

**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 D13 – WOLLONGONG CITY CENTRE****2 Building form**

<i>Objectives/controls</i>	<i>Comment</i>
<u>2.2 Building to street alignment and street setbacks</u>	<b>Satisfactory</b> Built to street alignment Burelli and Corrimal Streets.
<u>2.3 Street frontage heights in commercial core</u>	<b>Satisfactory</b> Built to street alignment at street frontage height. Burelli Street has 4m setback above street frontage height. Corrimal Street is built to boundary for full tower height. This does not comply with the minimum 4m required, however is a sound design response.
<u>2.4 Building depth and bulk</u>	<b>Satisfactory</b> Does not exceed 18m above 24m.
<u>2.5 Side and rear building setbacks and building separation</u>	<b>Satisfactory</b> Does not comply with minimum building setbacks southern elevation, however impacts are minor.
<u>2.6 Mixed used buildings</u>	<b>Unsatisfactory</b> Blank walls proposed at ground level.
<u>2.7 Deep soil zone</u>	<b>Satisfactory</b> None provided. Refer to ADG requirement.
<u>2.9 Green roofs, green walls and planting on structures</u>	<b>Satisfactory</b> Landscape plan shows planting on structure Level 3.
<u>2.11 Development on classified roads</u>	The site has frontage to Corrimal Street, which is a classified road.

**3 Pedestrian amenity**

<i>Objectives/controls</i>	<i>Comment</i>
----------------------------	----------------

<u>3.3 Active street frontages</u>	<p><b>Unsatisfactory</b></p> <p>Active uses are elevated as a result of locating car parking at ground level. This reduces direct interaction with the street.</p>
<u>3.4 Safety and security</u>	<p><b>Unsatisfactory</b></p> <p>Clear lines of sight and well-lit routes throughout the development are required, however COS on Level 3 has poor visibility from the lifts and Level 3 apartments. Additionally, the corridor on Level 1 has indentations which prevent straight view lines.</p>
<u>3.5 Awnings</u>	<p><b>Unsatisfactory</b></p> <p>Continuous front awnings have not been provided.</p>
<u>3.6 Vehicular footpath crossings</u>	<p><b>Satisfactory</b></p> <p>The location of the vehicle entry on Burelli Street is acceptable given the site constraints and requirements of Transport for NSW.</p>
<u>3.8 Building exteriors</u>	<p><b>Satisfactory</b></p> <p>External materials are durable and generally pre-finished.</p>
<u>3.10 Views and view corridors</u>	<p><b>Satisfactory</b></p> <p>Acceptable impacts on views through the site.</p>
<hr/>	
<b>4 Access, parking and servicing</b>	
<i>Objectives/controls</i>	<i>Comment</i>
<u>4.2 Pedestrian access and mobility</u>	<p><b>Unsatisfactory</b></p> <p>Limited building entry points do not contribute to visitor amenity. The design of facilities does not appear to comply with the DDA.</p>
<u>4.3 Vehicular driveways and manoeuvring areas</u>	<p><b>Satisfactory</b></p> <p>The driveway is located in an acceptable position, having regard to site constraints.</p>

#### 4.4 On-site parking

#### **Unsatisfactory**

Above ground car parking constricts design options for the podium levels, resulting in solid building elevations and elevated floor levels. Parking and servicing dominates the ground floor.

Surplus parking is provided. It has not been demonstrated why the surplus is proposed, nor why the above ground parking could not be accommodated in additional basement levels.

The number of bicycle and motorcycle spaces is satisfactory.

#### 4.5 Site facilities and services

#### **Satisfactory**

The building is serviced by the major utilities and the proposal is not expected to result in any need to augment these services.

Site facilities are adequate for the proposed land use and density. Endeavour Energy has no objection to the development.

### **5 Environmental management**

#### *Objectives/controls*

#### *Comment*

#### 5.2 Energy efficiency and conservation

#### **Satisfactory**

A BASIX certificate has been provided.

#### 5.3 Water conservation

#### **Satisfactory**

Water conservation measures are satisfactory.

#### 5.4 Reflectivity

#### **Satisfactory**

A reflectivity report has not been provided. The proposed external materials are generally acceptable.

#### 5.5 Wind mitigation

#### **Satisfactory**

The applicant's wind effects report has been reviewed by Council's environment officer.

#### 5.6 Waste and recycling

#### **Unsatisfactory**

The proposed waste disposal scheme is not supported.

