

ATTACHMENT 4 - WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 ASSESSMENT

CHAPTER A1 – INTRODUCTION

8 Variations to development controls in the DCP

The applicant proposes variations to Clause 7.1 of Chapter E3 and Clause 7.5 of Chapter E6. The variation requests are considered justified and capable of support. See considerations table below.

Control	Comment
1. The variation statement must address the following points:	
a) The control being varied; and	The variation request statement identifies the control being varied as 7.1 of Chapter E3 Car Parking, Access, Servicing/Loading Facilities and Traffic Management of WDCP 2009.
b) The extent of the proposed variation and the unique circumstances as to why the variation is requested; and	<p>The variation is sought:</p> <ul style="list-style-type: none"> - A medical centre of comparable size would normally require 40 car parking spaces with the waiver included. The development as proposed provides 22 car parking spaces. It is however noted that the proposed community health facility does not operate as a standard medical centre for example: <ul style="list-style-type: none"> o 15 pool cars are used by staff to provide outreach services between 8am and 5pm. Therefore a number of staff are off site during the operational hours of the facility. o Client consultations are scheduled between 8:30am and 2:30pm therefore removing overlap between demand for pool car spaces and parking for clients. o Consultations are by appointment only which allow for an arranged visitation to the facility and better management of the parking area therefore minimising impacts on the availability of the parking spaces for the public. o The services offered at the facility don't operate 5 days a week and are shared over the working week. Therefore the proposed facility does not operate at a full capacity of staff on any given working day. <p>Therefore there are no specific parking rates for the community health services facility as proposed.</p> <ul style="list-style-type: none"> - A Green Travel Plan with identifiable measures to encourage, use of public transport, cycling and car pooling will assist in addressing car parking. - Good end of trip facilities including a secure bicycle compound, shower and lockers have been provided to encourage cycling to work. - Details of the application submission including the Green Travel Plan and Traffic Parking and Assessment Report were referred to Council's Traffic Officer who had no objections subject to conditions as at Attachment 6.
c) Demonstrate how the objectives	WDCP 2009 does not provide specific objectives for

are met with the proposed variations; and	<p>this control however objectives of Chapter E3 are as follows:</p> <ul style="list-style-type: none"> a) <i>Ensure that transport networks are able to support the proposed development in a manner that maintains safe levels of service.</i> b) <i>Provide adequate and safe vehicular access to sites without compromising streetscape qualities.</i> c) <i>Incorporate provisions that manage the demand for parking rather than seeking to accommodate peak demand.</i> d) <i>Recognise variable accessibility to public transport in parking rates for different parts of the city.</i> e) <i>Support an increase in bicycle and motorcycle usage by requiring provision of bicycle and motorcycle parking, storage and end-of-trip facilities for certain developments.</i> f) <i>Ensure that the design of access and parking areas meets relevant Australian Standards.</i> g) <i>Ensure that developments are designed to be accessible for pedestrians, cyclists and motorists.</i> h) <i>Provide adequate access, loading facilities and on-site manoeuvring for service and waste collection vehicles.</i> i) <i>Ensure that parking facilities are integrated into the design of developments and minimise visual impacts.</i> j) <i>Ensure safe access for pedestrians and people with a disability.</i> <p>The applicant has indicated that they consider the development consistent with the above objectives.</p> <p><u>Council comment:</u></p> <p>The development is not considered to be inconsistent with the above objectives.</p>
d) Demonstrate that the development will not have additional adverse impacts as a result of the variation.	<p><u>Council comment:</u></p> <p>Due to the nature of the operation of the community health facility and additional measures promoted through the Green Travel Plan and car pool system, the development is not considered to result in adverse impacts as a result of the variation.</p>
<p>Comment:</p> <p>The requested variation is considered capable of support.</p>	

Control	Comment
2. The variation statement must address the following points:	
d) The control being varied; and	The variation request statement identifies the control being varied as 7.5(5) of Chapter E6 Landscaping of WDCP 2009.
e) The extent of the proposed variation and the unique circumstances as to why the variation is requested; and	<p>The variation is sought:</p> <ul style="list-style-type: none"> - Clause 7.5(5) of Chapter E6 indicates that where the car park adjoins a side or rear boundaries development should provide a 1.5m wide planting bed. The development as proposed does not provide a landscaping bed along the Northern boundary of the subject. The landscaping to the

