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**INTEGRATED WATER MANAGEMENT PLAN  
(STORMWATER)  
WOLLONGONG PRIVATE HOSPITAL EXTENSION**

**Revision 02 – For State Significant Development Application  
OCTOBER 2025**

**NSW Department of Planning and Environment (DPIE)  
Application Number: SSD-30240120**

**Client: AA Crown Holdings Pty Ltd C/- 360 Property Agency Pty Ltd**

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### ***Proposal Overview***

As demand for health care services continues to expand in the local community, the proposed expansion of the hospital will provide additional operational capacity for the facility to provide general and specialised services. The proposed development includes the erection of a nine-storey (above ground) extension to the existing private hospital which will comprise the following:

- Additional inpatient units
- CSSD expansion
- Additional Operating Theatres to assist with the new Emergency Department expansion
- ICU expansion
- Radiation Oncology
- Basement Carpark expansion
- Emergency Department
- Expanded Day Oncology service
- Expanded hospital back of house spaces

Additionally, in response to improve and enhance patient, visitor and staff experience, the proposed extension will incorporate, a new Urunga Parade entry, new outdoor spaces, courtyards, and a new medical tenancy building connecting into the Private Hospital.

### ***Introduction***

This Integrated Water Management Report has been prepared to supplement the State Significant Development Application for the proposed Wollongong Private Hospital Extension located at 15, 17, 19, 21 and 23 Urunga Parade and 360-364, 366 and 368 Crown Street, Wollongong. Specifically, this report supplements the drawings submitted to NSW Department of Planning, Industry and Environment in order to gain approval in accordance with the Planning Secretary's Environmental Assessment Requirements.

Vehicular access will be via proposed and existing driveways located at Urunga Parade and existing driveway on Crown Street, of which vehicles can turn into underground parking basement levels or into hospital drop off bays and ground level parking.

Stormwater discharge will be to both Crown Street and Urunga Parade and will closely match the existing pre-developed catchments.

The following stormwater matters have been addressed in this report:

- Site Stormwater Management and On-site Stormwater Detention (OSD);
- Rainwater Reuse;
- Sediment and Erosion Control;
- Flooding Risk.

As outlined by the Planning Secretary's Environmental Assessment Requirements (SEARs), such Water Management Plans have been prepared with consultation with local council and included details of any on-site treatment, reuse and detention facilities. Furthermore, any on-site flooding risks have been identified.

The relevant State Significant Development Application Drawings are provided in Appendix A of this report which details the various stormwater issues listed above.

### ***Site Stormwater Management and On-site Stormwater Detention (OSD)***

Stormwater controls will be implemented to ensure that the proposed development does not adversely impact on stormwater flows of the stormwater systems downstream of the site.

Increased impervious surfaces (such as roads, roofs, driveways, etc) associated with the development will result in an increase in peak stormwater flows from the site during storm events. On-site Stormwater Detention (OSD) is proposed for the development to ensure that runoff from the development is appropriately managed in accordance with Council's requirements. The site stormwater system has been designed to safely convey the flows from the site. The OSD system has been sized to limit discharge for all storm events from the 5-year ARI storm up to the 100-year ARI (1% AEP) storm event in accordance with Council's OSD requirements. The design and operation of the proposed stormwater system is described in detail below.

#### Catchment Description

There are two stormwater catchments that currently cover the development site. Both catchments are existing urban developments consisting of brick buildings, concrete and asphalt driveways and landscaped areas. The catchment draining to the south to Crown Street is quite flat, whereas the catchment falling to Urunga Parade is steeper. The upper catchment falling to Urunga Parade currently drains towards multiple existing outlet pipes located on Urunga Parade, whilst the lower catchment falling to Crown Street drains via existing kerb outlet pipes located on Crown Street. The post developed catchments are largely dictated by the roof layout of the proposed development. Where possible, the pre-developed catchments were maintained, the upper catchment area falling to Urunga Parade having a total area of 3843.4 m<sup>2</sup> and the lower catchment area falling to Crown Street having a total area of 1120.9 m<sup>2</sup>. Once the site is developed, the upper catchment draining to Urunga Parade will have a higher impervious ratio and flatter grades than in its current state, and the lower catchment draining to Crown Street will remain its status quo as it is proposed to retain the existing sites that belong to the lower catchment.

The proposed development site (upper catchment) will comprise of a mixture of impervious and pervious areas. The majority of the runoff from the developed site is impervious and consists of primarily of roof areas with smaller concrete driveways and service areas. The pervious component of the development site consists of landscaping and turf.

#### Proposed Drainage System

The proposed development will drain to Crown Street and Urunga Parade. Discharge to Crown Street will be via existing kerb outlets, and discharge to Urunga Parade will via two OSD tanks to two proposed kerb outlet pipes.

As previously stated, the post developed site (upper catchment draining to Urunga Parade) will have a higher impervious ratio than the pre-developed site. To ensure that the proposed development does not adversely impact on the existing drainage network, OSD will need to be provided in accordance with the requirements of Council. The OSD system must be able to limit discharge in all storm events up to a 100-year ARI storm event.

Regarding the lower catchment draining to Crown Street, given that it is proposed to remain the status quo of the existing heritage house site which belongs to the lower catchment, OSD is not expected to be required.

It is evident that the tributary area to the proposed OSD systems contain significant existing impervious surfaces, as such SSR requirements will need to be calculated as part of Wollongong Council Requirements.

