s) is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must ensure:

- a. No further harm is undertaken to the object(s);
- b. Immediately cease all work at the particular location;
- c. Secure the area so as to avoid further harm to the Aboriginal object(s);

- d. Notify Heritage NSW as soon as practical by calling 131 555 or emailing: info@environment.nsw.gov.au, providing any details of the Aboriginal object(s) and its location;
- e. Not recommence any work at the particular location unless authorised in writing by Heritage NSW;
- f. If harm cannot be avoided, an Aboriginal Heritage Impact Permit (AHIP) under the NSW National Parks and Wildlife Act 1974 will be required prior to recommencing.

Wollongong City Council's Heritage Staff should also be notified by calling 4227 7111.

Reason:

To satisfy the requirements of the legislation.

138. Unexpected Archaeological Finds

Should an unexpected find not identified in the Historic Archaeological Report prepared by Austral Archaeology dated 1 July 2025 be identified during ground disturbing works, work should cease, and the area be cordoned off to prevent any further disturbance. The applicant should engage an archaeologist to assess the condition and significance of the find. Should the find be determined to be of heritage significance (local or State), the Heritage Council should be notified under s.146 of the NSW Heritage Act 1977. Depending on the nature of the discovery, additional assessment and possibly an excavation permit may be required prior to the recommencement of excavation in the affected area.

Works are not to recommence until advised in writing by Heritage NSW or Council's Heritage Staff.

Reason:

To satisfy the requirements of the legislation.

139. Ground Disturbance

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

Reason:

To ensure site specific geotechnical constraints are appropriately considered and satisfied.

140. Level 1 Geotechnical Supervision

Due to the sensitivity of the site to changing geotechnical conditions, all work must be undertaken with Level 1 geotechnical supervision as defined in Australian Standard AS 3798 Guidelines for Earthworks for Commercial and Residential Developments.

Reason:

To comply with the Australian Standards.

141. Foundation Inspections

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

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

142. Construction Site Water Pollution Sources

All potential sources of water pollution derived from the development must be managed at all times in a way that prevents them from entering a watercourse or the stormwater system. The stormwater system, which is designed only to receive or pass rainwater and floodwater, includes, but is not limited to, channels, pipes, culverts, road gutters and stormwater drains. Potential building site related pollution sources which must be prevented from entering a waterway or the stormwater system include but are not limited to oil and fuels from vehicles and

machinery, cement, sand, sediment, paint, plaster, packaging, litter, waste, brick, tile, aggregates and driveway construction run-off.

Reason:

To comply with the relevant legislation and protect the environment.

143. Discharge of Accumulated Water

Any water accumulating in excavations on-site or in the settlement ponds shall not be discharged to Council's stormwater system, unless a Section 68 approval issued under the Local Government Act 1993 has been obtained and all the following criteria are met:

1. The concentration of suspended solids in the water to be discharged does not exceed 50 mg/L; and
2. The pH of the water to be discharged is between 6.5 and 8.5; and
3. The turbidity of the water to be discharged does not exceed 50 NTUs/FTUs; and
4. The water to be discharged contains no visible oil or grease; and
5. If alum has been used to reduce suspended solids, the concentration of aluminium in the water to be discharged does not exceed 0.055 mg/L; and
6. The water to be discharged does not contain any substances known to be toxic to aquatic life; and
7. The flow rate of discharged water does not exceed 55 litres per second in dry weather conditions, or is less than the capacity of the receiving stormwater drain; and
8. A copy from a NATA accredited laboratory of sample test results for suspended solids and pH (and aluminium if applicable) confirming the water to be discharged meets criteria 1 and 2 (and criteria 5 if applicable) as stated above is submitted to Council (email Council@wollongong.nsw.gov.au, attention Environmental Planning Manager).

Alternatively, such waters are to be removed by tanker for disposal at a NSW Environment Protection Authority licensed waste facility.

Reason:

To satisfy the requirements of the legislation.