	<p>Western boundary of the carparking area tapers from a compliant 3.47m at the Southern boundary down to 0.25m this is due to the configuration of the Western rear boundary.</p> <ul style="list-style-type: none"> - The proposal is to replace the existing community facility which is now redundant and undersized. Existing access arrangements are to be utilised. Currently there is little landscaping along the Northern boundary of the car park and no landscaping along the Western boundary of the carpark. - The provision of compliant landscaping beds along the Northern and Western boundaries would impact on the provision of car parking and vehicle manoeuvring in this area. - Nil boundary setbacks to buildings are permitted within business zones. - Variation of this control will not set a precedent in the area. - Details of the application submission including landscape plans were referred to Council's Landscape Officer for comment. Advice received indicates that the proposal is considered conditionally satisfactory. Draft landscaping conditions as at Attachment 6 specify trees to be removed, tree planting, tree protection and management.
f) Demonstrate how the objectives are met with the proposed variations; and	<p>WDCP 2009 does not provide specific objectives for this control however objectives of Chapter E6 are as follows:</p> <ul style="list-style-type: none"> a) <i>To define the landscaping provisions necessary for the Development Application process.</i> b) <i>To ensure that landscaping is appropriate to characteristics of its locality, preserving and contributing to its natural, cultural, heritage and visual character.</i> c) <i>Minimise the impacts from development on natural site features in particular retaining existing trees where feasible.</i> d) <i>Facilitate long term improvements to the landscape of the Wollongong LGA.</i> <p>The applicant has indicated that they consider the development consistent with the above objectives.</p> <p><u>Council comment:</u></p> <p>The development is not considered to be inconsistent with the above objectives.</p>
d) Demonstrate that the development will not have additional adverse impacts as a result of the variation.	<p><u>Council comment:</u></p> <p>Due to the location of the site within a business zone, the development is not considered to result in adverse impacts as a result of the variation.</p>
<p>Comment:</p> <p>The requested variation is considered capable of support.</p>	

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 as follows:

- (a) Greenhouse gas emissions will be reduced.
- (b) Potable water use will be reduced.
- (c) Development can adapt to climate change.
- (d) Waste will be reduced.
- (e) Recycling of waste and use of products from recycled sources will be increased.
- (f) Energy that is used will be renewable and low carbon.
- (g) Indoor environmental quality is improved.
- (h) The environmental impacts from building materials will be reduced through reduction, reuse and recycling of materials, resources and building components.

The proposal is for demolition of the existing structures and construction of a two (2) storey primary and community health facility. Therefore an assessment of the proposal has been undertaken against the provisions of Chapter B4 of WDCP 2009 as detailed below.

Overall, the proposed development has been considered against the provisions of WDCP (2009) and found to be acceptable in this case.

CHAPTER B4 – DEVELOPMENT IN BUSINESS ZONES

The development is located in a business zone and as such this chapter is applicable to the development. An assessment against the relevant sections is outlined below.

2 Objectives

The development is considered consistent with the objectives of development in business zones.

3. Retail and business centre hierarchy strategy

The development is considered consistent with the objectives of this clause.

The subject site is located within the Dapto sub-regional centre. The Dapto regional centre will be the major regional centre for the south-western part of the city as the West Dapto Release Area takes place. The primary trade area will include the areas of Dapto, West Dapto, Horsley, Brownsville, Kanahooka, Koonawarra and Yallah. A Major Regional Centre will accommodate major shopping facilities, including at least one (1) Department Store, discount department stores, one or more full line supermarket, cinemas, a wide range of specialty shops and services, branches of major banks and building societies, as well as community facilities such as libraries, baby health care centres etc.

It is considered that the proposed development will provide employment opportunities and a community health facility that provides for the needs of the surrounding community in close vicinity to public transport services.

4 Economic impact assessment – retail hierarchy

Not Applicable. The proposal is not retail development.

5 Planning requirements for development in the regional city and major regional centres

The precinct planning controls for the Dapto Regional Centre are to be covered by the West Dapto Release Area Locality based Development Control Plan in Part D of WDCP 2009. The West Dapto Release Area Locality based Development Control Plan is currently under preparation.

6 Planning requirements for development in the major town centres

Not Applicable

7 Planning requirements for development in the town centres

Not Applicable

8 Planning requirements for development in the village (local convenience) centres

Not Applicable

9 General design requirements for retail and business premises developments

9.1 Objectives

The proposal is considered consistent with the objectives of this section as follows.