#### *Urunga Parade OSD*

With the Urunga Parade OSD being subjected to a total tributary area of 3848.6 m<sup>2</sup> (85.5% Impervious) the following OSD factors were calculated using graphs outlined in Wollongong DCP Chapter E14:

| Factor | Value (existing) | Value (Proposed) |
|--------|------------------|------------------|
| F1-5   | 1.152            | 1.264            |
| F1-100 | 1.110            | 1.170            |
| F2     | 1.081            | 1.081            |
| F3     | 0.190            | 0.190            |
| F4     | 0.750            | 0.750            |

Figure 1- Urunga Parade OSD Factors based on Wollongong Method

Using the aforementioned OSD factors, the total PSD requirements for a 5-year ARI and 100-year ARI storm were calculated using the method outlined in section 12.2.4 of the Wollongong DCP. In the case of the Urunga Parade OSD, the total PSD requirements for a 5-year ARI and 100-year ARI storm were 100.53 L/s and 169.78 L/s respectively, discharging towards a kerb outlet located on Urunga Parade. As mentioned previously, since the site is being developed from an existing impervious area, the site storage requirement (SSR) will need to be

calculated as the difference between the SSR of the proposed and existing development. This leads to a SSR for a 5-year ARI and 100-year ARI storm being 11.57 m<sup>3</sup> and 19.54 m<sup>3</sup> respectively.

It is outlined in the Wollongong DCP that the recommended stormwater discharge to the kerb be a maximum of 55L/s, however the calculated PSD requirements (100.53 L/s and 169.78 L/s) are more than double this value. After thorough conversation with Wollongong Council's stormwater engineer, it was determined that the Urunga Parade OSD system should be split into two OSDs to reduce the PSD to Council's 55L/s recommended stormwater discharge to kerb.

Using DRAINS64 modelling software it was simulated that each tank will discharge a maximum of 55L/s towards the kerb outlet in a 100-year ARI storm event. The volume of each tank satisfied the previously mentioned site storage requirements. Comparing these discharges with the pre-development flows, the OSD is shown to successfully limit all flows up to a 100-year ARI storm event:

|       | PRE 100-yr ARI | POST 100-yr ARI | PRE 5-yr ARI | POST 5-yr ARI |
|-------|----------------|-----------------|--------------|---------------|
| OSD 1 | 152 L/s        | 55 L/s          | 71 L/s       | 35 L/s        |
| OSD 2 | 107 L/s        | 54 L/s          | 50 L/s       | 33 L/s        |

Figure 2- Urunga Parade OSD Pre vs Post development flows

For the above-mentioned model, the DRAINS modelling software using the ARR 2019 procedures for rainfall and storm generation was used. The rainfall depths and temporal patterns are generated using the Bureau of Meteorology (BOM) and ARR Data hub websites respectively.

The DRAINS model prepared and submitted for the site OSD design is:

- 241832\_DRAINS [02].drn

The site location and co-ordinates used for the data generation is:

Site: Wollongong, NSW

Co-ordinates: Latitude: -34.42568(S)

Longitude: 150.88137(E)

#### *Crown Street OSD*

As mentioned in the previous section above, since the existing heritage site which belongs to the catchment area draining to Crown Street will remain its status quo, OSD is not expected to be required for this catchment.

#### **Rainwater Reuse**

As part of the proposed stormwater management system for the development, a rainwater harvesting system incorporating a 23m<sup>3</sup> tank located at Lower Ground Floor level is proposed. This rainwater tank will be a suspended tank located between the Lower Ground Floor level and Basement 2 level. This will capture rainwater for irrigation and toilet flushing purposes. There will be an overflow from this incorporated rainwater reuse system to the OSD system.

### ***Sediment and Erosion Control***

Sediment and Erosion control measures will be implemented during the construction process, but once the site becomes operational, sediment and erosion control measures will not be required as the site will be largely impervious. The sections of the site that are pervious will be stabilised with landscaping or turf.

### ***Flooding Risk***

Consultation with Wollongong Council indicates that current flood maps do not show that any part of the site is located within a flood planning area and is not subjected to flood related development controls. For more information, refer to page 6 and 7 of the NSW Planning Certificate (Section 10.7) attached in Appendix B.

### ***Conclusion***

Appropriate stormwater management practices will be implemented that minimise the impact of development on the existing stormwater system by ensuring safe and efficient conveyance of runoff and the provision of OSD to limit discharge to the existing Council drainage network.

Whilst it is inevitable that development will have an impact on the existing landform and stormwater runoff characteristics due to earthworks, change of land-use and changes in impervious areas; by providing a safe and efficient design, and implementing appropriate measures during construction and operation of the development, it can be ensured that there will be minimal impact on the existing environment as a result of the proposed development.

### ***Drawings List***

The Civil DA drawings provided for submission and to be read in conjunction with this report are:

| Drawing No.    | Drawing Name                                              |
|----------------|-----------------------------------------------------------|
| 241832_DA_C000 | COVER SHEET, DRAWING SCHEDULE, NOTES AND LOCALITY SKETCH  |
| 241832_DA_C101 | BASEMENT 6 DETAIL PLAN                                    |
| 241832_DA_C102 | BASEMENT 5 DETAIL PLAN                                    |
| 241832_DA_C103 | BASEMENT 4 DETAIL PLAN                                    |
| 241832_DA_C104 | BASEMENT 3 DETAIL PLAN                                    |
| 241832_DA_C105 | BASEMENT 2 DETAIL PLAN                                    |
| 241832_DA_C106 | LOWER GROUND FLOOR DETAIL PLAN                            |
| 241832_DA_C107 | GROUND FLOOR DETAIL PLAN                                  |
| 241832_DA_C200 | STORMWATER MISCELLANEOUS DETAILS                          |
| 241832_DA_C201 | OSD TANK 1 PLAN, SECTION AND DETAILS                      |
| 241832_DA_C202 | OSD TANK 2 PLAN, RAINWATER TANK PLAN, SECTION AND DETAILS |
| 241832_DA_C250 | PRE-DEVELOPMENT STORMWATER CATCHMENT PLAN                 |
| 241832_DA_C251 | POST-DEVELOPMENT STORMWATER CATCHMENT PLAN                |
| 241832_DA_SE01 | SEDIMENT AND EROSION CONTROL PLAN                         |
| 241832_DA_SE02 | SEDIMENT AND EROSION CONTROL TYPICAL SECTIONS AND DETAILS |