144. New Information/Unexpected Finds

In the event that construction works cause the generation of odours or the uncovering of previously unidentified contaminants, hazardous materials or acid sulfate soils, works must immediately cease. The Principal Certifier and Council (in the event that Council is not the Principal Certifier) must be notified in writing within two (2) days of the incident. An assessment of the potential contaminant and works required to make the site safe from potential human health and environmental harm must be undertaken by an appropriately qualified environmental consultant as soon as possible. This assessment will necessitate a report to be prepared outlining the required remediation measures for the sign off by Council and the Principal Certifier.

Reason:

To ensure protection of the environment and comply with legislation.

145. Waste Management

While building work is being carried out, the principal certifier must be satisfied all waste management is undertaken in accordance with the approved waste management plan.

Upon disposal of waste, the applicant is to compile and provide records of the disposal to the principal certifier, detailing the following:

- The name and contact details of the person(s) who removed the waste;
- The waste carrier vehicle registration;
- The date and time of waste collection;

- A description of the waste (type of waste, classification and estimated quantity) and whether the waste is expected to be reused, recycled or go to landfill or other fate;
- The contact details and address of the disposal location or other offsite location(s) where the waste was taken;
- The corresponding tip docket/receipt from the site(s) to which the waste is transferred, noting date and time of delivery, description (type and quantity) of waste.

Note: If waste has been removed from the site where the waste is under an Environment Protection Authority Resource Recovery Order or Exemption, records in relation to and required by that Order or Exemption must be maintained and provided to the principal certifier and Council.

Reason:

To require records to be provided, during site work, documenting the lawful disposal of waste.

146. Provision of Waste Receptacle

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

Reason:

To comply with Council's Development Control Plan.

147. Building Site to be Kept Free of Rubbish

The building site must be kept free of rubbish at all times. All refuse capable of being wind-blown must be kept in a suitable waste container.

Reason:

To comply with Council's Development Control Plan.

148. Waste Inventory Report

A Waste Inventory Report must be maintained on-site during demolition work. The waste inventory is a register of all materials and waste removed from the site during the demolition work. The register must record each load or movement of material and waste from the site and must include at a minimum the following information:

- a. The description of material (including identified hazardous material);
- b. an estimate of the quantity by volume and weight;
- c. the transporter and registration details of the relevant vehicle;
- d. the intended destination of the material;
- e. a copy of the National Association of Testing Authorities (NATA) accredited laboratory results for accumulated roof dust should be included with the Waste Inventory sent to Council.

Reason:

To comply with Council's Development Control Plan.

149. Spillage of Material

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

Reason:

To comply with Council's Development Control Plan.

150. Construction Site Materials and Equipment Management

Building or construction related activities such as the temporary placement or storage of materials, mixing of mortar, brick cutting and the washing of tools, paint brushes, plant and equipment must not be carried out on the roadway, verge, public footpath, driveway or any other position from which matter (whether solid, liquid or gaseous) is likely to fall, descend, be washed, blown or percolate into the stormwater system or any watercourse.

Reason:

To comply with the relevant legislation. To ensure ongoing protection of the environment and neighbourhood amenity.

151. 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.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

152. 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.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

153. Control of Access to Prevent Tracking of Sediment

Vehicle access is to be controlled so as to prevent tracking of sediment onto adjoining roadways, particularly during wet weather or when the site has been affected by wet weather.

Reason:

To comply with Council's Development Control Plan.

154. Drains Maintained Free of Sediment

Drains, gutters, access ways and roadways must be maintained free of sediment and any other material.

Reason:

To comply with Council's Development Control Plan.

155. Dust Suppression Measures

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

Reason:

To ensure ongoing protection of the environment and neighbourhood amenity.

156. Site Management

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

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

Reason:

To comply with Council's Development Control Plan.

157. Implementation of Dust and Air Quality Management Plan

The Dust and Air Quality Management Plan required as part of this consent must be implemented in full.

Reason:
To ensure protection of the environment and neighbourhood amenity.

158. Trucks to be Covered

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

Reason:
To ensure ongoing protection of the environment and neighbourhood amenity.

159. No Off-site Effects of Dust

There shall be no noxious, dangerous, objectionable or offensive dust to the extent that it causes an adverse effect at or beyond the boundary of the site.