(a) To ensure all new ground floor retail shops and business premises are designed to provide a uniform transition between the floor level of the premises and Council's footpath, in order to provide satisfactory access along the footpath and into retail and commercial office buildings for all people, including people with a disability.

Comment:

The subject site is located within a business centre where a volume of passing foot trade would be expected. It is considered that the development does not propose any hindrance to current pedestrian access. The proposal has been designed to allow direct pedestrian access and visual inspection from the front and rear of the building.

The proposed development is considered satisfactory with regards to Access for People with a Disability in this circumstance. The application submission including a specialist Access Consultants report was referred to Council's Community Services and Traffic Officers for comment with satisfactory referral advice, comments and/or recommended conditions provided.

(b) To ensure all ground level premises have direct access to street and clear glazing, to encourage active street frontages.

Comment:

The proposal has doors and windows on the front of the building addressing the Marshall Street. It is considered that an active street frontage has been provided for.

(c) To set minimum floor to ceiling heights for new buildings, in order to maximise the flexibility in the future use of the ground floor and first floor levels in the building.

Comment:

The proposed development is not inconsistent with the size and scale to development within the immediate vicinity of the subject site or development expected within a business zone in a major regional centre and could be reasonably be adapted for future use consistent with surrounding development.

(d) To encourage larger retail or commercial office floor space not requiring direct connection to the street to be 'wrapped' by smaller retail shops or commercial offices to avoid blank walls and encourage active street frontages.

Comment:

This is not considered applicable to the type of development proposed. It is however considered that the proposed development provides an active street frontage.

(e) To ensure security grilles are transparent and fitted retail shopfronts only, in order to encourage active street frontages at night-time.

Comment:

The subject site is not located within an area where high volumes of passing foot traffic, particularly at night time, would be expected it is considered that the proposed development provides an active street frontage.

(f) To ensure new retail or business premise buildings are consistent with the predominant built form character of the locality, in terms of built form and external appearance.

(g) To ensure new buildings maintain the balance of horizontal and vertical proportions of other existing buildings in the locality.

Comment (f) and (g):

The built form character within the vicinity of the subject site consists predominantly of a mixture of single storey commercial, retail and light industrial development. These buildings detail the differing

eras in which existing development was designed and built within the area. The proposed built form is considered consistent with development in the B2 Local Centre Zone and to provide a transition between the Local Centre zone and the adjacent light industrial zone to the South.

(h) To ensure the street corners of any new corner building are strengthened by massing and building articulation to both street frontages.

Comment:

The proposed development provides an appropriate form to the street, with articulation to the facades and landscaping within the street setback to soften visual impacts.

(i) To ensure all new retail, business or mixed use buildings provide a continuous awning along the full length of the building's street frontage, in order to provide all weather protection for pedestrians.

Comment:

Not Applicable

(j) To provide pedestrian amenity and provide a 'unique' streetscape character for each business centre.

Comment:

The subject site is located within a business centre where a volume of passing foot trade would be expected. It is considered that the development does not propose any hindrance to current pedestrian access.

Details of the application submission including landscape plans detailing footpath paving, street furniture and retention and location of the memorial plaque were referred to Council's Landscape Officer for comment. Advice received indicates that the proposal is considered conditionally satisfactory. Draft landscaping conditions as at **Attachment 6** specify Council's requirements for the footpath paving to be constructed within the Marshall Street road reserve.

(k) To provide innovative roof elements and parapet walls which positively contribute to the overall design of the proposed building and the streetscape of the immediate locality.

Comment:

The proposed development it is considered provides an appropriate form to the street, with elements that contribute to the overall design of the building, articulation provided to the facades and landscaping forward of the building line to soften visual impacts.

(l) To ensure all new retail and business developments are designed to minimise potential overshadowing impacts and maximise solar access opportunities to any adjoining residential properties and the public domain (public reserves and / or footpaths) in the locality.

Comment:

The development will have minimal impact on adjoining development in terms of overshadowing and solar access in this circumstance.

9.2 Development Controls

9.2.1 Floor Configuration

Clause 9.2.1 indicates that the maximum building depth for retail or commercial development shall be 20m with openings on one side only and 30m for buildings with opening on two sides.