### **6 Residential development standards**

#### *Objectives/controls*

#### *Comment*

#### 6.1 SEPP 65

Refer to ADG compliance table.

<i>Objectives/controls</i>	<i>Comment</i>
<u>6.2 Housing choice and mix</u>	<p><b>Unsatisfactory</b></p> <p>The proposal does not provide minimum 10% 3 bedroom apartments.</p> <p>The minimum number of adaptable and Silver Liveable dwellings has been provided.</p>
<u>6.6 Basement Carparks</u>	<p><b>Satisfactory</b></p>
<u>6.7 Communal open space</u>	<p><b>Unsatisfactory</b></p> <p>The development does not achieve minimum 3 hours of solar access in midwinter.</p> <p>Minimum required COS is 5m<sup>2</sup> per dwelling i.e., 355m<sup>2</sup>. This amount is provided on Level 3.</p>
<u>6.8 Private open space</u>	<p><b>Unsatisfactory</b></p> <p>Each apartment is provided with POS, however 14 apartments on Level 1 have undersized balconies.</p>
<u>6.9 Overshadowing</u>	<p><b>Not applicable</b></p> <p>There are no adjoining residential buildings</p>
<u>6.10 Solar access</u>	<p><b>Satisfactory</b></p> <p>72% of apartments receive minimum 3 hours of solar access, which exceeds the minimum 70% required.</p>
<u>6.11 Natural ventilation</u>	<p><b>Satisfactory</b></p> <p>The applicant's ventilation report indicates 72% cross ventilated, however this was based on a qualitative assessment of the loft apartments.</p>
<u>6.12 Visual privacy</u>	<p><b>Unsatisfactory</b></p> <p>Non-complying setbacks are proposed, which may reduce privacy.</p>
<u>6.13 Acoustic Privacy</u>	<p><b>Satisfactory</b></p> <p>An acoustic report has been provided. Compliance with maximum noise levels detailed in SEPP (Transport and Infrastructure) are achievable.</p>

<i>Objectives/controls</i>	<i>Comment</i>
<u>6.14 Storage</u>	<b>Satisfactory</b> Storage schedule has been provided and shows basement and apartment storage.

## **8 Works in the public domain**

Street tree removal and planting are proposed.

### **CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY**

The proposed building access does not represent equitable and dignified access for all, and therefore is inconsistent with the Disability Discrimination Act.

### **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 adjoining land, Level 3 communal open space and Level 1 corridor.

### **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. Transport for NSW have a concurrence role due to the site having frontage to a classified road. Transport for NSW issued concurrence, subject to conditions of consent. These conditions include 'left-in' and 'left-out' vehicle movements.

#### **7 Parking demand and servicing requirements**

A total of 96 car parking spaces are proposed. This includes 12 surplus spaces, as the required number of parking spaces is 84. Parking is situated in two basement levels and three above ground levels.

##### 7.8 Basement Car Parking

#### **8 Vehicular access**

Driveway grades and sight distances comply.

#### **9 Loading / unloading facilities and service vehicle manoeuvring.**

The development complies with AS 2890.2. Waste collection for commercial vehicles is via a small rigid vehicle, within the Ground level servicing area.

### **CHAPTER E6: LANDSCAPING**

A landscaping plan is provided. Some planting is proposed on the Burelli Street Ground level and as street trees on both Corrimal and Burelli Streets. Most of the landscaping is on Level 3 in the communal open space area.

Council's landscape officer has no objection.

## CHAPTER E7: WASTE MANAGEMENT

The proposal involves demolition of all structures and a demolition plan has been provided.

A revised Waste Minimisation and Management Plan was provided in February 2024 in accordance with this chapter. The plan is not supported as it includes compaction of recycling waste. Residential waste is deposited in a garbage chute on residential floors and then falls to a turntable in the Ground level waste room. A compaction unit with reduction capacity of 5:1 is proposed.

### Residential waste generation

There is a significant variation in waste generation rates between WDCP 2009, the current EPA waste guide and how Council's waste contractor allocates bins to shop top housing developments. The DCP rate is outdated and much lower than current best practice as exemplified in the EPA guide.

#### WDCP 2009 Chapter E7

Chapter E7 specifies the following rates per week:

- General waste (red bin) - 80L per apartment (irrespective of number of bedrooms in an apartment).
- Recycling (yellow bin) - 40L per apartment (irrespective of number of bedrooms)
- Garden waste (green bin) - a bin of sufficient size for garden waste. No requirement for FOGO.