Reason:
To ensure protection of the environment and neighbourhood amenity.

160. Notification and Management of Excessive Dust

In the event that dust monitoring identifies any exceedances of previously approved targets levels identified in the Dust and Air Quality Management Plan required as part of this consent, the Principal Certifier and Council (in the event that Council is not the Principal Certifier) must be notified in writing within 48 hours of the incident. This is to be accompanied by a report that assesses the reasons for the exceedance and details the corrective action(s) undertaken. Along with this, the Dust and Air Quality Management Plan required under this consent will be updated and resubmitted to identify all required management measures that will be required to be undertaken in future to prevent such exceedances.

Reason:
To ensure protection of the environment and neighbourhood amenity.

161. Excess Excavated Material - Disposal

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

Reason:
To satisfy the requirements of the legislation.

162. Acid Sulfate Soils

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

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

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

Reason:
To satisfy the requirements of the legislation.

163. Responsibility for Changes to Public Infrastructure

While building work is being carried out, the applicant must pay any costs incurred as a result of the approved removal, relocation or reconstruction of infrastructure (including ramps, footpaths, kerbs and gutter, light poles, kerb inlet pits, service provider pits, street trees or any other infrastructure in the street footpath area).

Reason:

To ensure payment of approved changes to public infrastructure.

164. Copy of Consent in the Possession of Person carrying out Tree Removal

The applicant must ensure that any person carrying out tree removal is in possession of this development consent and the approved landscape plan, in respect to the vegetation which has been given approval to be removed in accordance with this consent.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

165. Implementation of BASIX Commitments

While building work is being carried out, the applicant must undertake the development strictly in accordance with the commitments listed in the BASIX certificate(s) approved by this consent, for the development to which the consent applies.

Reason:

To satisfy the requirements of the legislation.

166. 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.

Reason:

To comply with Council's Development Control Plan.

167. Podium Planting

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

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

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

Reason:

To comply with Council's Development Control Plan.

168. External Plant and Equipment

External plant and equipment such as air conditioners, compressors and other machinery likely to emit noise shall be located so adjoining areas are not adversely affected.

Outdoor units for air conditioners shall be enclosed within a suitable acoustic enclosure to comply with the noise guidelines.

The ducting within the building must be mounted on vibration reducing pads to minimise vibration effect for residential units.

Reason:

To ensure ongoing protection of the environment, neighbourhood and residential amenity.

169. Installation of WSUD treatment train

The proponent shall install the WSUD infrastructure (water quality improvement device – Ocean Guard filters) as stated in the stormwater quality management shown on the Stormwater drawings or equivalent devices.

Reason:

To comply with Chapter E15 of Wollongong DCP 2009.

170. Implementation of all the recommendation (Façades Glazing) of acoustic report

Implement building acoustic treatment as recommended by acoustic consultant to comply with the with the *State Environmental Planning Policy (Transport and Infrastructure) 2021*

LAeq levels are not exceeded:

in any bedroom in the building 35dB(A) at any time between 10pm and 7am

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

Reason:

To comply with BCA Standards.

171. Survey Report for Floor Levels

A Survey Report must be submitted to the Principal Certifier verifying that each floor level accords with the floor levels as per the approved plans under this consent. The survey shall be undertaken after the formwork has been completed and prior to the pouring of concrete for each respective level of the building (if the building involves more than one level).

Where a timber/steel frame supports the floor, the survey shall be undertaken after the piers have been installed and prior to the laying of the bearers/joists and installation of the wall frames for each respective ground floor level of the building.

All levels shall relate to Australian Height Datum.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

172. Piping of Stormwater to Existing Stormwater Drainage System

Stormwater for the land must be piped to Council's existing stormwater drainage system in accordance with the Construction Certificate approved detailed drainage design.

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

173. Pipe Connections

All pipe connections to existing stormwater drainage systems within the road reserve shall be constructed flush with the pit wall in accordance with good engineering practice. The developer shall ensure that the condition of the existing stormwater drainage system is not compromised and that the service life of the existing stormwater drainage system is not reduced as a result of the connection.

