

WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

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

CHAPTER D1 – CHARACTER STATEMENTS

Towradgi

The desired future character for the locality is:

Desired Future Character

Towradgi will remain as a low density residential suburb with the replacement of some older housing stock with larger single to two storey dwellings likely over the medium to long term.

New dwellings should be individually designed with a coastal architectural theme. Weatherboard or rendered brick wall construction is preferred for at least the upper first floor level of any new dwelling. The roof form of any new dwelling should be designed to maximise view sharing opportunities to neighbouring dwellings. Therefore, curved, pitched or sloping flat rooflines may be suitable, depending upon the proposed dwelling style and whether any water views of neighbouring dwellings should be maintained.

Balconies should be lightly framed in stainless steel and / or timber finishes, rather than of brick or masonry construction.

The upgrading of Towradgi Park will ensure that the park is a key recreational facility in the future for both local residents and the wider community alike.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

An access report has been provided. Compliance with the National Construction Code and Australian Standards has not been demonstrated for some matters, however the report indicates they are 'capable of compliance'.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>
<u>3.1 Lighting</u>	Details of lighting have not been provided
<u>3.2 Natural surveillance and sightlines</u>	Poor surveillance outcomes arise in relation to the walkway on the western boundary, and perimeter boardwalk. The areas beneath buildings are also difficult to see.
<u>3.5 Landscaping</u>	Landscaped areas are disconnected from the building form due to the raised building elements.
<u>3.6 Public open space and parks.</u>	The eastern and southern boundary adjoins Council land
<u>3.7 Community facilities and public amenities</u>	A clubhouse and neighbourhood shop are proposed. Safe and convenient access will be important to their ongoing success.

3.8 Bus stops and taxi ranks

An existing bus stop will be relocated on Murrnarr Road, to the south of the main proposed vehicle access.

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

6 Traffic impact assessment and public transport studies

6.1 Car Parking and Traffic Impact Assessment Study

A traffic impact assessment was submitted with the proposal. The traffic impact assessment has been reviewed by Council's Traffic Officer who has not raised any concerns.

7 Parking demand and servicing requirements

Council's traffic engineer has no objection to the proposed on-site parking arrangements.

8 Vehicular access

Driveway grades and sight distances have been designed to respond to flooding conditions.

9 Loading / unloading facilities and service vehicle manoeuvring.

Waste servicing will occur from within the site.

10 Pedestrian access

Pedestrian access into the site is not optimal.

11 Safety & security (Crime Prevention through Environmental Design) measures for car parking areas

The lower level concourse villas have parking areas undercover, in a location of limited activity.

CHAPTER E6: LANDSCAPING

A landscape plan has been provided.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided. Demolition of all structures is proposed.

CHAPTER E10 ABORIGINAL HERITAGE

The land is located in proximity to known Aboriginal sites. Council's heritage officer is satisfied with the extent of information provided prior to determination.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

The application has been reviewed by Council's Geotechnical Engineer in relation to site stability and the suitability of the site for the development. Conditions of consent were recommended.

CHAPTER E13 FLOODPLAIN MANAGEMENT

The site is identified as being located within a medium flood risk uncategorised precinct. A flood study and concept stormwater plan have been provided. Council's stormwater engineer has reviewed the proposal with respect to the provisions of this chapter and clause 5.21 of WLEP 2009 and has advised that further information is required.

CHAPTER E14 STORMWATER MANAGEMENT

Council's stormwater engineer has requested further information which has not been provided.

CHAPTER E15 WATER SENSITIVE URBAN DESIGN

Council's environment officer has recommended conditions of consent regarding WSUD.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

Extensive tree removal is proposed, which is not supported by the DRP.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

Excavation is proposed to facilitate culvert and basement construction.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

The land is identified as contaminated. Council's environment officer has recommended Council obtain further details of remediation methodology, quantities, containment cell location and Long Term Management Plan.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Demolition of all structures is proposed. A demolition plan has been provided.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Standard conditions can be applied in regard to appropriate sediment and erosion control during works.

CHAPTER E23: RIPARIAN LAND MANAGEMENT

The site adjoins riparian land. Council's environment officer has no objection.