

Attachment 3 - Wollongong Development Control Plan 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. An ESD analysis and strategy report was provided with the application submission prepared by GHD, dated 27 October 2023 and reviewed by Council's Environment Officer.

The proposal can be considered as consistent with the principles of Ecologically Sustainable Development.

CHAPTER B2: RESIDENTIAL SUBDIVISION

Controls/objectives	Complete	Compliance
<u>5 Topography, landform conservation, cut and fill</u>	The proposal demonstrates a reasonable level of compliance in response to the site's natural topography. Whilst the extent of the associated earthworks could be considered to be significant in parts of the site, the overall cut and fill balance is acceptable. Details of the application submission were referred to Council's Subdivision and Geotechnical officers with advice received indicating the earthworks are conditionally satisfactory.	Yes
<u>6 Subdivision design</u>		
<u>6.1 Lot Layout - Aspect and solar access</u>	The lot layout satisfies the objectives of clause 6 subdivision lot layout – aspect and solar access orientation in this circumstance.	Yes
<u>6.2 Lot Size</u>		Yes
The western portion of the site is identified as having a minimum lot size of 449m ² . Lots proposed within this area of the site have been designed to exceed the minimum lot size. Accordingly, the proposal is consistent with the requirements of Clause 6.2. There is a portion of the site that appears to be a historic anomaly having no minimum lot size assigned, however lots do achieve the adjoining R2 zone minimum lot size.		

<p><u>6.3 Lot Width and Depth</u></p>	<p>Wider lots are placed along Hospital Road to maintain consistency with the existing streetscape. Narrower lots are located internally where a more compact built form is anticipated subject to future applications.</p> <p>Advice received from Council's Development Engineering Officer indicates there are no issues with the proposed lot widths and depths.</p>	<p>Yes</p>
<p><u>6.4 Battle-axe Lots</u></p>	<p>No battle-axe lots are proposed as part of this application.</p>	<p>N/A</p>
<p><u>6.5 Building envelopes</u></p>	<p>Suitable building envelopes are available on the proposed lots and significant site features have been taken into account as well as geotechnical advice.</p>	<p>Yes</p>
<p><u>7 Major residential subdivisions</u></p>	<p>The proposal is considered to be a major subdivision as the subject site is greater than 3600sqm.</p> <p>The proposal is for the creation of 14 residential lots and 2 residual lots. An ESD analysis and strategy report was provided with the application submission prepared by GHD, dated 27 October 2023.</p> <p>An Infrastructure report was provided for assessment prepared by Infrastructure & Development Consulting, dated September 2023.</p> <p>Council's Development Engineering and Strategic Officers have assessed the application submission and considered it satisfactory.</p> <p>It is noted that the demolition works have been undertaken as part of the Development Consent DA-2022/1093, approved 23 February 2023 and Remediation works have commenced as part of Development Consent DA-2022/1364, approved 15 February 2024.</p>	<p>Yes</p>

8 Public reserves and open space

The application proposes two (2) open space lots.

Yes

Lot 15 as referred to on the plan of proposed subdivision at Attachment 1 is proposed to be a public reserve.

Lot 16 as referred to on the plan of proposed subdivision and the civil engineering plans at Attachment 1 is proposed to be a drainage reserve.

Informal open space is provided within Lots 15 and 16.

Advice received from Council's Landscape and Development Engineering Officers indicates the proposed public reserve and open space lots are conditionally satisfactory

9 Pedestrian and bicycle networks

The proposed road layout provides provision for a pedestrian path along the road alignment.

Yes

10 Acoustic assessment

Not Applicable.

N/A

11 Street tree planting

Proposed street plantings have been designed in consideration of the location of driveways and utility services. The Landscape Masterplan at Attachment 1 was assessed by Council's Landscape Officer, receiving conditionally satisfactory referral advice.

Yes

12 Entry statements

An entry statement reflecting the site's history is proposed to. The proposed statement will be low scale and will not impact pedestrian movement.

N/A

Council's Heritage Officer has reviewed the application submission and conditions are recommended as at Attachment 6 with regard to heritage interpretation.