**References**

- Wollongong City Council – DCP2009 Chapter E14: Stormwater Management
- DECCW Managing Urban Stormwater : Council Handbook
- Landcom - "Soils and Construction Volume 1 – 4<sup>th</sup> Edition", March 2004
- Institution of Engineers, Australia - "Australian Rainfall and Runoff 3<sup>rd</sup> Edition", 1987



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***APPENDIX A***

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**CIVIL ENGINEERING DRAWINGS**

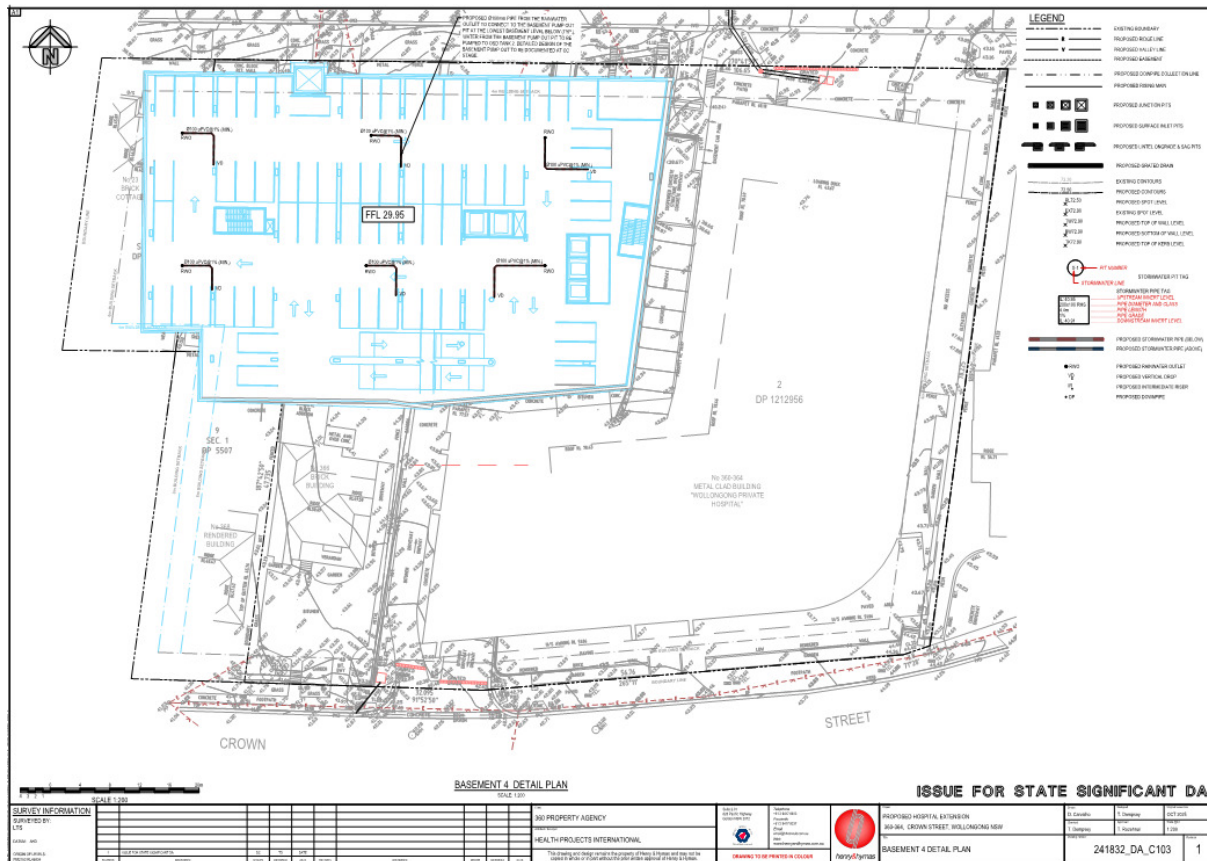
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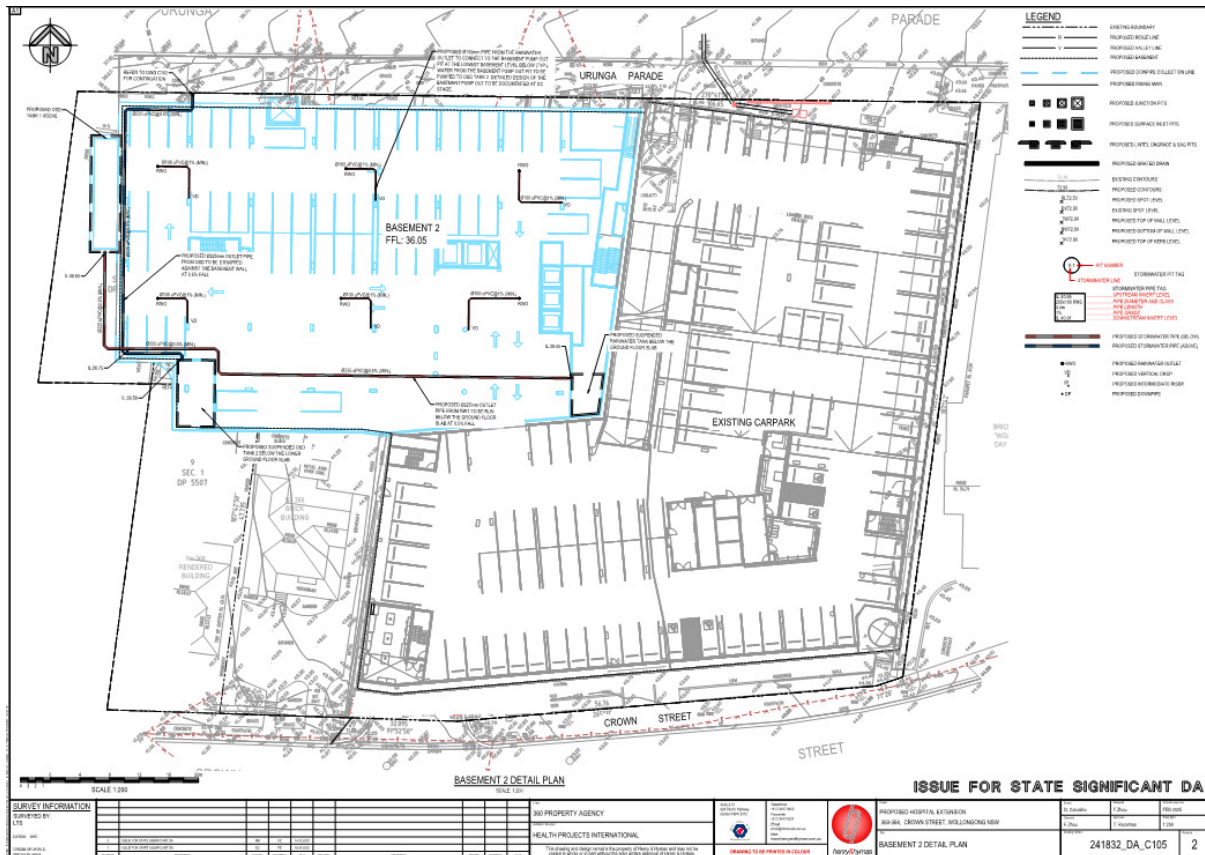
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***APPENDIX B***

