

ATTACHMENT X – 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.

The proposal is considered to be consistent with the principles of Ecologically Sustainable Development.

CHAPTER B1 – RESIDENTIAL DEVELOPMENT

4.0 General Residential controls

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>4.12 Site Facilities</u> <ul style="list-style-type: none">• letterboxes in an accessible location• air-con, satellite dishes and other ancillary structures to be located away from street frontage, not in a place where they are a skyline feature and adequately setback	Site facilities in appropriate location.	Yes
<u>4.13 Fire Brigade Servicing</u>		
<ul style="list-style-type: none">• All dwellings located within 60m of a fire hydrant	No details of fire hydrant servicing provided, may be conditioned as required.	Yes
<u>4.14 Services</u> <ul style="list-style-type: none">• Encourage early consideration of servicing requirements	Site is already serviced.	Yes
<u>4.15 Development near the coastline</u> <ul style="list-style-type: none">• Must minimise built intrusions into coastal landscape• Retain views to the ocean from roads and public spaces• Maintain buildings consistent with coastal character	Site is not near the coastline	Yes
<u>4.16 View sharing</u> <ul style="list-style-type: none">• To protect and enhance view sharing, significant view corridors• A range of view sharing measures to be considered for building design	No view loss as a result of the proposal.	Yes
<u>4.17. Retaining walls</u> <ul style="list-style-type: none">• To ensure well designed retaining walls that are structurally sound	No significant retaining walls are required.	Yes

5.0 Attached dwellings and multi -dwelling housing

<i>Controls/objectives</i>	<i>Comment</i>	<i>Compliance</i>
<u>5.1 Minimum Site Width Requirement</u> minimum site width of 18 metres	The lot has a width of 48.77m	Yes
<u>5.2 Number of Storeys</u> R2 Low Density Residential zone – max 2 storey	2 storeys	Yes
<u>5.3 Front Setbacks</u> 6m setback required	The proposed building is setback at least 6m from the front boundary.	Yes
<u>5.4 Side and Rear Setbacks (R2 Zone)</u> 0.8 x ceiling height 1.0 x ceiling height (where balconies or windows of living areas at first floor face the boundary.	No balconies or windows of living areas face the rear boundary at first floor level. The minimum side and rear setback are therefore: 0.8 x ceiling height (2.6m) = 2.08m <u>Side setbacks:</u> Western side setback = 2.24m Eastern side setback = 12.50m <u>Rear setback:</u> Minimum rear setback = 2.08m	Yes
<u>5.5 Building Character and Form</u> (a) Articulate and fragment building walls that address the street and add visual interest. The appearance of blank walls or walls with only utility windows on the front elevation is not permitted. (b) Avoid expanses of any single material. (c) Utilise high quality and durable materials and finishes. (d) Entrances must be visible at eye level from the street and well lit. (e) For those dwellings adjacent to the street frontage, the habitable rooms must face the street.	Three distinct but interconnected buildings. There will be no blank walls visible to the street, and the front elevation will be articulated through different building materials, individual home entrances and generous window openings. The architectural design and materials/colours are considered acceptable.	Yes
<u>5.6 Access / Driveway Requirements</u> 1. The development proposal must provide access to the site in accordance with the following controls:		

(a) Paving colour, texture and material should be sympathetic with the character of the precinct and reflect a pleasant visual appearance.	A concrete paved driveway is proposed which is consistent with the proposed car parking area and sympathetic to the character of the surrounding area.	N/A
(b) Provide driveways to parking areas from lanes and secondary streets rather than the primary road or street, wherever practicable.	N/A	N/A
(c) The number of access points to a development must be kept to a minimum.	Single driveway	Yes
(d) Locate driveways taking into account any services within the road reserve, such as power poles, drainage inlet pits and existing street trees.	Driveway is appropriately located.	Yes
(e) Long straight driveways should be avoided because these adversely dominate the streetscape and landscape.	N/A	N/A
(f) All driveways must be located a minimum of 6 metres from the perpendicular of any intersection of any two roads.	>6m from corner	Yes
(g) Any driveway servicing a residential development is to be setback a minimum of 1.5m from any side property boundary.	6.8m side setback provided.	Yes
(h) Driveways are to be a maximum of 6m in width.	5.5m wide driveway provided.	satisfactory
2. All vehicles within a multi dwelling development must provide vehicular manoeuvring areas to all parking spaces so vehicles do not need to make more than a single point turn to leave the site in a forward direction.	Manoeuvring considered satisfactory.	Yes
5.7 Car Parking Requirements		
1. On site car parking must be positioned to minimise impacts on the streetscape. Car parking must be located behind the building setback and be screened from view with well designed structures and vegetation. Car parking may also be located within a basement.	The proposed on-site car parking seeks to strike a balance between the amount required to serve the day-to-day needs of the development and minimising the visual impact on the streetscape.	Yes
2. Car parking areas should be designed to conveniently, efficiently and appropriately serve residents and visitors of the site. This can be achieved in the following ways:	To minimise the visual impact from Kemblawarra Road, car parking is concentrated along the eastern edge of the site, located between the entry lobby/office area and the	No