The proposal is for a community health facility which is considered neither retail or commercial development. Therefore it is considered that this control could not be reasonably applied to the type of development proposed. The proposed development is not inconsistent with the size and scale to development within the immediate vicinity of the subject site or development expected within a business zone in a major regional centre and could be reasonably be adapted for future use consistent with surrounding development. Therefore the proposed floor configuration is considered acceptable in this circumstance.

9.2.2 Building Appearance

The built form character within the vicinity of the subject site consists predominantly of a mixture of single storey commercial, retail and light industrial development. These buildings detail the differing eras in which existing development was designed and built within the area. The proposed built form is

considered consistent with development in the B2 Local Centre Zone and to provide a transition between the Local Centre zone and the adjacent light industrial zone to the South

The proposed development it is considered provides an appropriate form to the street, with elements that contribute to the overall design of the building, articulation provided to the facades and landscaping forward of the building line to soften visual impacts.

9.2.3 Building Alignment

The building has been designed to address Marshall Street. The proposed building alignment is considered acceptable in this circumstance.

9.2.4 Active Street Frontages

The proposal has doors and windows on the front of the building addressing the Marshall Street. It is considered that the proposed development provides an active street frontage.

9.2.5 Urban Design / Streetscape Appearance

The subject site is located within a business precinct. The built form character within the vicinity of the subject site consists predominantly of a mixture of single storey commercial, retail and light industrial development. These buildings detail the differing eras in which existing development was designed and built within the area. The proposed built form is considered consistent with development in the B2 Local Centre Zone and to provide a transition between the Local Centre zone and the adjacent light industrial zone to the South.

The proposed development it is considered provides an appropriate form to the street, with elements that contribute to the overall design of the building, articulation provided to the facades and landscaping forward of the building line to soften visual impacts.

9.2.6 Pedestrian Access

The development does not propose any hindrance to current pedestrian access. The proposal has been designed to allow direct pedestrian access and visual inspection from the front and rear of the building.

9.2.7 Awnings

Not Applicable

9.2.8 Public Domain – Footpath Paving

The proposed footpath paving on Marshall Street is considered to satisfy the objectives of Council's footpath paving controls in this circumstance.

Details of the application submission including landscape plans detailing footpath paving, street furniture and retention and location of the memorial plaque were referred to Council's Landscape Officer for comment. Advice received indicates that the proposal is considered conditionally satisfactory. Draft landscaping conditions as at **Attachment 6** specify Council's requirements for the footpath paving to be constructed within the Marshall Street road reserve.

9.2.9 Solar access and overshadowing

The development will have minimal impact on adjoining development in terms of overshadowing and solar access in this circumstance.

9.2.10 Shower and Change Facilities & Parenting Facilities in Large Business Premises / Commercial Office Buildings

Appropriate facilities have been provided to the proposed development.

9.2.11 Advertising Signage

Not Applicable.

9.2.12 Wind Impact Assessment

No concerns raised

9.2.13 Access, Car parking and Servicing

Details of the application submission including the Green Travel Plan and Traffic Parking and Assessment Report were referred to Council's Traffic Officer. Council's Traffic Officer has no

objections to the proposed access, car parking and servicing arrangements subject to conditions as at **Attachment 6**.

- A medical centre of comparable size would normally require 40 car parking spaces with the waiver included. The development as proposed provides 22 car parking spaces. It is however noted that the proposed community health facility does not operate as a standard medical centre for example:
 - o 15 pool cars are used by staff to provide outreach services between 8am and 5pm. Therefore a number of staff are off site during the operational hours of the facility.
 - o Client consultations are scheduled between 8:30am and 2:30pm therefore removing overlap between demand for pool car spaces and parking for clients.
 - o Consultations are by appointment only which allow for an arranged visitation to the facility and better management of the parking area therefore minimising impacts on the availability of the parking spaces for the public.
 - o The services offered at the facility don't operate 5 days a week and are shared over the working week. Therefore the proposed facility does not operate at a full capacity of staff on any given working day.

Therefore there are no specific parking rates for the community health services facility as proposed.