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**SECTION 10.7 CERTIFICATE**

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## WOLLONGONG CITY COUNCIL

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Phone (02) 4227 7111 • Fax (02) 4227 7277 • Email [council@wollongong.nsw.gov.au](mailto:council@wollongong.nsw.gov.au)

Web [www.wollongong.nsw.gov.au](http://www.wollongong.nsw.gov.au) • ABN 43 139 525 139 • GST Registered



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Infotrack Pty Ltd  
GPO BOX 4029  
SYDNEY NSW 2001

|                            |                        |
|----------------------------|------------------------|
| <b>CERTIFICATE</b>         | <b>202106004</b>       |
| Issued                     | 7 October 2021         |
| Certificate Type           | Sections 10.7(2) & (5) |
| Fee                        | \$278.00               |
| Your Reference             | WOLLONGONG             |
| HOSPITA-213210             |                        |
| Council Property Reference | 300317                 |

### PLANNING CERTIFICATE

Issued Under Section 10.7 of the Environmental Planning and Assessment Act 1979

|                  |                   |                                         |
|------------------|-------------------|-----------------------------------------|
| PROPERTY DETAILS | Legal Description | Lot 8 DP 343680                         |
|                  | Location          | 366 Crown Street<br>WOLLONGONG NSW 2500 |

This certificate provides information on how a property (such as land and buildings) may be used and the limits on its development. The certificate contains information Council is aware of through its records and environmental plans, along with data supplied by the State Government.

### SECTION 10.7 (2) DETAILS

As at the date of this certificate, the following prescribed matters under section 10.7(2) of the Act relate to the abovementioned land:

#### 1. NAMES OF RELEVANT PLANNING INSTRUMENTS & DEVELOPMENT CONTROL PLANS

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land

Wollongong Local Environmental Plan 2009

#### State Environmental Planning Policies

State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011  
State Environmental Planning Policy (State and Regional Development) 2011  
State Environmental Planning Policy (Urban Renewal) 2010  
State Environmental Planning Policy (Affordable Rental Housing) Amendment (Build to Rent) 2009  
State Environmental Planning Policy (Exempt and Complying Codes) 2008  
State Environmental Planning Policy (Infrastructure) 2007  
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007  
State Environmental Planning Policy (State Significant Precincts) 2005  
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004  
State Environmental Planning Policy No 70 Affordable Housing (Revised Schemes) Amendment

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(Short-term Rental Accommodation) 2021  
State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development  
State Environmental Planning Policy No. 64 – Advertising and Signage  
State Environmental Planning Policy No. 55 – Remediation of Land  
State Environmental Planning Policy No. 50 – Canal Estate Development  
State Environmental Planning Policy No. 36 – Manufactured Home Estates  
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development  
State Environmental Planning Policy No. 21 – Caravan Parks  
State Environmental Planning Policy (Vegetation in Non Rural areas) 2017  
State Environmental Planning Policy (Vegetation in Non Rural areas) Amendment 2021  
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017  
State Environmental Planning Policy (Primary Production and Rural Development) 2013  
State Environmental Planning Policy (Coastal Management) 2018  
State Environmental Planning Policy (Concurrences and Consents) 2018  
State Environmental Planning Policy (Koala Habitat Protection) 2021  
State Environmental Planning Policy (Housing for Seniors or People with a Disability) Amendment (Heritage Conservation Areas Exemption) 2020  
State Environmental Planning Policy (Infrastructure) Amendment (Energy Storage Technology) (No 2) 2020  
State Environmental Planning Policy (Exempt & Complying Development Codes) Amendment (Low Rise Housing Diversity Code) 2020  
State Environmental Planning Policy Amendment (Flood Planning) 2021

