



## **ATTACHMENTS TO REPORTS –**

### **Item 13.5 – DA 14/1328 Construction of a 16 Dwelling ‘Multi Dwelling Development’ – 11 Clarke Street and 5 Cliff Street, Bowral**

#### **ORDINARY COUNCIL MEETING**

Wednesday 10 February 2016

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## Attachments to Reports

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## ATTACHMENTS TO REPORT

### Item 13.5

DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' - 11  
Clarke Street and 5 Cliff Street, Bowral

#### Attachment 1

11 November 2015 Council Meeting Report

#### Attachment 2

9 December 2015 Council Meeting Report

#### Attachment 3

Draft Notice of Determination

#### Attachment 4

Plans of Proposed Development

#### Attachment 5

Amended Stormwater Drainage Plan

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**ATTACHMENT 1**

**10.4 DA 14/1328 Construction of a 16 Multi-dwelling Development and Demolition of Existing Dwelling - 11 Clarke Street and 5 Cliff Street, Bowral**

**Reference:** 14/1328  
**Report Author:** Acting Team Leader Town Planning  
**Authoriser:** Group Manager Planning, Development & Regulatory Services  
**Applicant:** James Allman, Allman Johnston Architects  
**Owner:** OC Investments Pty Ltd & ANL Discretionary Trust  
**Link to Corporate Plan:** Provide for higher density development within the towns of Mittagong, Bowral, Moss Vale and Bundanoon

**PURPOSE**

The purpose of this report is to consider a development application, DA 14/1328, which seeks consent to construct a 16 dwelling '*multi dwelling housing*' development and undertake ancillary works such as car parking, internal driveways, on-site stormwater detention and landscaping at 11 Clarke and 5 Cliff Streets Bowral. The application has been reported to Council in view of the community interest in the proposal as evidenced by the number of submissions received. Consequently, this report is prepared for determination, and recommends approval, subject to conditions.

**VOTING ON THE MOTION**

Councillors are required to record their votes on this matter.

**RECOMMENDATION**

**THAT development application DA 14/1328 for a proposed 16 dwelling '*multi dwelling housing*' development including ancillary works such as car parking, internal driveways, on-site stormwater detention and landscaping at Lot 1 DP 1041999 and Lot 8 DP 702375 11 Clarke and 5 Cliff Streets Bowral be approved subject to conditions as described in Attachment 1 to the report.**

**REPORT**

**Background**

The application was lodged on 19 December 2014. As the land is mapped as being bush fire prone the application was referred to the Rural Fire Service (RFS) on 16 January 2015. It was also referred to Water NSW on 16 January 2015.

Notification of the application was undertaken twice. It was notified the second time in order to clarify the correct property description in the title of the notification notice.

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**Subject Site and Locality**

The site is known as 11 Clarke (Lot 1 DP 1041999) and 5 Cliff (Lot 8 DP 702375) Streets Bowral. The site has an area of 5,262.64m<sup>2</sup>. Figures 1 & 2 identify the site. The site is bound by Clarke Street to the east, Cliff Street to the north and private land holdings to the south and west. A detailed description of the land as contained in the Statement of Environmental Effects (SoEE) is as follows:

Lot 1 is a rectangular parcel oriented east to west with a frontage to Clarke Street of 40.275 m and a depth of 100.62m. There is an easement for stormwater drainage on the western boundary and runs to the Cliff Street frontage with a width of two metres. Lot 1 has an area of 4,062.84m<sup>2</sup>. Lot 1 has a moderate slope from east to west of 16m over its 100m length at an average gradient of 1 in 6.25. In the north eastern corner of the site, the site falls more steeply from Clarke Street, at a gradient of 1 in 5. It is vacant with around 25 trees in its eastern third adjacent to Clarke Street. There is a sewer manhole adjacent to the mid-point of the eastern boundary of Lot 1 with all other services on the Clarke and Cliff Street frontages.

Lot 8 DP 7023755 is rectangular with boundary dimensions of 20.115m and 59.65m and is oriented east to west with its long boundary fronting Cliff Street. It has an area of 1,199.86m<sup>2</sup>. It has an average gradient of 1 in 6.7 from east to west. Lot 8 consists of a two storey brick cottage with a separate garage and has an irregular timber retaining wall in its western portion. Lot 8 has approximately eight established trees on its northern and western boundaries and two street trees exist on the Cliff Street frontage. Access for vehicles to Lot 8 is on the north eastern corner and the eastern portion of the site has a timber retaining wall on the eastern boundary and a brick retaining wall ten metres further to the west, creating relatively flat ground for the existing concrete driveway and metal clad garage. Lot 8 is traversed in its north eastern corner by a sewer main with a sewer manhole occurring approximately 20 metres from the eastern boundary.

There are seven (7) existing medium density developments in the Cliff and Clarke Streets locality. In addition a medium density development has been recently approved at 13 Clarke Street.



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**DETAILS OF PROPOSAL**

On 19 December 2014, a development application was lodged by James Allman, Allman Johnston Architects, which seeks consent to construct a 'multi dwelling housing' development consisting of 16 dwellings (see **Attachment 2** for plans of proposed development). The existing dwelling on 5 Cliff Street would be demolished. The submitted Statement of Environmental Effects (SEE) in part describes the proposal as follows:

- *The proposed development is 16 townhouses in two groups of four attached units and four groups of duplex units.*
- *The proposed site arrangement is determined by vehicular access, with the driveway for the development meandering through the site, from an entrance at Clarke Street to an exit on Cliff Street.*
- *For the Cliff Street frontage, two duplexes are proposed setback eight metres from the Cliff Street boundary, with individual entrance and egress driveways.*
- *Each unit is provided with a minimum of three bedrooms with some containing a separate study.*
- *All units are provided with a double lockup garage, storage and separate laundries.*
- *Six visitor parking spaces are provided throughout the site in three pairs, evenly spaced through the development to facilitate visitation to each unit.*
- *Each unit has two levels.*
- *Each unit is provided with private outdoor living space, with proposed strata title boundary locations indicated on the site plan.*
- *Units proposed to be adapted for disabled access and habitation are indicated on the detailed plans with proposed modifications noted, together with required circulation spaces for wheelchair access.*
- *The townhouses are to be constructed with a concrete slab to the basement level, reinforced concrete blockwork retaining walls to natural ground level and lightweight timber framing to the superstructure and first floor. Cladding consists of oiled vertical timber cladding, horizontal Hardies Scyon stria and matrix cladding, with selected paint finish and a Colorbond Zincolume custom orb profile roof.*

**STATUTORY PROVISIONS**

**State Environmental Planning Policies**

State Environmental Planning Policy No 55 – Remediation of Land

Clause 7 of SEPP 55 requires the consent authority to consider whether land is contaminated prior to granting consent to the carrying out of any development on that land, and to be satisfied that the land is suitable for the proposed use. As the site constitutes residential use a desktop assessment leads to the conclusion that the land is not a site of possible contamination and therefore no further assessment of contamination is required.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A BASIX Certificate number 592693M\_02 dated 2 December 2014 is included with the documentation submitted for development consent. A report prepared by Efficiency Assessments (energy assessment consultants) was included with the documentation submitted. This report assesses the design of the proposed buildings in relation to their energy requirements, heating and cooling.

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A BERS (building energy ratings scheme) report prepared by Efficiency Assessments has also been lodged with the BASIX Certificate. The BERS report indicates acceptable levels of energy consumption in relation to heating and cooling of the units, water conservation measures and thermal comfort provisions. All of these fall within acceptable levels for compliance with the minimum requirements.

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011

The matter was referred to the Sydney Catchment Authority and their reply dated 10 February 2015 states:

*'Based on Water NSW's site inspection and the information provided, the proposed development has been assessed by Water NSW as being able to achieve a neutral or beneficial effect on water quality provided appropriate conditions are included in any development consent and are subsequently implemented.'* (Condition 65).

**Local Environmental Plans**Wingecarribee Local Environmental Plan 2010

The applicable LEP is the *Wingecarribee Local Environmental Plan 2010*, and the relevant provisions of the LEP are discussed as follows.

Clause 2.3 Zone objectives and land use table

The site is zoned R3 Medium Density Residential and in this zone 'multi dwelling housing' is permissible with development consent. The objectives of the zone are:

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

The proposed multi dwelling housing development provides for the medium density housing in a mix of 16 dwellings in two groups of four attached units and four groups of duplex units. Each unit is provided with a minimum of three bedrooms with some containing a separate study. Units 2 - 4, 8 and 11 - 12 are proposed to be adapted for disabled access and habitation. Therefore, the proposed development meets the objectives of the zone.

Clause 4.1 Minimum Lot Size

The minimum lot size applicable to the land under Clause 4.1 is 700m<sup>2</sup>. The total area of the site is 5,262.64m<sup>2</sup>. Clause 7.1 would permit, with development consent, the future strata subdivision of the development. This application does not include strata subdivision.

Clause 5.9 Preservation of Trees or Vegetation

An Arborist's report is included with the Application, which audits the existing trees on the site and assesses the impact of the proposed development on these. The Arborist's report indicates a total of 33 trees on the site predominantly cabbage gums with the surface of the site dominated by maintained grass.



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No 5 Cliff Street is dominated by mature ornamental trees. Trees on Council's roadside verge have been repetitively topped for power line clearance and are not considered to be in good condition.

The Arborist's report concludes that existing trees on the site are either unsuitable for retention due to their advanced age, non-endangered status and inappropriateness to a medium density town house site such as this and indicates that none is worthy of protection. The proposed landscaping design allows for native endemic species generally, which will enhance the appearance of the existing site should the proposed development proceed.

Clause 7.3 Earthworks

Cut and fill on the site is minimised as far as possible, recognising that for the site to be developed at all, cut and fill would be essential to establish levels appropriate for medium density development.

The 'Site Section' drawing gives the most accurate indication of the extent of cut and fill. The maximum cut as shown on that drawing would be 1.8m. The maximum fill as shown on that drawing would be 2.2m. The majority of cut and fill across the site is less than these maximums.

Notwithstanding this, minimisation of cut and fill is proposed to ensure that the site remains stable and to avoid the complex and costly necessity for large scale earthworks and retention systems. The proposed earthworks are unlikely to have any detrimental effect on existing drainage patterns and soil stability in the locality.

The proposed earthworks facilitate the development of the land for medium density housing. Excavated soil from the land would be used for fill and landscaping on the site. Council's mapping does not indicate evidence of Aboriginal items or other relics on the land. The site is not in close proximity to, and the proposed development is unlikely to have adverse impacts on, any watercourse, drinking water catchment or environmentally sensitive area.

**Development Control Plans**

Bowral Town Development Control Plan (DCP)

The development is subject to the Bowral DCP. Below is an assessment against the relevant sections of the DCP.

<b>Performance Criteria/Standard</b>	<b>Complies</b>	<b>Part A All Land Comment</b>
A2.2.4 Residential Amenity Objectives	✓	The proposed development is sympathetic to the medium density neighbourhood character. Sustainable principles via BASIX requirements are incorporated into the proposal.
A2.2.5 Residential Diversity	✓	The development offers a two storey medium density housing option within Bowral. Two separate parcels of land would be amalgamated to create the development site.
A2.2.6 Visual Amenity	✓	The site slopes away from both Clarke and Cliff Streets and two storey buildings would have acceptable visual impact when viewed from the streets. The slope would reduce the visual impact when viewed from Clarke and Cliff Streets.  The following point made in the SEE is agreed with: <i>'... the development is sympathetic and through the variety of its forms and varied setbacks of its façade, enhances the</i>

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Performance Criteria/Standard	Complies	Part A All Land Comment
		<p><i>character of the existing area with its diversity of built form. This diversity encourages a variety of private open space options to the occupants and increases the visual interest of the development as a whole.</i></p> <p>Proposed landscaping is of good quality and private open space is provided.</p>
A2.2.7 Public Views and Vistas	✓	As the buildings are stepped down the slope it is considered there would be no significant impact on views and vistas from public places.
A2.2.8 Environmental Sustainability	Partly	All existing trees on-site would be removed as a consequence of the development. An Arborist report has been submitted with the DA. Replacement landscaping is of high quality and should enhance biodiversity. Council's Development Engineer is of the view that the stormwater situation in the locality would improve should the development be approved.
A3.3 Development in Sydney's Drinking Water Catchments	✓	See comments above under the heading <i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i> .
A3.6 Water Sensitive Design	✓	<p>'<i>Concept Stormwater Management Plans</i>' (as amended) have been submitted with the DA as has a '<i>Water Cycle Management Study</i>' report incorporating modelling. Council's Development Engineer considers the amended plans to be acceptable.</p> <p>The '<i>Stormwater Drainage Plan – Downstream of Site</i>' proposes to legally undertake work within an easement in favour of the subject land located on No 1 Cliff Street. In this regard correspondence from the Consulting Engineers states:</p> <p><i>'Due to the layout of the proposed development, we note the following features that will minimise the volume of stormwater runoff that the downstream site currently experiences;</i></p> <p>a) <i>On-site Stormwater Detention and Rainwater Storage Tanks:</i>                      As per Council's requirements, the site requires an on-site stormwater detention (OSD) to ensure that the post-development flows do not exceed pre-development flows for all storm events up to the 1:100 year ARI event. Based on our calculations, the site requires a total of 171.6m<sup>3</sup> of OSD storage to ensure that the maximum discharge for all storm events in the post-development scenario do not exceed the pre-development discharge. Each unit has a 7,000L rainwater tank, to capture rainwater run-off from the roof drainage for use within the dwellings. The proposed design provides over 280m<sup>3</sup> of stormwater storage.</p> <p>b) <i>Directing Post-development site flows to Cliff Street:</i>                      Currently the stormwater run-off from the entire site (site area of 5271m<sup>2</sup>) drains in an uncontrolled manner to a low point along the Western site boundary through the downstream property, 1 Clarke Street, Bowral via a designated stormwater drainage easement (refer to civil plan 14007_DA05). In the post-development scenario, the total site area draining to the</p>

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Performance Criteria/Standard	Complies	Part A All Land Comment
		<p>rear is minimised by 14% (4541m<sup>2</sup>), and 730m<sup>2</sup> of the site drains to Cliff Street, via an OSD basin.</p> <p>Management of Overland Flows through downstream property</p> <p>Currently the site drains via an easement for the drainage of water within Lot 1 DP 1042479, 1 Cliff Street Bowral. The volume of stormwater that travels through the easement will not be increased, by providing on-site stormwater detention (OSD) as outlined in the item 1 above</p> <p>The following measures have been implemented to minimise the chances of a blockage/failure in the OSD systems and to ensure that overland flows travel to Cliff Street safely through the downstream property in the event of an emergency, where the outlets/inlets of the OSD systems block up and no stormwater runoff is detained on-site;</p> <ul style="list-style-type: none"> <li>• Pipes within the drainage easement/access road of 1 Cliff Street to be upgraded in size/capacity to drain the existing site flows plus the site flows in the 1 in 100 year ARI storm event from 11 Clarke Street.</li> <li>• The stormwater storage is provided in multiple storages, including 5 basins, 1 below ground tank and 16 rainwater tanks. Multiple storage areas minimises the odds of all the storage being blocked and overflowing at the same time.</li> <li>• To minimise the chances of blockages/failures the stormwater detention systems are to be regularly maintained in accordance with a maintenance schedule, refer to plan 14007_DA07.'</li> </ul> <p>The easement for drainage of water running through No 1 Cliff Street has landscaping and a substantial amount of constructed driveway over it. The proposed works within the easement would require the digging up of existing landscaping and driveway in No 1 Cliff Street. In order to minimise disruption to the residents of No 1 Cliff Street a construction management plan for works within the easement shall be required if the Application is to be granted consent (see <b>Condition 16</b>) . A further condition is proposed to be added requiring a \$15,000 bond for the construction works within the easement (see <b>Condition 27</b>).</p> <p>It is also noted that Council's 'Development &amp; Subdivision Engineering Standards &amp; Planning Guidelines' states that 'the installation of underground detention facilities in residential developments or pumped discharge facilities for any developments will not be approved'. In this instance the Applicants are proposing to utilise one underground stormwater detention storage tank. As the proposed development is medium density housing on a sloping site Council's Development Engineer recommends that the Guidelines be varied in this instance. The Guidelines have been varied in other instances.</p>

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Performance Criteria/Standard	Complies	Part A All Land Comment
A5.2 Private Landscaped Open Space	✓	<p>A 'Landscape Plan' has been submitted with the DA. The landscaping concepts proposed are described on the plan as follows and are considered suitable for a medium density development:</p> <p><i>The proposed gardens (for) the residences will create a harmonious and cohesive landscape setting which will form a significant feature of the development. The continuous slope of the site necessitates a series of sandstone and masonry retaining walls which form terraces between the buildings and along the central driveway. Where possible spilling flowering plants will soften the appearance of the walls and provide seasonal colour. A timber balustrade will be installed over any wall exceeding 1m in height. Access through the gardens will include paved paths adjacent to buildings and robust concrete stepping stones within garden beds.</i></p> <p><i>Planting within the gardens will be informal and include generous massed planting of Australian native shrubs and grasses which occur naturally around Mount Gibraltar, such as Lomandra, Stypantra and Banksia species. The landscape treatment between the buildings will include large areas of low native grasses to stabilize slopes and ensure irrigation and maintenance requirements will be minimal.</i></p> <p><i>Vertical green walls positioned adjacent to residences walls will feature flowering climbers including species native to Mount Gibraltar such as the Native Sarsparilla and Clematis. Sheltered areas between buildings offer opportunities for establishing the ferns, lilies and orchids native to the wet sclerophyll forest of Mount Gibraltar.</i></p> <p><i>The scale and visual impact of the buildings will also be softened by the use small evergreen trees including Banksia and Eucalyptus species and large evergreen shrubs around the periphery. The proposals include 11 new street trees within Clarke Street and Cliff Street road reserves comprising the Weeping Bottlebrush.' Council's Vegetation and Tree Management Officer has advised that more appropriate street trees in keeping with the 'Draft Street Tree Master Plan' are the White Flowering Crepe Myrtle, Upright Crab Apple or the Flowering Plum. This matter has been conditioned accordingly (see <b>Condition 69</b>).</i></p>
A6.2 Demolition	✓	The dwelling proposed to be demolished on 5 Cliff Street is not a listed heritage item or within a heritage conservation area.
A6.3 Site Analysis	✓	A satisfactory 'Site Analysis Plan' has been submitted with the DA. The 'Statement of Environmental Effects' also assists with the site analysis.
A6.4.3 Cut and Fill Development Controls	Partly	Due to the topography of the site cut and fill exceeds 750mm for parts of the development. The 'Site Section' drawing gives the most accurate indication of the extent of cut and fill. The maximum cut as shown on that drawing would be 1.8m.