<p>(a) Ensuring that car parking areas are located close to entrances and access ways.</p> <p>(b) Car parking areas to be secure yet easily accessible for all residents.</p> <p>(c) Have clearly defined areas for visitor parking and disabled parking.</p> <p>Chapter E3 – requires parking at a rate of 1 space per medium dwelling (<700m²) plus 0.2 spaces per unit for visitors.</p>	<p>side boundary / rear outbuilding at 142 Shellharbour Road.</p> <p>Although one of the proposed parking spaces is located in front of the building line, the car park will be screened from view by the front fence and layered mass planted landscape buffer.</p>	Yes
<p><u>5.8 Landscaping Requirements</u></p> <p>A minimum of 30% of the total site area to be provided as landscaped area.</p>	<p>Approximately 466m² (30.9%) of the total site area is provided as landscaped area (with a minimum width of 1.5m).</p>	Yes
<p><u>5.9 Deep Soil Planting</u></p> <p>Deep soil may extend along the full length of the rear of the site, with a minimum width of 6m.</p>	<p>The proposed development does not provide a minimum of half of the landscaped area as a deep soil zone with a minimum dimension of 6m. Nevertheless, the submitted Landscape Concept Plan demonstrates that a significant proportion of the landscaped area can accommodate the planting of additional significant vegetation including canopy tree planting along all four site boundaries, in accordance with the objectives of Clause 5.9. In total, twenty-eight (28) new trees and palms are proposed, resulting in a significant net increase in tree cover on the site. This will be supplemented with continuous areas of dense layered mass planting with hedges, shrubs and accent planting, resulting in a high-quality landscape design.</p>	Substantial compliance
<p><u>5.10 Communal Open Space</u></p>		
<p>1. Developments with more than 10 dwellings must incorporate communal open space. The minimum size of this open space is to be calculated at 5m² per dwelling. Any area to be included in the communal open space calculations must have a minimum dimension of 5 metres.</p>	<p>Ten dwellings proposed. Although not required, ample communal space is proposed given the nature of the proposed use.</p>	N/A.

<p>The communal open space must be easily accessible and within a reasonable distance from each dwelling be integrated with site landscaping, allow for casual social interaction, and be capable of accommodating recreational activities.</p> <p>2. Where a minimum of 15% of the site is provided as a deep soil zone, combined use of part of the deep soil zone as communal open space may occur. The combined communal open space/deep soil area may be grassed but must contain significant shade trees. A maximum of 1/3 of the required communal open space area may be combined with the deep soil zone.</p> <p>3. Areas of the communal open space should contain paving, children's playground equipment, barbeques, shade structures, swimming pools or the like, however these cannot be located within the deep soil zone.</p> <p>4. At least 50% of the communal open space area must receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on June 21.</p>	<p>See comments on deep soil zone above.</p> <p>The communal open space incorporates a combination of paving, landscaped area, children's playground equipment, barbeque area and clothes drying areas.</p> <p>Adequate solar access available to communal areas</p>	<p>N/A.</p> <p>Yes</p> <p>Yes</p>
<p><u>5.11 Private Open Space</u></p> <ul style="list-style-type: none"> Private open space must be provided for each dwelling within an attached dwelling development in the form of a balcony, courtyard, terrace and/or roof garden. Min dimension: 4 metres x 5 metres POS at least 70% of the dwellings must receive a minimum of three hours of direct sunlight between 9.00am and 3.00pm on June 21. 	<p>As the proposed development is for a transitional group home, the development provides communal open space, including a children's play area.</p>	<p>Satisfactory</p>
<p><u>5.12 Solar Access Requirements</u></p> <ul style="list-style-type: none"> Windows to living rooms of adjoining dwellings must receive 3 hours of sunlight between 9.00am and 3.00pm on 21 June. At least 50% of the private open areas of adjoining residential properties must receive 	<p>Shadow diagrams indicate that there will be minimal overshadowing of adjoining properties.</p>	<p>Yes</p>