<u>13 Traffic Facilities</u>		
<u>13.1 Road connectivity, permeability and legibility</u>	<p>The proposed road alignment has been designed to connect with the existing road network. A loop road, with two access points to Hospital Road is proposed as part of the subdivision. These access points are generally located in the same position as the existing access points to the site.</p>	Yes
<u>13.2 Road hierarchy and design requirements</u>	<p>The roads proposed as part of this application have been designed in accordance with the subject clause.</p> <p>A Traffic Impact Assessment prepared by SCT Consulting, dated 17 October was provided with the application submission. Advice received from Council's Development Engineering Officer indicates the proposed road network is conditionally satisfactory.</p> <p>The proposed road layout complies with Planning for Bushfire Protection 2019.</p>	Yes
<u>13.3 Road and drainage construction</u>	<p>All allotments in the subject subdivision will gain direct access to and from public roads and all road and stormwater drainage infrastructure works are proposed to be properly constructed. Advice received from Council's Development Engineering Officer indicates road and drainage construction is conditionally satisfactory</p>	Yes
<u>13.4 Upgrading poorly constructed or unformed roads</u>	<p>All allotments in the subject subdivision will gain direct access to and from properly formed public roads</p>	Yes
<u>13.5 Half-road construction</u>	<p>Due to construction of stormwater within Dumbrell Road a draft condition has been recommended requiring half road bitumen reseal, kerb gutter reinstatement, and driveway reinstatement</p>	Yes

<u>13.6 Bus routes and public transport</u>	Not Applicable.	N/A
<u>13.7 Cul-de-sacs and turning heads</u>	Not Applicable. No Cul-de-sacs and/or turning heads are proposed.	N/A
<u>13.8 Roundabouts and road junctions</u>	The intersection treatment adjoining Hospital Road is considered satisfactory to Council's Development Engineering and Traffic officers	Yes
<u>13.9 Traffic control measures</u>	Conditions are included at Attachment 6 for the signs and line marking and road design to be designed with Council's Subdivision Policy, and endorsed by the Local traffic Committee. Standard conditions relating to construction management traffic controls are also proposed.	Yes
<u>13.10 Splay corners</u>	The splay corner treatments are considered satisfactory to Council's Development Engineering and Traffic officers	Yes
<u>13.11 Street lighting and fire hydrants</u>	<p>Draft conditions are included at Attachment 6 for Street lighting to be provided for all new and existing streets within the proposed subdivision.</p> <p>An Infrastructure report was provided for assessment prepared by Infrastructure & Development Consulting, dated September 2023</p> <p>It is considered that the subject site can be adequately serviced by fire fighting vehicles in this circumstance.</p>	Yes
<u>13.12 Restricted access to collector or arterial roads</u>	Not Applicable	N/A

<u>14 Bushfire protection</u>	<p>Details of the application were referred to the NSW RFS for a Bushfire Safety Authority as required under Section 100B of the NSW Rural Fires Act 1997. General Terms of Approval have been provided.</p>	Yes
<u>15 Stormwater drainage</u>	<p>The proposed development satisfies the objectives of Council's stormwater drainage controls in this circumstance.</p> <p>Advice received from Council's Development Engineering Officer indicates there are no issues with the proposal subject to conditions.</p>	Yes
<u>16 Riparian land management</u>	Not Applicable.	N/A
<u>17 Servicing Arrangements</u>	<p>An Infrastructure report was provided for assessment prepared by Infrastructure & Development Consulting, dated September 2023. Services are available to the site. It is considered that the proposed subdivision satisfies the objectives of Chapter B2 Clause 37 Servicing Arrangements in this circumstance. Conditions are imposed on to ensure that servicing arrangements are to Council's and the servicing authorities' requirements.</p>	Yes
<u>18 Road addressing</u>	<p>Conditions are recommended at Attachment 6 with regard to road names.</p>	Yes
<u>19 Subdivision handover</u>	<p>Conditions are recommended at Attachment 6 with regard to Subdivision Handover.</p> <p>All subdivision works proposed are required to be handed over to Council must be done so in strict accordance with Wollongong City Council's Management of Assets Policy.</p>	Yes

CHAPTER D1 – CHARACTER STATEMENTS

Bulli

Bulli should retain its relatively low density residential suburban character with some limited multi-dwelling housing opportunities within a short walking distance (ie 400 – 600 metres) to Bulli railway station. Any multi-dwelling housing should generally be restricted to two storeys in height. Therefore, villas, integrated developments and townhouses are considered the most appropriate forms of multi-dwelling housing.

