Assessment against Shoalhaven Development Control Plan (DCP)

Section	Control	Commentary
G1 – Site Analysis, Site Design and Building N	aterials	
5.1 Site Analysis	 P1.1 The characteristics of the site and its surrounds have been adequately considered through preparation of a thorough site analysis plan. Note: Refer to examples at Figures 1 and 2. P1.2 The site analysis informs the site design and layout. P1.3 The site layout integrates with the surrounding environment through: Adequate pedestrian, cycle, and vehicle links to street and open space networks. Buildings that face and address streets and the public domain. Buildings, streetscape, and landscape design that relates to the site topography and to the surrounding neighbourhood character. 	The design of the building has taken into consideration the sites context and character, ensuring the design integrates within the current streetscape in terms of providing accessibility through the library to the rear at- grade car parking at Francis Ryan Reserve. Measures have been implemented to ensure safety and the minimization of potential crime and vandalism are in place.
	P1.4 The site layout enhances personal safety and minimises potential for crime and vandalism.	
G2- Sustainable Stormwater Management and Erosion/Sediment Control		
5.1 Stormwater	P1 Minor and major drainage systems are appropriately	A Stormwater Design and management plan has been
5.1.1 Minor and Major Systems Design	 designed to: Not increase the risk to life or safety of persons during a storm event. Note: Refer to Supporting Document 1: Sustainable Stormwater Technical Guidelines. 	prepared by Westlake Punnet and provided in Appendix F. The stormwater design manages the discharge and runoff from the development, with multiple inlet pits located within the centre outdoor terrace area. A rainwater tank is proposed for water to be reused including OSD.

	 Manage stormwater discharge from the development or work to safely convey stormwater flows. Discharge runoff from the development without adverse impacts on existing infrastructure and neighbouring properties. Ensure continuity of overland flow paths where possible. Ensure stormwater systems are designed in accordance with industry standards. 	
5.1.2 Disposal of Stormwater from Development Site	 P2 Stormwater is appropriately accommodated in the design including: Stormwater from roofed areas is collected, stored and/ or conveyed to appropriate discharge points or disposal areas. Paved/impervious areas associated with buildings and driveways are graded and drained to prevent the discharge of surface water onto adjoining land. Permeable areas are utilised to reduce stormwater runoff. 	Roof water is collected by downpipes and gutter systems and conveyed into the design discharge points in accordance with BCA and Australian Standards.
5.1.4 Onsite Stormwater Detention	 P5 The use of onsite stormwater detention is appropriate for the needs of the development and is designed to ensure: Post development peak flow matches predevelopment peak flow as closely as possible. Safe onsite stormwater detention measures. That the development does not place an unacceptable financial burden on landowners or the community. Compliance with industry standards. 	OSD is proposed and located on site. The development would not cause any unacceptable burden on landowners or the community.
5.2.1 Erosion and Sediment Control	P6 The development or work will not:Cause erosion and/or siltation.	An Erosion and Sediment Control plan is provided within Appendix F. Silt stop fence are adequately place in locations deemed necessary.

	 Have an adverse impact on receiving waterways from increased concentrations and loads of sediment 	
5.2.2 Stormwater Retention and Reuse	P7 The development provides adequate retention storage where there is an increase in impervious surface area.	An OSD and Rainwater tank are proposed and located on site. Rainwater will be recycled for toilets with a reuse volume of 6.8m3 and a storage of 3.7m2 for OSD.
	P8 The reuse of stormwater is optimised to provide an alternative water supply.	
5.2.4 Large Scale Development	 P10 Large scale development mitigates adverse impacts by: Minimising post development pollutant loads to not unduly impact on the quality of receiving waterways. Protecting stream stability and habitats through retention, infiltration, and detention to limit post development flows. 	The site is not located within Sydney's Drinking Water Catchment.
G3 – Landscaping Design Guidelines		
5 Controls	P1 Development minimises site disturbance and preserves the existing landscape elements which make a positive contribution to the character of the area, through appropriate site design and by retaining mature shade trees.	The proposed landscaping for the development would be sympatric to the existing character and landscape of the area. An arborist has been prepared and submitted along with this application justifying any tree removal proposed.
	 P2.1 The landscape plan: Is designed to meet user requirements taking into account maintenance, exercise opportunities, shade provision and aesthetic quality. Enhances the appearance of the streetscape through the provision of substantial landscaping to the street frontage. Integrates the development into the streetscape. 	The landscaping design has taken into consideration the maintenance, shade, and aesthetic quality of the streetscape.
	 P2.2 The landscape plan: Specifies the location and species of trees, shrubs, and ground cover. Uses vegetation types and landscaping styles that blend the development in with the streetscape. Complements the 	The landscape plans prepared and submitted detail the integrated design within the location and ensure native plant types are used which complements the streetscape and amenity of Sanctuary Point.