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Performance Criteria/Standard	Complies	Part A All Land Comment
		<p>The maximum fill as shown on that drawing would be 2.2m. The majority of cut and fill is less than these maximums.</p> <p>Taking into account the slope of the land and the fact that it is zoned for medium density residential purposes it is considered reasonable to vary the extent of cut and fill in this instance.</p>
A7.4 Safer by Design Specific Design Requirements	✓	<p>Safer by design criteria have been adequately addressed in the Statement of Environmental Effects and incorporated into the design of the development. The Statement of Environmental Effects states:</p> <p><i>'The proposed design creates a village like atmosphere with the central driveway representing public space, which is clearly visible to each unit. Private spaces for each of the units is overlooked with substantial window area for owner occupier supervision and a clearly defined entrance and exit to the site, together with well-defined entries, garages and visitor parking spaces all to be provided with adequate lighting, ensure that a strong sense of ownership and community will apply to the development.'</i></p>
A8.12 Waste Management and Disposal	✓	<p>A satisfactory Waste Management Plan (WMP) has been submitted with the DA for the construction phase of the development.</p>
A.10 Outdoor Lighting	✓	<p>The Statement of Environmental Effects gives the following analysis in respect of outdoor lighting:</p> <p><i>'Outdoor lighting will be selected to ensure that light spillage to adjacent properties is minimised. Light timers and movement detectors will be used for external lighting to save energy and prevent unwanted light sources, when external lighting is not required.'</i></p>

Performance Criteria/Standard	Complies	Part C Residential Zoned Land Comment
C1.6.2 Building Materials Specific Controls	✓	<p>It is not proposed to use zincalume or galvanised iron. An acceptable detailed colour scheme has been submitted with the DA. The proposed materials and colours to be used are as follows:</p> <ul style="list-style-type: none"> <li>• <i>"Roof: custom orb Colorbond steel sheeting in Colorbond 'Jasper'.</i></li> <li>• <i>Walls: Basement and ground level external walls will be oiled vertical timber cladding, above which 'Scyon stria' fibre cement cladding and 'Scyon matrix' painted fibre cement sheeting will be used. The proposed colour scheme is shown on the architectural drawings, and consists of ivory stone paint finish to stria weatherboarding and stony beige to rendered walls.</i></li> <li>• <i>Window and door frames: powder coated aluminium off white.</i></li> <li>• <i>Fascias, gutters and downpipes: Colorbond zincalume 'Woodland Grey'."</i></li> </ul>

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Performance Criteria/Standard	Complies	Part C Residential Zoned Land Comment
C1.7 Infill Development on Difficult Lots	✓	The site is a difficult one due to its topography. It is considered reasonable that the controls within the DCP be varied to facilitate development of the land for medium density purposes.
C3.2.2 Site Amalgamation Specific Controls	✓	Site frontage to Clarke Street is 40.275 m. The front boundary to Cliff Street is 59.65m. The development would occur on two existing lots. Adjoining allotments have been or are proposed to be developed for medium density housing. Impacts on amenity are considered to be acceptable.
C3.3.2 Site Planning Specific Controls	Partly	<p>7 of the 16 dwellings address either Clarke or Cliff Streets due to the configuration of the land. This is consistent with other medium density developments in the Clarke Street neighbourhood. It is arguable that the number of dwellings addressing the streets are maximised.</p> <p>Car spaces other than visitor spaces are contained within garages in the curtilage of the dwellings.</p> <p>A single-lane driveway in a one-way vehicular system through the site minimises the extent of hard paving on the site whilst simplifying vehicular circulation. Meandering of the driveway down the slope of the site reduces the driveway gradient and allows level areas for access to garaging.</p> <p>Building articulation is sufficient and long unbroken forms greater than 25m in length are avoided.</p> <p>All units have a wall within 50 metres of either Clarke or Cliff Street. The design of the units within the site with walls more than 50 metres from either Cliff or Clarke Streets are well articulated and vary in height, allowing for the slope of the land. The numbers of dwellings which are more than 50m from the street have been minimised.</p> <p>Existing natural features of the site i.e. slope have largely dictated the design of the development. There is a need for cut and fill but the development generally follows the topography. All trees on-site are proposed to be removed.</p> <p>All dwellings living areas have at least some access to the north. The units are oriented to the north to maximise passive solar design features available to the site. This is reinforced by the use of highlight windows oriented to the north in the central portions of most of the top floors of the units to provide a heat chimney for naturally cooling the units in summer, whilst also providing winter sun penetration and natural light throughout the year.</p> <p>Landscaping helps to screen and soften the impact of the proposed development from adjoining land and the street.</p>
C3.4 Density and Site Coverage	✓	Proposed Floor Space Ratio is 0.4721:1.

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Performance Criteria/Standard	Complies	Part C Residential Zoned Land Comment
C3.5 Street Presentation	x	<p>Council does not want the current practice of locating dwellings on a site so that they address a common driveway to continue. This proposed development does not meet this requirement as the dwellings address a common driveway. The site dimensions dictate the site layout. Many other medium density developments in the Clarke Street precinct also do not comply with this requirement.</p> <p>It is considered that the design of the development and the effectiveness of the proposed landscaping has sufficient merit to allow a variation of this requirement.</p>
C3.6.2 Dwelling Mix Design Controls	✓	<p>All of the dwellings have 3 bedrooms, with some also including a study. Dwelling sizes vary from 132m<sup>2</sup> to 173.3m<sup>2</sup> of living area. Private open spaces vary in shape and size. Resident amenity and streetscape impacts are considered acceptable.</p>
C3.7.2 Building Height Specific Controls	Partly	<p>The proposed development is two storeys and the buildings are stepped with the topography. The site section drawing shows that the proposed buildings are 9m or less above the natural ground level.</p> <p>The SoEE accompanying the application states:</p> <p><i>'This design seeks to restrain the silhouette of the development when viewed from adjacent properties. This is achieved by stepping the floor levels whilst minimising cut and fill requirements for practical reasons, minimising the roof pitch of the main roof and articulating the facades in and out so that the overall bulk of the development is reduced and landscaping can be used to soften facades. A two-storey layout applies to all units with garages and non-inhabitable rooms at basement level and generally speaking, the first floor occupying a similar footprint to the ground floor below to maximise outdoor open space.'</i></p> <p>The roof pitch of the proposed development would be less than those evident in the general neighbourhood as they vary between 5° and 15°. This would be a variation of the DCP requirements. The benefit of the roof pitch proposed is the lessening of visual impact. The design of the proposed development is contemporary and considered to be of high quality. It would be reasonable to encourage a variety of design approaches in the R3 Medium Density Residential zone.</p>
C3.8.2 Front Setbacks Specific Controls	✓	<p>A minimum 8m setback is proposed from both Clarke and Cliff Streets.</p> <p>To the Cliff Street frontage, a front setback of eight metres applies. This matches the setback of the existing two-storey brick cottage which is to be demolished on the Cliff Street frontage and it should be noted that the adjacent town house development to the west has a setback of approximately 4.5m by comparison. To the east, along Cliff Street, Lot 7 is a vacant parcel of land and yet to be</p>

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Performance Criteria/Standard	Complies	Part C Residential Zoned Land Comment
		<p>developed.</p> <p>The front setback approved for the development at 13 Clarke Street is 9m. The front setback at 15 Clarke Street is approximately 8.5m – 9m. Setbacks for medium density development fronting Clarke Street tend to predominantly between 7.2m to 8.5m. There are a couple of medium density buildings with greater setbacks. Single dwelling setbacks tend to be between 5.8m and 7.5m.</p> <p>Existing vegetation would not be retained within the front setback. Landscaping is proposed within the front setback building line. The proponents are also proposing to plant street trees along both street frontages.</p>
C3.9.2 Side Setbacks Specific Controls	x	<p>Side setbacks for the proposed development in the instance of Units 1, 3, 6 and 11-12 are approximately 3m. The side setback for Unit 16 is 3.49m. Units 2, 4-5, 7-10 and 13-15 all exceed the minimum setbacks of 3.5m and most substantially exceed it.</p> <p>Minimum side setbacks for medium density developments with frontage to Clarke Street generally are about 3.2m to 3.7m. Given the constraints of the site, the quality of development, articulation of building form, height of the buildings and landscaping it is considered reasonable to vary the minimum side setbacks.</p> <p>It needs to be pointed out that Units 12 and 13, which are two storey buildings have parts of living areas on the upper floor that has windows facing west and so could potentially overlook two existing villa on the adjoining property to the west. This is not considered to be an issue warranting elimination of Unit 12 as the living area is oriented to the north-east in terms of larger picture windows and sliding doors accessing the balcony. The living area of Unit 13 is oriented to the northern aspect where the balcony is located. Privacy screens are recommended to be utilised (see <b>Condition 5</b>).</p>
C3.10.2 Rear Setbacks Development Controls	✓	<p>Due to the fact that the site has two street frontages it is arguable as to which boundary is the rear one. As the larger street frontage is to Cliff Street it is reasonable to assume that the southern boundary is the rear one. Proposed Units 3, 6 and 11 are closest to the southern boundary being setback approximately 3m from it.</p> <p>The southern boundary would constitute a side boundary to 13 Clarke Street that has recently had a 'multi dwelling housing' development approved on the site.</p> <p>Shadow diagrams submitted with the application suggest that the proposed development would not have an unacceptable impact upon solar access.</p> <p>The privacy of the property to the rear should not be</p>



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Performance Criteria/Standard	Complies	Part C Residential Zoned Land Comment
		unreasonably affected due to the location of living areas within the proposed units along the southern boundary, landscaping and the location of the dwellings on those properties.
C3.11.2 Dwelling Orientation Development Controls	✓	All units are oriented to the north and benefit from living spaces which receive over the minimum requirement for direct sunlight. In addition, highlight windows are provided to each unit to maximise passive solar orientation and allow sun to enter the central portions of each unit. These high level windows also provide an opportunity for a heat-chimney effect, providing natural ventilation in the warmer months of the year, and avoiding the necessity for air conditioning.  The proposed development will not impact unreasonably upon the access to sunlight of adjacent dwellings and private open space.
C3.12 Design Guidelines	✓	The majority of living areas and dining rooms have been orientated towards the north and west to maximise solar access.  Bedrooms, kitchens and storage rooms have been located in areas of reduced solar access where practical.  An assessment of the energy requirements of each of the units has been prepared by efficiency assessments under the building energy rating system (BERS), as part of the BASIX requirements. This assessment indicates that each of the units satisfies the minimum requirements applicable under BASIX
C3.13.2 Private Open Space Development Controls	✓	Private open space areas for each dwelling are a minimum of 50m <sup>2</sup> . Each area of open space has a minimum length of 5m.  Dwellings with the majority of private open space on the southern side of the structure also have smaller court areas on the northern side.  Verandas, patios and deep soils areas are used to provide a combination of landscaped and hard surface areas.  The location of private open space in each dwelling enables direct access to the primary living area of the dwelling.
C3.14 Landscaping and Communal Open Space	x	The landscaped area is anticipated to be slightly less than 50% of the site area due to the extent of paved driveway and visitor parking spaces. This is considered acceptable due to the site slope constraints, the meandering driveway and the quality of landscape design incorporating the following elements as outlined in the SoEE: <ul style="list-style-type: none"> <li>• <i>The general concept of a landscape design is to provide a combination of visual and acoustic screening between adjacent units wherever possible and to provide a variety of textures, colours and scents.</i></li> </ul>

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Performance Criteria/Standard	Complies	Part C Residential Zoned Land Comment
		<ul style="list-style-type: none"> <li>Primarily, the landscape design is for indigenous, endemic species, locally sourced, and no exotic species are proposed.</li> <li>Level changes through the landscaped areas will be provided in the form of informal local sandstone blocks rather than formal retaining walls, and sandstone slabs used for external pathways.</li> <li>Green walls are proposed using indigenous native climbing species to ground floor external walls. This will break up the mass of external walling and soften the appearance of the units.</li> <li>Boundaries between proposed strata titles are to be defined by planting, and not fences, so that the site will maintain an open aspect between units and planting will appear to be "shared". Private courtyard spaces for each of the units will be similarly defined.</li> </ul> <p>It is also pertinent to note that this provision was included in the DCP in June 2015 which is after the application was lodged and initially exhibited. Also the application does comply with the private open space provision of the DCP which was the relevant provision applicable when the design was formulated and the application was lodged with Council.</p>
C3.14.2 Privacy Development Controls	Partly	<p>Second storey windows within the development which are located less than 9 metres from an adjoining dwelling have been offset where required. The stepping of the development from east to west also assists here.</p> <p>Privacy screens and/or obscure glass are provided where windows fall within this limitation (specifically to the southerly oriented windows of Units 13, 14, 15 and 16 and the northern facades of Units 10 and 7). The screens provide an angled view at 45<sup>0</sup> and away from adjacent facades to ensure privacy between each unit. The proposed solutions meet the DCP requirements for second storeys with less than 9m separation.</p>
C3.15.2 Building Separation Development Controls	x	<p>For a development of this type it would be impossible to meet the numerical provisions included in the DCP.</p> <p>Separation distances vary from 4m – 9m with the majority being between 5m – 7m</p> <p>The proposed development will provide adequate privacy for the residents of each dwelling - both living rooms and habitable rooms. The proposed arrangement minimises areas where the proposed separation is not feasible, and due to the angled nature of the site layout and the stepped levels, overlooking between units is minimised.</p> <p>It is noted that this provision has now been removed from the DCP.</p>
C3.16.2 Materials and Colours Development	✓	<p>Zincalume and galvanised steel are not proposed to be used.</p>

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Performance Criteria/Standard	Complies	Part C Residential Zoned Land Comment
Controls		
C3.17.2 Car Parking, Garaging and Driveways Development Control	Partly	<p>38 spaces including 6 visitor spaces are proposed to be provided. These numbers comply with the DCP provisions</p> <p>The width of the driveway at Clarke Street is 6.0 metres and the minimum internal width is 3.5m metres substantially less than the 25% frontage maximum applicable. Garages would be concealed from public view from Clarke Street.</p> <p>For Units 13-16 fronting Cliff Street, due to the constraints of the site, it is physically impractical to provide garage accommodation away from the street frontage. To accommodate Council's requirement to ensure that garage doors do not dominate, it is proposed that the garage fronts are clad in vertically oriented timber weatherboarding with an oiled finish which matches the ground floor finish of adjacent walls so that the garage doors are effectively a continuation of the external wall finish at ground level. In this way, the garages themselves will appear to be a continuation of the external wall surface of the units, avoiding the dominance of garage doors on the streetscape.</p> <p>The arrangement of the access driveway through the site is fundamental to the design of the site layout. Angling the driveway across the contours lessens the gradient of the driveway and allows the units to step forward and back to break up the alignment of the units relative to each other and vary boundary setbacks to the benefit of the entire development. This not only improves the accessibility of the site to vehicles and pedestrians, but provides variation and interest with each of the units stepping down the site and benefitting from the opportunity of looking over the roof of the unit below.</p>
C3.18.2 Pedestrian Access Development Controls	✓	<p>The Statement of Environmental Effects states that security and access lighting is to be provided to the entry of the subject site and each dwelling. Bollard or ground-level LED lighting is proposed in conjunction with movement detectors for automatic operation of night lights to all common areas.</p> <p>Sufficient passive surveillance is also provided to Clarke and Cliff Streets Street from the dwellings fronting them</p>
C3.19.2 Waste Collection Development Controls	✓	<p>Sufficient storage area within each double garage is provided to allow storage and removal.</p> <p>On-site collection is not possible. Residents would be responsible for the weekly collection of rubbish from the Cliff Street frontage.</p>
C17.3 Northern Entrance Medium Density Precinct Specific Controls	✓	<p>A satisfactory 'Site Analysis Plan' has been submitted with the DA. The 'Statement of Environmental Effects' also assists with the site analysis.</p> <p>The extent, scale and configuration of the proposed development reflect an acceptable architectural outcome</p>

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		<p>that is compatible with the established spatial pattern of development within the precinct and the Clarke Street neighbourhood.</p> <p>The visual prominence, landscape setting and public vistas of and within the precinct would not be detrimentally impacted by the proposed development.</p> <p>No existing structures or landscape features on the vacant site warrant retention. Walls and roof lines of the buildings are satisfactorily articulated and broken up.</p> <p>The architectural style and features of the proposed development are complimentary with the existing development whilst not imitating it. Materials, colours and finishes are appropriate.</p>

**Section 79C Evaluation**

The matters in Section 79C have been considered and a summary is considered below.

*(1) Matters for consideration—general*

*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:*

*(a) the provisions of:*

*(i) any environmental planning instrument, and*

It has been demonstrated the application complies with the *Wingecarribee Local Environmental Plan 2010*.

*(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*

Not applicable in this instance (no relevant draft plans).

*(iii) any development control plan, and*

It has been demonstrated that the application if approved requires variations to some of the relevant controls of the Bowral Town Development Control Plan. The site is a difficult one due to its topography. It is considered reasonable that the controls within the DCP be varied to facilitate development of the land for medium density purposes as allowed for in Clause 1.7 Infill Development on Difficult Lots.

*(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and*

Not applicable.

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*(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and*

**Condition 66** requires compliance with relevant Australian standards for demolition of existing structures.

*(v) any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,*

Not applicable.

*(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*

The likely impacts of the development have been considered in detail throughout this report, particularly during the consideration of the DCP and submissions. Any additional issues are addressed below:

*(c) the suitability of the site for the development,*

The site is considered to be suitable for 'multi dwelling housing' development. It is zoned for medium density housing purposes. The extent, scale and configuration of the proposed development reflect an acceptable architectural outcome that compliments the established spatial pattern of development within the precinct and the Clarke Street neighbourhood.

*(d) any submissions made in accordance with this Act or the regulations,*

Refer to Consultation section of this report.

*(e) the public interest.*

The appropriate use of medium density residential zoned land is in the public interest. There are no covenants and/or restrictions on the title restricting development of the site, and there are no relevant planning studies or strategies associated with a development of this nature that require consideration. Further, the application is considered to be suitably compliant with the Wingecarribee Local Environmental Plan 2010. The proposed development is of a high architectural design standard on a difficult site that justifies some variation of the Bowral Town DCP provisions. Consequently, the development would not contravene the public interest.

**CONSULTATION**

**Pre-lodgement Meeting**

Council staff (the then Team Leader Town Planners and Development Engineer) met with the proponents for a pre lodgement meeting.

**External Referrals**

Referrals/Notice	Advice/Response/Conditions
NSW Rural Fire Service	The application was referred to NSW Rural Fire Service for comment as the site is bushfire prone. A bushfire safety authority has been issued by letter dated 18 February 2015.
Water NSW	The application was referred to the Water NSW for comment as

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Referrals/Notice	Advice/Response/Conditions
	the development is a Module 3 proposal under the NorBE Guidelines. Concurrence was received from Water NSW on 10 February 2015 subject to conditions regarding stormwater management and construction activities ( <b>Condition 65</b> ).

Internal Referrals

Referrals/Notice	Advice/Response/Conditions
Accredited Certifier	No objections subject to various standard conditions of consent.
Development Engineer	No objections upon receipt of a satisfactory stormwater management regime and driveway long and cross sections.
Contributions Planner	No objections subject to conditions of consent regarding Section 94 and Section 64 contributions ( <b>Conditions 54, 55 &amp; 56</b> )

Neighbour Notification (or Advertising)/Public Participation

The development application was neighbour notified from 29 January 2015 to 25 February 2015. During this period, a total of 13 submissions were received. Two submissions reiterating concerns raised in original submissions were received after the exhibition period. A late submission was received on 30 September 2015. As previously stated in the 'Background' section of this report the application was notified a second time in order to clarify the correct property description in the title of the notification notice. That notification occurred from 30 September 2015 to 16 October 2015.

