

Attachment 6 – WDCP 2009 Assessment

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.

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

This chapter of the DCP applies to all residential zoned land within the City of Wollongong Local Government Area. The proposal 9 ILUs as villas that is considered multi dwelling housing. In addition, Buildings A and B are RFBs. Therefore, a merit assessment against the relevant clauses of part 4 & 5 of this chapter is outlined below. However, it is noted that the relevant EPI for the development is SEPP (Housing) 2021 and SEPP 65/ADG.

4.0 General Residential controls

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.12 Site Facilities</u>	The proposal has adequate area for the provision of the site facilities for the development.	Yes
<u>4.13 Fire Brigade Servicing</u>	Existing hydrants are located with the site and draft conditions requiring the proposal to comply with the current standard AS2419.1 – 2005.	Yes
<u>4.14 Services</u>	The site is already serviced.	Yes
<u>4.15 Development near the coastline</u>	The site is not located near the coastline.	N/A
<u>4.16 View sharing</u>	It is considered the proposal will not adversely impact significant views from public places and/or adjoining/nearby properties.	Yes
<u>4.17. Retaining walls</u>	<p>Various retaining walls are proposed, mainly situated within the site. However, the retaining wall adjacent northern boundary associated with the new stairs proposed up to the eastern frontage, Princes Highway are quite significant in height and up to 3.8m at the highest point.</p> <p>This northern retaining wall is setback greater than 900mm from the boundary and exceeds 1m. Variations can be considered on steeply sloping sites and more than 1m setback on side boundaries. Appropriate structural design details have been provided and no objections have been raised in regard to geotechnical matters. The wall height sits lower than the ground level of the adjoining property to the north and existing fence is located above. The setback also enable the</p>	No – considered acceptable in the circumstances and will not result in adverse impacts.

ability for planting. The wall will not be visible to the adjoining property.

4.18 Swimming pools and spas

No swimming pool/spa is proposed.

N/A

4.19 Development near railway corridors and major roads

The site is located near a railway corridor adjoining the site to the west and a major road, Princes Highway along the eastern frontage. The proposal has considered against the relevant clauses in the SEPP (Transport and Infrastructure) 2021 in section 2.1.5 of the report and is satisfactory.

Yes

The proposal includes 9 ILUs as villas that is considered multi dwelling housing. Section 5 only assesses the proposed villas.

5.0 Attached dwellings and multi -dwelling housing

Controls/objectives	Comment	Compliance
<u>5.1 Minimum Site Width Requirement</u>	The site has a site that exceeds the minimum 18m width requirement.	Yes
<u>5.2 Number of Storeys</u>	The site is located in a R2 zone and allows a maximum of 2 storeys. The villas are single storey.	Yes
<u>5.3 Front Setbacks</u>	The proposed ILUs are setback more than the 6m from Lindsay Evans Place frontage and Princes Highway.	Yes
<u>5.4 Side and Rear Setbacks</u>	The ILUs are setback a significant distance from the side boundaries.	Yes
<u>5.5 Building Character and Form</u>	The proposed ILUs will be of limited visibility from the street.	Yes
<u>5.6 Access / Driveway Requirements</u>	The proposal has an existing crossover for access from Lindsay Evans Place. There is adequate manoeuvring area within the site for the vehicles to enter and exit the site in a forward direction. No changes are sought to the existing access.	Yes
<u>5.7 Car Parking Requirements</u>	Under the requirements of the SEPP (Housing) 2021 the ILUs need to 1 space per 5 dwellings as the application is by a social housing provider. Each villa has provided 1 resident car parking space and 1 visitor space in the form of a stacked space.	Yes