Reason:

To ensure construction Standards are met.

BEFORE ISSUE OF AN OCCUPATION CERTIFICATE

Conditions
174. Retaining Wall Certification <p>The submission of a certificate from a suitably qualified and experienced structural engineer or civil engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate or commencement of the use. This certification is required to verify the structural adequacy of the retaining walls and that the retaining walls have been constructed in accordance with plans approved by the Principal Certifier.</p> <p><u>Reason:</u> To comply with the relevant Standards.</p>
175. Repair of Infrastructure <p>At the completion of works and prior to the release of an Occupation Certificate:</p> <ol style="list-style-type: none">any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council, orif the works in (a) are not carried out to Council's satisfaction, Council may carry out the works required and the costs of any such works must be paid as directed by Council and in the first instance will be paid using the security deposit required to be paid under this consent. <p><u>Reason:</u> To ensure any damage to public infrastructure is rectified.</p>
176. Preservation of Survey Marks <p>At the completion of works and prior to the release of an Occupation Certificate, a registered surveyor must submit documentation to the Principal Certifier which demonstrates that:</p> <ol style="list-style-type: none">no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaces, orb. the applicant has re-established any survey mark(s) that were damaged, destroyed, obliterated or defaced in accordance with the Surveyor General's Direction No. 11 - Preservation of Survey Infrastructure. <p><u>Reason:</u> To protect the State's survey infrastructure.</p>
177. Drainage Certification and WAE <p>The following information shall be submitted to the Principal Certifier prior to the issue of the final Occupation Certificate:</p> <ol style="list-style-type: none">Certification from a suitably qualified Civil Engineer, stating that all stormwater drainage and related work has been constructed in accordance with the approved Construction Certificate plans and Chapter E14 of the Wollongong DCP2009.A certificate of Hydraulic Compliance (using Council's M19 form) from a suitably qualified Civil Engineer, confirming that all on-site stormwater detention works have been constructed in accordance with the approved plans.Full works-as-executed plans, prepared and signed by a Registered Surveyor, including levels and location for all drainage structures and works, buildings (including floor levels), and finished ground and pavement surface levels, and satisfying the requirements stated in Chapter E14 of the Wollongong DCP2009.

Reason:
To comply with Council's Development Control Plan.

178. Structural Soundness Certification

The submission of a report from a suitably qualified and experienced structural engineer to the Principal Certifier is required, prior to the issue of the Occupation Certificate and commencement of use. This report is required to verify that the development can withstand the forces of floodwater, debris and buoyancy up to and including the 1 in 100 year flood level plus freeboard, Probable Maximum Flood (PMF) or PMF plus freeboard.

Reason:
To comply with Council's Development Control Plan.

179. Works-As-Executed (WAE) Plans - Works within Council Land or Road Reserve

The submission of a WAE plan for approved works in Council land and or road reserve must be submitted to and approved by Council's Development Engineering Manager, prior to the release of the Occupation Certificate. The WAE plans shall be certified by a registered surveyor indicating that the survey is a true and accurate record of the works that have been constructed. The WAE dimensions and levels must also be shown in red on a copy of the approved Construction Certificate plans. The WAE plans must include:

1. Final locations and levels for all works associated with the development within Council land.
2. The plan(s) must include, but not be limited to, the requirements stated in Chapter E14 of the Wollongong DCP 2009.

Reason:
To comply with the relevant Standards.

180. Completion of Engineering Works

The completion of all engineering works within Council's road reserve or other Council owned or controlled land in accordance with the conditions of this consent and any necessary work to make the construction effective must be to the satisfaction of Council's Manager Development Engineering. The total cost of all engineering works shall be fully borne by the applicant/developer and any damage to Council's assets shall be restored in a satisfactory manner. Written support from Council's Development Engineering Manager confirming all public domain works have been satisfactorily completed must be provided to the appointed Principal Certifier prior to the issue of an Occupation Certificate.

Reason:
To comply with the relevant Standards.