The issues raised in all submissions received are considered under key topics and responded to below:

1. *Stormwater Drainage*

The management of stormwater drainage has been discussed at length previously in this report (see section 'A3.6 Water Sensitive Design' in the Bowral DCP assessment section). 'Concept Stormwater Management Plans' (as amended) have been submitted with the DA as has a 'Water Cycle Management Study' report incorporating modelling. Council's Development Engineer considers the amended plans to be acceptable.

It was also stated in submissions that the extent of driveway construction would increase stormwater runoff. The extent and grades of the driveway have been taken into account in designing the stormwater system. The consulting engineer that designed the stormwater system points out that the design of the one way internal driveway minimises the extent of pavement.

The issue of stormwater impacts during construction has been raised. It is normal that the applicant would be required to submit an erosion and sedimentation plan prior to the issue of a construction certificate. This is required on all medium density housing developments.

2. *Loss of privacy*

Concerns have been expressed by residents in the villa units to the west of the site regarding loss of privacy. This issue has been addressed in section 'C3.9.2 Side Setbacks Specific Controls' in the Bowral DCP assessment section.

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A view is also taken that the existing trees on the eastern boundary of the site offer privacy from the buildings further up the hill. These trees will be removed but replaced with landscaping and street tree planting along both Clarke and Cliff Streets.

3. *Glare from car headlights*

A resident in the villa units to the west of the site is concerned that car headlights will shine into the bedroom. The meandering of the driveway and its grades should minimise this effect. Also the landscape plan shows sandstone retaining wall along the western boundary of the subject proposed development site having a maximum height of 1250mm.

4. *Traffic*

The proposed density of development is considered by some to generate unacceptable traffic generation and therefore impacts. A traffic report submitted with the application concluded:

*'Based on the above information, the site is predicted to generate 64 vehicular movements per day (based on 4 trips per unit). The resultant street AADT would be:*

*Clarke Street - 182 vehicles per day*

*Cliff Street - 392 vehicles per day*

*The predicted AADT (Average Annual Daily Traffic) is acceptable for a local street and the traffic generation rates from the site are considered to be very low.'*

It is also suggested that the internal access driveway is not sufficient to cater for removal trucks and emergency vehicles. It is assessed that the internal driveway could cater for typical emergency vehicles as confirmed by the Development Engineer. Small and medium rigid vehicles could traverse the driveway as it has a width of 3.5m. Council's Development Engineer required the driveway to be widened from 3m to 3.5m. A medium sized rigid vehicle is 2.5m wide by 8m long.

Removal trucks are not normally designed for in medium density developments as they visit the sites infrequently.

It is noted that Council's minimum driveway width is 3m. A 3.5m width is proposed for the development.

A submission states that consideration would need to be given to restricting parking along Cliff Street and kerbside garbage collection would need to be considered as part of this. It is not normal to restrict parking along medium density development street frontages. This has not been done for similar developments in the locality. The amount of on-site parking proposed for the development should result in a low demand for street parking.

It is also asserted that the proposed development would add to the already hazardous conditions related to access to Mittagong Road. The traffic generated by the proposed development is not sufficient to warrant an upgrade of the intersections with Mittagong Road.

The steepness of the proposed driveway creates a safety problem. Council's Development Engineer has established that the driveway has satisfactory grades as it meanders through the site. As previously stated the landscape plan shows

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sandstone retaining wall along the western boundary of the subject proposed development site having a maximum height of 1250mm.

5. *Design*

Submissions were concerned that the generally low pitched roof line was out of character with the buildings in the neighbourhood and within Bowral generally. The site is not within a heritage conservation area.

The roof pitch of the proposed development varies between 5° and 15° and would be less than those evident in the general neighbourhood. The benefit of the roof pitch proposed is the lessening of visual impact. The design of the proposed development is contemporary. It would be reasonable to encourage a variety of design approaches in the R3 Medium Density Residential zone.

It is considered by some making submissions that the western elevation of the proposed development is domineering and has the appearance of a '*multi-level low cost housing complex*'. This assertion is disagreed with as the design quality of the building is considered to be high using materials consistent with contemporary design.

The plan of the western elevation is two dimensional and therefore does not properly show that the buildings whilst stepping down with the slope are also separated and softened by landscaping. Individual buildings are a maximum of two storeys in height.

Some submissions asserted that the proposed development constitutes an overdevelopment of the land. Whilst some of the DCP provisions need to be varied it is considered that the proposed development is a satisfactory solution on a difficult site. Additionally the standard of design merits the DCP variations.

Concerns have been raised regarding the appearance of the four units with four double garages fronting Cliff Street. This issue is dealt with under the section '*C3.17.2 Car Parking, Garaging and Driveways Development Control*' in the table dealing with the Bowral Town DCP.

6. *Landscaping*

Submissions raised the issue of adequate landscaping. This has been addressed previously in the report (see sections '*C3.13.2 Private Open Space Development Controls*' and '*C3.14 Landscaping and Communal Open Space*' in the table dealing with the Bowral Town DCP).

Removal of trees close to existing buildings would need to be done in a safe manner. Commercial companies that remove trees are experienced in safe tree removal.

7. *Sewer*

The sewer system in the area already has blockages reported to Council. Council's Engineers are satisfied that the proposed development can be connected to the sewerage system that has adequate capacity to cope with the increased sewerage load.

8. *Noise*



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The proposal would create unacceptable additional noise. The land is zoned for medium density housing so the proposed development is consistent with the zoning. Further the proposed landscaping has been designed to *'provide a combination of visual and acoustic screening between adjacent units wherever possible'* (SoEE submitted with the application).

9. *Demolition*

A submission raises the issue that there might be asbestos in the dwelling to be demolished. Council's standard conditions cover this (**Condition 66**).

**SUSTAINABILITY ASSESSMENT**

• **Environment**

There are no direct major environmental impacts in relation to this report. Existing trees will be removed from the site but these do not constitute endangered ecological communities. Stormwater treatment is a major issue associated with the proposed development due to the topography of the site and the general locality.

The proposed stormwater management regime has been comprehensively addressed in the report. Council's Development Engineer is satisfied that the management of stormwater is satisfactory and is likely to improve the situation in the immediate neighbourhood.

• **Social**

There are social issues addressed in this report. They relate to impacts on adjoining neighbours in respect of privacy, safety and visual impact of the proposed development. The social impacts are not considered to be such that a refusal of the proposed development is warranted as they are satisfactorily addressed in the design of the proposed development and this can be reinforced by applying Council's standard conditions.

• **Broader Economic Implications**

The building of medium density developments close to town centres provides employment opportunities during construction and further housing stock for population growth.

• **Culture**

There are no cultural issues in relation to this report.

• **Governance**

Good governance and the correct application of Council's role as a regulatory authority requires the lodgement and assessment of a development application in accordance with the *Wingecarribee Local Environmental Plan 2010*, the *Environmental Planning and Assessment Act 1979* and any matters relevant to the development. The development application has been considered in accordance with the LEP, the Act and any matters relevant to the development.

**RELATIONSHIP TO CORPORATE PLANS**

Operational Plan 2014 – 2017: OP:117 Provide development, building assessment and certifications services. .

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**COUNCIL BUDGET IMPLICATIONS**

The financial implication of Council's decision in this matter is directly related to the legal implications. The possibilities are detailed as follows:

- Should the applicant choose to appeal a refusal by Council through the Land and Environment Court and lose, the question of cost with regard to Council's legal representation would be determined by the extent of the reasons for refusal;
- Should the applicant choose to appeal a refusal by Council through the Land and Environment Court and win, the question of cost would be dependent upon the extent of the reasons for refusal;
- Should any person choose to take out Class 4 proceedings against Council to the Land and Environment Court and lose, the question of cost with regard to Council's legal representation would be calculated at the appropriate time;
- Should any person choose to take out Class 4 proceedings against Council to the Land and Environment Court and win, the question of cost would still be calculated at the appropriate time;
- Should the applicant make no appeal, or proceedings not be taken out by another party, to the Land and Environment Court regardless of the determination, the application would result in no further financial implication to Council.

**RELATED COUNCIL POLICY**

An assessment of the proposals has been made against the *Wingecarribee Local Environmental Plan 2010* and Council's Bowral Development Control Plan.

**OPTIONS**

The options available to Council are:

**Option 1**

That the development application be approved subject to the attached conditions of consent; or

**Option 2**

Refuse the development application in which case Council will need to provide reasons for refusal.

Option No. 1 is the recommended option to this report.

**CONCLUSION**

DA 14/1328, which seeks consent to construct a 16 dwelling 'multi dwelling housing' development and undertake ancillary works such as car parking, internal driveways, on-site stormwater detention and landscaping at 11 Clarke and 5 Cliff Streets Bowral.

The extent, scale and configuration of the proposed development reflect an acceptable architectural outcome that is compatible with the established spatial pattern of development within the precinct and the Clarke Street neighbourhood.

The visual prominence, landscape setting and public vistas of and within the precinct would not be detrimentally impacted by the proposed development.

No existing structures or landscape features on the vacant site warrant retention.

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Walls and roof lines of the buildings are satisfactorily articulated and broken up.

The land is considered to constitute a difficult site therefore triggering Clause C1.7 Infill Development on Difficult Lots in the Bowral Town DCP. Thus it is considered reasonable that the controls within the DCP be varied to facilitate development of the land for medium density purposes.

Submissions received from the public raised issues relating to stormwater drainage, loss of privacy, headlight glare, traffic, design (including overdevelopment), landscaping, sewer, noise and demolition and have been addressed and are considered to result in an acceptable impact on the locality, subject to conditions recommended in this report and Council's standard development conditions and included in the draft Notice of Determination (Attachment 1).

From Council's point of view, all relevant matters have been addressed. It is considered this report adequately considers the merits of the development in terms of legislative compliance and its potential impact on the locality. The development application has been assessed in accordance with the matters for consideration under section 79C of the *Environmental Planning & Assessment Act 1979*, and all relevant environmental planning instruments and Council policies.

On balance, it is recommended the application be determined by way of approval, subject to the conditions nominated in **Attachment 1**.

**ATTACHMENTS**

1. Draft Notice of Determination - *circulated under separate cover*
2. Plans of Proposed Development - *circulated under separate cover*

**13.5 DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' - 11 Clarke Street and 5 Cliff Street, Bowral**  
**ATTACHMENT 2 9 December 2015 Council Meeting Report**



**ATTACHMENT 2**

**AGENDA FOR THE ORDINARY MEETING OF COUNCIL**

Wednesday 09 December 2015

**REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY & DEVELOPMENT SERVICES**



**13.6 DA 14/1328 Construction of a 16 Multi-dwelling Development and Demolition of Existing Dwelling - 11 Clarke Street and 5 Cliff Street, Bowral**

**Reference:** 14/1328  
**Report Author:** Acting Team Leader Town Planning  
**Authoriser:** Group Manager Planning, Development & Regulatory Services  
**Applicant:** James Allman, Allman Johnston Architects  
**Owner:** OC Investments Pty Ltd & ANL Discretionary Trust  
**Link to Corporate Plan:** Provide for higher density development within the towns of Mittagong, Bowral, Moss Vale and Bundanoon

**PURPOSE**

The purpose of this report is to reconsider development application 14/1328, which seeks consent to construct a 16 multi dwelling housing development and undertake ancillary works such as car parking, internal driveways, on-site stormwater detention and landscaping at 11 Clarke and 5 Cliff Streets Bowral. As the application was deferred at Council's 11 November 2015 Ordinary Meeting, this report is supplementary to the previously prepared report. The report recommends further deferral to allow the applicant's Engineering Consultant to examine options that limit the discharge rate and volume to the capacity of the existing pipe that runs through the easement at No 1 Cliff Street. This would avoid the need to upgrade the size/capacity of the pipe and the digging up of existing landscaping and driveway in No 1 Cliff Street.

**VOTING ON THE MOTION**

Councillors are required to record their votes on this matter.

**RECOMMENDATION**

**THAT** development application 14/1328 for a proposed 16 multi dwelling housing development including ancillary works such as car parking, internal driveways, on-site stormwater detention and landscaping at Lot 1 DP 1041999 and Lot 8 DP 702375 11 Clarke and 5 Cliff Streets Bowral be DEFERRED to allow the Applicant to submit amended plans and information in respect of stormwater drainage.

**REPORT**

**BACKGROUND**

For the purpose of background, it is recommended this report is read in conjunction with the report that was prepared for Council's Ordinary Meeting on 11 November 2015, which can be found at **Attachment 1** to this report. A copy of the relevant architectural plans is available in **Attachment 3**.

**13.5 DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' - 11 Clarke Street and 5 Cliff Street, Bowral**  
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11 November 2015 Resolution

At its Ordinary Meeting on 11 November 2015, Council considered 14/1328 and resolved the following:

1. *THAT development application DA 14/1328 for a proposed 16 dwelling 'multi dwelling housing' development including ancillary works such as car parking, internal driveways, on-site stormwater detention and landscaping at Lot 1 DP 1041999 and Lot 8 DP 702375 11 Clarke and 5 Cliff Streets, Bowral be DEFERRED subject to discussions relating to the following matters:*
  - (a) *Identifying alternative and/or improved drainage and sewer arrangements.*
  - (b) *Improving the amenity and related issues of adjoining properties in particular 1 Cliff Street.*
  - (c) *If appropriate, reconsidering the density and intensity of the DA in view of resolving the driveway easement issue on 1 Cliff Street in so much as the financial offset that may result in relation to point (a) above.*
  - (d) *Adjoining neighbours both to the north and to the west be considered as part of these solutions.*
2. *THAT a report come back to Council at the Ordinary Meeting on Wednesday, 9 December 2015.*

Following this, Council staff sent a letter via email and post on 17 November 2015 which requested the applicant to respond in writing to the matters 1(a) – (d) raised in Council's resolution.

Council staff also had meetings separately (17/11/2015 and 20/11/2015) with two people that made submissions.

A meeting was held on 23 November 2015 between Council's Development Engineers and the Applicant's Consulting Engineer. As a result of that meeting, it was considered that a revised stormwater treatment system that would avoid the need to upgrade the size/capacity of the pipe and the digging up of existing landscaping and driveway in No 1 Cliff Street may be possible.

On Monday 23 November 2015, Council received the following from the applicant:

*"Our hydraulic engineer ... met this morning with Council staff and I understand that they have arrived at a solution which overcomes the need to upgrade the stormwater easement running through the neighbouring townhouse development to the west of our site. The solution involves providing greater on-site detention and ensuring that flows through the existing 250 mm pipe are maintained. As per Council's standard conditions, there will be a neutral or beneficial effect on stormwater flows onto the neighbouring property. The only implication (as I understand it), is that two of the units on the lower portion of the site (units 10 and 12) will need to have their floor levels raised by up to 300 mm maximum and a low retaining wall built along the lower portion to increase the stormwater detention volumes on the site. Examining this change in relation to neighbouring properties has negligible impact – it does not overshadow adjacent units nor will the privacy be impacted and the advantages to the neighbouring development will be substantial, avoiding the need to destroy the existing driveway to replace the existing pipe in the easement which services our property...."*

*"We have looked at the possibility of reducing the number of units on the site in accordance with Council's resolution. Unfortunately, the development costs on this site*

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*are substantial and the margins are too tight to afford a reduction. It is also worth noting that the density of the development in terms of total floor area is well within councils limitations set at the time of lodgement of the application and that the development is fully compliant with Council's development control plan in relation to floor space ratio, landscaped open space et cetera.*

*It was that suggestion of one of the councillors at the Council meeting that we look at modifying the design to increase the pitch of the roofs of the units. We believe this would be detrimental to the design which is deliberately modern and low slung to minimise its physical presence on the site and impact on adjacent properties. The site is not in a heritage precinct, is praised in the town planners report and any suggestion that simply increasing the pitch of the roof would improve its architectural appearance is subjective speculation rather than based on an objective assessment of the architectural merits of the project as a whole. The lower pitches reduce the mass and scale of the development. We submit that the appearance of the development would be far more dominating if steeper roof pitches were used. Our preference is to enable the proposed landscaping to break up the appearance of the buildings and ensure that their roofs do not dominate."*

It is noted that the Applicant has not provided any additional information on sewerage at this stage as raised in Council's resolution. This has been brought to the Applicant's attention. Council's Engineers consider that gravity feed is the preferred option for sewer and would normally apply the following wording as part of a condition:

*"The written permission of those affected landowners, allowing the construction of the sewer works on their property, is to be submitted with the Construction Certificate."*

If gravity feed is not possible then pumping of sewer would be considered. Council's Water & Sewer Engineer has taken a preliminary look at the contour mapping for the site and has assessed that it may be possible to provide gravity sewer without accessing private land.

**RELATIONSHIP TO CORPORATE PLANS**

Operational Plan 2014 – 2017: OP:117 Provide development, building assessment and certifications services.

**COUNCIL BUDGET IMPLICATIONS**

The financial implication of Council's decision in this matter is directly related to the legal implications. The possibilities are detailed as follows:

- Should the applicant choose to appeal a refusal, or pursue a deemed refusal, by Council through the Land and Environment Court and lose, the question of cost with regard to Council's legal representation would be determined by the extent of the reasons for refusal;
- Should the applicant choose to appeal a refusal, or pursue a deemed refusal, by Council through the Land and Environment Court and win, the question of cost would be dependent upon the extent of the reasons for refusal;
- Should any person choose to take out Class 4 proceedings against Council to the Land and Environment Court and lose, the question of cost with regard to Council's legal representation would be calculated at the appropriate time;

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- Should any person choose to take out Class 4 proceedings against Council to the Land and Environment Court and win, the question of cost would still be calculated at the appropriate time;
- Should the applicant make no appeal, or proceedings not be taken out by another party, to the Land and Environment Court regardless of the determination, the application would result in no further financial implication to Council.

**RELATED COUNCIL POLICY**

An assessment of the proposal has been made against the *Wingecarribee Local Environmental Plan 2010* and Council's Bowral Development Control Plan, and can be read at **Attachment 1**.

**OPTIONS**

The options available to Council at this stage are:

**Option 1**

Approve the development application, as originally recommended subject to conditions nominated in **Attachment 2**.

**Option 2**

Refuse the development application, in which case, Council would need to provide reasons for refusal.

**Option 3**

Defer the development application to allow the Applicant to submit amended plans and information in respect of stormwater drainage.

Option 3 is the recommended option to this report.

**CONCLUSION**

DA 14/1328 seeks consent to construct a 16 multi dwelling housing development and undertake ancillary works such as car parking, internal driveways, on-site stormwater detention and landscaping at 11 Clarke and 5 Cliff Streets Bowral.

Council resolved to defer the application at its meeting held on 11 November 2015.