<u>5.8 Landscaping Requirements</u>	The proposal provides a minimum of 30% of the site area as landscaped area. The side and rear boundaries have a minimum 1.5m wide landscaping bed.	Yes
<u>5.9 Deep Soil Planting</u>	The proposal provides a minimum of 15% of site area as deep soil planting with a minimum dimension of 6m. No structures are proposed in this area and this area will be densely planted with trees and shrubs.	Yes
<u>5.10 Communal Open Space</u>	Communal open space is required for developments with more than 10 dwellings. The proposal comprises of 9 dwellings. It is noted however, COS is provided for the proposal under SPP 65/ADG requirements.	N/A
<u>5.11 Private Open Space</u>	Private open space is provided in the form of a courtyard 4m x 5m directly accessible from the living room. 7 of the 9 receive the minimum 3 hours of direct sunlight between 9am to 3pm on June 21.	Yes
<u>5.12 Solar Access Requirements</u>	The northern facing living rooms of Villa 1 and 9 receive 3 hours of sunlight and 50% of the POS 70% for of the villas will receive 3 hours of sunlight during mid-winter. The proposal will not adversely impact adjoining properties in regard to their solar access for living areas or POS during mid-winter.	Yes
<u>5.13 Additional Control for Multi Dwelling Housing - Dwelling Mix and Layout</u>	The 9 ILUs are all proposed as 3- bedroom dwellings. Whilst the ILUs on their own do not provide a mix in layout/size it is noted that site contains other various forms of seniors housing accommodation that contribute to dwelling mix and layout.	Yes
<u>5.14 Additional Control for Multi Dwelling Housing - Adaptable Housing</u>	The villas are capable of being adaptable. Villa 07 has an adaptable sized garage.	Yes
<u>5.15 Additional Control for Multi Dwelling Housing – Crime Prevention through Environmental Design</u>	Refer to discussion of CPTED in Chapter E2.	Yes

6 Residential flat buildings

It is noted that the proposed residential flat building component of the development is subject to SEPP 65 and as such an assessment of the proposed residential flat building against the ADG is provided at

Attachment 5.

SEPP 65 Clause 6A(2) indicates that in the event that a development control plan contains provisions that specify requirements, standards or controls in relation to a matter to which the ADG applies, those provisions are of no effect. However certain matters in Council's DCP still require assessment against relevant controls for all components of the development. The matters required to be assessed Section 6 of the WDCP 2009 are considered to be acceptable.

Controls/objectives	Comment	Compliance
<u>6.1 General</u>	Noted	Yes
<u>6.2 Minimum Site Width Requirement</u>	The site width exceeds 24 metres for the full length of the building envelope.	Yes
<u>6.3 Front Setbacks</u>	Building A provides a 6m setback to the front boundary, Princes Highway, the remaining buildings are set further behind.	Yes
<u>6.4 Side and Rear Setbacks / Building Separation</u>	9m to northern side boundary Building A & B	See 3F ADG assessment at Attachment 5
<u>6.5 Built Form</u>	Generally consistent with SEPP 65 and ADG.	Yes – see Attachment 5
<u>6.6 Visual privacy</u>	The objectives, design criteria and design guidance for visual privacy in residential flat building development are provided in the Part 3 of the ADG. As such the proposed development has been assessed against objectives, design criteria and design guidance of the ADG for visual privacy at Part 3F ADG. assessment at Attachment 5	See 3F ADG assessment at Attachment 5
<u>6.7 Acoustic privacy</u>	The objectives, design criteria and design guidance for acoustic privacy in residential flat building development are provided in the Part 4 of the ADG. As such the proposed development has been assessed against objectives, design criteria and design guidance of the ADG for acoustic privacy at Part 4H ADG assessment at Attachment 3.	See 4H ADG assessment at Attachment 5