**(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not yet been approved)**

Draft State Environmental Planning Policy - Infrastructure – Amendment (Shooting Ranges) 2013  
Draft State Environmental Planning Policy - Infrastructure – Amendment (Sport and Recreation) 2013  
Explanation of Intended Effect – Proposed Draft Environment SEPP (2017)  
Explanation of Intended Effect – Proposed Repeal of Two Operational SEPPs – SEPP 1 Development Standards and SEPP (Miscellaneous Consent Provisions) 2007 (2017)  
Explanation of Intended Effect – Proposed new Remediation of Land SEPP and the Draft Planning Guidelines  
Explanation of Intended Effect – Proposed Amendment to SEPP (Affordable Rental Housing) 2009  
Explanation of Intended Effect – Proposed Amendment to SEPP Three Ports 2013  
Explanation of Intended Effect - Proposed Amendment to SEPP - Short Term Rental Accommodation  
Explanation of Intended Effect - Proposed Design and Place SEPP 2021



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**(3) The name of each development control plan that applies to the carrying out of development on the land**

**Wollongong Development Control Plan 2009**

Wollongong Development Control Plan 2009, contains detailed development controls which supplement the provisions of Wollongong Local Environmental Plan 2009.

**Note:** The Wollongong Development Control Plan 2009 should be consulted to ascertain its full effect on the land.

**(4) In this clause, proposed environmental planning instrument includes a planning proposal for a Local Environmental Plan or a draft environmental planning instrument.**

**2. ZONING AND LAND USE UNDER RELEVANT LEPs**

**Wollongong Local Environmental Plan 2009.**

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a State Environmental Planning Policy or proposed State Environmental Planning Policy) that includes the land in any zone (however described):

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No 2(a)")

SP1 – Special Activities (Hospital and Medical Research and Development)

- (b) the purposes for which the instrument provides that development may be carried out within the zone without the need for development consent

Building identification signs; Business identification signs.

- (c) the purposes for which the instrument provides that development may not be carried out within the zone except with development consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Advertising structures; Centre-based child care facilities; Community facilities; Information and education facilities; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres.

Maps are available on the NSW Department of Planning website  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

- (d) the purposes for which the instrument provides that development is



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prohibited within the zone.

Any development not specified in subclause (2) or (3).

**Note:** For subdivision consent requirements see Clause 2.6, of Wollongong Local Environmental Plan 2009.

Demolition of a building or work requires consent see Clause 2.6AA, of Wollongong Local Environmental Plan 2009.

Development below the mean high water mark requires consent see Clause 5.7, of Wollongong Local Environmental Plan 2009.

**Note:** Wollongong Local Environmental Plan 2009 should be consulted to ascertain its full effect on the land.

(e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land, and if so, the minimum land dimensions so fixed

See Clauses 4.1, 4.1AA, 4.1A, 4.1B, 4.2 and 4.2A of the Local Environmental Plan.

(f) Whether the land includes or comprises critical habitat

Nil

(g) Whether the land is in a conservation area (however described)

Nil

(h) Whether an item of environmental heritage (however described) is situated on the land

The House is a Heritage Item listed in Schedule 5 Part 1 of Wollongong Local Environmental Plan 2009.

## **2A. ZONING AND LAND USE UNDER STATE ENVIRONMENTAL PLANNING POLICY (SYDNEY REGIONAL GROWTH CENTRES) 2006**

To the extent that the land is within any zone (however described) under:

- (a) Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) a Precinct Plan (within the meaning of the 2006 SEPP),
- (c) a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act,

the particulars referred to in clause 2 (a) – (h) in relation to that land (with a reference to “the instrument” in any of those paragraphs being read as a reference to Part 3 of the 2006 SEPP, or the Precinct Plan or proposed Precinct Plan, as the case requires).



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Not Applicable.

### 3. COMPLYING DEVELOPMENT

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1), (c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Note: For land to which State Environmental Planning Policy (Three Ports) 2013 applies, Exempt and Complying Development is detailed under clauses 24 and 25 of this SEPP.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

- (2) Complying development may not be carried out on the land to the extent that it is wholly identified as land that comprises, or on which there is an item of Environmental Heritage or Draft Environmental Heritage because of the provisions of clauses 1.17A, 1.18 or 1.19 of *State Environmental Planning Policy (Exempt and Complying Codes) 2008*

### 4B. ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS

In relation to a coastal council- whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act)

Note: “Existing coastal protection works” are works to reduce the impact of coastal hazards on the land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993

Not applicable

### 5. MINE SUBSIDENCE

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.



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The land is not proclaimed to be a mine subsidence district within the meaning of the Coal Mine Subsidence Compensation Act 2017.

## 6. ROAD WIDENING AND ROAD REALIGNMENT

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act 1993 or
- (b) Any environmental planning instrument or
- (c) Any resolution of the council

Council has no record that the land is affected by any Road Widening or Road Realignment under:

- a) Division 2 of Part 3 of the Roads Act 1993, or
- b) any environmental planning instrument, or
- c) any resolution of the Council.

## 7. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS

Whether or not the land is affected by a policy:

- a) adopted by the council, or
- b) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

Council has adopted "Wollongong Development Control Plan 2009 – Chapter E12 Geotechnical Assessment".

Council has adopted Acid Sulfate Maps, Wollongong Local Environmental Plan 2009 – Clause 7.5 Acid Sulfate Soils.

Council has adopted "Wollongong Development Control Plan 2009 – Chapter E16 Bushfire Management". The Rural Fire Service has endorsed the Bush Fire Prone Land map.

Unhealthy Building Land Policy, adopted by the Environmental Protection Authority.

Council has adopted Wollongong City Council Coastal Zone Study (Cardno, Lawson, Treloar 2010).

## 7A. FLOOD RELATED DEVELOPMENT CONTROLS INFORMATION

((1) If the land or part of the land is within the flood planning area and is subject to flood related development controls.