Discussions have been held with the Applicant and it may be possible to devise a revised stormwater treatment system that would avoid the need to upgrade the size/capacity of the pipe and the digging up of existing landscaping and driveway in No 1 Cliff Street.

On balance, it is recommended the application be deferred to allow the Applicant to submit amended plans and information in respect of stormwater drainage as agreed with the Applicant's Engineering Consultant.

## ATTACHMENTS TO REPORTS

Wednesday 10 February 2016

### 13.5 DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' - 11 Clarke Street and 5 Cliff Street, Bowral ATTACHMENT 2 9 December 2015 Council Meeting Report



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#### AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 09 December 2015

#### REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY & DEVELOPMENT SERVICES



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#### ATTACHMENTS

1. 11 November 2015 Council Report - *circulated under separate cover*
2. Draft Notice of Determination - *circulated under separate cover*
3. Plans of Proposed Development - *circulated under separate cover*





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## GENERAL – DEVELOPMENT CONSENT CONDITIONS

<b>ATTACHMENT 3</b>
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### ADMINISTRATION AND COMPLIANCE

#### 1. Inspections by Council

24 hours prior to the covering of the following works, Council must be notified by the licensed builder, owner builder or licensed plumber/drainer that the following works are ready for inspection:

- (a) stormwater drains. (Note Council only inspects stormwater drains for residential outbuildings, detached single dwellings and additions thereto. Internal stormwater drainage for medium density residential, commercial and industrial developments will need to be inspected and certified by the developer's Hydraulic Consultant. Any drainage works on Council property must be inspected by Council. **Stormwater connection is a mandatory critical stage inspection**);
- (b) piers associated with external drainage designed to distribute weight of structure away from sewer main prior to pouring of concrete.
- (c) Sewer / water main extensions (Technical Services).
- (d) final inspection of water plumbing, sanitary drainage and stormwater drainage.
- (e) Works in relation to road reserves, footpath, kerb and gutter, road shoulder and drainage within public lands or road reserves;

#### 2. Inspections by the Principal Certifying Authority - **Mandatory Critical Stage Inspections**

24 hours prior to the covering of the following works, the Principal Certifying Authority appointed pursuant to Section 81(2)(b) of the *Environmental Planning and Assessment Act 1979* must be notified that works are ready for inspection. (Note that all inspections below must be booked in and those in **bold type** are mandatory critical stage inspections under the Act and must be carried out by the Principal Certifying Authority. If these inspections are not carried out by the Principal Certifying Authority an Occupation Certificate cannot be issued.)

**General compliance with plans and conditions of DA and Construction Certificate (if any) will be checked during each inspection (on-site facilities including builder's toilet, erosion control measures and shoring).**

#### 3. Compliance

Development is to take place in accordance with the approved plans and documentation submitted with the application and subject to the conditions below, to ensure the development is consistent with Council's consent.

#### 4. Use not to Commence

The approved use is not to commence until the proposed development has been completed in accordance with this consent and any other Council approvals which may be required, and a final inspection carried out and approved by Council staff.

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5. Privacy Screens

Privacy screening devices complementing the architecture shall be added to the upper stories of the western elevations of dwellings 12 and 13.

6. Qualifications and Responsibility for Documentation

Council requires that all design plans be prepared to Council's standards by a person, who has proven experience and suitable relevant qualifications in the preparation of plans specifications and any other relevant documentation for the approved development. All of these requirements are outlined in Council's Engineering Policies.

The Developer will be responsible for the correctness of all information contained in the drawings, specifications or any other documentation. The Council will not accept responsibility for any errors or inaccuracies that may be found in such documents, regardless of whether these documents have been checked and/or approved by Council.

7. Responsibility for Works

The Council will hold the Developer (Applicant/Owner), to whom the development approval was issued, solely responsible for constructing the required development works to Council's satisfaction and maintaining them during any specified period.

8. Developers Representative during Construction of Works

A minimum of 48 hours prior to commencement of any construction works on site the Developer must nominate to Council in writing their representative (Construction Supervisor) who will be responsible for all aspects of construction and site control, including Traffic Control, Sediment and Erosion Control and liaison with Council Officers and all other Authorities.

Details to be submitted include:-

- Name of Representative:
- Company :
- Position:
- Contact Ph:
- Contact Fax:
- After Hours Contact:
- Signature of Representative:
- Signature & Acceptance of representative by the Developer:
- Council requires that the nominated " Construction Supervisor" either hold qualifications acceptable for Corporate Membership of the Institute of Engineers, Australia, or be Approved by the Director and/or has proven experience and suitable relevant qualifications for the control, supervision and management of civil engineering works as required for carrying land development.

Prior to commencing any works on site the representative shall:-

- Inform Council in writing of their intention 7 days before entering the site.
- Submit to Council a proposed Schedule of Works.

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The Developer may be required to arrange for Council to peruse all other contract documentation **PRIOR TO THE CONTRACTOR ARRIVING ON SITE TO COMMENCE WORK** (Schedule of Works, Specifications, Bill of Quantities, Traffic Control Plan and Soil and Water Management Plan).

Failure to comply with the requirements as set out above will result in an immediate stop work order.

9. Hours of Demolition and Construction Works

In order to minimise impacts upon the locality demolition and construction activities must be limited to between 7.00am - 5.00pm Monday to Saturdays and with no work on Sundays and public holidays. Any variation of these hours will only occur with Council's consent.

10. Workers Compensation & Public Liability

It is the Developer's responsibility to ensure that Contractors engaged to carry out works indicated on the approved plans carries current Workers Compensation Insurance and hold Public Liability Insurance for \$20,000,000 cover.

11. Separate Approval Required for Subdivision

Separate development application must be made to Council for the strata subdivision of the subject development. No subdivision approval is granted by this consent.

12. Construction Certificate

The building works are not to commence until a Construction Certificate has been issued in accordance with the *Environmental Planning and Assessment Act 1979*. A Building Code of Australia assessment has not been undertaken on the proposal. For further advice you may contact Council's Building Surveyors.

13. Other Approvals

Prior to any work commencing, written approval under Section 68 of the *Local Government Act 1993* must be obtained for stormwater drainage, sanitary drainage and water plumbing, from the Council as the appropriate Water Supply Authority.

Separate approval by the Roads Authority is required pursuant to Section 138 of the *Roads Act 1993* for any works within the road reserve.

14. Occupation Certificate

Prior to Occupation Certificate being issued, an inspection by the Principal Certifying Authority must be undertaken to ensure that all conditions of this development consent have been complied with.

15. Management of Construction

A detailed Construction Management Plan is required to be **SUBMITTED TO COUNCIL WITH ANY APPLICATION FOR A CONSTRUCTION CERTIFICATE**. The required Construction Management Plan **MUST** indicate the measures to be implemented to protect the environment as well as public health, safety and convenience. The plans **MUST** detail provisions for:

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- (a) Off-street parking for employees, contractors and sub-contractors.
- (b) Site access for construction vehicles and equipment purposes.
- (c) Public safety in the use of roads and footpaths where development activities adjoin such facilities.
- (d) The storage and removal, on a regular frequency, of builder's rubble and waste by trade waste contractors.
- (e) Storage of ALL building materials and equipment wholly within the construction site.
- (f) Public risk policies and management for all contractors' employees using or gaining access over public footpaths and roads.
- (g) External lighting and security alarms proposed for the construction site.
- (h) Fire fighting measures to be available on site during development and construction.
- (i) Sanitary amenities and ablutions proposed on site during development and construction.
- (j) Ensuring the safety of members of the public and Council staff who may have occasion to enter and be in attendance on the site.

16. Construction Management Plan for Proposed Drainage Works within Drainage Easement

A separate detailed Construction Management Plan for proposed drainage works within the downstream drainage easement is required to be **SUBMITTED TO COUNCIL WITH ANY APPLICATION FOR A CONSTRUCTION CERTIFICATE**. The required Construction Management Plan shall indicate the measures to be implemented to protect the environment as well as public health, safety and convenience.

17. Compliance with Relevant Legislation

Compliance with the *Environmental Planning & Assessment Act 1979* and *Local Government Act 1993*. The Building Code of Australia, SAA Codes and adopted Local Policies shall be observed.

18. Protection of Council's Road Reserve, Kerb and Gutter and Footpath

The building supervisor is responsible to ensure that all contractors, sub-contractors, and delivery trucks use a designated access point to prevent damage to Council's property. Repairs to damaged grass verges, concrete footpath, kerb and gutter are to be carried out by the builder to Council's specification and supervision prior to occupation of the development.

19. Occupation Certificate

The building, or part of the building, shall not be occupied or used until such time as an Occupation Certificate has been issued in respect of it.

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20. Building Location

All building work shall be constructed wholly within the boundaries of the property. The location of the boundary shall be verified by survey prior to construction commencing.

21. Grass Swale, Overland Flowpaths, Rainwater Tanks and Detention Basin Maintenance

The creation of a "Positive Covenant" on the linen plan and title of the proposed development showing the location of stormwater facilities and requiring that the proposed stormwater facilities be maintained in a safe and functional manner. In addition, the Section 88B Instrument is to make provision for Council to conduct maintenance on the subject stormwater facilities at the owner's expense if the stormwater facilities are not maintained to the agreed standard. Details shall be provided for the approval of the Director Environment and Planning **PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE.**

NOTE: A standard format is available from Council.

22. Grass Swale, Overland Flowpaths, Rainwater Tanks and Detention Basin Alterations

The creation of a "Restriction as to User" on the linen plan and title of the proposed development to prevent any change in shape or alteration in structure of the proposed stormwater facilities after the final approval of the structure has been given by Council. Details to be provided for the approval of the Director Environment and Planning **PRIOR TO ISSUE OF AN OCCUPATION CERTIFICATE.**

23. Storage Materials

No storage or placing of any building materials to occur on adjacent public roads or footpath areas in association with the construction, maintenance or use of the development or site, without prior Council approval.

24. Developer Must Advise of Damage to Property

The Developer must advise Council of any damage to property controlled by Council which adjoins the site including kerbs, gutters, footpaths, walkways, reserves and the like, prior to commencement of any work on the site. Failure to identify existing damage will result in all damage detected after completion of the building work being repaired at the Developer's expense.

25. Vehicular Access Point

A suitable entry point is to be nominated on site and utilised by construction and delivery vehicles. This entry point is to be located so that the possibility of damage to Council's property is minimised during construction. The access point is to be surfaced with all weather materials of a minimum of 100mm in size.

26. Guarantee for Civil Works

Prior to allowing occupation of the building a cash bond or irrevocable bank guarantee is to be lodged for a period of twelve (12) months for a sum equal to five (5) % of the engineering works or a minimum of \$1,000 that are to become the property of Council to ensure the effective performance of these works.

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27. Bond - Proposed Drainage Works within Drainage Easement

**PRIOR TO AN ISSUE OF A CONSTRUCTION CERTIFICATE** a cash bond or irrevocable bank guarantee is to be lodged for a sum \$15,000. The bond shall be held by Council for a period of twelve (12) months after the issue of any Occupation Certificate. The bond shall be assessed by Council for release after the twelve (12) month period on request by the Developer.

28. Identification of Fill on Site

Prior to application for the Occupation Certificate the Applicant is to submit to council for its approval a plan detailing the extent of fill, with engineering certification identifying the specification of the filling operation in terms of the level of compaction achieved for each layer of fill placed. The certification shall be completed by a Council approved Geotechnical Engineer. A Restriction as to User shall be created over the extent of filling, which ensures that any structure placed over that area is constructed with a suitable footing system.

29. Geotechnical Risk Assessment Report Compliance

The proposed development shall be carried out in accordance with the recommendations set down in the Geotechnical Risk Assessment Report set out below.

The implementation of the recommendations of the Geotechnical Risk Assessment Report shall be carried out to the satisfaction of the Council's Building Surveyor and/or Development Control Engineer.

**GEOTECHNICAL RISK ASSESSMENT REPORT:**

Report Reference: 201475:amw  
Prepared By: Southern Geotechnics  
Date of Report: 4.11.2014

30. Placement of Fill on the Development Site

All fill placed on the site shall be placed in a controlled manner in accordance with the requirements of Council's Engineering Policies.

31. Structural Engineering Details - Dilapidation

The submission of independent structural engineering details by a suitably qualified and experienced structural engineer (with appropriate insurance coverage) to the Principal Certifying Authority, prior to the release of the Construction Certificate addressing the following matters:

- a) A dilapidation report shall be prepared on the adjoining buildings. The report shall consider the impact of the proposed construction and make recommendations to protect the adjoining buildings from damage during construction. Existing damage on adjoining buildings shall be documented in the report. This includes but is not limited to deflections in walls, cracks to brickwork and concrete, zone of influence of existing footings etc.
- b) The developer or his agent shall also undertake a site inspection and document any evidence of existing damage to public assets. Failure to adequately identify existing damage will result in all damage detected by Council after completion of the building work being repaired at the applicant's expense.

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32. Structural Engineering Details

The submission of structural engineering details by a suitably qualified and experienced structural engineer (with appropriate insurance coverage) to the Principal Certifying Authority, prior to the release of the Construction Certificate addressing the following matters:

- a) Footings;
- b) Reinforced concrete walls;
- c) Retaining Walls;
- d) Structural Steelwork;
- e) The structural engineering design is to consider the site constraints and requirements of the geotechnical report covering the site.

33. Retaining Wall Design Criteria

All retaining walls shall be designed by a suitably qualified civil and/or structural engineer and shall be detailed on engineering plans which include, but is not limited to 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 to be erected on top of the wall;
- d) Sections of the wall showing wall and footing design, property boundaries and backfill material. Sections shall be provided at sufficient intervals to determine the impact of the wall on existing ground levels. The designer must note that the retaining wall and footing structure must be contained wholly within the subject property;
- e) The proposed method of subsurface and surface drainage, including water stormwater disposal;
- f) Retaining wall along the western boundary driveway is to be designed to take vehicle impacts.
- g) The proposed retaining wall shall be constructed either integral with the building and set back a minimum of 3m from the boundary, or alternatively a retaining wall shall be constructed along the boundary and the building set back 3m from the boundary.

34. Imported Fill Material

Fill material shall not be obtained from contaminated land (as defined in Part 7A of the *Environmental Planning & Assessment Act 1979*). All imported fill shall be validated in accordance with NSW Department of Environment and Climate Change guidelines prior to it being brought onto the site.

35. Waste Management Plan

A Waste Management Plan must be lodge prior to the issue of the Construction Certificate outlining the implementation during construction and ongoing operation of the development.

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Prior to the removal of any excavated material from the site, the developer/contractor shall undertake testing of all materials to be excavated with material to be classified as follows:

- Virgin Excavated Neutral Material
- General Solid
- Hazardous Waste

The test results shall be provided to Council as well as the destination of the material prior to any material leaving the site. The Applicant/Developer is responsible for ensuring that the proper approvals are in place prior to disposal of fill. Copies of any approvals are to be retained and provided to Council upon request.

36. Occupational Health & Safety Compliance

All site works shall comply with the occupational health and safety requirements of WorkCover NSW.

*Reason: To ensure that safe work/site conditions and practices are afforded to site workers and the surrounding community.*

37. NSW Rural Fire Service

### Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

- (i) At the commencement of building works and in perpetuity, the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire's Services document 'Standards for asset protection zones'.

38. Erosion and Sediment Control Plan Approval

An Erosion and Sediment Control Plan shall be prepared in accordance with Council's Engineering Policies by a suitably qualified person, and approved by Council and / or Department of Environment, Climate Change and Water **PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE.**

39. Erosion and Sediment Control Plan Compliance

All site works shall be carried out in accordance with the Erosion and Sediment Control Plan. Implementation of the Erosion and Sediment Control Plan shall be supervised by personnel with appropriate training or demonstrated knowledge or experience in erosion and sediment control.

In the event of non-compliance with the approved plan, Council Officers have the ability to issue Penalty Notices, being an on the spot fine.



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40. Erosion Control on Completed Development

Adequate erosion and sediment control measures are to be maintained in place on the development to the satisfaction of Council until site stabilisation and revegetation is finalised.

41. Soil and Water Management - Stockpiles

Stockpiles of topsoil, sand, aggregate, soil or other material are not to be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.

42. Soil and Water Management - Building Operations

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footways or in any other locations which could lead to the discharge of materials into the stormwater drainage system.

43. Soil and Water Management - Wheel Wash

A vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed in accordance with the approved site Soil & Water Management Plan before the commencement of any site works or activities, to prevent mud and dirt leaving the site and being deposited on the street. The device shall be maintained at all times to Council's satisfaction.

44. Soil and Water Management - Site Maintenance

Roads servicing the construction site shall be maintained in a condition free of mud, soil and other construction/demolition materials at all times.

45. Soil and Water Management - Landscape Materials

Landscaping materials (including woodchips, bark etc) are to be stabilised and secured on site to avoid being eroded by stormwater runoff. Alternatively, stormwater protection measures shall be put in place to protect stormwater drains so as not to contravene the *Protection of the Environment Operations Act, 1997*.

46. Tree Removal/Tree Preservation

No trees to be pruned, removed, damaged or destroyed without the prior written consent of Council. Failure to comply with this requirement will result in prosecution by Council - in accordance with the provisions of Clause 5.9 of Wingecarribee Local Environmental Plan 2010 and associated Development Control Plans.

**ADVISING:**

Tree removal should be carried out by a competent person to avoid any risk to life or damage to property. This person should have adequate public liability insurance cover.

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47. Disposal of Vegetation

Any trees removed with Council consent and any other vegetation cleared in association with this development shall be disposed of in accordance with the Waste Management Plan approved with this land use application. For minor additions and outbuildings removed vegetation shall be either mulched for reuse on site or transported to an approved waste/recycling facility.

**NOTE:** No vegetation shall be burnt except with an approval issued by Council under Clause 6G (2) of the *Protection of the Environment (Clean Air) Regulation 2002*.

48. Waste Management

An approved litter receptacle with a tight fitting lid shall be provided on site for the disposal of builder refuse that may be wind blown (all polystyrene waste must be bagged and securely contained). The bin shall be onsite during all demolition and construction works. Sorting of waste materials shall occur on site in accordance with the approved Waste Management Plan.

49. Waste Management Plan

The approved Waste Management Plan must be displayed on site and implemented during construction and ongoing operation of the development. Evidence of recycling/disposal actions and waste management contracts are to be maintained for three years from the date of commencement of work.

## CIVIL ENGINEERING WORKS AND SERVICES

50. Water and Sewer Authority Conditions

Prior to issue of a Construction Certificate, the Developer must obtain approval from Council (as the Water Supply Authority and/or as required under Section 68 of the *Local Government Act*) for the works to be undertaken by submitting adequate documentation including plans, calculations and specifications which justify that the required works are in accordance with all Council's standards and all other relevant codes and guidelines.

51. Provision of Works and Services

The provision, by the Developer, at their expense, of the following works and services to be documented and constructed in accordance with Council's Engineering Policies, to the satisfaction of the Development Control Engineer. **PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE** the Developer must obtain approval for the works to be undertaken by submitting adequate documentation including plans, standard notes and completed design checklists, calculations and specifications, to Council which justify that the proposed works are in accordance with all Council's standards and all other relevant Codes and guidelines.