	<i>Rate</i>	<i>Calculation</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
<i>Car parking</i>	4 per consulting room plus 1 space per 3 employees	11 Consulting Rooms (4 x 11=44) plus 35 employees (35/3=12) 30% waiver due to proximity to train station, bus stops and public car park)	40 Spaces	22 Spaces	No -refer to considerations at Chapter A1 above
<i>Bicycle parking</i>	1 Space per medical centre	1 per medical centre	1Space	14 Spaces	Yes
<i>Motorbike</i>	1 per 25 car spaces	1 per 25 cars	1 Space	There is ability for a motorcycle to park onsite.	Yes

9.2.14 Access for People with a Disability

The proposed development is considered satisfactory with regards to Access for People with a Disability in this circumstance. The application submission including a specialist Access Consultants report was referred to Council's Community Services and Traffic Officers for comment with satisfactory referral advice, comments and/or recommended conditions provided.

9.2.15 Land Consolidation

Not Applicable

10 General design requirements for retail shopping centres

Not Applicable

11 General building design requirements for fast food restaurants

Not Applicable.

12 Peripheral sales (bulky goods) precincts

Not Applicable. The subject site is not within a peripheral sales (bulky good) precinct.

13 Works in the public domain

The proposal involves frontage works including a public footpath to Marshall Street.

Details of the proposal were referred to Council's Stormwater, Traffic and Landscape Officers for assessment. Satisfactory referral advice, comments and/or draft conditions as at **Attachment 6** were provided in each instance.

CHAPTER D1 – CHARACTER STATEMENTS

Dapto

Chapter D1 indicates that The Dapto Town Centre is currently operating at a major town centre (district centre) level but is planned to expand up to a sub-regional retail and business centre, in order to serve all suburbs surrounding Dapto and the new West Dapto Release Area.

The town centre contains a traditional retail and business centre strip, predominantly concentrated along the Princes Highway and Bong Bong Street. It includes a free-standing Aldi supermarket, a range of specialty retail shops, banking and a range of medical and health care services, other professional services and the Dapto Leagues Club.

Dapto's town centre acts as a transitional buffer zone between the residential and industrial zones.

The desired future character for the Dapto Town Centre is for it to expand into a sub-regional retail and business centre and act as a key employment hub for existing residential suburbs surrounding Dapto as well as the West Dapto Release Area. The Dapto sub-regional centre will provide up to 80,000m² of retail floor space and will provide higher order retail and other business functions to serve a surrounding population of up to 100,000+ people. The centre will be anchored by at least one discount department store (DDS) and at least two (2) to three (3) full line supermarkets together with higher order retailing and a range of non-retail services including cinemas, community services, commercial office space and professional / specialist services serving the wide surrounding population.

It is considered that the proposed development will provide employment opportunities and a community health facility that provides for the needs of the surrounding community in close vicinity to public transport services.

The proposal provides for a community health facility development within a business zone adjacent to a light industrial area. Development within the immediate vicinity of the subject site is characterised by predominantly by commercial and retail development. Adjoining development consists of recreation facility (indoor) to the North and a Council parking lot to the North west. A 12 unit light industrial complex within an IN2 Light Industrial zone borders the Southern and Western boundaries of the subject site. The proposed built form is considered consistent with development in the B2 Local Centre Zone and to provide a transition between the Local Centre zone and the adjacent light industrial zone to the South.

The proposed development is a permissible use in the B2 zone and satisfies controls for a community health facility under Wollongong Development Control Plan 2009. The proposal is considered to be consistent with the existing and desired future character for the locality.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The proposed development is considered satisfactory with regards to Access for People with a Disability in this circumstance. The application submission including a specialist Access Consultants report was referred to Council's Community Services and Traffic Officers for comment with satisfactory referral advice, comments and/or draft conditions provided.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	Lighting to public areas to be provided according to AS1158. Entries are to be appropriately lit.	Yes

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.2 Natural surveillance and sightlines</u>	The proposed development does account for and will improve natural surveillance of adjoining properties and the street.	Yes
<u>3.3 Signage</u>	Appropriate directional signage will be provided within the develop site and within the road corridor. Draft conditions regarding signage are included at Attachment 6 of this report.	Yes
<u>3.4 Building design</u>	It is considered that the proposed development satisfies CPTED principles in minimising areas of entrapment and concealment, natural surveillance and access controls. Details of the application submission were reviewed by Council's Safer Communities Officer with conditionally satisfactory referral advice received.	Yes
<u>3.5 Landscaping</u>	It is considered that the proposed development satisfies CPTED principles in minimising areas of entrapment and concealment, natural surveillance and access controls. Details of the application submission were reviewed by Council's Safer Communities Officer and no issues were raised with regards to Landscaping subject to draft conditions as Attachment 6 .	Yes
<u>3.6 Public open space and parks.</u>	Not Applicable. The proposal is not creating an area of public open space or park.	N/A
<u>3.7 Community facilities & Public Amenities</u>	The proposal is for a community health facility. It is considered that the proposed development satisfies CPTED principles in minimising areas of entrapment and concealment, natural surveillance and access controls.	N/A
<u>3.8 Bus stops and taxi ranks</u>	Not Applicable. The subject site is not opposite a bus stop or taxi rank.	N/A

