

Attachment 3 : Wollongong DCP 2009

CHAPTER D13 – WOLLONGONG CITY CENTRE

The site is located within the Wollongong City Centre, as defined in WLEP 2009 and WDCP 2009. Chapter D13 applies to the development and prevails over other parts of the DCP where there is any inconsistency. The application generally complies with the controls contained within this chapter. A detailed assessment table of Chapter D13 is provided in the table below.

PRECINCT PLAN – WOLLONGONG CITY CENTRE

The proposal is considered to be consistent with the objectives of the Special Activities – Hospitals and Medical Research and Development precinct.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The proposal has been considered against the requirements of this chapter and found to be acceptable. If approved it is recommended the application also be conditioned to comply with the BCA and relevant Australian Standards in regards to access.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Layout of the proposal with activated corner of New Dapto Road and Urunga Parade provides casual and passive surveillance opportunities surrounding the development. The proposal is considered acceptable in terms of crime prevention. Council's Community Safety officer has also made recommendations including:

- Basement mirror installation to show if vehicles are travelling up basement ramps, particularly level 1 to avoid any conflict between vehicles and cyclists.
- Signage indicating where all cars need to travel to secure parking needs to be installed at the first level of basement parking.
- Lighting should show consistent illumination throughout each level of basement parking to prevent dark spots, particularly in corners
- Pedestrian walkways should be clearly marked showing the safest routes to the lifts and alerting drivers to the potential pedestrian/driver conflict.
- All walls and ceilings in the basement levels need to be painted with light reflective colours.

CHAPTER E3: CAR PARKING, ACCESS, SERVICING/LOADING FACILITIES AND TRAFFIC MANAGEMENT

Council's traffic engineer has considered the proposal and the applicant's submitted final traffic report and design. Following consideration a satisfactory referral subject to conditions was provided including that development shall make provision for a total of 73 car parking spaces (including 4 disabled car parking spaces), 4 motorcycle spaces and 11 bicycle spaces.

CHAPTER E6: LANDSCAPING

The applicant submitted a revised landscape plan during assessment of the proposal in response to Council Landscape Architect and Design Review Panel comments / requests. The final plan is considered acceptable. Council's landscape architect has provided a satisfactory referral subject to conditions.

Council's landscape officer has considered the proposal as satisfactory subject to conditions of any consent, including the need for a final landscape plan prior to release of the construction certificate and the developer provision of footpath paving and four street trees (two on each street frontage) in accordance with the Wollongong City Council Public Domain Technical Manual. The final landscape plan shall ensure deletion of the kerb crossings into the site and replacement with a standard concrete ramp in order to ensure pedestrian preference.

Council's landscape officer also supports tree removal proposed. A recommended condition also includes that the consent permit the removal of trees and other vegetation from the site within three (3) metres of the approved buildings and the pruning of trees within three (3) metres of approved buildings in accordance with AS 4373-2007 Pruning of Amenity Trees.

The recommended conditions are included in the draft conditions at **Attachment 5**.

CHAPTER E7: WASTE MANAGEMENT

Conditions are recommended regarding waste, including the need for an appropriate receptacle to be in place for any waste generated during the construction, submission of a site waste minimisation and management plan and a separate medical waste management plan must prior to construction.

CHAPTER E9 HOARDINGS AND CRANES

Council's standard conditions of consent include the need for any proposed construction in or over any Council road reserve (including footpath) or other public land requires a formal Activity approval from Council pursuant to the requirements of Section 68 of the Local Government Act 1993 this includes the need for hoardings or cranes.

CHAPTER E11 HERITAGE CONSERVATION

Council's Heritage Officer considered the proposal with regard to potential impacts on the nearby heritage items in accordance with Chapter E11 of the Wollongong DCP 2009. Consideration has also been given to the Heritage Impact Statement prepared by NBRS & Partners and dated September 2016.

The proposed development is not anticipated to have any significant impact on the nearby heritage items due to the location of substantial developments between the development site and the listed heritage items. Whilst the proposal involves basement construction and substantial excavation it is not anticipated that the proposed will impact on archaeology of Aboriginal or non-Aboriginal origin.

Council's Heritage officer therefore provided a satisfactory referral. No specific conditions were recommended.

CHAPTER E12 GEOTECHNICAL ASSESSMENT & CHAPTER E19 EARTHWORKS

Council's Geotechnical Engineer has considered the application and geotechnical report dated 5 September 2016 by Douglas Partners. A satisfactory referral has been provided subject to conditions which includes, but is not limited to, the requirement for an earthworks plan to be developed by the geotechnical consultant prior to start of soil and rock excavation and that retaining wall design is not to include anchors extending on to adjoining property without the written consent of the adjoining property owner. Detailed recommended conditions are provided at **Attachment 5**.

CHAPTER E14 STORMWATER MANAGEMENT

Council's Stormwater Officer has reviewed the proposal and recommended conditions of consent regarding stormwater management, which are included in draft conditions at **Attachment 5**.

CHAPTER E21 DEMOLITION AND ASBESTOS MANAGEMENT

The applicant proposes demolition of all existing structures on site. Conditions of consent are recommended in regard to demolition and appropriate management of potential asbestos materials. Appropriate conditions have been recommended and are included in the draft conditions at **Attachment 5**.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions of consent are recommended in regard to and sediment and erosion control measures to be in place during works. The recommended conditions are included in the draft conditions at **Attachment 5**.

CHAPTER D13 – WOLLONGONG CITY CENTRE

2 Building form

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>2.2 Building to street alignment and street setbacks</u>		Y
Street building alignment and setbacks for Hospitals and Medical Research and Development are specified in Table 2.1 of this Chapter of the DCP Figure 2.1 and Figure 2.2 are not relevant to the proposal.	Table 2.1 requires a 4m setback for development. Applicant proposes 4m front setback.	

