

Attachment 5: Compliance Table

DA-2016/1353 Alterations and additions to Wollongong Private Hospital

CHAPTER D13 – WOLLONGONG CITY CENTRE

2 Building form

<i>Objectives/controls</i>	<i>Comment</i>	<i>Complies</i>
<u>2.2 Building to street alignment and street setbacks</u>		
Minimum 4m setback	4m provided	Yes
<u>2.5 Side and rear building setbacks and building separation</u>		
'Commercial' means all non-residential uses	Does not apply to eastern boundary.	Yes
Up to 24m: 3m side setback and 9m rear setback	Building proper observes 6m for majority of western elevation, with exception of projecting blade wall (4.56m) and corner return of the building (5.54m). These occur approximately half way along the elevation.	
Over 24m: 6m side setback and 12m rear setback	The medical suites on Level 6 sit behind the existing fire stair. Rear setback not relevant as site adjoins existing hospital allotment.	
<u>2.8 Landscape design</u>		
Integrate landscaping into design of development.	Landscape design prepared by Arcadia Landscape Architects.	No
Add value and quality of life for residents.	Fails to provide public domain treatment at existing hospital (e.g. pram ramps).	
Improve stormwater quality and control run-off.	Fails to resolve transition between existing hospital driveway and proposed driveway. Further details/revised plans needed.	
Refer Chapter E6 Landscaping and Public Domain Technical Manual.		
<u>2.9 Planting on structures</u>		
Provide sufficient soil depth and area to allow for plant growth.	No objection. Trees and shrubs shown on landscape plan.	Yes
<u>2.11 Development on classified roads</u>		
	Crown Street is classified road. No new access from Crown Street.	Yes

3 Pedestrian amenity

<i>Objectives/controls</i>	<i>Comment</i>	<i>Complies</i>

<u>3.3 Active street frontages</u>	Retail tenancy proposed for Urunga Parade ground level.	Yes
<u>3.4 Safety and security</u>	No specific details about security access systems provided. Ground level terrace/café likely to be closed at night. Use of this entrance likely to be by hyperbaric staff or visitors and staff with on-street parking. Lighting to be appropriate for residential setting.	No
<u>3.5 Awnings</u>	Provided on Urunga Parade lower ground and ground level within property.	Yes
<u>3.6 Vehicular footpath crossings</u>	Poor execution of existing hospital driveway. This has not been rectified in proposal. Full details of footpath levels not provided.	No
<u>3.8 Building exteriors</u>	Proposed materials are similar to existing hospital. Appropriate for setting.	Yes
<u>3.9 Advertising and signage</u>	No additional signage proposed.	N/a
<u>3.10 Views and view corridors</u>	The extension sits within the L-shape of the existing hospital. The extension does not sit above or project beyond the existing hospital. View impacts not expected.	Yes

4 Access, parking and servicing		
<i>Objectives/controls</i>	<i>Comment</i>	<i>Complies</i>
<u>4.2 Pedestrian access and mobility</u>	No additional parking spaces provided. Internal access to current hospital lifts from existing car park would remain. Poor footpath and public domain outcome on Urunga Parade.	No
<u>4.3 Vehicular driveways and manoeuvring areas</u>	One additional driveway to support one emergency hyperbaric space.	Yes
<u>4.4 On-site parking</u>	No additional spaces provided. Details of practitioner numbers not provided. Retail and medical suites would attract additional car spaces.	No
<u>4.5 Site facilities and services</u>		
The building is serviced by the major utilities and the proposal is not expected	No details of electricity requirements. Utility	Yes

to result in any need to augment these services.	connection at developer's expense.	
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5 Environmental management

<i>Objectives/controls</i>	<i>Comment</i>	<i>Complies</i>
<u>5.2 Energy efficiency and conservation</u>	No specific measures documented.	N/a
<u>5.3 Water conservation</u>	Sydney Water approvals required for hospitals at Construction Certificate stage.	N/a
<u>5.4 Reflectivity</u>	The proposed materials are not highly reflective.	Yes
<u>5.6 Waste and recycling</u>	No additional waste facilities provided. SEE suggests all servicing requirements would be met in existing hospital. It is unclear how the extension staff (e.g. retail) would access the existing waste room which is located at the rear of the loading dock. The relationship with existing stratum lots has not been clarified.	No

8 Works in the public domain

Urunga Parade streetscape requires public domain works. These not satisfactory	No
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