Council's current flood maps do not show that the land or part of the land is located within a flood planning area. If any aspect of the land, or part of it, includes such matters as the presence of a watercourse or overland flow path, the services of a suitably qualified engineer should be obtained to



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determine if flood related controls apply. Further flood information relating to this land may be available by application under section 10.7(5) of the Environmental Planning & Assessment Act 1979.

**(2) If the land or part of the land is between the flood planning area and probable maximum flood and is subject to flood related development controls.**

Council's current flood maps do not show that the land or part of the land is between the flood planning area and probable maximum flood area. If any aspect of the land, or part of it, includes such matters as the presence of a watercourse or overland flow path the services of a suitably qualified engineer should be obtained to determine if flood related controls apply. Further flood information relating to this land may be available by application under section 10.7(5) of the Environmental Planning & Assessment Act 1979.

**(3) In this clause -**

**Flood planning area** has the same meaning as in the Floodplain Development Manual.

**Floodplain Development Manual** means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

**Probable maximum flood** has the same meaning as in the Floodplain Development Manual.

Further flood information relating to this parcel of land is available by application under section 10.7(5) of the Environmental Planning & Assessment Act 1979.

Please note that flood information may change due to Council's flood study and Floodplain Risk Management Study currently being reviewed. As part of the review, design parameters for these studies are changing, and therefore the flood levels, velocities and flood risks may vary from the current flood study.

## 8. LAND RESERVED FOR ACQUISITION

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

Nil.

## 9. CONTRIBUTION PLANS

**The name of each contributions plan applying to the land.**

Wollongong City Wide-Development Contributions Plan

This plan levies contributions under Section 7.12 of the *Environmental Planning and Assessment Act 1979 (NSW)*. The Contribution is calculated based on the proposed cost of carrying out development and, where applicable, the requirement to pay contributions will be included in any development consent or complying development certificate issued. Further information is available from Council's website.

#### 9A. BIODIVERSITY CERTIFIED LAND

If the land biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*, a statement to that effect.

Note: Biodiversity certified land includes land certified under Part 7AA of the *Threatened Species Conservation Act 1995* that is taken to be certified under Part 8 of the *Biodiversity Conservation Act 2016*.

N/L

#### 10. BIODIVERSITY STEWARDSHIP SITES

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Chief Executive of the Office of Environment and Heritage).

Note: Biodiversity stewardship agreements include bio-banking agreements under Part 7A of the *Threatened Species Conservation Act 1995* that are taken to be biodiversity stewardship agreements under Part 5 of the *Biodiversity Conservation Act 2016*.

N/L

#### 10A. NATIVE VEGETATION CLEARING SET ASIDES

If the land contains a set aside are under section 60ZC of the *Local Land Services Act 2013*, a statement to that effect (but only if the council has been notified of the existence of the set aside by Local Land Services or it is registered in the public register under that section).

N/L

#### 11. BUSH FIRE PRONE LAND

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land.

If none of the land is bush fire prone land, a statement to that effect.

The land is not recorded in Council's records as bushfire prone land.

#### 12. PROPERTY VEGETATION PLANS

If the land is land to which a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force), a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

Council has not been notified that the land is affected by a Property Vegetation Plan issued under the *Native Vegetation Act 2003*.



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### **13. ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006**

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order)

Council has not been notified of an order.

### **14. STATE SIGNIFICANT DEVELOPMENT**

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

Nil

### **STATE SIGNIFICANT INFRASTRUCTURE**

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

Nil

### **15. SITE COMPATIBILITY CERTIFICATES AND CONDITIONS FOR SENIORS HOUSING**

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

- (1) A statement of whether there is a current site compatibility certificate (seniors housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
  - (a) the period for which the certificate is current, and
  - (b) that a copy may be obtained from the head office of the Department of Planning, and
- (2) A statement setting out any terms of a kind referred to in clause 18(2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

Nil



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#### 16. SITE COMPATIBILITY CERTIFICATE FOR INFRASTRUCTURE

A statement of whether there is a valid site compatibility certificates (infrastructure), or site compatibility certificate (schools or TAFE establishments) of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department.

State Environmental Planning Policy (Infrastructure) 2007  
Nil

#### 17. SITE COMPATIBILITY CERTIFICATE AND CONDITIONS FOR AFFORDABLE RENTAL HOUSING

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
  - (a) the period for which the certificate is current, and
  - (b) that a copy may be obtained from the head office of the Department.
- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

State Environmental Planning Policy (Affordable Rental Housing) 2009  
Nil

#### 18. PAPER SUBDIVISION INFORMATION

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to the consent ballot.

Nil

- (2) The date of any subdivision order that applies to the land.

Not applicable

- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

#### 19. SITE VERIFICATION CERTIFICATES

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and



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*Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land-see Division 3 of Part 4.4.4 of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries 2007).*

- (b) the date on which the certificate ceases to be current (if any), and
- (c) that a copy may be obtained from the head office of the Department.

Nil

## 20. LOOSE-FILL ASBESTOS INSULATION REGISTER

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register, that is required to be maintained under that Division, a statement to that effect.

For register information contact [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au)

Nil.

## 21. AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS

(1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.

(2) A statement of:

- (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
- (b) Whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

(3) In this clause: affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017. building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Affected building notice has the same meaning as Part 4 of the [Building Products \(Safety\) Act 2017 No 69](#)

Building product rectification order has the same meaning as in the [Building Products \(Safety\) Act 2017 No 69](#)

Nil.

## CONTAMINATED LAND MANAGEMENT ACT 1997

**Note:** The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:



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- (a) that the land to which the certificate relates is significantly contaminated within the meaning of that Act- if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
- (b) that the land to which the certificate relates is subject to a management order within the meaning of the Act- if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of the Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate

Council has not been advised that:

- a) The land is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997
- b) The land is subject to a management order within the meaning of the Contaminated Land Management Act 1997
- c) The land is subject to an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997
- d) The land is subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997
- e) The land is the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.