(a) **Stormwater Drainage**

(i) Connection to Kerb

All stormwater connections to the kerb shall be done using minimum 2mm thick galvanised steel section in accordance with Standard Drawing No SD102.

**13.5 DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' -  
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(ii) Construction of Stormwater

Provision of adequate stormwater drainage infrastructure (pits/pipes/open channels/detention storage) for the conveyance of stormwater passing through the site from upstream, and sourced from the development as outlined in the submitted stormwater management plan (Concept Stormwater Management Plans: Project No: 14007 Drawing No. DA01- DA04 and DA06 Rev.01 Dated 5.12.2014, Drawing No: DA05 Rev.02 Dated 26.8.2015, Drawing No. DA07 Dated 20.7.2014 prepared by Novati Consulting Engineers).

(iii) Boundary Grated Catch Drains

Prevention of "sheet flows" over the public footpath by provision of a grated catch drain across or inlet pit adjacent to the driveway(s) at the property boundary, with piped water discharged to the satisfaction of the Development Control Engineer / Council's Building Surveyor.

(iv) Control of Peak Discharge

Adequate and suitable infrastructure is to be provided to ensure the peak discharge from the site is no greater than the pre-developed peak discharge. This infrastructure shall be designed in accordance with Council's Engineering Policies. Calculations to demonstrate that the post-development peak discharge will not exceed the pre-development peak discharge **SHALL BE PROVIDED WITH THE APPLICATION FOR A CONSTRUCTION CERTIFICATE.**

(v) Existing Drainage Augmentation

The augmentation of the existing drainage system to accommodate drainage from the proposed development and to protect other property to the satisfaction of the Development Control Engineer.

(vi) Infrastructure Maintenance Considerations

The design of all infrastructure shall take into consideration the maintenance aspects and costs associated with the techniques being proposed.

**(b) Parking, Loading, Access and Roadworks**

(i) Driveways and Parking

Internal driveways, turning areas and 6 off street vehicular parking spaces are to be constructed with an all-weather surface of reinforced concrete.

The parking spaces are to be line marked.

(ii) Construction of Footway Crossing

Residential vehicular footway crossings in accordance with Standard Drawing Nos SD107 and SD109 and SD123, for access to the development.

(iii) Restoration of Footway and Kerb and Gutter

All redundant vehicle crossings and stormwater outlets shall be removed. The footway and kerb and gutter are to be restored. All damaged kerb and gutter and footpath shall be replaced.

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(iv) Parking Space Near Wall

Parking spaces adjacent to walls or other obstructions which may affect door opening or vehicle manoeuvring to be widened by 300mm on the side of the obstruction(s) to facilitate safe use of these spaces.

(v) Vehicle Manoeuvring

All vehicles to enter and leave the site driving forwards to ensure traffic/pedestrian safety. A sign worded "No Reversing Across Footpath" is to be provided adjacent to the vehicular entry and clearly visible to users of the car park to inform drivers of this requirement. Sign to be to the satisfaction of the Director Environment and Planning and of approximate dimensions 0.3m x 0.6m.

(vi) Provision of Vehicular Direction Signs

Vehicle direction signs indicating the entry and exit points to the proposed development together with direction to the location of visitor parking spaces. Size and type of sign to be approved by the Director of Environment and Planning.

(vii) Vehicle Manoeuvring - Minor Developments

All vehicles to enter and leave the site driving forwards to ensure traffic / pedestrian safety. Internal driveways and parking are to be designed such that all vehicles are able to manoeuvre and leave the development driving forwards.

(viii) Approval Required for Work within Road Reserve - Section 138 Roads Act 1993

Where works are proposed within the road reserve, the Developer must obtain approval from Council (as the Roads Authority and / or as required under Section 138 of the *Roads Act 1993*) before any works are undertaken. Works within the road reserve may include activities such as erect a structure, dig up or disturb the surface of a public road, remove or interfere with a structure, or any other activities as defined within the *Roads Act 1993*.

The following details must be submitted to Council in order to obtain the Section 138 approval:

- A copy of approved design plans related to the development and proposed works to be undertaken.
- Traffic Control Plan (TCP) to provide protection for those within and adjacent to the work site, including the travelling and pedestrian public. The TCP must comply with the Roads and Traffic Authority's manual "*Traffic Control at Work Sites*". Warning and protective devices shall comply with the provisions of AS1742.3 - 2002 *Traffic Control Devices for Works on Roads*. The plan must be prepared and certified by a person holding the appropriate Roads and Traffic Authority accreditation, a copy of which is to be submitted with the plan.
- Insurance details - Public Liability Insurance to an amount of \$20 million, to be held by applicant / contractor undertaking the works.

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**(c) Sewer Mains**

(i) Construction of Sewer Mains

Sewerage mains shall be constructed to serve the development.

The written permission of those affected landowners, allowing the construction of the sewer works on their property, is to be submitted with the Construction Certificate.

**(d) Water Mains Supply**

(i) Construction of Water Service

A water service shall be installed to the development by Council at the Developer's cost.

Council's application form shall be completed by the Developer and the appropriate fee paid.

52. Works as Executed Plans

Following the completion of the work, one full set of work-as-executed drawings shall be submitted to and retained by Council. Sufficient details including locations and levels of the below ground infrastructure are required in order to enable a complete check of the work as executed as compared to the original approved design. Any deviation from the approved engineering plans shall be shown on the work-as-executed drawings. Each sheet of the drawings shall carry the certification of the developers supervising engineer.

53. Certification of Internal Civil Works

On completion of works and prior to occupation, certification from a practising appropriately qualified Engineer shall be submitted to Council detailing that all internal civil works (ie, internal driveways, paths and stormwater drainage systems including any onsite detentions) are in accordance with the approved plans and specifications.

54. Section 94 Contributions

Under Section 94 of the Environmental Planning and Assessment Act 1979 (as amended), Council has satisfactorily determined that Development Contributions are applicable to this development consent, as the development is likely to require the provision of or increase the demand for public amenities and public services within the Wingecarribee Local Government Area.

The following Wingecarribee Shire Council Developer Contributions Plans are applicable to the Development:

- **Roads & Traffic Facilities 2012 to 2031**
- **Resource Recovery Centre 2009**
- **Central Library Facility**
- **Section 94 Administration 2011 to 2031**
- **Open Space, Recreation, Community & Cultural Facilities 2013 to 2036**

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A Developer Charges – Notice of Payment is attached to the back of this consent and outlines monetary contributions and unit rates applicable at the time of issue of this consent. The contributions listed in the Notice of Payment must be paid prior to the release of **Construction** Certificate.

All contributions are indexed quarterly in accordance with upward movements in the Indices as specified in each of the above listed plans; and Section 251 of the Environmental Planning and Assessment Regulation 2000.

Copies of the Contributions Plans are available at Wingecarribee Shire Council's Administration building Moss Vale or are available for download from Council's website [www.wsc.nsw.gov.au](http://www.wsc.nsw.gov.au).

55. Certificate of Compliance

A Certificate of Compliance under Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 must be obtained prior to the issue of **Construction** Certificate.

**Notes:**

Section 64 of the Local Government Act 1993 authorises Council to issue Certificates of Compliance under Section 306 of the Water Management Act 2000. Section 64 of the Local Government Act 1993 also authorises Council to impose pre-conditions to the issuing of Certificates of Compliance.

As a precondition to the issuing of a Certificate of Compliance Council requires the payment of Developer Charges, prior to the issue of **Construction** Certificate, as prescribed by Wingecarribee Shire Council's Development Servicing Plans:

- **Water Supply Development Servicing Plan;**
- **Sewerage Development Servicing Plan; and**
- **Stormwater Development Servicing Plan**

A developer Charges – Notice of Payment is attached to the back of this consent and outlines monetary contributions and unit rates applicable at the time of issue of this consent.

The water, sewer and stormwater head works levies are indexed quarterly in accordance with upward movements in the Consumer Price Index (All Groups, Sydney) as published by the Australian Bureau of Statistics ([www.abs.gov.au](http://www.abs.gov.au)); and Council's Development Servicing Plans

Copies of Development Servicing Plans are available at Wingecarribee Shire Council's Administration building Moss Vale or are available for download from Council's website [www.wsc.nsw.gov.au](http://www.wsc.nsw.gov.au).

The Water and Sewerage Development Servicing Plans (DSP's) were adopted by Council on 22 November 2006 and came into effect on 1 January 2007. The Stormwater DSP was adopted on 9 November 2010 and came into effect on 8 December 2010. The current charges under these Plans are listed as follows:

CPI Period	Water DSP	Sewer DSP	Stormwater DSP
1 August 2015 to 31 October 2015	\$6,439 per ET	\$8,196 per ET	\$3,388 per ET
Note: The charges shown above are amounts applicable during the stated time period. These amounts will be subject to adjustment quarterly in accordance with upward movements in the Consumer Price Index (CPI) once they become operational. The CPI is published quarterly by the Australian Bureau of Statistics, <a href="http://www.abs.gov.au">www.abs.gov.au</a> .			

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Should new DSP's be prepared, it is possible that the charges may increase significantly. Draft DSP's must be advertised by Council for a period of 30-days prior to adoption.

56. Compliance Certificate

Compliance Certificate fees, in accordance with Council's Revenue Policy are as follows and shall be paid prior to the issue of **Construction** Certificate:-

Water \$90 + Sewer \$90 + Stormwater \$90 = \$270.00

Prior to final release, you will need to contact Council's Environmental Assessment Branch for an inspection to ensure that Council will accept the infrastructure constructed. In response, the Development Engineer of Water and Sewer will specify requirements which will have to be met.

In the case of subdivision, the title plan of subdivision will not be certified and released by Council until the Water Management Act charges have been paid and/or secured and the approval of Council has been obtained for all works related to this infrastructure.

In the case of other forms of development, the Construction Certificate will not be issued until the Water Management Act charges have been paid and/or secured and the approval of Council has been obtained.

57. Compliance with Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

58. Residential Building Work

A. Building work that involves residential building work (within the meaning of the *Home Building Act 1989*) must not be carried out unless the principal certifying authority for the development to which the work relates:

(a) in the case of work to be done by a licensee under that Act:

- (i) has been informed in writing of the licensee's name and contractor licence number, and
- (ii) is satisfied that the licensee has complied with the requirements of Part 6 of that Act, or

(b) in the case of work to be done by any other person:

- (i) has been informed in writing of the person's name and owner-builder permit number, or
- (ii) has been given a declaration, signed by the owner of the land, that states that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in Section 29 of that Act,

B. A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 that states that a person is the holder of an insurance policy issued for the purposes of that Part is, for the purposes of this clause, sufficient evidence that the person has complied with the requirements of that Part.

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59. Excavations and Backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with appropriate professional standards properly guarded and protected to prevent them from being dangerous to life or property.

60. Retaining Walls and Drainage

If the soil conditions require it:

- (a) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided, and
- (b) adequate provision must be made for drainage.

61. Erection of Signs

A sign shall be prominently displayed on any site on which building, subdivision or demolition work is being carried out by the builder / developer:

- (a) showing the name, address and telephone number of the principal certifying authority for the work;
- (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 work site is prohibited.

62. Toilet 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.

63. BASIX Commitments

Under Clause 97A of the *Environmental Planning & Assessment Regulation 2000*, it is a condition of this Development Consent that all the commitments listed in each relevant BASIX Certificate for the development are fulfilled.

In this condition:

- (a) Relevant BASIX Certificate means:
  - (i) a BASIX Certificate that was applicable to the development when this development consent was granted (or, if the development consent is modified under Section 96 of the Act, a BASIX Certificate that is applicable to the development when this development consent is modified); or
  - (ii) if a replacement BASIX Certificate accompanies any subsequent application for a Construction Certificate, the replacement BASIX Certificate; and



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(b) BASIX Certificate has the meaning given to that term in the *Environmental Planning & Assessment Regulation 2000*.

64. House Numbering

A street house number or rural house number, allocated by Council, shall be prominently displayed so that it is visible from the road, prior to occupation of the dwelling.

65. WaterNSW

The following are the requirements of the WaterNSW with regard to Sydney Drinking Water Catchment SEPP 2011:

**General**

(i) The layout of the townhouse development shall be as shown on the Site Plan prepared by Allman Johnston Architects (Job No 14-992, Sheet No.DA-A.1001, Issue A; dated 28 November 2014). No revised layout or works that will negatively impact on water quality, shall be permitted without the agreement of Water NSW.

*Reason for Condition (i) – Water NSW has based its assessment under State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the development.*

**Stormwater Management**

(ii) All stormwater management measures as specified in the Water Cycle Management Study (dated 3 December 2014) and shown on the Stormwater Drainage Plans (Project No 14007, Dwg No. DA04 and DA06, Revision 2; dated 20 January 2016) prepared by Novati Consulting Engineers, shall be implemented in particular as elaborated or varied in the following conditions.

(iii) Three combined on-site detention and bioretention basins shall be designed and located as specified in the Water Cycle Management Study (dated 3 December 2014) and shown on the Stormwater Drainage Plans (Project No 14007, Dwg No. DA04 and DA06, Revision 2; dated 20 January 2016) prepared by Novati Consulting Engineers, to capture and treat runoff from the development. The bioretention basins shall incorporate the following specifications and requirements:

- designed consistent with Adoption Guidelines for Stormwater Biofiltration Systems (Payne *et al*, 2015, Melbourne, CRC for Water Sensitive Cities)
- have a minimum total surface area of 68 square meters and a minimum total filter area of 47 square metres
- each bioretention basin shall also incorporate the following requirements:
  - have an extended detention depth of 200 mm
  - have a filter depth (excluding transition layers) of 300 mm above the underdrain
  - have a filter media consisting of a clean sandy loam with a certified median particle diameter of 0.5 mm, a maximum orthophosphate concentration of 40 mg/kg and a maximum total nitrogen concentration of 400 mg/kg
  - be planted with appropriate deep-rooted, moisture-tolerant vegetation protected by rock mulch (grass and turf is not appropriate vegetation and organic mulch is not suitable)
- direct all discharge and overflow to the site drainage system such that discharge does not cause erosion of grassed areas

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- be permanently protected from vehicular damage by bollards, fences, castellated kerbs or similar structures, with a sign to be erected to advise of its nature and purpose in water quality management
  - be easily accessible for maintenance and incorporate best practice design for safety to ensure minimal risks to the occupants; and
  - be protected by sediment and erosion control measures during any construction and post-construction phase until the ground surface is revegetated or stabilised.
- (iv) A rainwater collection and reuse system for roofs shall be installed that incorporates the following specifications and requirements:
- rainwater tanks with a minimum capacity of 7,000 litres per unit above any volume required for mains top-up
  - roofs and gutters designed so as to maximise the capture of rainwater in the tanks
  - the tanks plumbed to toilet flushing, laundry and other areas for non-potable use including landscape watering, and
  - all rainwater tank overflow shall be directed to the site drainage system on the site.
- (v) All stormwater quality management measures shall be inspected and certified by a suitably qualified consultant, as having been constructed or undertaken as specified in these conditions.
- (vi) An Operational Environmental Management Plan (OEMP) shall be prepared in consultation with the Water NSW, prior to the issue of the construction certificate, by a person with knowledge and experience in the preparation of such plans. The OEMP shall include but not be limited to:
- details on the location and nature of stormwater management structures such as pits, pipes, inlet filters, bioretention basins, detention tanks, and any other stormwater structures and drainage works
  - an identification of the responsibilities and detailed requirements for the inspection, monitoring and maintenance of all stormwater management structures, including the frequency of such activities
  - the identification of the individuals or positions responsible for inspection and maintenance activities including a reporting protocol and hierarchy, and
  - checklists for recording inspections and maintenance activities.
- (vii) No variation to stormwater treatment or management that will impact on water quality shall be permitted without agreement of Water NSW.

*Reason for Conditions (ii) to (vi) – To ensure that the stormwater quality management measures and structures for the proposed subdivision have a sustainable neutral or beneficial impact on water quality over the longer term.*

### **Construction Activities**

- (viii) The Erosion and Sediment Control Plan (Project No 14007, Dwg No. DA02, Revision 1; dated 5 December 2014) prepared by Novati Consulting Engineers shall be implemented.
- (ix) Effective erosion and sediment controls shall be installed prior to any construction activity including site access, and shall prevent sediment or polluted water leaving the site or entering any stormwater drain or natural drainage system. The controls shall be regularly maintained and retained until works have been completed and ground surface stabilised or groundcover re-established.

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*Reason for Conditions (vii) & (viii) – To manage adverse environmental and water quality impacts during the construction phase of the development so as to minimise the risk of erosion, sedimentation and pollution within or from the site during this phase.*

66. Demolition Approval

The dwelling shall only be demolished in accordance with the requirements of AS2601-2001 "The Demolition of Structures".

Amongst others, precautions to be taken shall include compliance with the requirements of the WorkCover Authority of New South Wales and Council's Water and Sewer Asset Protection, including:-

- (a) Protection of site workers and the general public.
- (b) Erection of hoardings where appropriate.
- (c) Asbestos removal handling and disposal where applicable by licensed contractors.
- (d) Ensuring only licensed demolition contractors are used as required pursuant to Occupational Health and Safety Legislation.
- (e) Appropriate precautions are taken in regard to lead based paints.
- (f) Water and Sewer Asset Protection

All water and sewer assets on the site or on adjacent road reserve or lands that may be affected by the demolition works are to be clearly identified on site and protected from damage. Those water and sewer protection measures are to be shown on the site plan and are to be approved by Council's Water and Sewer Planning and Development Engineer before any demolition works can commence.

(g) Sewer Assets Temporary Disconnection or Closure

The site sanitary drainage is to be temporarily disconnected or closed off by a suitably qualified Plumber from any of Council's sewer sidelines, sewer junctions and or boundary traps that are to be retained and reused to prevent ingress contaminants into Council's sewer mains. This work shall be sited and approved by Council's Water and Sewer Planning and Development Engineer before demolition works can commence.

(h) Removal of Redundant Council Sewer Assets and Water Services

The site sanitary drainage is to be temporarily disconnected or closed off by a suitably qualified Plumber from any of Council's sewer sidelines, sewer junctions and or boundary traps that are to be disconnected by Council to prevent ingress of contaminants into Council's sewer mains. This work shall be sited and approved by Council's Water and Sewer Asset Inspector before demolition works can commence.

Make application and pay fees for the removal of redundant sewer assets and or water services. These fees shall be paid before any demolition works can commence.

Redundant water meter shall not be removed to allow for final readings and removal by Council staff.

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(i) Temporary Use of Council Sewer Junctions and Water Services

During demolition or building works Council may permit temporary use of sewer junctions and water services. Details of the proposed use shall be shown on the site plan and are to be approved by the Water and Sewer Planning and Development Engineer before any demolition works can commence.

Water services that are to be temporarily retained shall not have the water meter disconnected or removed. An approved backflow prevention device shall be installed. Details shall be shown on the site plan and are to be approved by the Water and Sewer Planning and Development Engineer before any demolition works can commence.