Dwellings within the eastern coastal part of Bulli should be designed to minimise the scale and bulk of the development through well-articulated building forms. New contemporary or “lightweight” dwellings with a distinctive coastal character are encouraged for the eastern (coastal) part of Bulli. Dwellings should feature sloping flat, curved or gently to moderately pitched roof forms only and to help maximise view sharing opportunities for rear neighbouring dwellings.

Balconies should be lightly framed in stainless steel and / or timber finishes, rather than of brick or masonry construction. For the western part of Bulli, dwellings with pitched, gable or hipped rooflines are preferred. New development or alterations and additions to an existing building must also be sympathetic in terms of its siting, scale, height and external appearance to any adjoining item.

The application as sought seeks the subdivision of land only. Development typologies for the allotments will be the subject of separate merit assessment development applications.

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

The proposed development satisfies the objectives of Council's requirements. Council's Traffic Officer has assessed the application submission which included a Traffic Impact Assessment and considered the proposal satisfactory with regard to impacts on the local road network, vehicular access and egress.

Access to the site for all works will be limited to Hospital Road with the exception of works associated with the drainage reserve lot. The development is considered not to result in an adverse impact on the traffic movement and access to the site. Council's Development Engineering Officer has no objections to the proposed access arrangements subject to conditions included at Attachment 6.

CHAPTER E6: LANDSCAPING

It is considered that the proposed development satisfies the objectives of Chapter E6 Landscaping.

Council's Landscape Officer has reviewed the application submission.

The submitted Arboricultural Impact Assessment Report prepared by Allied Tree Consultancy dated August 2023 and the Arborist Addendum reference 5136A prepared by Allied Tree Consultancy dated 12th November 2024 were reviewed as part of the assessment.

Initial concerns were raised regarding conflicts between proposed the landscape plan and the Bush Fire Assessment prepared by Paterson Bushfire Consultants dated 27th October 2023 as well as the level of embellishment proposed for the open space lots.

Council requested additional information for the Landscape master Plan to coordinate with the Bush Fire Assessment.

Furthermore, the embellishment of Hilltop Park as initially proposed was not supported as retention of trees within open space is paramount.

The open space lots were assessed against Section 8 Public Reserves and Open space of Chapter B2 Residential Subdivision of the Wollongong DCP 2009.

The size and location requirements for public open space shall fall within a hierarchy of provisions in accordance with Council infrastructure planning and generally as indicated in table 2. (Local open space 1-2 hectares (10,000 – 20,000sqm)

Hilltop Park Lot OS1 – is 2480sqm and did not meet the minimum requirements for Local open space to support facilities as initially proposed. Council has identified this area as a local pocket park where minimal infrastructure and assets are required.

Conditions as at Attachment 6 include tree protection measures with arboricultural supervision and the requirement for compensatory plantings for tree removals proposed.

CHAPTER E7: WASTE MANAGEMENT

A site waste minimisation and management plan formed part of the application submission

Waste management during works can be managed through proper arrangements. A condition is proposed requiring the use of an appropriate receptacle for any waste generated during the construction.

CHAPTER E11 HERITAGE CONSERVATION

The proposed development satisfies the objectives of Heritage Conservation.

Council's Heritage Officer has reviewed the application submission.

Whilst the subject site does not contain any listed heritage item, the site history is of significance to the local community. A former 'cottage hospital' that was located on the site has since been demolished.

The submitted The Historical Heritage Assessment prepared by Austral Archaeology 2023 and the Heritage Interpretation Plan prepared by Austral Archaeology, dated 7 June 2023 were reviewed as part of the assessment.