<u>6.8 Car Parking Requirements</u>	Refer to discussion in section 2.1.3 of the report under SEPP (Housing) 2021. The proposal provides parking in excess of the requirements.	Yes
<u>6.9 Basement Car Parking</u>	The basement car park is located below ground level and the podium does not exceed 1.2m above natural or finished ground level.	Yes
<u>6.10 Access Requirements</u>	No new access is proposed. Access to the site is via Lindsay Evans Place. Council's Traffic Engineer has reviewed the proposal and manoeuvring, grades and driveway widths to be satisfactory	Yes
<u>6.11 Landscaping Requirements</u>	A minimum of 30% of the site is landscaped area.	Yes
<u>6.12 Deep Soil Zone</u>	The development provides sufficient deep soil zone to satisfy the controls.	See 3E ADG assessment at Attachment 5
<u>6.13 Communal Open Space</u>	Satisfactory COS has been provided for the development.	See 3D ADG assessment at Attachment 5
<u>6.14 Private Open Space</u>	The objectives, design criteria and design guidance for private open space in residential flat building development are provided in the Part 4 of the ADG. As such the proposed development has been assessed against objectives, design criteria and design guidance of the ADG for private open space at Part 4E ADG assessment at Attachment 5 .	See 4E ADG assessment at Attachment 5
<u>6.15 Adaptable Housing</u>	All units (100%) are design to capable of meeting the requirements of AS4299 adaptable housing.	Yes
<u>6.16 Access for People with a Disability</u>	Refer to discussion below in Chapter E1.	Yes
<u>6.17 Apartment Size and Layout Mix for Larger Residential Flat Building Developments</u>	A variety of apartment sizes and layout mix is provided.	Yes

<u>6.18 Solar Access</u>	The objectives, design criteria and design guidance for solar and daylight access in residential flat building development are provided in the Part 4 of the ADG. As such the proposed development has been assessed against objectives, design criteria and design guidance of the ADG for solar and daylight access at Attachment 5 .	See 4A of ADG assessment at Attachment 5
<u>6.19 Natural Ventilation</u>	The objectives, design criteria and design guidance for natural ventilation in residential flat building development are provided in the Part 4 of the ADG. As such the proposed development has been assessed against objectives, design criteria and design guidance of the ADG for natural ventilation at Part 4B of ADG assessment at Attachment 5	See 4B of ADG assessment at Attachment 5

CHAPTER D1 – CHARACTER STATEMENTS

It is recognised that the residential areas in Dapto contain medium density housing and the desired future character of the area includes senior living self-care albeit encouraged closer to the Dapto Town Centre, the proposal involves the redevelopment of part of an existing established retirement village.

Whilst the proposed development currently appears at a scale greater than the surrounding development due the majority of the adjoining development to be single storey in nature, rather than 2 storey with a height limit of up to 9m. It is envisaged the scale of development will undergo transition over time to be of a greater scale than existing however, within the context of the residential zoning. The proposed development is generally compatible with the existing residential and aged care related development in the area as identified through the development standards and controls applicable to the land.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

An Access Report was provided with the application indicating that the development complies with the requirements of the Access Code of Disability (Access to Premises - Building) Standards 2010, and the Disability Access relevant sections of the Building Code of Australia 2019.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Details of the application submission were referred to Council's SCAT Officer who has reviewed the application and given satisfactory referral advice.

The following compliance table relates to the controls within this Chapter:

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	Draft conditions require the car parking areas of the site and the entrance points to buildings to be adequately lit.	Yes – to be conditioned for
<u>3.2 Natural surveillance and sightlines</u>	The building design and layout with the building frontage addressing the internal driveway and adjacent at grade parking spaces maximises the potential for natural surveillance of open areas and the entry to the buildings.	Yes