181. On-Site Detention - Structural Certification

The submission of a certificate from a suitably qualified practising civil and/or structural engineer to the Principal Certifier is required prior to the issue of the Occupation Certificate. This certification is required to verify the structural adequacy of the on-site detention facility and that the facility has been constructed in accordance with the approved Construction Certificate plans.

Reason:
To comply with Council's Development Control Plan.

182. Restriction on Use - On-Site Detention System (OSD)

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

"The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to any on-site detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression 'on-site detention system' shall include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces

designed to temporarily detain stormwater as well as all surfaces graded to direct stormwater to those structures.

Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council."

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

Reason:

To comply with Council's Development Control Plan.

183. Restriction on Use – Proposed Flood Walls

The applicant must create a restriction on use under the Conveyancing Act 1919 over any proposed flood walls that are utilised to ensure appropriate freeboard achieved for relevant ground floor areas. The following terms must be included in an appropriate instrument created under the Conveyancing Act 1919 for approval of Council:

"The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to identified flood walls to ensure the ongoing protection of the building".

Name of the authority having the power to release, vary or modify the restriction referred to is Wollongong City Council."

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

Reason:

To comply with Council's Development Control Plan.

184. Positive Covenant - On-Site Detention Maintenance Schedule

A positive covenant shall be created and registered under the Conveyancing Act 1919, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved On-Site Detention System and Maintenance Schedule (DA-2024/584).

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

Reason:

To comply with Council's Development Control Plan.

185. BASIX

An Occupation Certificate must not be issued unless accompanied by the BASIX Certificate applicable to the development. The Principal Certifier must not issue the Occupation Certificate unless satisfied that selected commitments have been complied with as specified in the relevant BASIX Certificate.

NOTE: Clause 44 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 provides for independent verification of compliance in relation to certain BASIX commitments.

Reason:

To satisfy the requirements of the legislation.

186. 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 in accordance with the approved plans and any relevant conditions of this consent.

Reason:

To ensure the approved landscaping works have been completed in accordance with the approved landscaping plan(s).

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

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

Reason:

To ensure all parties are aware of the approved plans and supporting documentation.

188. 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:

1. The soil vaults have been adequately prepared for street trees.
2. The tree stock complies with AS 2203:2018 Tree Stock for Landscape Use.
3. The soil vaults for tree pits have been constructed and the trees installed in accordance with manufacturers recommendations and arboricultural best practice.

Reason:

To comply with the Australian Standards.

189. Heritage Documents Local Studies Library

A bound hard copy and digital copy of all heritage documents related to this development application should be provided to Councils Heritage Staff for inclusion in the local studies library. The documents should be included as one document with an index page. Document(s) required include but are not limited to:

- a. Heritage Impact Statement;
- b. Preliminary Historic Archaeological Assessment prepared by Austral Archaeology dated 1 July 2025.

Reason:

To ensure heritage considerations are met.

OCCUPATION AND ONGOING USE**Conditions****190. Strata Plan Requirements**

Should a Strata Plan be prepared for this development in the future, the following matters must be addressed:

- a. Garbage and recycling rooms must be contained within the common area;
- b. Motorbike and bicycle storage areas and visitor car parking must be contained within the common area; and
- c. Appropriate allocation of carparking and storage areas to the dwellings.

Reason:

To ensure protection of the environment and neighbourhood amenity.

191. Residential Storage

Each residential unit shall be allocated storage within the residential storage area provided within the building. The residential storage area shall be appropriately secured and fitted with CCTV surveillance. This requirement shall be reflected on the Construction Certificate plans.

Reason:
To ensure protection of the environment and neighbourhood amenity.

192. Clothes Drying on Balconies/Terrace Areas Prohibited

The use of the balconies/terrace areas for the external drying of clothes is strictly prohibited.

Reason:
To ensure protection of the neighbourhood amenity.

193. 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.

Reason:
To comply with Council's Development Control Plan.

194. Waste Collection

All waste collection must be carried out from within the site. Waste collection from the street is not permitted at any time.

Reason:
To protect residential and pedestrian amenity.

