

COMPLIANCE TABLE – WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 CHAPTER E19



CLAUSE	TPG NSW COMMENT	COMPLIES	
3.0 INFORMATION REQUIREMENTS FOR LODGEMENT WITH THE DEVELOPMENT APPLICATION			
	<ul style="list-style-type: none"> • Any Development Application involving only fill, excavation or other land reshaping works will be required to be supported by a Statement of Environmental Effects (SEE) report which demonstrates the need for the proposed earthworks and considers the potential impacts on: <ul style="list-style-type: none"> a) Existing landform, trees and vegetation; b) Geotechnical stability; c) Dust and air pollution; d) Soil erosion and sedimentation; e) Water pollution; f) Groundwater, surface water, stormwater, flood storage; g) Contamination; h) Salinity; and i) Neighbourhood amenity • The Statement of Environmental Effects (SEE) must also include information on the following: <ul style="list-style-type: none"> a) Method of compaction and degree of compaction; b) Method of excavation; c) Method of drainage; d) Haulage routes; e) Destination of extracted material; f) Potential impacts on adjoining properties/the environment and proposed mitigation measures; g) A flood study, where required by Council (Refer to Part E Floodplain Management in this DCP); and h) A Virgin Excavated Natural Material (VENM) and soil contamination report, where required by Council, outlining the origin and type of fill / excavated materials. • The Development Application must also be accompanied by a survey plan and a site plan (at a 1:100 or 1:200 scale) which shows: <ul style="list-style-type: none"> a) Existing natural contour levels and proposed finished contour (shown in bold) levels at 2 metre intervals in Australian Height Datum (AHD); b) Cross section plans identifying the nature, extent and depth of excavation and/or land filling and associated works, batter slopes and any retaining structures; c) The location of cut, fill, batters, drainage and retaining structures; d) Existing natural features, dams, watercourses, trees and especially any trees or other 	<p>Details of required number of basement parking levels shown in the drawings at Appendix B. Details will form part of Construction management Plan when builder appointed – refer to Draft Statement of Commitments condition at Appendix Q.</p>	<p>✓</p>

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<p>vegetation likely to be affected by works; e) Staging plans, where land reshaping is proposed to be done in stages; f) An Erosion and Sedimentation Control Plan; g) Rehabilitation Plan for applications involving earthworks without associated built development works that indicates: i) Vegetation to be retained, removed and rehabilitated; ii) Final landform; iii) Proposed site stabilisation and weed control mechanisms; iv) Whether fill material is capable of sustaining suitable plant growth.</p> <ul style="list-style-type: none"> Where development involves fill materials being temporarily stockpiled on any land, the site plan must show the location, quantity, height and configuration of proposed stockpiles. The Statement of Environmental Effects must detail: <ul style="list-style-type: none"> a) The proposed period of stockpiling; b) Any proposed preparation requirements, such as land clearing; c) Soil erosion, sedimentation and dust controls proposed to be implemented during the temporary stockpiling of the landfill material, including any proposed covering protection; and d) Soil characteristics, including the potential for leaching, of the stockpiled materials. 			
4.0 DEVELOPMENT STANDARDS			
<p>4.3 Earthworks planning, design and construction</p>	<ul style="list-style-type: none"> All earthworks are to be planned, designed and constructed in accordance with Australian Standard AS3798 – Guidelines on earthworks for commercial and residential developments. Batter cross-slopes should be restricted to a slope of 25% (1 vertical in 4 horizontal). Excavation of hard bedrock in urban areas shall be undertaken in a manner that minimises amenity impacts on the surrounding neighbourhood. Methods of excavation are to be selected appropriate for the bedrock type such that noise and vibration nuisance generated by the works are within Department of Environment and Climate Change limits. All excavations and backfilling shall be executed safely and in accordance with appropriate professional standards and NSW Work Cover Authority requirements Fill should not cover topsoil. Topsoil should be removed, stockpiled and replaced over the fill. 	<p>Details of required number of basement parking levels shown in the drawings at Appendix B. Details will form part of Construction management Plan when builder appointed – refer to Draft Statement of Commitments condition at Appendix Q.</p>	<p>✓</p>