

67A Church Street, WOLLONGONG

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Development controls to improve the sustainability of development throughout Wollongong are integrated into the relevant chapters of this DCP as detailed below.

Generally speaking, the proposal is considered to be consistent with the principles of Ecologically Sustainable Development. The proposal adopts a range of ESD principles including solar panels and a rainwater tank.

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>		
4m front setback	The Church Street setback will remain unchanged at 1.6m	No –existing reduced setback
<u>2.3 Street frontage heights in commercial core</u>	NA	NA
<u>2.4 Building depth and bulk</u>	NA	NA
<u>2.5 Side and rear building setbacks and building separation</u>		
Commercial uses up to 24m require 3m side setback / 9m rear setback	The proposed learning hub building has a setback to the eastern boundary of between 5.13m-6m which is considered reasonable given the proposed educational use.	
<u>2.6 Mixed used buildings</u>	NA	NA
<u>2.7 Deep soil zone</u>	NA	NA
<u>2.8 Landscape design</u>		
	Landscape plan found satisfactory by Council's landscape Division	Yes
<u>2.9 Planting on structures</u>	NA	NA
<u>2.10 Sun access planes</u>	NA	NA
<u>2.11 Development on classified roads</u>	NA – no road frontage is a classified road.	NA

3 Pedestrian amenity

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 General</u>		
<u>3.2 Permeability</u>	No identified existing/proposed lanes apply to the site	NA
<u>3.3 Active street frontages</u>	The alterations to the administration building will provide a more active street frontage to Church Street.	Yes
<u>3.4 Safety and security</u>	Refer Chapter E2	
<u>3.5 Awnings</u>	No awning required	NA
<u>3.6 Vehicular footpath crossings</u>	No new driveways/footpath crossings are proposed.	NA
<u>3.7 Pedestrian overpasses, underpasses and encroachments</u>	NA	NA
<u>3.8 Building exteriors</u>	<p>The proposed new learning hub building is in the eastern portion of the site and will have limited visibility from the surrounding streets. The design of the new building, new COLA and alterations and additions to the administration building are compatible with the existing school use and are of a scale that is compatible with the surrounding area.</p> <p>The impact of the development on the heritage significance of the site has been assessed as satisfactory.</p>	Yes
<u>3.9 Advertising and signage</u>	NA	NA
<u>3.10 Views and view corridors</u> Objectives to maintain and enhance views from city centre to the foreshore, escarpment and significant objects where possible. To enhance views along city streets	The height of the proposed building is 9m, which is well below the maximum permitted height of 24m in the surrounding area. No adverse view impacts are anticipated from the development, including the frames view along Market Street as identified in Figure 3.12.	Yes

4 Access, parking and servicing

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.2 Pedestrian access and mobility</u>	The alterations to the administration building includes access for people with disabilities. The new building will also be accessible.	Yes
<u>4.3 Vehicular driveways and manoeuvring areas</u>	No new driveways are proposed.	NA
<u>4.4 On-site parking</u>	No additional on-site parking proposed. Refer discussion under Chapter E3	No
<u>4.5 Site facilities and services</u> The building is serviced by the major utilities and the proposal is not expected to result in any need to augment these services.	Existing waste storage and servicing occurs from the southern Church Street entrance. This will continue, however more regular collections are likely to be required to service the increase in students and staff.	Yes

5 Environmental management

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>5.1 General</u>		
<u>5.2 Energy efficiency and conservation</u> The proposal is not expected to result in significant energy consumption and there are no particular opportunities to require energy saving measures under this DA other than to require water saving devices, such as flow regulators, 3 stars rated shower heads, dual flush toilets and tap aerators. This is to be a condition of consent.	The proposed development incorporates ESD measures such as solar panels on the new learning hub building.	Yes
<u>5.3 Water conservation</u> The proposal is not expected to result in significant water consumption and there are no particular opportunities to require water saving measures under this DA other than to require new water fixtures (shower heads, taps, toilets, urinals etc.) to be 3 stars or better rated. This is to be a condition of consent.	Existing rainwater tanks will be relocated to service the existing hall building. Conditions requiring rainwater tanks for the new building could be imposed if required.	Yes