195. Storage of Waste Bins and Waste

All waste and bins associated with the development shall be stored within the waste storage rooms at all times. No waste shall be allowed to accumulate or shall be stored on or adjacent to the street frontage of the site at any time.

Reason:
To ensure protection of the environment and neighbourhood amenity.

196. Damaged Bins

Any waste bins damaged in the compaction process must be replaced at the developer's cost, with no cost to Council

Reason:
To ensure the costs of replacement of damaged bins is not incurred by the community.

197. Service vehicle egress

All service vehicles must exit the loading dock in a forward direction.

Reason:
To ensure adequate site safety.

198. Ongoing use of service vehicle turntable

The proposed turntable within the car park must remain unobstructed and be maintained in a good state of repair and operational at all times.

Reason:
To ensure the turntable is operational at all times.

199. Graffiti Removal

Any graffiti shall be removed immediately from the exterior of the building or any associated structures including any fences, site services and retaining/planter bed walls.

Reason:

To ensure protection of the environment and neighbourhood amenity.

Water NSW General Terms of Approval

200. Dewatering

GT0115-00001	Groundwater must only be pumped or extracted for the purpose of temporary construction dewatering at the site identified in the development application. For clarity, the purpose for which this approval is granted is only for dewatering that is required for the construction phase of the development and not for any dewatering that is required once construction is completed.
GT0116-00001	Before any construction certificate is issued for any excavation under the development consent, the applicant must: 1. apply to WaterNSW for, and obtain, an approval under the Water Management Act 2000 or Water Act 1912, for any water supply works required by the development; and 2. notify WaterNSW of the programme for the dewatering activity to include the commencement and proposed completion date of the dewatering activity Advisory Note: 3. An approval under the Water Management Act 2000 is required to construct and/or install the water supply works. For the avoidance of doubt, these General Terms of Approval do not represent any authorisation for the take of groundwater, nor do they constitute the grant or the indication of an intention to grant, any required Water Access Licence (WAL). A WAL is required to lawfully take more than 3ML of water per water year as part of the dewatering activity. 4. A water use approval may also be required, unless the use of the water is for a purpose for which a development consent is in force.
GT0117-00001	A water access licence, for the relevant water source, must be obtained prior to extracting more than 3ML per water year of water as part of the construction dewatering activity. Advisory Notes: 1. This approval is not a water access licence. 2. A water year commences on 1 July each year. 3. This approval may contain an extraction limit which may also restrict the ability to take more than 3ML per water year without further information being provided to WaterNSW. 4. Note that certain water sources may be exempted from this requirement - see paragraph17A, Schedule 4 of the Water Management (General) Regulation 2018.
GT0118-00001	If no water access licence is obtained for the first 3ML / year (or less) of water extracted, then, in accordance with clause 21(6), Water Management (General) Regulation 2018, the applicant must: (a) record water taken for which the exemption is claimed, and (b) record the take of water not later than 24 hours after water is taken, and (c) make the record on WAL exemption form located on WaterNSW website "Record of groundwater take under exemption", and (d) keep the record for a period of 5 years, and (e) give the record to WaterNSW either via email to Customer.Helpdesk@waterNSW.com.au or post completed forms to - PO Box 398 Parramatta NSW 2124 (i) not later than 28 days after the end of the water year (being 30 June) in which the water was taken, or (ii) if WaterNSW directs the person in writing to give the record to WaterNSW on an earlier date, by that date.
GT0119-00001	All extracted groundwater must be discharged from the site in accordance with Council requirements for stormwater drainage or in accordance with any applicable trade waste agreement.
GT0120-00001	The design and construction of the building must prevent: (a)any take of groundwater, following the grant of an occupation certificate (and completion of construction of development), by making any below-ground levels that may be impacted by any water table fully watertight for the anticipated life of the building. Waterproofing of below-ground levels must be sufficiently extensive to incorporate adequate provision for unforeseen high water table elevations to prevent potential future inundation; (b)obstruction to groundwater flow, by using sufficient permanent drainage beneath and around the outside of the watertight structure to ensure that any groundwater mounding shall not be greater than 10 % above the pre-development level; and (c)any elevated water table from rising to within 1.0 m below the natural ground surface.
GT0121-00001	Construction phase monitoring bore requirements GTA: a) A minimum of three monitoring bore locations are required at or around the subject property, unless otherwise agreed by WaterNSW. b) The location and number of proposed monitoring bores must be submitted for approval, to WaterNSW with the water supply work application. c) The monitoring bores must be installed and maintained as required by the water supply work approval. d) The monitoring bores must be protected from construction damage.