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

Details of the application submission including the Green Travel Plan and Traffic Parking and Assessment Report were referred to Council's Traffic Officer. Council's Traffic Officer has no

objections to the proposed access, car parking and servicing arrangements subject to conditions as at **Attachment 6**.

CHAPTER E6: LANDSCAPING

The proposed landscape plan was referred to Council's Landscape Officer for comment with referral advice indicating the proposal as satisfactory subject to draft conditions as at **Attachment 6**.

CHAPTER E7: WASTE MANAGEMENT

The proposed development is to be serviced by private waste contractors. Council's Traffic Officer has reviewed the proposal including Waste Management services documents providing conditionally satisfactory referral advice.

CHAPTER E11 HERITAGE CONSERVATION

Council records indicate that WLEP 2009 heritage items 61021 (former Fairley's Building), 61022 (Dapto Hotel), 61023 (former Crystal clothing factory) and 6435 (Dapto Railway Station) are within the immediate vicinity of the subject site. The application has been reviewed by Council's Heritage Officer and no issues were raised, it is considered the proposal will not affect these heritage items. The proposed development satisfies the objectives of WDCP2009 Chapter E11 Heritage Conservation in this circumstance.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

The subject site is not mapped as being geotechnically unstable however the application submission includes a Geotechnical Investigation Report indicating that the site is suitable for the development.

A condition is recommended and included at **Attachment 6** that structural engineering designs are to compliment the Geotechnical Engineers report.

CHAPTER E14 STORMWATER MANAGEMENT

Council's Stormwater Officer has reviewed the proposal providing conditionally satisfactory referral advice.

CHAPTER E13 FLOODPLAIN MANAGEMENT

Council's Stormwater Officer has assessed the application in this regard against the submitted flood study and has not raised any issues subject to draft conditions.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

The application proposes the removal of two (2) medium sized trees to facilitate the proposal. Council's Landscape Officer has assessed the application submission. Conditionally satisfactory referral advice was received and draft conditions as at **Attachment 6** specify trees to be removed, tree planting, tree protection and management.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The proposal involves excavation to facilitate the basement car parking. A geotechnical report and information regarding the earthworks to reshape the land were submitted with the application.

The application was referred to Council's Stormwater and Environment Officers for comment and no objections were raised in relation to this matter subject to conditions of consent included at **Attachment 6**. Therefore it is considered that the earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses and features of the surrounding land.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

A Stage 1 Contamination Assessment has been submitted with the application submission. Two (2) areas of concern were identified which were due to fill of unknown origin and ineffective removal/weathering of hazardous demolition material. Recommendations have been provided that can make the site suitable for the proposed development. The Stage 1 Contamination Assessment has been accompanied by a review letter prepared by a Certified Environmental Consultant which concludes that the site can be made suitable for the intended land use in accordance with SEPP 55.

In accordance with SEPP 55 Clause 7(2) Council's Environmental Officer has reviewed the history of the site in conjunction with these documents. Advice received is that the proposal is considered acceptable subject to conditions. Draft conditions as at **Attachment 6** include the requirement for a Site Environmental Management Plan, safe management and removal of asbestos, additional

investigation following demolition as well as unexpected finds protocol and a Site Contamination Validation Report.

CHAPTER E21 DEMOLITION AND ASBESTOS MANAGEMENT

The proposal includes demolition works. Draft conditions are included in **Attachment 6** of this report to minimise impacts and ensure that demolition is carried out to Council's and Work Safe's requirements and AS 2601- Demolition of Structures.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions of consent are recommended in regard to appropriate sediment and erosion control measures to be in place during works.

Details of the application submission including the Stormwater Management Plan, Soil and Sedimentation Management Plan and Demolition Plan were referred to Council's Environment and Stormwater Officers for comments. Advice received indicates that the proposal is conditionally satisfactory.