<u>5.4 Reflectivity</u>	No adverse reflectivity impacts are anticipated, however a condition is recommended for the building to incorporate materials that minimise hazardous or uncomfortable glare.	Yes, subject to conditions
<u>5.5 Wind mitigation</u>	No adverse wind impacts from the development on the public domain (9m building height of learning hub located within the site).	Yes
<u>5.6 Waste and recycling</u>	Waste and recyclable materials will be collected from the existing waste storage area accessed off Church Street. The Site Waste Management Plan submitted identifies that currently the school has 1 x 3000L bin collected 1 x week and the increase in school capacity will necessitate the waste collection to be increased to 1-2 times per week. Recycling will be collected from a 3000L bin once per week.	Yes

7 Planning controls for special areas

The southern portion of the school is located within Area 2: St Michael’s Square/Law Courts/ Market St West. No works are proposed within the area identified as the heritage conservation area.



Figure 1: Location of Area 2 and school site shown highlighted

<i>Objectives/controls</i>	<i>Comment</i>	<i>Compliance</i>
<u>7.1 Special areas with heritage items</u> The objectives of this part is: a) <i>To facilitate the conservation and</i>	The proposed development is consistent with these objectives.	Yes

protection of heritage items and Heritage Conservation Areas and their settings.

b) To reinforce the special attributes and qualities of heritage items by ensuring that development has regard to the fabric and prevailing character of the item or special area e.g., scale, proportions, materials and finishes.

c) To conserve, maintain and enhance existing views and vistas to buildings and places of historic and aesthetic significance.

7.2 Special areas and Development Standards

a) Development in Area 2 must comply with the conservation criteria and development controls provided under section 7.1.

b) The view of the cathedral against the skyline looking west along Market Street must be maintained. Future developments that propose to penetrate this view will not be permitted.

c) The height of new developments immediately west of St Michael's must not exceed the existing ridgeline of the cathedral (R.L 43.45 AHD).

d) Development surrounding St Michael's Square must be designed so as not to compromise the existing views to be appreciated to and from the site in other directions.

e) Building lines for any future development within and surrounding this site (such as land to the north of St Michael's Square) must align with the existing zero front setback of the cathedral and its associated buildings.

f) Four metre front setback to all new development fronting Market Street east of St Michael's Church.

g) New development and renovation of buildings must be designed by a suitability qualified registered architect.

The application has been considered by Council's Heritage Division and found satisfactory.

Yes

The proposed two storey building (9m in height) will not penetrate the view of the cathedral looking west along Market Street.

NA- the school is located to east of St Michaels church.

The maximum height of the proposed learning hub building is RL30.8. This building is located at a position on the school site that is approximately 6m lower than the ground level of the St Michaels site. No adverse view impacts are likely.

NA

NA – no works proposed on Market Street frontage of the school.

The proposed works have been designed by a registered architect.

NA

<i>h) Shopfronts must be a maximum of six metres wide to retain fine grain of built form.</i>		
<u>7.3 Non-residential development in the enterprise corridor zone</u>	NA	NA
<u>7.4 Special area design guidelines</u>	NA	NA
<u>7.5 Design excellence</u>	The site is not a key site under WLEP2009 and does not have a height of 35m or more. The application does not require review by DRP.	NA

8 Works in the public domain

Signage for the Smith Street drop-off/pick-up zone will need to be installed. Suitable conditions of consent are recommended.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

3 DESIGN REQUIREMENTS

Access and facilities for people with a disability must be provided in accordance with the requirements of the Disability Discrimination Act 1992, Building Code of Australia, Disability (Access to Premises - buildings) Standards 2010 and the relevant Australian Standards.