67. Inspection of Demolition Works

Council will require the following inspections of the site with the owner and demolition contractor present:

- (i) Prior to demolition works commencing (fencing must be erected and approved Waste Management Plan to be on site).
- (ii) At the completion of demolition works (documents relating to disposal of hazardous waste are to be provided on site).

A minimum of twenty four (24) hours notice is required to be given to Council prior to these inspections.

68. Development involving Bonded Asbestos Material & Friable Asbestos Material

Works where asbestos removal is involved are subject to the following conditions:

- (a) Work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under Clause 318 of the *Occupational Health and Safety Regulation 2001*.
- (b) The person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences.
- (c) Any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered.
- (d) If the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

69. Street Trees

The proposed street trees shown on the landscape plan as Weeping Bottlebrush are to be replaced with one of the following species being either the White Flowering Crepe Myrtle, Upright Crab Apple or Flowering Plum.



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Endorsement of Date of Consent: 14 October 2015

**NOTES:**

1. To ascertain the date from which this development consent operates, refer to Section 83 of the *Environmental Planning and Assessment Act 1979*.
2. Development consent will lapse five (5) years after the date from which it operates. In the case of staged development, consent will lapse five (5) years after the date from which it operates. (Refer Section 95 (2) of the *Environmental Planning & Assessment Act 1979*).
3. Section 97 of the *Environmental Planning and Assessment Act 1979* confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court exercisable within six (6) months after receipt of this notice.
4. The approval granted by the Council does NOT consider nor negate or vary any private easement, covenant or restriction. The owner is advised to investigate any encumbrance or restriction that may be noted on the title to the land.
5. All conditions on this consent have been imposed having regard to all matters listed for consideration under Section 79C of the *Environmental Planning & Assessment Act 1979*.
6. An applicant may request pursuant to Section 82A of the *Environmental Planning & Assessment Act 1979* Council to review a determination of the application where that application is of a type referred to in that Section of the Act within six (6) months after receipt of this notice.

Date: 14 October 2015

Signed: .....

**Ellie Varga**

**Acting Team Leader Town Planners**

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## Notice of Payment – Developer Charges & Section 94

13 October 2015

ALLMAN JOHNSTON ARCHITECTS  
C/- ALLMAN JOHNSTON ARCHITECTS  
PO BOX 499  
BOWRAL NSW 2576

Re: 14/1328 - Lot 8 DP 702375, Lot 1 DP 1041999 11 CLARKE STREET BOWRAL NSW 2576

**Development Description:** Residential Flat Buildings

Water, Sewerage and Stormwater Headworks charges are levied under Section 64 of the Local Government Act and Section 306 of the Water Management Act 2000. Other contributions are levied under Section 94 of the Environmental Planning and Assessment Act 1979 and Council's Section 94 Contributions Plans.

Contributions Levy	Units	Rate	Amount Payable
Administration 2011 to 2031 Shirewide	12.60	\$456.98	\$5,757.94
Central Library	12.60	\$403.79	\$5,087.79
Open Spaces, Rec, Comm & Cultural Acquisition	12.60	\$84.27	\$1,061.77
Open Spaces, Rec, Comm & Cultural Future Works	12.60	\$1,291.59	\$16,273.99
Open Spaces Rec Com Cultural 2013 to 2036 Recoup	12.60	\$705.67	\$8,891.49
Resource Recovery Centre	12.60	\$239.67	\$3,019.84
R&T 2012 to 2031 Shirewide - Future	12.60	\$2,526.45	\$31,833.27
R&T 2012 to 2031 Shirewide - Recoup	12.60	\$14.75	\$185.90
S64 Sewer Compliance Certificate	1.00	\$90.00	\$90.00
S64 Stormwater Compliance Certificate	1.00	\$90.00	\$90.00
Stormwater DSP Bowral	12.60	\$3,388.43	\$42,694.23
Wastewater - Sewerage DSP	12.60	\$8,195.66	\$103,265.36
S64 Water Compliance Certificate	1.00	\$90.00	\$90.00
Water Supply DSP	12.60	\$6,439.44	\$81,136.93
<b>Total</b>			<b>\$299,478.51</b>

Payments must be either in the form of cash, bank cheque or credit card (credit cards subject to 1% surcharge. Amex and Diners not accepted).

**IMPORTANT** – The charges shown above are valid for payment until the date given below. After this period the charge will need to be recalculated due to adjustments in the Consumer Price Index.

**DATE CHARGES ARE VALID TO – 12 Nov 2015**

Prepared by – Susan Stannard

Cashier Receipt No: \_\_\_\_\_

Total Paid: \_\_\_\_\_

Date Paid: \_\_\_\_\_

**A COPY OF THIS NOTICE MUST BE PRESENTED WHEN MAKING PAYMENT**

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 ATTACHMENT 4 Plans of Proposed Development



**ATTACHMENT 4**



NORTH WESTERN PERSPECTIVE



NORTH EASTERN PERSPECTIVE

SHEET INDEX	
ID	NAME
A.0001	COVER PAGE
A.0301	SITE CONTEXT AND LEP CONSTRAINTS
A.0401	BASIC COMMITMENTS
A.1001	SITE PLAN
A.1101	SITE ANALYSIS PLAN
A.1401	SUN SHADOW DIAGRAMS JUNE 21
A.1402	SUN SHADOW DIAGRAMS SEPTEMBER 21
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A.2001	GROUND FLOOR PLAN UNITS 1 & 2
A.2002	FIRST FLOOR PLAN UNITS 1 & 2
A.2003	GROUND FLOOR PLAN UNITS 3-6
A.2004	FIRST FLOOR PLAN UNITS 3-6
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A.2011	GROUND FLOOR PLAN UNITS 15 & 16
A.2012	FIRST FLOOR PLAN UNITS 15 & 16
A.3001	ELEVATIONS UNITS 1 & 2
A.3002	ELEVATIONS UNITS 1 & 2
A.3003	ELEVATIONS UNITS 3-6
A.3004	ELEVATIONS UNITS 3-6
A.3005	ELEVATIONS UNITS 7-10
A.3006	ELEVATIONS UNITS 7-10
A.3007	ELEVATIONS UNITS 11 & 12
A.3008	ELEVATIONS UNITS 11 & 12
A.3009	ELEVATIONS UNITS 13 & 14
A.3010	ELEVATIONS UNITS 15 & 16
A.3101	SITE ELEVATIONS
A.3102	SITE ELEVATION AND SECTION
A.5001	DOOR AND WINDOW SCHEDULES

**PROPOSED TOWNHOUSE DEVELOPMENT  
 AT LOT 1 DP 1041999 & LOT 8 DP 702375 BOWRAL  
 FOR OC INVESTMENTS PTY LTD**



NORTH WESTERN AERIAL PERSPECTIVE



SOUTH EASTERN PERSPECTIVE



SOUTH WESTERN AERIAL PERSPECTIVE



SOUTH WESTERN PERSPECTIVE



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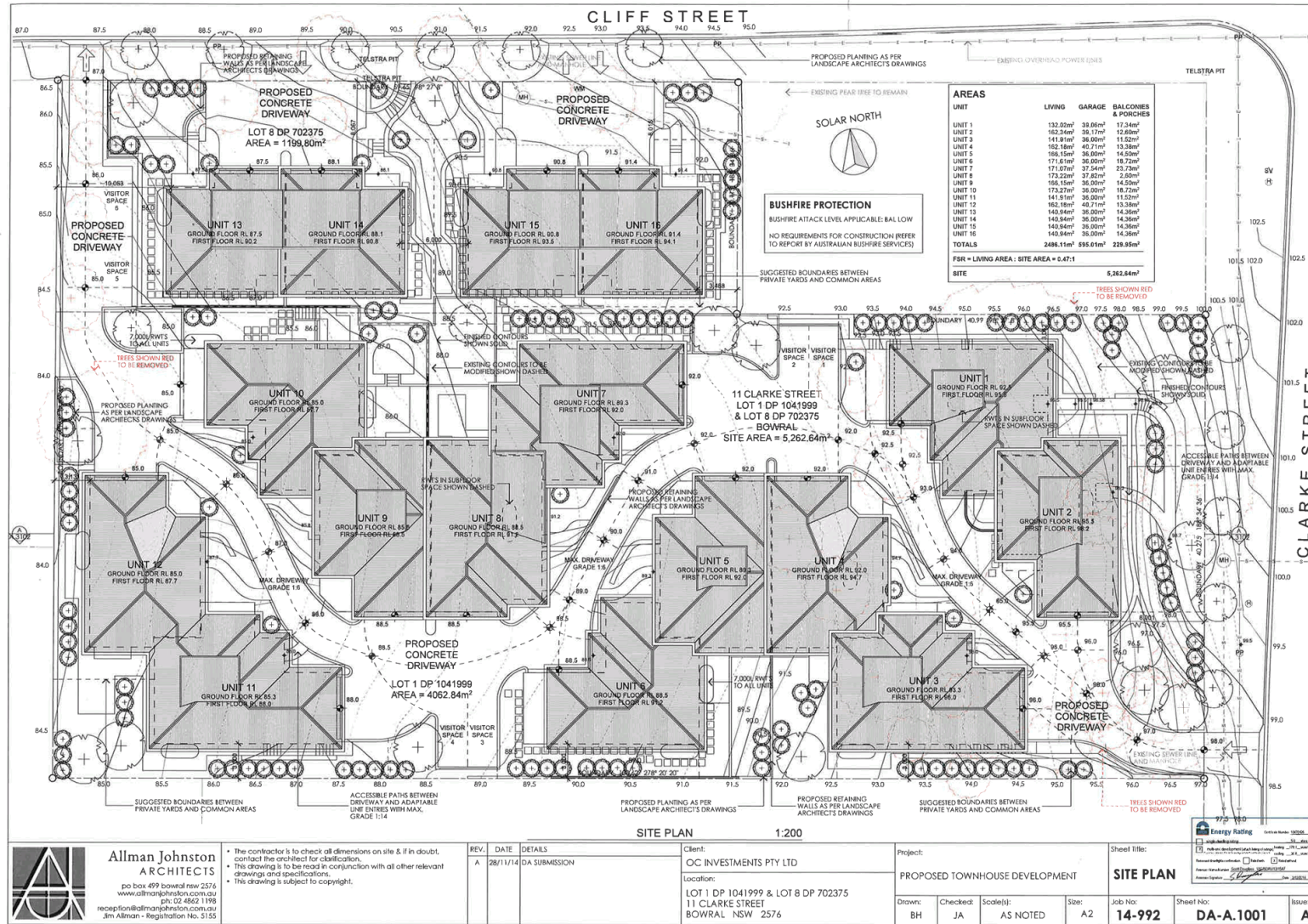
REV.	DATE	DETAILS
A	28/11/14	DA SUBMISSION

Client:  
 OC INVESTMENTS PTY LTD  
 Location:  
 LOT 1 DP 1041999 & LOT 8 DP 702375  
 11 CLARKE STREET  
 BOWRAL NSW 2576

Project:  
 PROPOSED TOWNHOUSE DEVELOPMENT  
 Drawn: BH  
 Checked: JA  
 Scale(s): AS NOTED  
 Size: A2

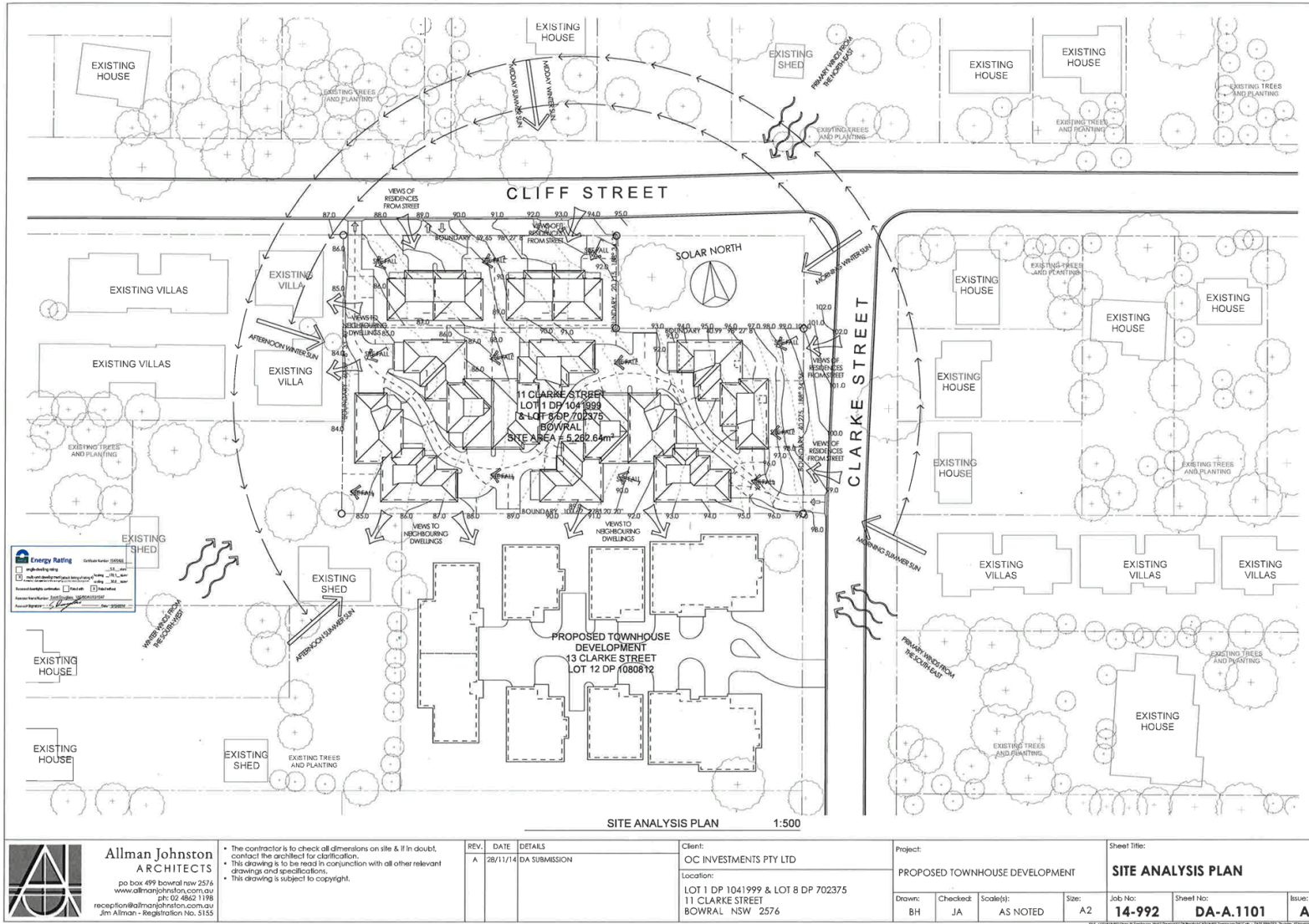
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**COVER PAGE**  
 Job No: 14-992  
 Sheet No: DA-A.0001  
 Issue: A

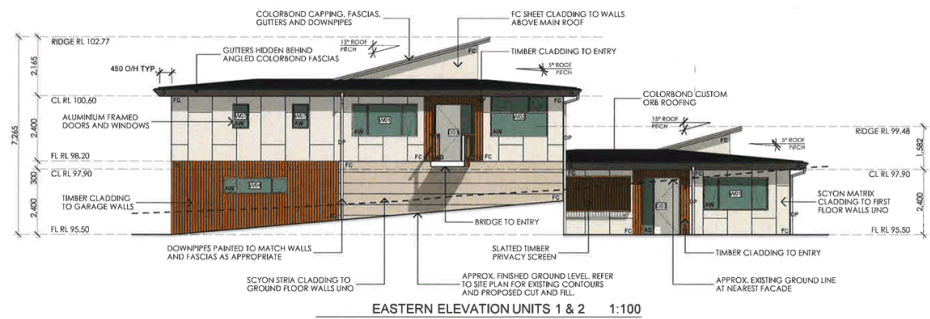
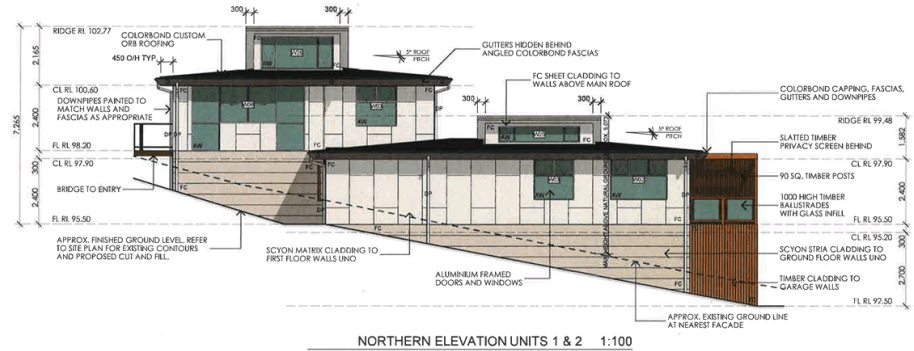
13.5 DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' - 11 Clarke Street and 5 Cliff Street, Bowral  
 ATTACHMENT 4 Plans of Proposed Development





13.5 DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' - 11 Clarke Street and 5 Cliff Street, Bowral  
 ATTACHMENT 4 Plans of Proposed Development





**Energy Rating** Certificate Number: 15470405

single-dwelling rating

multi-unit development (attach listing of ratings) heating ... 178 L\_Meter  
 Fan-coil air service to average occupant's bedroom cooling ... 30.8\_Meter