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p><u>2.4 Building depth and bulk</u></p> <p>The maximum floorplate sizes and depth of buildings are specified in Figures 2.6 and 2.7, which applies to residential and commercial development.</p>	<p>The proposal is considered a non residential development with a maximum height of 24m and is located outside of the commercial core and is considered part of the Hospitals and Medical Research category referred to in 2 Building form. As a result the building depth and bulk is not considered to specifically apply. The floorplate size and depth of the building is however, considered appropriate within the existing Wollongong Hospital Precinct context.</p>	Y
<p><u>2.5 Side and rear building setbacks and building separation</u></p> <p>Setbacks prescribed for commercial core and all other zones. All other zones control:</p> <p>Minimum side setback – 3m Minimum rear setback – 9m</p>	<p>Proposal located within the SP1 Special Activities zone. Minimum side setback 3m and rear setback 9m achieved.</p>	Y
<p><u>2.8 Landscape design</u></p>	<p>Council's landscape officer has considered the proposal as satisfactory subject to conditions of any consent, including the need for a final landscape plan prior to release of the construction certificate and the developer provision of footpath paving and four street trees (two on each street frontage) in accordance with the Wollongong City Council Public Domain Technical Manual.</p>	Y
<p><u>2.11 Development on classified roads</u></p>	<p>The proposal is not located on a classified road. The RMS has provided a submission raising no objection to the proposal, noting the proposal is accessed via two local road and consider that the proposal is not likely to impact the classified road network.</p>	Y

3 Pedestrian amenity

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
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3.3 Active street frontages

Active street frontage achieved on the corner of New Dapto Road and Urunga Parade. This was an improved design outcome achieved through amendment to the applicant's proposed design scheme following the second DRP consideration on 28 February 2017. Public domain to be treated with footpath paving and street tree planting in accordance with Council's City Centre Public Domain Technical Manual. Proposed Cafe accessible at grade. Conditions recommended at **Attachment 5** to ensure public domain outcome achieved.

Y

3.4 Safety and security

Layout of the proposal with activated corner of New Dapto Road and Urunga Parade provides casual and passive surveillance opportunities surrounding the development. The proposal is considered acceptable in terms of safety and security. Council's Community Safety officer has also provided a satisfactory referral with recommendations, which are included in the recommended conditions at **Attachment 5**.

Y

3.5 Awnings

Although not specifically required by the DCP an awning canopy is proposed for the building with wrap around of at least 6m from the proposed café activated corner. The awning was improved following DRP comment to include the wrap around to Urunga Parade.

Y

3.6 Vehicular footpath crossings

Basement carparking accessible via Urunga Parade footpath crossing. Ground level service vehicle, ambulance and patient pick up-drop off accessible via New Dapto Road footpath crossing. The two access points are considered reasonable and supported by Council's traffic officer subject to conditions including: the parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of

Y

<p><u>3.8 Building exteriors</u></p>	<p>the car parking areas are to be in conformity with the current relevant Australian Standard AS2890.1</p> <p>The building exteriors are considered appropriate for the Wollongong Hospital precinct. The proposed façade treatments and building height of 24m is comparable to the private hospital located to the west on Urunga Parade. The DRP noted at its meeting of 28 February that the panel felt that the aesthetics of the building had improved from the previous scheme. The subsequent revised design satisfactorily addressd previous DRP concern regarding the building core location by moving the core west and allowing activation of the street and street corner at the intersection of Urunga Parade and New Dapto Road.</p>	<p>Y</p>
<p><u>3.9 Advertising and Signage</u></p>	<p>Indicative signage only shown on architectural plans submitted. Condition recommended to note that any proposed advertising or signage would be subject to separate approval.</p>	<p>Y</p>
<p><u>3.10 Views and view corridors</u></p>	<p>The location of the proposal is not specifically referenced in the DCP. No significant existing view corridors affected by the proposal.</p>	<p>Y</p>

4 Access, parking and servicing

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<p><u>4.2 Pedestrian access and mobility and 4.3 Vehicular driveways and manoeuvring areas</u></p>	<p>Basement carparking accessible via Urunga Parade footpath crossing. Ground level service vehicle, ambulance and patient pick up-drop off accessible via New Dapto Road footpath crossing. The two access points are considered reasonable and supported by Council's traffic officer subject to conditions including: the parking dimensions, internal circulation, aisle widths, kerb splay corners, head clearance heights, ramp widths and grades of the car parking areas are to be in</p>	<p>Y</p>

<u>4.4 On-site parking</u>	conformity with the current relevant Australian Standard AS2890.1	Y
	Proposal meets minimum parking requirements. 73 car spaces required as confirmed by Council's traffic engineer.	
<u>4.5 Site facilities and services</u>		Y
	It is recommended a condition be imposed upon development consent requiring approval from the relevant authorities for the connection of electricity, water and sewage to service the site	

5 Environmental management

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>5.1 General</u>		Y
<u>5.2 Energy efficiency and conservation</u>		Y
<u>5.3 Water conservation</u>		Y
<u>5.4 Reflectivity</u>	Non reflective material proposed	Y
<u>5.6 Waste and recycling</u>	Conditions are recommended regarding waste, including the need for an appropriate receptacle to be in place for any waste generated during the construction, submission of a site waste minimisation and management plan and a separate medical waste management plan must prior to construction.	Y

8 Works in the public domain

Paving to footpaths on both frontages and street trees required in accordance with Council's City Centre Public Domain Technical Manual. Condition recommended. Public domain interface has been considered during the assessment and by the DRP. The applicant's revised design, the subject of this assessment report, is considered to achieve a better outcome with activation of the street level and corner of Urunga Parade and New Dapto Road.