It is noted that this application forms part of a staged development process and that previous conditions have been put in place relating to a Demolition DA (DA-2022/1093) and Remediation DA (DA-2022/1364) that require archival recording of the old Hospital Buildings, as well as the development of a Heritage Interpretation Plan.

CHAPTER E14 STORMWATER MANAGEMENT

The proposed development satisfies the objectives of Chapter E14

Advice received from Council's Development Engineering Officer indicates there are no issues with the proposal subject to consent conditions

Stormwater is proposed in a new pit and pipe network within the site. The proposed stormwater design also requires construction of a stormwater pipe within Hospital Road, and Dumbrell Road. Draft conditions have been recommended for suitable engineering design/construction in the road reserve.

OSD has been provided to Dumbrell Road reducing peak flows from the site, a reduction in the catchment size to Hospital Road reduces peak flows to this catchment. A DRAINS file has been provided and assessed as satisfactory with the requirements of the WDCP – Chapter E14.

Suitable access has been provided by a concrete driveway to the proposed GPT and OSD structure.

Due to construction of stormwater within Dumbrell Road a draft condition has been recommended requiring half road bitumen reseal, kerb gutter reinstatement, and driveway reinstatement.

CHAPTER E16 – BUSHFIRE MANAGEMENT

The subject site is identified as bushfire prone land. Relevant conditions with regard to PBP 2019 will form part of the development consent.

Council is satisfied that the application is compliant with the aims and objectives of PBP 2019.

Details of the application were referred to the NSW RFS for a Bushfire Safety Authority as required under Section 100B of the NSW Rural Fires Act 1997. General Terms of Approval have been provided.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

Council's Landscape and Environment Officers has assessed the application submission in relation to vegetation, site management and provided satisfactory advice.

The submitted Arboricultural Impact Assessment Report prepared by Allied Tree Consultancy dated August 2023 and the Arborist Addendum reference 5136A prepared by Allied Tree Consultancy dated 12th November 2024 as well as the Flora and Fauna Assessment 'Old Bulli Hospital Stage 1 and Stage 2 – Demolition and Remediation Works: Flora and Fauna Assessment' prepared by Biosis Offices dated 26 July 2023 were reviewed as part of the assessment.

Vegetation removal is proposed and considered in the assessment of the application.

Appropriate tree protection conditions are imposed as well as compensatory plantings.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The proposed development satisfies the objectives of Chapter E19.

The proposal involves excavation to facilitate the proposal. The earthworks have been considered in relation to the matters for consideration and are not expected to have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of surrounding land. Council's Environment and Development Engineering Officer's have reviewed the application submission and returned conditionally satisfactory referral advice

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

Council's Environment Officer has assessed the application submission in relation to vegetation, site management and hazardous materials impacts and provided satisfactory advice.

Consent for site remediation works has already been considered and granted via DA-2022/1364 which includes conditions for validation, interim site auditor's advice, a construction environmental management plan, an unexpected finds protocol and a long term environmental management plan in response to the submitted remediation action plan and clear statement from the environmental consultant JBS&G dated 7 December 2022 that the site can be remediated for the intended use for residential development.

Contamination issues as relates to the subject DA are confined to areas of the site in the southern extent adjacent retaining walls to be demolished and tree removals which may contain bonded asbestos fragments and existing road base material which contains hydrocarbons below threshold reporting limits, which is intended to be reused onsite.

Site works are conditioned for be conducted in two phases the first being ccompletion of site remediation works, removal of vegetation and demolition works - failed retaining wall structures. Conditions at Attachment 6 require an interim validation report and interim Site Auditor advice to be submitted to Council prior to the release of a Subdivision Works Certificate for the Phase 2 of the project. Conditions also require the submission of a Site Audit Report and Site Audit Statement prior to the release of the Subdivision Certificate.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

The applicant has detailed soil erosion and sedimentation controls in the statement of environmental effects and civil drawings.

Draft conditions have been recommended at Attachment 6 realting to the submission of a construction environmental mangement plan to minimise the impacts of the proposed works on the environment and to protect neighbourhood amenity.