Recessed daylight's contribution:  Raked with  Raked without

Assessor Name/Number: Scott Chapman VIC/BDW/131547

Assessor Signature: *[Signature]* Date: 21/2/2016



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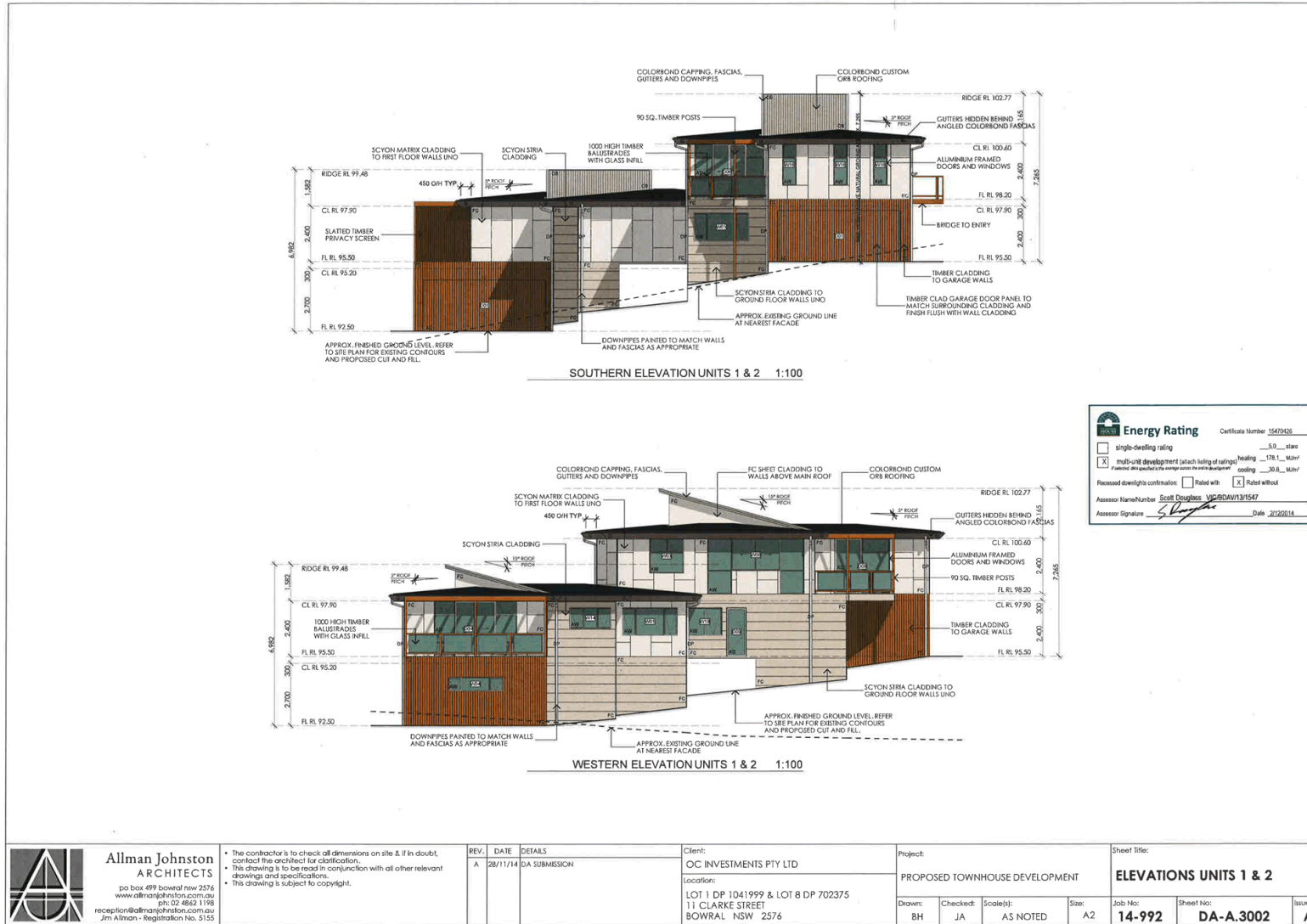
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REV.	DATE	DETAILS
A	28/11/14	DA SUBMISSION

Client:  
 OC INVESTMENTS PTY LTD  
 Location:  
 LOT 1 DP 1041999 & LOT 8 DP 702375  
 11 CLARKE STREET  
 BOWRAL NSW 2576

Project:  
 PROPOSED TOWNHOUSE DEVELOPMENT  
 Drawn: BH  
 Checked: JA  
 Scale(s): AS NOTED  
 Size: A2

Sheet Title:  
**ELEVATIONS UNITS 1 & 2**  
 Job No: 14-992  
 Sheet No: DA-A.3001  
 Issue: A



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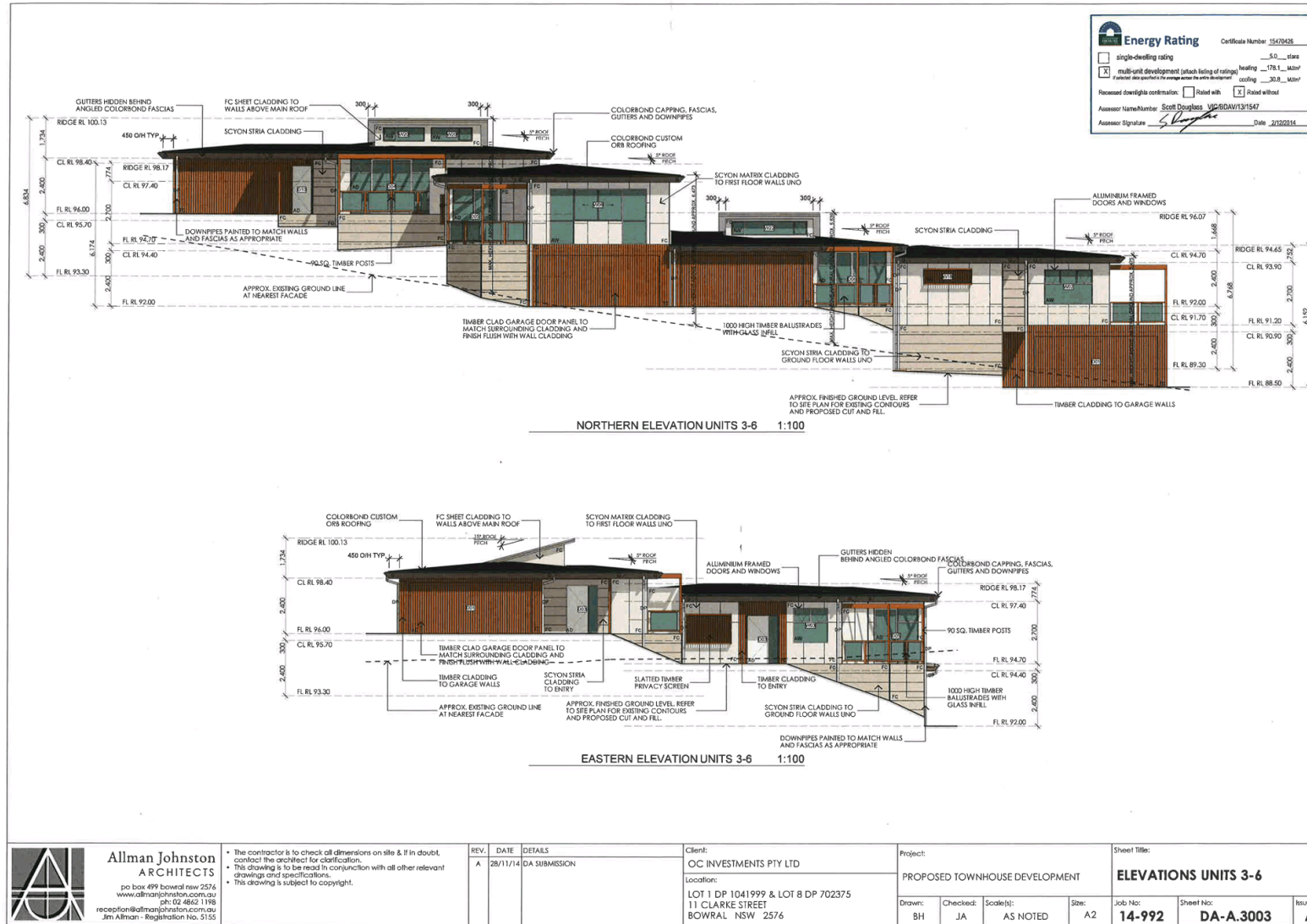
The contractor to check all dimensions on site & if in doubt, contact the architect for clarification.  
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**Energy Rating** Certificate Number: 1547046

single-dwelling rating  
 multi-unit development (attach listing of ratings)  
 Heating: 178 L\_MWh/yr  
 Cooling: 39.8 L\_MWh/yr

Recessed downlights confirmation:  Rated with  Rated without

Assessor Name/Number: Scott Douglas VICRDAV131547  
 Assessor Signature: *[Signature]* Date: 21/02/14



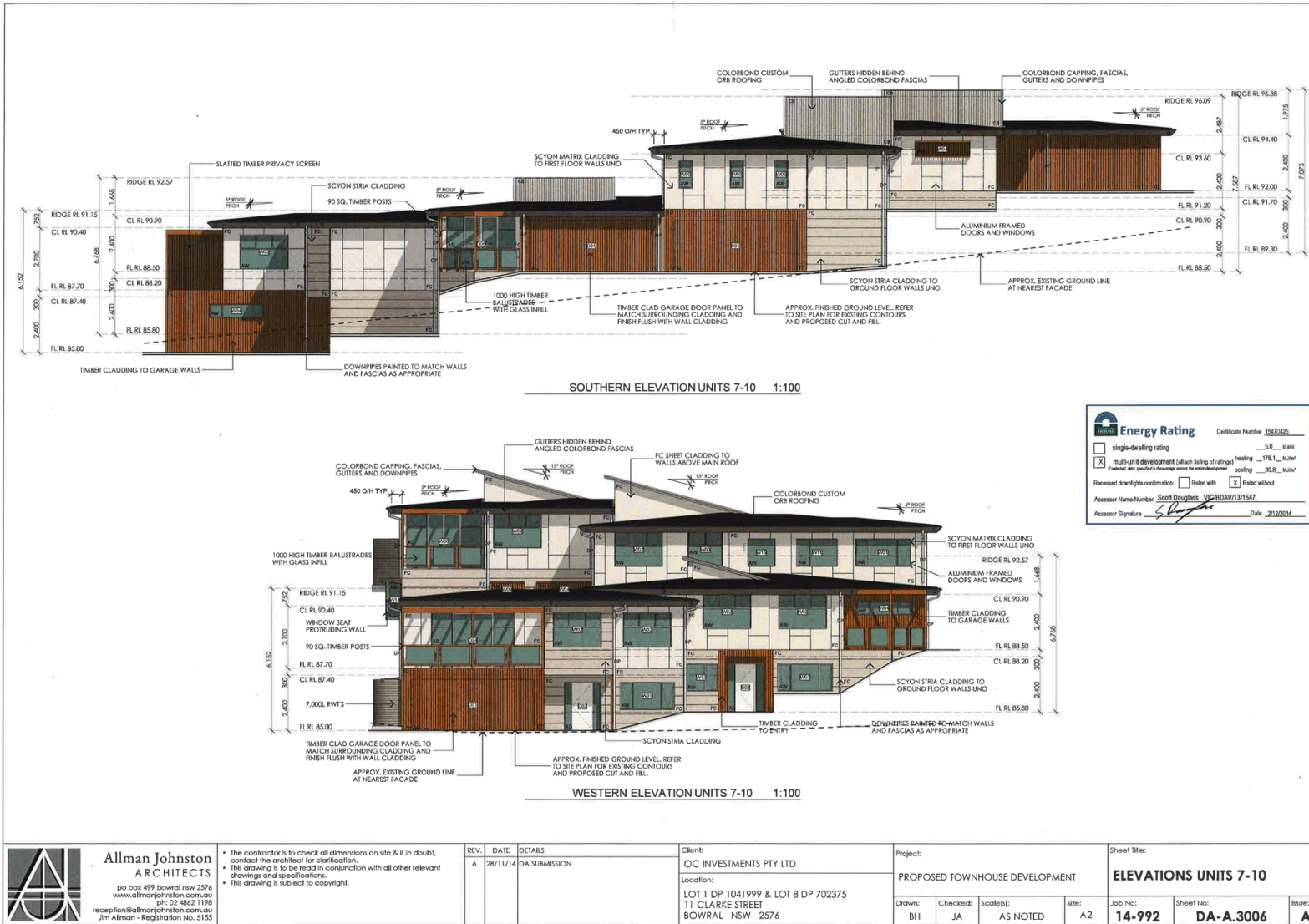
13.5 DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' - 11 Clarke Street and 5 Cliff Street, Bowral  
 ATTACHMENT 4 Plans of Proposed Development

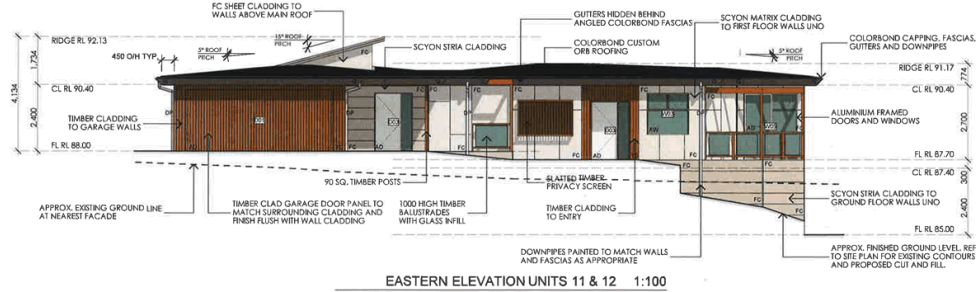
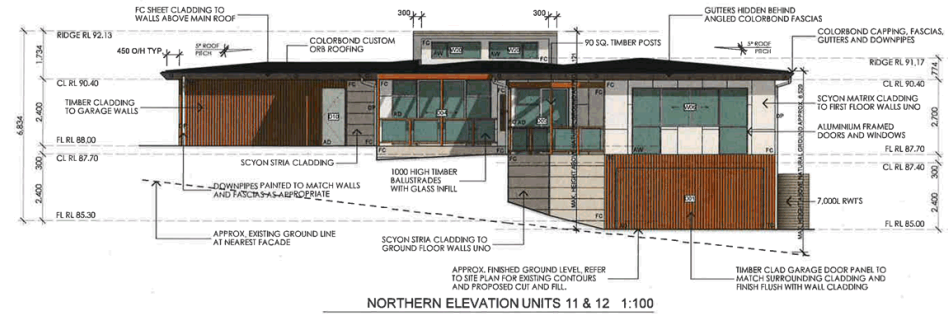


13.5 DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' - 11 Clarke Street and 5 Cliff Street, Bowral  
 ATTACHMENT 4 Plans of Proposed Development



13.5 DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' - 11 Clarke Street and 5 Cliff Street, Bowral  
 ATTACHMENT 4 Plans of Proposed Development





<b>Energy Rating</b>		Certificate Number: 15470426
<input type="checkbox"/> single-dwelling rating	_____ stars	
<input checked="" type="checkbox"/> multi-unit development (attach listing of ratings)	heating	178.1 MJ/m <sup>2</sup> /hr
	cooling	30.8 MJ/m <sup>2</sup> /hr
Relevant data specified in drawing across the entire development		
Relevant data confirmation: <input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without		
Assessor Name/Number: Scott Douglas VC/BD/AV13/1547		
Assessor Signature: <i>S. Douglas</i> Date: 2/12/2014		



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REV.	DATE	DETAILS
A	28/11/14	DA SUBMISSION

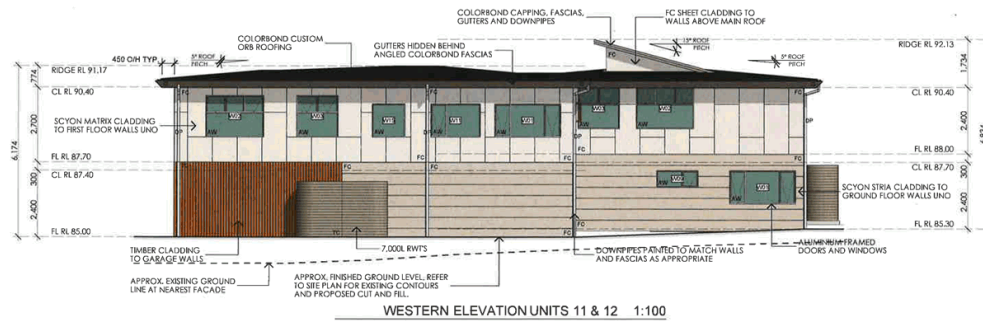
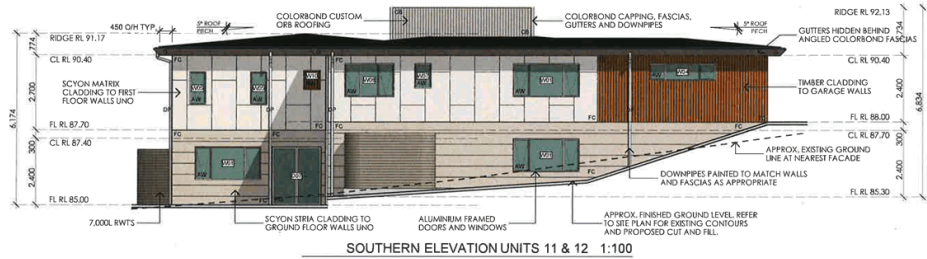
Client: OC INVESTMENTS PTY LTD  
 Location: LOT 1 DP 1041999 & LOT 8 DP 702375  
 11 CLARKE STREET  
 BOWRAL NSW 2576

Project: PROPOSED TOWNHOUSE DEVELOPMENT  
 Drawn: BH  
 Checked: JA  
 Scale(s): AS NOTED

Sheet Title: ELEVATIONS UNITS 11 & 12  
 Size: A2  
 Job No: 14-992  
 Sheet No: DA-A.3007  
 Issue: A



13.5 DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' - 11 Clarke Street and 5 Cliff Street, Bowral  
 ATTACHMENT 4 Plans of Proposed Development



	<b>Energy Rating</b>	Certificate Number: 15470456
<input type="checkbox"/>	single-dwelling rating	...S.A... stars
<input checked="" type="checkbox"/>	Multi-unit development (subject listing of ratings)	heating ...178.1... kWh/m <sup>2</sup>
	Facilities and appliances (average across the entire development)	cooling ...30.8... kWh/m <sup>2</sup>
	Recessed downlights confirmation:	<input type="checkbox"/> Rated with <input checked="" type="checkbox"/> Rated without
	Assessor Name/Number:	Scott Douglas VPC-BDAV131547
	Assessor Signature:	<i>Scott Douglas</i> Date: 2/12/2014