<u>3.3 Signage</u>	There is no signage proposed within this application. It is noted there is existing directional signage within the site to find and locate existing development. It is considered the existing signage will be updated to reflect the proposed changes. This application does not seek consent for signage.	Yes – to be conditioned for
<u>3.4 Building design</u>	The design of the building is considered to be satisfactory and responsive to the constraints onsite. The entrance to the buildings is clearly defined. The car parking spaces are accessible from the building.	Yes
<u>3.5 Landscaping</u>	The Landscape Concept Plan submitted with the application is considered to be appropriate for the site and does not propose landscaping which has the potential to screen entrances to the building. No gravel paths are proposed and all surfaces are designed in a way that will allow access for disabled and mobility impaired people.	Yes
<u>3.6 Public open space and parks</u>	The proposal does not adjoin public open space or parks. However, the proposal does incorporate areas of communal open space which is designed to be accessible for the mobile residents.	Yes
<u>3.7 Community facilities</u>	The proposal seeks to new additions and refurbish accommodation within the existing retirement village. In addition, to being a number of open areas the proposal is seeking to refurbishment the existing community facilities for the development where all residents within the site can access and use.	N/A
<u>3.8 Bus stops and taxi ranks</u>	The proposal does not involve a bus stop/taxi rank. The site is located with 400m of a bus stop however, it is noted this is not a suitable access pathway and transport service is provided by the facility to access the relevant services/shops within the locality.	N/A

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

The applicant has provided a traffic impact assessment which was reviewed by Council's Traffic Officer. Conditionally satisfactory referral advice was provided. It was considered that the proposed access and parking arrangements for the development are acceptable. A comparison of the existing and proposed traffic generation is considered to result in a minor increase that will unlikely to be significant or any traffic implication such that Lindsay Evans Place has the capacity to accommodate the proposal and there will no adverse impacts on the existing local road network. The car parking requirements under this chapter are parking rates based on those indicated in SEPP (Housing) 2021. A total of 60 resident car parking spaces and 17 visitor car parking spaces and the development provides spaces in excess of the requirement under the SEPP.

CHAPTER E6: LANDSCAPING

Landscape Plans and a Landscape Design report was submitted with the application. The proposal was reviewed by Council's Landscape Officer and conditionally satisfactory advice was provided. The proposal is considered to satisfy the requirements this chapter.

CHAPTER E7: WASTE MANAGEMENT

An operational waste management plans was submitted with the application documentation. A waste storage facility for the ILUs is proposed within the basement carpark adjacent to the lifts for the bins. The villas will have their own individual bins. Waste collection of the bins will be carried out by a building caretaker/private contractor to the waste collection location south of the ILUs basement ramp. The application has been reviewed by Council's Traffic Engineer and conditionally satisfactory advice has been provided.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

A geotechnical report was submitted with the application that has been reviewed by Council's Geotechnical Officer and conditionally satisfactory advice has been provided. It is considered the land stability constraints have been adequately addressed and proposal is suitability of the site for the development subject to conditions. The proposal is considered to be consistent with the requirements of this Chapter.

CHAPTER E14 STORMWATER MANAGEMENT

A stormwater concept plan was submitted with the application. There is a common stormwater line and associated drainage easement within the site that benefits Council that runs east west across the site, as upstream flows drain from Princes Highway towards the railway corridor due to the slope of the land. This easement is situated between the existing RCF building and ILU/community centre, situated primarily along the area associated with the at-grade car parking spaces and internal road.

The development proposes to discharge stormwater through the existing easement and utilise the existing stormwater connections to the easement. The proposal will require to augment part of this easement located south of proposed Buildings A and B. The application has been reviewed by Council's Stormwater Officer with conditionally satisfactory advice provided stating that there are no existing restrictions that will inhibit the development and subject to draft conditions to ensure that construction relating to the parking and driveway works over the easement will have no impact on the structural integrity of the existing stormwater line within the easement.

The application was also referred to TfNSW -Sydney Trains as the associated stormwater drainage works could affect the railway corridor as the development proposes to discharge stormwater through the existing easement on the site and there is existing discharge points located within or drain towards the railway corridor. Concurrence has been provided from Sydney Tarins and is included in the recommended conditions of consent at Attachment 7.

The proposal is considered consistent with the requirements of this Chapter.

CHAPTER E15 WATER SENSITIVE URBAN DESIGN

A water cycle management study was submitted with the application with proposed WSUD measures incorporating a bio-retention basin associated within the new car parking area and driveways. The application has been reviewed by Council's Environment Officer in regard to the water quality aspects of the proposal and satisfactory referral advice has been provided that include conditions stormwater quality treatment devices are installed and maintained accordingly to ensure specified targeted improvements in water quality will be achieved.