GT0122-00001	<p>Construction Phase Monitoring programme and content: a) A monitoring programme must be submitted, for approval, to WaterNSW with the water supply work application. The monitoring programme must, unless agreed otherwise in writing by WaterNSW, include matters set out in any Guide published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no Guide is current or published, the monitoring programme must include the following (unless otherwise agreed in writing by WaterNSW): i. Pre-application measurement requirements: The results of groundwater measurements on or around the site, with a minimum of 3 bore locations, over a minimum period of 3 months in the six months prior to the submission of the approval to WaterNSW. ii. Field measurements: Include provision for testing electrical conductivity; temperature; pH; redox potential and standing water level of the groundwater; iii. Water quality: Include a programme for water quality testing which includes testing for those analytes as required by WaterNSW; iv. QA: Include details of quality assurance and control v. Lab assurance: Include a requirement for the testing by National Association of Testing Authorities accredited laboratories. b) The applicant must comply with the monitoring programme as approved by WaterNSW for the duration of the water supply work approval (Approved Monitoring Programme).</p>
GT0123-00001	<p>(a) Prior to the issuing of the occupation certificate, and following the completion of the dewatering activity, and any monitoring required under the Approved Monitoring Programme, the applicant must submit a completion report to WaterNSW. (b) The completion report must, unless agreed otherwise in writing by WaterNSW, include matters set out in any guideline published by the NSW Department of Planning Industry and Environment in relation to groundwater investigations and monitoring. Where no guideline is current or published, the completion report must include the following (unless otherwise agreed in writing by WaterNSW): 1) All results from the Approved Monitoring Programme; and 2) Any other information required on the WaterNSW completion report form as updated from time to time on the WaterNSW website. c) The completion report must be submitted using "Completion Report for Dewatering work form" located on WaterNSW website www.waternsw.com.au/customer-service/waterlicensing/ dewatering.</p>
GT0150-00001	<p>The extraction limit shall be set at a total of 3ML per water year (being from 1 July to 30 June). The applicant may apply to WaterNSW to increase the extraction limit under this condition. Any application to increase the extraction limit must be in writing and provide all information required for a hydrogeological assessment. Advisory note: Any application to increase the extraction limit should include the following: - Groundwater investigation report describing the groundwater conditions beneath and around the site and subsurface conceptualisation - Survey plan showing ground surface elevation across the site - Architectural drawings showing basement dimensions - Environmental site assessment report for any sites containing contaminated soil or groundwater (apart from acid sulphate soils (ASS)) - Laboratory test results for soil sampling testing for ASS - If ASS, details of proposed management and treatment of soil and groundwater. Testing and management should align with the NSW Acid Sulphate Soil Manual.</p>
GT0151-00001	<p>Any dewatering activity approved under this approval shall cease after a period of two (2) years from the date of this approval, unless otherwise agreed in writing by WaterNSW (Term of the dewatering approval). Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.</p>
GT0152-00001	<p>This approval must be surrendered after compliance with all conditions of this approval, and prior to the expiry of the Term of the dewatering approval, in condition GT0151-00001. Advisory note: an extension of this approval may be applied for within 6 months of the expiry of Term.</p>
GT0155-00001	<p>The following construction phase monitoring requirements apply (Works Approval): a. The monitoring bores must be installed in accordance with the number and location shown, as modified by this approval, unless otherwise agreed in writing with WaterNSW. b. The applicant must comply with the monitoring programme as amended by this approval (Approved Monitoring Programme). c. The applicant must submit all results from the Approved Monitoring Programme, to WaterNSW, as part of the Completion Report.</p>