

## Attachment 7 DA-2018/225 Planning Policy Compliance Table

98-104 Gipps Street Wollongong

### WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

#### CHAPTER D13 – WOLLONGONG CITY CENTRE

Relevant provisions are addressed below.

#### 2 Building form

<i>Objectives/controls</i>	<i>Comment</i>	<i>Complies</i>
<u>2.2 Building to street alignment and street setbacks</u> Setback unspecified	The applicant has not clarified the front setback to Building G.	Unsatisfactory
<u>2.4 Building depth and bulk</u> Non-residential maximum floorplate size 1200m <sup>2</sup> Non-residential maximum building depth 25m	None exceed 25m or 1200m <sup>2</sup>	Satisfactory
<u>2.5 Side and rear building setbacks and building separation</u> Commercial uses up to 24m minimum 3m side setback and minimum 9m rear setback	Building G proposes nil setback to southern boundary (lodged residential development at 106-110 Gipps Street). Amended plan requested showing minimum 3m setback. Applicant requested to amend plans to show all side allotment setbacks.	Unsatisfactory
<u>2.8 Landscape design</u> Landscape to be integrated into design of development. Remnant vegetation must be retained wherever practicable.	A landscape plan has been provided, however conflicts with the stormwater plan. It is unclear whether the proposed landscaping is compatible with riparian land requirements. The extensive tree removal is not supported.	Unsatisfactory

#### 3 Pedestrian amenity

<i>Objectives/controls</i>	<i>Comment</i>	<i>Complies</i>
<u>3.2 Permeability</u> Through site links encouraged	No through site link proposed, despite proximity to North Wollongong Station. Residential development at 106-110 Gipps Street (proposed) may have benefited from through site link.	Unsatisfactory

<u>3.4 Safety and security</u> Ensure casual surveillance Avoid blind corners Provide adequate lighting of pedestrian areas Provide security access controls where appropriate	Blind corners proposed in buildings. No detailed lighting strategy provided. Details of how security arrangements will integrate with existing operation unclear.	Unsatisfactory
<u>3.6 Vehicular footpath crossings</u> Design of vehicle access is to be single lane crossing 2.7m maximum on footpath.	No change to vehicle access from Gipps Street. Proposed new driveway and bridge on Council's road reserve in Stafford Street. This bridge connects to Building G only. No details of bridge or public domain works provided.	Unsatisfactory
<u>3.8 Building exteriors</u> To contribute positively to streetscape	Corporate colours are proposed. Building height well below limit.	Satisfactory
<u>3.9 Advertising and signage</u> Relate to the use of the building Be visually interesting Illuminated signs not to detract from architecture	Two wall signs proposed, but no dimensions provided and the application does not address SEPP 64 or WDCP 2009.	Unsatisfactory
<u>3.10 Views and view corridors</u> Maintain view to ocean and escarpment	Building height below height limit Tree removal would adversely impact on views to and from site.	Satisfactory

#### **4 Access, parking and servicing**

<i>Objectives/controls</i>	<i>Comment</i>	<i>Complies</i>
<u>4.2 Pedestrian access and mobility</u> Compliance with Disability Discrimination Act and Building Code of Australia Required	Compliance not demonstrated	Unsatisfactory
<u>4.3 Vehicular driveways and manoeuvring areas</u> Driveway grades, ramps etc. in accordance with AS2890.1	Bridge not supported. Building G manoeuvring area at terminus of bridge on Kennards land suggests vehicles may have to reverse over bridge back to Stafford Street if cannot gain entry to the site. Maximum 8m truck can access Building G – unclear how applicant will restrict access to larger vehicles.	Unsatisfactory
<u>4.4 On-site parking</u> In accordance with Chapter E3.	Merit assessment conducted based on traffic survey supplied by	Unsatisfactory

	applicant. Two additional on-site spaces required but not provided.	
<u>4.5 Site facilities and services</u> Waste storage and collection must be well lit and accessible.	SEE suggests no additional waste bins. Unclear how waste collection would integrate with existing operation.	Unsatisfactory

## 5 Environmental management

<i>Objectives/controls</i>	<i>Comment</i>	<i>Complies</i>
<u>5.2 Energy efficiency and conservation</u> Improve mechanical heating and cooling Improve efficiency of hot water systems Reduce reliance on artificial lighting	Buildings will not be staffed. No excessive water use expected.	Satisfactory
<u>5.3 Water conservation</u> Incorporate water saving measures into building	The development is not expected to require excessive water use.	Satisfactory
<u>5.4 Reflectivity</u> Visible light reflectivity not to exceed 20%	Proposed finishes not reflective	Satisfactory
<u>5.6 Waste and recycling</u>	Insufficient detail provided.	Unsatisfactory

## 8 Works in the public domain

Civil works including excavation and bridge construction are proposed in Council's Stafford Street road reserve.

Engineering details have not been provided and the full impacts of the proposal are therefore unclear.

Council's property staff have advised that they do not support use of public land for the proposed private infrastructure.

## CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Complies</i>
<u>3.1 Lighting</u> Areas for use at night must have appropriate lighting Lighting to building entries and car parks Outdoor lighting to be consistent with AS4282 (1997) The Control of the Obtrusive Effect of Outdoor Lighting	No details of lighting provided.	Unsatisfactory

### 3.2 Natural surveillance and sightlines

Provide sightlines (no blind corners, sudden change of grades etc.)

Reasonable surveillance outside each building. It is likely that most customers would arrive in vehicles.

Unsatisfactory

Building G is isolated from rest of site and not visible from Stafford Street.

### 3.3 Signage

Signage should be legible

Directional signage within the site is required but not shown on plans. Building G likely to require signage at edge of public land, although no details provided.

Unsatisfactory

Signs should be illuminated for use at night

Signs should not be obscured by vegetation growth.

No details of illumination.

### 3.4 Building design

Building entrances to be clearly defined, secure, well-lit and face the street.

The SEE refers to security code access to the development in a general sense, although it is unclear whether code access would be located at every external door to the buildings. It is also unclear how the proposed buildings will integrate with the existing security arrangements.

Unsatisfactory

Eliminate entrapment spots

Indicate closing hours in public areas which are closed at night

Secure vehicular entries against illicit entry

24hr operation is proposed.

Areas to be illuminated so that occupants can see out some distance from the entry before leaving the building.

Customer vehicles would double park outside the buildings, where some units have external roller door access. For units within the building however there are several entrapment points and distances of some 50m to exit the building (e.g. Building F).

### 3.5 Landscaping

Low level (maximum 1m shrubbery)

Proposed landscaping is on the eastern perimeter and along the watercourses. Generally these areas are not trafficable to pedestrians.

Satisfactory

Avoid using gravel paths as these difficult for mobility impaired.