	functions of the street and reinforce desired traffic speed and behaviour.	
	• Is an appropriate scale relative to both the street reserve width and the building bulk	
	 Considers personal safety (safety by design) by ensuring 	
	good visibility and lighting at dwelling entries, along paths	
	thoroughfares.	
	Contributes to energy efficiency and amenity by providing	
	substantial shade in summer especially to west facing	
	sunlight to outdoor and indoor living areas.	
	• Improves privacy and minimises overlooking between	
	 dwellings. Minimises risk of damage to proposed buildings, overhead 	
	and underground power lines and other services.	
	• Minimises the risk of damage due to bushfire if the land is	
	 Retains or plants mature shade trees to assist in reducing 	
	the urban heat effect.	
	 Reduces the removal of native vegetation and dominant locally occurring native trees. 	
	P3 Paving is designed to be fit for the intended purpose, low	Paving is providing to integrate within the shared
	maintenance and complementary to the development.	driveway and pedestrian accessway and is intended for minimal maintenance.
	P4 Street trees are included and retained/replaced, where	Trees are intended to be planted on the site's boundary,
	improve streetscape amenity.	development.
G4 – Tree and Vegetation Management		
5.3 Assessment Criteria for Tree Removal and	P5 Character of towns and villages is maintained and	It is proposed to remove trees located on the at-grade
Pruning	improved by the retention of mature trees.	parking site for the development of the site for the library. New trees will be planted in consideration of the
		towns character.

5.3.3 Amenity Considerations	P6 Enable residents to access solar power alternatives.	N/A
	P7 Retain and value a healthy streetscape	The new streetscape will provide a revitalised section of
		Sanctuary Point.
	P8 Protect public and private assets from unnecessary	No public or private assets would be unnecessary
	damage.	damaged from the removal of trees.
G5- Biodiversity Impact Assessment	P1 Developments are responsive to the principles of	An Arborist Report has been prepared and demonstrates
5 Controls	ecologically sustainable development in relation to native	the vegetation located on site. Re-vegetation of the site's
	P2 A dovelopment application is supported by an appropriate	Voc. The proposal would not trigger the Piediversity
	level of analysis consistent with Council policy and other	Offset Scheme under the Biodiversity Conservation Act
	legislative requirements.	onset seneme under the blouwersity conservation Act.
G7- Waste Minimisation and Management	P1 The development appropriately accounts for waste	A Waste Management plan has been submitted for the
Controls	generation in a way that meets the objectives of this Chapter.	proposed development. All operational waste from the
		development will be managed by Council's contractors
		and disposed of accordingly to Council's policies.
G17- Business, Commercial and Retail	The proposed use of the site is for an information and education	on facility, which does not fall under the land use definition
Activities	of Business, Commercial or Retail. The proposal has taken i	nto consideration the surrounding commercial and retail
	landscape in terms of amenity, solar access, and character to	ensure there are minimal impacts.
G18- Streetscape Design for Town and Village C	Centres	
5.1 Streetscape Character and Function	P1.1 Improve the quality of the streetscape in nominated	The proposal will improve the streetscape, revitalising
	town and village centres and subject streets as identified by	Kerry Street and Paradise Beach Road.
	Supporting Map 1.	
	P1.2 Improve the quality of the streetscape outside of	The proposal is located on the boundary of Sanctuary
	nominated centres and subject streets, where the following	Point commercial centre, intersecting Kerry Street and
	development is proposed:	Paradise Beach Road, being a focal point for the area.
	Commercial premises.	
	 Mixed use development. 	
	Multi dwelling housing.	
	Attached dwelling.	
	Residential flat building.	
	 Shop top housing; and 	
	 Senior's housing 	

	P2 Develop and enhance town and village centre streets as pedestrian oriented places with high amenity.	It will enhance the town centre, whilst also providing for an interconnected pedestrian walkway from the Francies Ryan Reserve to Commercial and Retail premises along Kerry Street.
	P3 Provide a coordinated and consistent palette of streetscape elements to ensure a high level of amenity, legibility, and visual quality.	The design of the library has taken into consideration the amenity and visual quality of the streets and ensure the building would not alter the existing character of the area.
	 P4 Ensure streets within centres are: Safe to use. Encourage perceptions of safety; and Comfortable to use in all weather conditions. 	Pedestrian and vehicle access would not be impeded upon, they have been sympathetically integrated into the overall design of the building.
5.2 Streetscape Components	P5 Streetscapes consist of high-quality streetscape elements	Pathways have been integrated into the design of the building.
	P6 Allow for convenient and equitable pedestrian travel through provision of footpaths/pathways in centres. Footpath design is consistent to encourage visual continuity and legible centres.	A interlink has been designed between the rear at-grade car parking at Francies Ryan Reserve to the front of the building, and to the surrounding commercial and retail business.
	P7 Streetscape design and treatment is to provide opportunity to activate ground floor uses	A paved pathway has been provided for the interlink and rear shared vehicular access and pedestrian access from Paradise Beach Road.
	P8 Provide Street trees and landscaping elements to improve amenity and encourage functional and attractive streetscapes.	Landscaping has been provided to soften and compliment the design of the building. It is functional and attractive, with the integration of local artwork on the green trellis wall proposed.
G21- Car Parking and Traffic	A Traffic Impact assessment has been prepared by TEF Consulting and an assessment against the Controls under G21 is provided on page 17 of the report.	