An Accessibility Review has been undertaken by Morris Goding Accessibility Consulting and has been provided in support of the application. It is noted that accessible ramps are proposed, accessible toilets within the new toilet block and lift access to the first floor of the learning hub building.

A BCA Report has been undertaken by Steve Watson & Partners and has been provided in support of the application. Standard conditions requiring compliance with the BCA are recommended.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	The application has not addressed provision of lighting. The development consent will contain conditions requiring security lighting provided to areas accessible to the public, in accordance with AS4282 (1997) The Control of the Obtrusive Effect of Outdoor Lighting.	Yes
<u>3.2 Natural surveillance and sightlines</u>	The building design, landscaping and site layout preserves natural surveillance and sightlines.	Yes

<u>3.3 Signage</u>	Wayfinding and school identification signage is to be provided by the school.	Yes
<u>3.4 Building design</u>	The alterations and additions to the administration building will be constructed to present toward Church St, increasing passive surveillance to the street and public domain.	Yes
<u>3.5 Landscaping</u>	The landscape plan does not include any elements that compromise surveillance or access.	Yes
<u>3.6 Public open space and parks.</u>	NA	NA
<u>3.7 Community facilities and public amenities</u>	NA	NA
<u>3.8 Bus stops and taxi ranks</u>	NA	NA

CHAPTER E6: LANDSCAPING

A Landscape Concept plan prepared by Tract has been provided with the application.

The plan has been assessed against the controls of Chapter E6 with respect to minimum information requirements to accompany a development application, neighbourhood amenity and character, interaction with car parking areas and other general landscaping requirements. The landscape plan is considered satisfactory, however will be required to be amended to reflect the trees permitted to be removed by this consent as outlined in the recommended conditions in Attachment 6.

Furthermore, Council's Landscape Architect has assessed the proposal and found it to be satisfactory, subject to conditions of consent.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided and is considered satisfactory. Conditions are proposed regarding waste management, asbestos and the disposal of excess excavated material.

CHAPTER E11 HERITAGE CONSERVATION

A Heritage Impact Report prepared by Urbis has been considered by Council's Heritage Division. Some minor changes to the design of the administration building were requested by Council's Heritage Officer which has been incorporated into the revised design. The provisions of this chapter are considered to be satisfactorily addressed.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

A Geotechnical Investigation report prepared by JK Geotechnics has been submitted with the application. The report makes recommendations with respect to site preparation, footing design and slab design.

The application has been reviewed by Council's Geotechnical Engineer in relation to site stability and the suitability of the site for the development. No conditions were recommended.

CHAPTER E14 STORMWATER MANAGEMENT

A stormwater management plan prepared by WSP Australia addresses the stormwater management within the site and the design of the onsite detention system.

The plan is satisfactory with regard to the controls of Chapter E14, subject to the lots requiring consolidation to facilitate the disposal of stormwater through multiple allotments.

The application has been reviewed by Council's Stormwater Engineer and found to be satisfactory subject to conditions.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The proposal requires earthworks to enable the development. The extent of the earthworks is shown on the Site Plan Cut and Fill which is included in Attachment 3. Subject to appropriate conditions of consent, the earthworks are not expected to have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features surrounding land.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

Whilst the site is not classed as contaminated land the applicant has provided a Hazardous Material Survey, Preliminary Site Investigation and Environmental Site Assessment.

The development has been assessed under SEPP 55 and has been found satisfactory.

The development consent will require a remediation action plan to make the site suitable for the proposed use, as recommended in the Environmental Site Assessment.

It is noted Council's Environmental Officer has assessed the proposed development and relevant reports in relation to the provisions of this chapter and found it satisfactory subject to conditions.

CHAPTER E21 DEMOLITION AND ASBESTOS MANAGEMENT

A Demolition Work Plan has been submitted with the application.

It is noted Council's Environmental Officer has assessed the proposal in this respect and found it satisfactory subject to conditions.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

A sediment and erosion control plan has been submitted with the application and is satisfactory.