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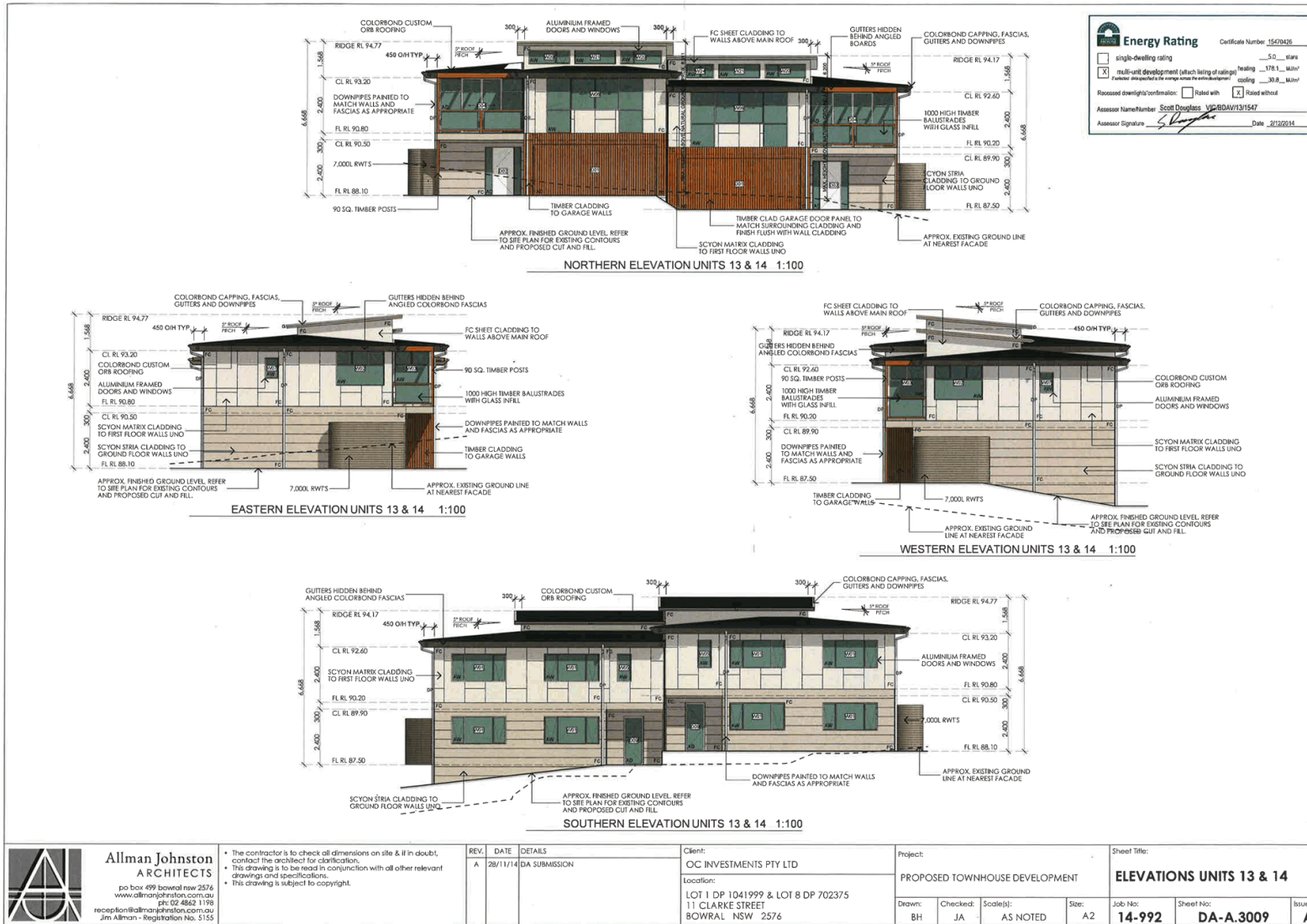
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REV.	DATE	DETAILS
A	28/11/14	DA SUBMISSION

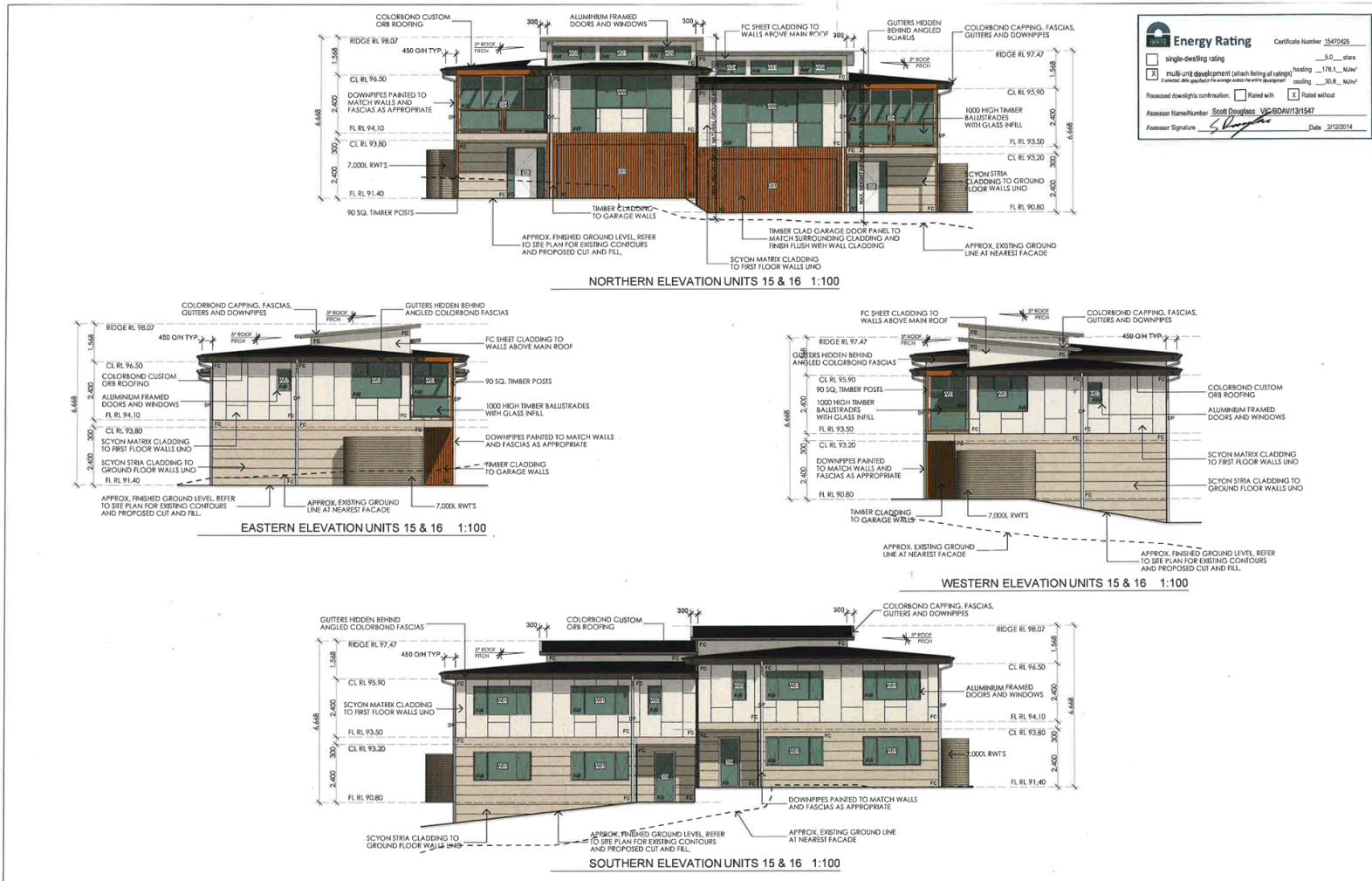
Client: OC INVESTMENTS PTY LTD  
 Location: LOT 1 DP 1041999 & LOT 8 DP 702375  
 11 CLARKE STREET  
 BOWRAL NSW 2576

Project: PROPOSED TOWNHOUSE DEVELOPMENT  
 Drawn: BH  
 Checked: JA  
 Scales: AS NOTED  
 Size: A2

Sheet Title: ELEVATIONS UNITS 11 & 12  
 Job No: 14-992  
 Sheet No: DA-A.3008  
 Issue: A



13.5 DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' - 11 Clarke Street and 5 Cliff Street, Bowral  
 ATTACHMENT 4 Plans of Proposed Development



**Energy Rating** Certificate Number 15479426

Single-dwelling rating

Multi-unit development (attach listing of ratings)

Assessed dwellings confirmation:  Rated with  Rated without

Assessor Name/Number: Scott Douglas VIC-BOV131547

Assessor Signature: *[Signature]* Date: 29/12/2014

<p><b>Allman Johnston ARCHITECTS</b>                  po box 499 bowral nsw 2576                  www.allmanjohnston.com.au                  reception@allmanjohnston.com.au                  jim allman - Registration No. 5155</p>	<ul style="list-style-type: none"> <li>The contractor is to check all dimensions on site &amp; if in doubt, contact the architect for clarification.</li> <li>This drawing is to be read in conjunction with all other relevant drawings and specifications.</li> <li>This drawing is subject to copyright.</li> </ul>	REV. DATE DETAILS A 28/11/14 DA SUBMISSION	Client: OC INVESTMENTS PTY LTD Location: LOT 1 DP 1041999 & LOT 8 DP 702375 11 CLARKE STREET BOWRAL NSW 2576	Project: PROPOSED TOWNHOUSE DEVELOPMENT	Sheet Title: ELEVATIONS UNITS 15 & 16
		Drawn: BH Checked: JA Scale(s): AS NOTED Size: A2	Job No: 14-992 Sheet No: DA-A.3010 Issue: A		

13.5 DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' - 11 Clarke Street and 5 Cliff Street, Bowral  
 ATTACHMENT 4 Plans of Proposed Development



**Energy Rating** Certificate Number: 15472426

single-dwelling rating

multi-unit development (each listing of ratings) Rating: 5.0 - 5.5 stars

Energy use (kWh/m<sup>2</sup>/year) for energy-efficient development: Rating: 178 - 184 kWh/m<sup>2</sup>

Assessed daylight confirmation:  Rated with  Rated without

Assessor Name/Number: Scott Douglas WIG-BDAW131547

Assessor Signature: *[Signature]* Date: 28/11/14

NORTHERN ELEVATION 1:200

EASTERN ELEVATION 1:200

SOUTHERN ELEVATION 1:200

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		A	28/11/14	DA SUBMISSION	OC INVESTMENTS PTY LTD	PROPOSED TOWNHOUSE DEVELOPMENT	<b>SITE ELEVATIONS</b>					
Location: LOT 1 DP 1041999 & LOT 8 DP 702375 11 CLARKE STREET BOWRAL NSW 2576						Drawn:	Checked:	Scale(s):	Size:	Job No:	Sheet No:	Issue:
						BH	JA	AS NOTED	A2	14-992	DA-A.3101	A



**WESTERN ELEVATION** 1:200

**SITE SECTION** 1:200

**Energy Rating** Certificate Number 15410428

single-dwelling rating ... 5.0 ... stars

multi-unit development (attach listing of ratings) Heating ... 175 ... MJ/m<sup>2</sup> Cooling ... 30.2 ... MJ/m<sup>2</sup>

Recessed downlight confirmation:  Rated with  Rated without

Assessor Name/Number: Scott Douglas VICBDAW131547

Assessor Signature: *[Signature]* Date: 27/12/14

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		Drawn: BH Checked: JA Scale(s): AS NOTED Size: A2	Job No: <b>14-992</b> Sheet No: <b>DA-A.3102</b> Issue: <b>A</b>		

13.5 DA 14/1328 Construction of a 16 Dwelling 'Multi Dwelling Development' - 11 Clarke Street and 5 Cliff Street, Bowral  
 ATTACHMENT 5 Amended Stormwater Drainage Plan



ATTACHMENT 5

NOT FOR CONSTRUCTION

**LEGEND**

- × RL 28.00 PROPOSED REDUCED LEVEL
- × RL 28.00 TOP OF WALL LEVEL
- STORMWATER DRAINAGE PIPE
- KERB ONLY
- SLOTTED KERB ONLY
- STORMWATER SURFACE INLET PIT
- STORMWATER JUNCTION PIT
- GRATED TRENCH DRAIN
- OSD DETENTION BASIN AREA
- APPROX. EXTENT OF ABOVE GROUND OSD
- OVERLAND FLOW PATH
- SURFACE FALL
- PAVEMENT CREST
- INTERALLOTMENT BOUNDARY
- SITE BOUNDARY

REFER TO PLAN 1407\_D405 FOR DETAILS.

**GENERAL NOTES**

1. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS DRAWING HAVE BEEN PREPARED FOR DEVELOPMENT APPLICATION PURPOSES TO DEMONSTRATE FEASIBILITY. ALL MEASURES WILL BE SUBJECT TO DETAIL DESIGN AT THE CONSTRUCTION CERTIFICATE STAGE AND MAY BE SUBJECT TO MODIFICATION PROVIDED THAT THE DESIGN INTENT IS MAINTAINED.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER CONSULTANT'S DRAWINGS.
3. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
4. NO DIMENSIONS SHALL BE OBTAINED BY SCALING THE DRAWINGS.
5. ALL SURVEY DATA HAS BEEN OBTAINED FROM RICHARD COO SURVEYORS, DRAWING DATED 08 AUGUST 2014.
6. ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVELS AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.

**RAINWATER USE SYSTEM**

1. PROVIDE RAINWATER USE SYSTEM TO SUPPLY WATER FOR TOILET FLUSHING, LAUNDRY AND IRRIGATION.
2. GUTTERS SHOULD BE INSTALLED ON ALL LEAVES GUTTERS.
3. PRESSURE PUMP/TAP TO BE PROVIDED FOR RE-USE OF CAPTURED RAIN WATER.
4. A PERMANENT SIGN IS TO BE LOCATED IN THE VICINITY OF THE TANK STATING THE WATER IS NOT FOR POTABLE USE.
5. ALL RAINWATER SERVICES SHALL BE CLEARLY LABELED "NON POTABLE WATER" WITH APPROPRIATE HAZARDOUS IDENTIFICATION PIPEWORK USED FOR RAINWATER SERVICES SHALL BE COLOURED L.L.C. IN ACCORDANCE WITH A.S/NZS.
6. ALL VALVES AND APERTURES SHALL BE CLEARLY AND PERMANENTLY LABELED WITH SAFETY SIGNS TO COMPLY WITH AS3339.
7. AN AIR GAP OR AIR SPACE TO BE INSTALLED TO ENSURE BACKFLOW PREVENTION.
8. RAINWATER TANK RETICULATION SYSTEM AND MAINS TOP UP ARRANGEMENT TO BE INSTALLED IN ACCORDANCE WITH AS/NZS3503.1:2003 AND THE NEW CODE OF PRACTICE PLUMBING AND DRAINING.

**STORMWATER DRAINAGE**

1. ALL DRAINAGE LINES SHALL BE LAID AT 1% MIN FALL, UNLESS OTHERWISE SPECIFIED.
2. ALL LINES ARE AUSTRALIAN HEIGHT DATUM (AHD).
3. ALL COMPASSES TO LEAVES GUTTERS TO BE 100 x 75 COLOURBOND STEEL OR 400 x 100 UNL.
4. THE STORMWATER DRAINAGE DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS3503.1:2003 STORMWATER DRAINAGE.
5. THE STORMWATER DRAINAGE SHALL BE PROVIDED TO ALL DETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.
6. THE STORMWATER DRAINAGE REQUIREMENTS HAVE BEEN CALCULATED IN ACCORDANCE WITH WINGECARRIBEE SHIRE COUNCIL DP14.
7. ALL PIT COVERS AND GRATES TO BE CLASS 9.
8. ALL GRATES TO BE GALVANIZED STEEL WITH HINGES AND CHILD PROOF LOCKS FOR PITS DEEPER THAN 100MM.
9. ALL SEALED PIT COVERS TO BE CONCRETE IN FILL UNLESS OTHERWISE SPECIFIED.

**DESIGN SUMMARY**

SITE AREA = 5276m<sup>2</sup>  
 PRE-DEVELOPMENT IMPERVIOUS AREA = 4,186m<sup>2</sup> (80%)  
 POST-DEVELOPMENT IMPERVIOUS AREA = 3560m<sup>2</sup> (68%)

THE ON-SITE STORMWATER DETENTION (OSD) REQUIREMENTS HAVE BEEN DETERMINED USING THE MASS-CURVE TECHNIQUE. AS PER THE CALCULATIONS ON 1407\_D405, THE MINOR OSD REQUIREMENT WAS CALCULATED TO BE 171m<sup>3</sup>.

TO MEET THE OSD REQUIREMENTS, THE DESIGN PROPOSES OSD STORAGE WITH A SERIES OF ABOVE GROUND BASINS, ONE BELOW GROUND OSD TANK AND MULTIPLE RAINWATER TANKS. WE UNDERSTAND THAT COUNCIL DOES NOT FAVOUR BELOW GROUND TANKS FOR OSD STORAGE, BUT DUE TO THE SITE SLOPE AND LANDSCAPING REQUIREMENTS, ACHIEVING THE OSD REQUIREMENTS USING ABOVE GROUND STORAGE ONLY WAS LOOKED AT BUT NOT SEEN AS A FEASIBLE OPTION.

A RAINWATER TANK PER DWELLING IS PROPOSED AND IS TO BE USED FOR TOILET FLUSHING, LAUNDRY AND IRRIGATION PURPOSES. DUE TO THE PROPOSED USAGE RATES, 80% OF THE TOTAL RAINWATER TANK CAPACITY HAS BEEN COUNTED TOWARDS THE OSD STORAGE.

OSD ID	OSD TYPE	W/BD FEATURE	CATCHMENT AREA DRAINING TO OSD (m <sup>2</sup> )	PRO-RATE OF SITE AREA TO OSD (%)	PRO-RATE OF REG. OSD VOL. (m <sup>3</sup> )	NO. RW/1 CATCHMENT AREA	RWT STORAGE VOL. (m <sup>3</sup> )	OSD SURFACE AREA (m <sup>2</sup> )	OSD WATER DEPTH (m)	OSD STORAGE VOL. (m <sup>3</sup> )	ADJUSTED OSD STORAGE VOL. (m <sup>3</sup> )	TOTAL STORAGE VOL. PROVIDED (m <sup>3</sup> )	OSD DISCHARGE LOCATION
(A)	(B)	(C)	(D)	(E) = (D) × 70.8	(F)	(G)	(H) = (F) × (G)	(I) = (H) × (I)	(J) = (E) + (I)	(K) = (J) + (I)	(L) = (K) + (I)	(M) = (L) + (I)	(N)
OSD 1	BASIN	NO	733	14%	23.6	3.0	19.0	38.0	0.3	11.4	9.1	24.1	CLPF STREET
OSD 2 & 3	BASIN	YES	1566	30%	51.0	4.0	22.0	85.0	0.3	28.5	22.8	42.8	BASEMENT AT REAR
OSD 4	BASIN	NO	347	7%	11.3	1.0	8.0	42.0	0.3	12.6	10.1	18.1	CLPF STREET
OSD 5	BASIN	YES	787	15%	25.0	2.0	10.0	28.0	0.3	7.8	6.2	16.2	CLPF STREET
OSD 6	TANK	NO	1896	36%	60.4	6.0	30.0	38.0	1.2	45.6	45.6	78.6	BASEMENT AT REAR
<b>TOTAL</b>			<b>6271</b>	<b>100%</b>	<b>171.6</b>	<b>16</b>	<b>82.0</b>	<b>239.0</b>	<b>2.4</b>	<b>109.9</b>	<b>92.8</b>	<b>172.8</b>	

FOR STORAGE WITHIN BASINS, A REDUCTION OF 20% WAS APPLIED TO ACCOMMODATE FOR LANDSCAPING.

**TABLE 5 - ON-SITE STORMWATER DETENTION AND BIODETENTION BASIN SUMMARY**  
 NOTE: REFER TO PLAN 1407\_D405 FOR OSD CATCHMENT AREA PLAN.

**REVISIONS**

NO.	DATE	DESCRIPTION
01	09/07/2014	ISSUED FOR DEVELOPMENT APPLICATION
02	28/01/2016	ISSUED FOR DEVELOPMENT APPLICATION

**SCALE**

Scale 1:200 (A1 SHEET)

**CLIENT**

MR BRENDON WU

**PROJECT**

11 CLARKE STREET, BOWRAL NSW

**ARCHITECTS**

Allman Johnston Architects

**PROJECT NO.**

14007

**PROJECT NO.**

01

**DRAWING NO.**

DA04

**REVISION**

02

**SHEET SIZE**

A1