## **SECTION 10.7 (5) DETAILS**

As at the date of this certificate, the following additional information, provided in good faith pursuant to section 10.7 (5) of the Act, relate to the abovementioned land. Council has selected these matters as those most likely to be of concern but they do not comprise an exhaustive list of matters likely to affect the land.

When information pursuant to section 10.7 (5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 10.7 (6) which states that a council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter referred to in this certificate.

## **RESOLUTION TO PREPARE PLANNING PROPOSAL**

Council on 17 July 2017 resolved to commence the preparation of a draft Planning Proposal to



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introduce Housing Affordability provisions or SEPP 70 Housing Affordability provisions into the Wollongong Local Environmental Plan 2009. The form of the provisions will be subject to a future report and subsequent community consultation.

## PROPOSED DRAFT DEVELOPMENT CONTROL PLANS

The following plans have been placed on exhibition pursuant to the provisions of section 3.43 of the Environmental Planning and Assessment Act 1979:

### Draft Development Control Plan 2009 Review

The Wollongong Development Control Plan 2009 came into force on 3 March 2010. The following draft chapters are available for public exhibition.

D16 Draft Neighbourhood Plans for various lots – West Dapto Urban Release Area

DE1 Access for people with a disability

D16 West Dapto – Neighbourhood Plan Review

E23 Riparian Lands

## LAND STABILITY

Council's land constraint/stability assessment maps do not show that the land is located in an area where landslip and/or subsidence have occurred, or where land instability is suspected. If you have any doubt as to whether the land is affected by landslip and/or subsidence the services of a suitably qualified engineer should be obtained.

**Note:** the advice provided by Council in respect of the stability of the land is based on information contained in Council's land constraint maps. The maps have been compiled from data received by Council and considered by Council to be reasonably reliable. Council does not warrant that its land constraint maps contain all information ever received by Council relating to the stability of the land.

## FLOOD AND DRAINAGE

Council records indicate that this property is **Not Identified as Flood Affected**.

Council's flood maps do not show that the land is located in an area where flooding has occurred or is suspected. If you have any doubt as to whether the land is affected by flooding the services of a suitably qualified engineer should be obtained.

**Note 1:** Some land may experience water inundation as a result of the creation of stormwater detention basins or channels or flow paths in the course of development of the land.

**Note 2:** Advice given by Council relating to the likelihood of land being flooded or the nature or extent of such flooding is based on information contained in Council's flood maps. The maps are compiled from data received by Council and/or studies prepared by Council and considered by Council to be reasonably reliable. Council does not warrant that its flood maps contain all information ever received by Council relating to the likelihood of land being flooded or the nature or extent of any such flooding.

Please note that flood information may change due to Council's flood study and Floodplain Risk Management Study currently being reviewed. As part of the review, design parameters for these studies are changing, and therefore the flood levels, velocities and flood risks may vary from the current flood study.



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#### **ACID SULFATE SOILS**

N/A

#### **CONTAMINATED LAND**

No advice provided.

#### **STATE SIGNIFICANT DEVELOPMENT**

N/A

#### **BUILDING LINES**

Wollongong Development Control Plan 2009 details the setbacks applicable to the land.

#### **OTHER HERITAGE MATTERS KNOWN TO COUNCIL**

##### **Aboriginal Heritage**

All development within the Wollongong Local Government Area is subject to the Aboriginal Heritage requirements of the National Parks and Wildlife Act 1974. To determine if your property is affected by an Aboriginal Site, it is recommended that an Aboriginal Heritage Information Management System (AHIMS) search be undertaken by contacting the AHIMS Administrator on (02) 9995 5000. Further detail on Council's Aboriginal Heritage requirements for Development is contained within Chapter E10 of the Wollongong Development Control Plan 2009.

#### **DEVELOPMENT HISTORY**

Application may be made for a Building Certificate under section 10.7B of Environmental Planning and Assessment Act 1979 if written certification of existing buildings on the land is required.

The history of development consent approval applicable to the land may be obtained by consulting the Development Consent Register. Enquiries concerning the register may be made at Council's Customer Service Centre, 41 Burelli Street Wollongong during office hours.

#### **LOOSE-FILL ASBESTOS**

Council recommends you make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, the Council also strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

#### **OTHER INFORMATION**

Illawarra Shoalhaven Regional Plan



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The Department of Planning, Industry and Environment released the Illawarra Shoalhaven Regional Plan 2041 and Special Infrastructure Contribution.

### Bushfire

In accordance with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Clause 1.19A any complying development (except under the Housing Alteration Code) may only be carried out on the lot if the development will not be carried out on any part of the lot that is in the bush fire attack level-40 (BAL- 40) or the flame zone (BAL-FZ). In addition, for development specified for the Rural Housing Code any associated access way to the development must be on land that is not in the BAL- 40 or BAL-FZ or grassland.

## GENERAL INFORMATION

The following general information is brought to the attention of land owners.

### 1. Tree Management Policy

The Wollongong Tree Management Policy allows proper assessment to be made of the environmental importance and viability of trees before they are pruned, removed or damaged in any way. This Policy prohibits the ringbarking, cutting down, topping, lopping, removing, injuring or destruction of any tree except with the prior written consent of Council.