The DCP references the Department of Environment and Climate Change 'Better Practice Guide for waste management in multi-dwellings' 2007, which has been replaced by the 2019 EPA guide '[Better practice guide for resource recovery in residential developments \(nsw.gov.au\)](https://www.epa.nsw.gov.au/better-practice-guide-for-resource-recovery-in-residential-developments)'

#### EPA Better practice guide for resource recovery in residential developments

The 2019 EPA guide specifies these generation rates per week:

- General waste – 80L per 1 bedroom or studio apartment, 100L per 2 bedroom and 120L per 3 bedroom or greater
- Recycling – 80L per 1 bedroom or studio apartment, 100L per 2 bedroom and 120L per 3 bedroom or greater
- Garden waste – 25L per 1 bedroom or studio apartment, 25L per 2 bedroom and 50L per 3 bedroom or greater

#### Council's waste contractor Remondis

- General waste - Remondis provides a default 120L red bin per apartment to new developments. An 80L size bin is available for 1 bedroom apartments, but as all apartments in a building must have the same size bins, the allocation of 80L is uncommon. Two bedroom apartments are considered to generate 120L per week and three bedrooms 240L per week.
- Recycling - Remondis issues a 240L bin per apartment, irrespective of whether collection is weekly or fortnightly. Compaction of recycling is not accepted.
- Garden waste - Remondis issues minimum 2 green bins per building for FOGO plus garden waste.

Council's waste officer has indicated the appropriate number of bins for the development is:

Waste Type	Apartments	Waste Generated	240L Bins Required	Compacted (5:1) 240L Required
General Waste	71	80L x 71 = 5680L	24	5
Recycling (Fortnightly)	71	240L x 71 = 17040L	71	-

Recycling (Weekly)	71	120L x 71 = 8520L	36	-
FOGO	71	?	2 Minimum	-

This will result in a minimum of 43 bins to be placed out each week (if recycling is weekly) with approximately 37m of space required as a frontage.

The applicant proposes 19 bins (5 red, 12 yellow and 2 green) per weekly collection. It is understood this is based on the 2007 rates referenced in the DCP. The plan indicates bin and waste truck locations on Burelli Street, however this does not reflect the collection practice, where a single driver uses an automated arm on the side of the truck to reach out and empty each bin, moving along the line of bins as they empty. Therefore, a significant portion of the truck would be located behind the first bin, potentially overhanging the intersection.

### **Residential waste collection**

The Burelli Street property frontage cannot accommodate the 37m distance recommended by Council's waste officer and contractor. If the consent authority was to accept 19 bins as sufficient for the development, a bin placement distance of approximately 16.7m would be required on Burelli Street. This cannot be accommodated on Burelli Street without overhanging the driveway crossing or intersection.

Transport for NSW has advised that bin collection is not permitted on Corrimal Street.

The allocated residential waste room on Ground level is not of an adequate size to accommodate the number of bins. It is also unclear how general waste and recycling streams will be separated if recycling is placed via the garbage chutes.

## **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 an uncategorised flood risk precinct. A flood study and concept stormwater plan have been provided. Council's stormwater engineer reviewed the proposal with respect to the provisions of this chapter and clause 5.21 of WLEP 2009 and requested further flooding information. The applicant supplied documentation and it is currently under review.

## **CHAPTER E14 STORMWATER MANAGEMENT**

Revised drainage plans were provided in February 2024. Council's stormwater engineer is yet to finalise their assessment of the revised drainage plans.

## **CHAPTER E15 WATER SENSITIVE URBAN DESIGN**

A detailed WSUD Strategy and Report has been provided. Standard GPTs (Ocean Protect Storm filter units and Ocean Guard filter baskets) will be employed along with a rainwater tank.

## **CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION**

Tree removal in Burelli Street is proposed. Council's landscape architect has no objection and recommended conditions of consent.

## **CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)**

Basement excavation is proposed to an approximate depth of 7m. Council's environment officer and geotechnical engineer have recommended conditions of consent.

## **CHAPTER E20 CONTAMINATED LAND MANAGEMENT**

The land is identified as potentially contaminated from previous land uses (which include a service station). Preliminary and Detailed Site Investigation Reports have been provided and reviewed by

Council's environment officer. The reports provide satisfactory information to enable the consent authority to be satisfied the land will be suitable for the proposed residential use.

#### **CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT**

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