CHAPTER E16 BUSHFIRE MANAGEMENT

The subject site is mapped as bushfire prone land. The proposal is Integrated Development as it requires a Bush Fire Safety Authority pursuant to Section 100B of the Rural Fires Act 1997 (development of bush fire prone land for a special fire protection purpose). A bushfire assessment report was submitted with the application. The application submission was referred to the NSW RFS and a Bush Fire Safety Authority has been issued, subject to the imposition of conditions which are included in the draft conditions. The proposal is considered to comply with the requirements for Planning for Bushfire Protection 2019.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

An arboricultural assessment report was provided in support of the proposal and included details of the proposed tree removal. Council's Landscape Architect and Environment Officer has reviewed the application and conditionally satisfactory referral advice has been provided.

CHAPTER E18 NATIVE BIODIVERSITY IMPACT ASSESSMENT

The clearing of some native vegetation is proposed from within a highly managed urban context and includes the clearing of planted native vegetation from within managed garden beds. It is understood

only a very small extension to the existing asset protection zone to the south of the existing buildings is required for the proposed new development.

An Ecological Assessment has been submitted. The Ecological Assessment has concluded the proposed development is unlikely to have any significant impact on biodiversity, including on the nearby NSW Biodiversity Conservation Act 2016 listed endangered ecological community Illawarra Lowlands Grassy Woodland in the Sydney Basin Bioregion that is also equivalent to the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 listed critically endangered ecological community Illawarra and South Coast Lowland Forest and Woodland. Information provided with the application, stated that the APZ needs to extend less than a metre beyond the currently approved 40m APZ to the south, to meet the RFS requirements for the new development, it would have negligible ecological impact and therefore no further ecological assessment is required. Maintenance of the APZ to the east, north and west would not have any significant biodiversity impacts.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The proposal involves excavation to facilitate the construction of the seniors housing development with regard to the residential apartment buildings and associated basement carpark. The earthworks are not considered to have detrimental impact on environmental functions and processes, neighbouring uses and features of the surrounding land. The application was reviewed by Council's Stormwater, Geotechnical and Environment Officers for comment and satisfactory referral advice was provided. The proposal is consistent with the requirements of this chapter.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

The site is not identified as being contaminated land. A Detailed Site Investigation (DSI) that accompanied the application reported elevated concentrations of zinc in some boreholes and also asbestos containing materials across the NW area of the site for the proposed development. The DSI has also recommended further investigation after the demolition of buildings and hardstand areas. A Remedial Action Plan (RAP) submitted states *"it should be noted that this RAP does not form a detailed specification for the proposed site remediation works, but rather represents a planning document which outlines the means by which site remediation can be achieved"*. The RAP provides a general sequence of remediation and validation as a planning document rather than being an actual remedial action plan. The recommended sequence of site remediation and validation is concurred with.

However, it is concluded that the site can be rendered suitable for the proposed use, as seniors housing subject to conditions to address the above with a Supplementary Detailed Site Investigation (DSI) to be prepared as well as a Remedial Action Plan (RAP). A Site Validation Report will also be required prior to issue of the Construction Certificate. Subject to the recommended conditions, no concerns are raised in regard to contamination as it relates to the intended use of the land and the consent authority can be satisfied of matters under clause 4.6 such that the site can be made suitable for the proposed use.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

The application submission proposes demolition of existing structures. A Site Waste Minimisation Plan, including waste removal was included in the application submission. Conditions could be imposed to minimise impacts and ensure that demolition is carried out accordingly.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

A concept sediment and erosion control plan has been submitted with the application and reviewed by Council's Environment Officer and satisfactory referral advice has been provided that include conditions to ensure soil erosion and sediment control is appropriately managed on the site during demolition and construction.