The Tree Management Policy applies to any tree that:

- Is 3 metres or more in height,
- Has a trunk diameter of 200mm or more at a height of 1 metre from the ground, or
- Has a branch spread of 3 metres or more

Please note that:

- A dead/dying tree is subject to the Tree Management Policy
- Pruning of major structural or anchor roots is also subject to the Tree Management Policy

Some trees may be exempt and do not require a permit to prune or remove them. Following is a list of the exempt tree species:

| Common Name                   | Botanical Name                                            |
|-------------------------------|-----------------------------------------------------------|
| African fern pine, Yellowwood | <i>Afrocarpus falcatus</i> (Syn. <i>Nageia falcatus</i> ) |
| African Olive                 | <i>Olea europaea</i> subsp. <i>cuspidata</i>              |
| Alder                         | <i>Alnus</i> species                                      |
| Black Locust                  | <i>Robinia pseudoacacia</i>                               |
| Box Elder                     | <i>Acer negundo</i>                                       |
| Camphor Laurel                | <i>Cinnamomum camphora</i>                                |
| Canary Island Date Palm       | <i>Phoenix canariensis</i>                                |
| China Doll                    | <i>Radermachera sinica</i>                                |
| Chinese Tallow                | <i>Triadica sebifera</i> [ <i>Sapium sebiferum</i> ]      |
| Cocos or Queen Palm           | <i>Syagrus romanzoffiana</i>                              |
| Common Hackberry              | <i>Celtis occidentalis</i>                                |
| Coral Tree                    | <i>Erythrina</i> s. <i>gykesii</i>                        |



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| Common Name                             | Botanical Name                          |
|-----------------------------------------|-----------------------------------------|
| Cotoneaster                             | <i>Cotoneaster</i> species              |
| Domestic Fruit Trees                    |                                         |
| Golden Cypress Pine                     | <i>Cupressus macrocarpa</i> 'Brunniana' |
| Goldenrain Tree                         | <i>Koeleretaria paniculata</i>          |
| Honey Locust                            | <i>Gleditsia triacanthos</i>            |
| Kaffir Plum                             | <i>Harpephyllum caffrum</i>             |
| Liquidambar                             | <i>Liquidambar</i> species              |
| Norfolk Island Hibiscus/ Itchy Pod Tree | <i>Lagunaria patersonii</i>             |
| Oleander                                | <i>Nerium oleander</i>                  |
| Peppercorn, Pepper Tree                 | <i>Schinus areira</i>                   |
| Poplar                                  | <i>Populus</i> species                  |
| Privet                                  | <i>Ligustrum</i> species                |
| Radiata Pine                            | <i>Pinus radiata</i>                    |
| Rubber Tree                             | <i>Ficus elastica</i>                   |
| Silky Oak                               | <i>Grevillea robusta</i>                |
| Umbrella Tree                           | <i>Schefflera actinophylla</i>          |
| Willow                                  | <i>Salix</i> species                    |

For the full list of other exemptions please refer to the Tree Management Policy document available via Council's website.

Any person acting on a permit issued under this Policy must comply with all conditions of that permit.

Any person who contravenes, or causes or permits the contravention of this Policy is guilty of an offence under the Environmental Planning and Assessment Act 1979.

Development Consents may contain restrictions relating to trees.

Further information regarding Council's Tree Management Policy including how to lodge an application can be made by contacting Council's Customer Service on telephone 4227 7111. Alternatively information can be obtained from Council's website via the following link <http://www.wollongong.nsw.gov.au/services/household/trees/Pages/Lodgeatmp.aspx>.

## 2. Termite Management for Buildings

Australian Standards 3660.1-2000 (New Buildings) AS 3660.2-2000 (Existing Buildings) Termite Management, recommends that buildings be inspected and be maintained in order to achieve termite management of buildings. Licensed Pest Control Contractors should be contacted to achieve necessary termite control.

## 3. Lead Paint and Building Renovations

Your attention is drawn to the hazards associated with lead-based paints during building renovation. Suitable precautions should be taken when removing flaking paint or sanding painted surfaces suspected to have been treated with lead-based paint to prevent contamination of the immediate environment and associated health risk from lead dust.

AS 4361 – Part 2 – Guide to Lead Paint Management – Residential and Commercial.

#### 4. Sewage Management Systems

Where a property has on-site sewage management system (this includes septic tanks, disposal trenches, aerated waste water treatment systems, composting toilets and pump out systems) the new owner must obtain an "Approval to Operate" from Council within 3 months of land ownership being transferred or otherwise conveyed.

#### 5. Asbestos

Exposure to asbestos is a serious health hazard. In Australia, asbestos was gradually phased out of building materials in the 1980s and the supply and installation of asbestos containing goods has been prohibited since 31 December 2003. However, asbestos legacy materials still exist in many homes, buildings and other assets and infrastructure.

Council on the 27 October 2014 adopted an Asbestos policy which states Council's commitment to and responsibilities for safely managing asbestos, and provides information for Council and the local community on safely managing asbestos. The policy can be viewed on Council's website:

[www.wollongong.nsw.gov.au](http://www.wollongong.nsw.gov.au)

#### 6. Loose-Fill Asbestos Insulation

Some residential homes located in NSW have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and if it contains a building constructed prior to 1980, the council strongly recommends that any potential purchaser obtain advice from a licenced asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the buildings occupants.

Contact NSW Fair Trading for further information.

#### 7. Building Product Use Ban

On 10 August 2018, the Commissioner of Fair Trading, Department of Finance, Services and Innovation issued, by way of a notice, a Building Product Use Ban under Section 9(1) of the Building Products (Safety) Act 2017. This notice prohibited the use of Aluminium Composite Panels (ACPs) with a core of greater 30 percent Polyethylene (PE) by mass ("the building product") in any external cladding, external wall, external insulation, faced or rendered finish in certain classes of buildings under the National Construction Code and subject to certain exceptions. The ban commenced operation on Wednesday 15 August 2018.

You should undertake your own inquiries as to whether any of the Panels referenced in the Building Product Use Ban have been utilised in the building.

This letter is authorised by

**Margaret Kampen**  
LIS Information Officer Section 10.7 Planning Certificates  
Wollongong City Council  
Telephone (02) 4227 7111