<p>at least 3 hours of sunlight between 9.00am and 3.00pm on June 21.</p> <ul style="list-style-type: none"> • Windows to north facing living rooms for each of the subject dwellings in the development must receive at least 3 hours of sunlight between 9.00am and 3.00pm on 21 June. • At least 50% of the private open space area for each of the subject dwellings in the development must receive at least 3 hours of sunlight between 9.00am and 3.00pm on 21 June. 		
<p><u>5.13 Additional Control for Multi Dwelling Housing - Dwelling Mix and Layout</u></p>	Not applicable	N/A
<p><u>5.14 Additional Control for Multi Dwelling Housing - Adaptable Housing</u></p> <p>Within a multi dwelling development incorporating more than six (6) dwellings, 10% of all dwellings (or at least 1 dwelling) must be designed to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes “pre-adaptation” design details to ensure visitability is achieved.</p>	Two (2) accessible units are proposed (Units 1 and 7), so proposal exceeds requirements	Yes
<p><u>5.15 Additional Control for Multi Dwelling Housing – Crime Prevention through Environmental Design</u></p> <p>Compliance with the requirements of Chapter E2 Crime Prevention through Environmental Design (CPTED) in this DCP.</p>	The development is designed to provide natural surveillance over publicly accessible areas. The street, site access and car parking area are overlooked by habitable rooms and the office area for staff working on site. Appropriate external lighting is provided.	Yes

CHAPTER D1 – CHARACTER STATEMENTS

Warrawong

Warrawong is located on the north-eastern side of Lake Illawarra. Warrawong residential area is characterised by low to medium density housing and comprises predominantly of older single storey and two storey brick and weatherboard detached dwelling-houses with some medium density housing,

including townhouses and walk up residential flat buildings. In this regard, Warrawong also contains one of the highest concentrations of public housing stock in the Wollongong Local Government Area.

...Port Kembla Hospital is located in Cowper Street, Warrawong and is a specialist regional referral hospital which provides for a range of rehabilitation, aged care, palliative care and community health based services...

Desired Future Character

Warrawong is likely to experience an increase in redevelopment activity in the form of larger two storey dwellings as well as some medium density housing, particularly for properties with views towards Lake Illawarra.

The upgrading of older housing stock is also likely to occur, given that Warrawong is a relatively affordable suburb and is well located in terms of access to retail and business services. A range of dwelling styles and external finishes are acceptable for this suburb with moderately pitched hipped roof forms being preferred.

Additionally, any new medium density housing should be of face brickwork or a mix of rendered brickwork and face brick and a pitched hipped roof form.

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 proposal is considered satisfactory in terms of access for people with a disability.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

<i>Control/objective</i>	<i>Comment</i>	<i>Compliance</i>
<u>3.1 Lighting</u>	Appropriate lighting will be provided to publicly accessible and communal areas commensurate with the proposed use of the site.	Yes
<u>3.2 Natural surveillance and sightlines</u>	The development is designed to provide natural surveillance over publicly accessible areas. The street, site access and car parking area are overlooked by habitable rooms and the staff office area.	Yes
<u>3.3 Signage</u>	Appropriate signage will be provided	Yes
<u>3.4 Building design</u>	Appropriate building design	Yes
<u>3.5 Landscaping</u>	Landscaping satisfactory	Yes

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

Car parking is provided in accordance with the nature of the uses. Chapter E3 does not provide a specific car parking rate for group homes. Council's traffic engineer has assessed the proposal in terms of vehicular access and parking and has raised no concerns.

CHAPTER E6: LANDSCAPING

A suitable landscape plan has been provided and assessed as satisfactory by Council's landscape officer.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided in accordance with this chapter.

The proposal involves demolition of the existing group home development and a demolition plan has accordingly been provided.

Suitable waste storage and servicing arrangements have been provided.

CHAPTER E13 FLOODPLAIN MANAGEMENT

The site is identified as being located within an uncategorised precinct. A flood study and concept stormwater plan have been provided. Council's stormwater engineer has reviewed the applicant's flood study and in respect of the provisions of this chapter and clause 5.21 of WLEP 2009 and has recommended conditions of consent.

CHAPTER E14 STORMWATER MANAGEMENT

Stormwater is proposed to be disposed of to the street. Council's stormwater engineer has reviewed the proposal with respect to the provisions of this chapter and has recommended conditions of consent.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

No significant trees are proposed to be removed and no concerns have been raised by Council's landscape officer in relation to the Chapter.

CHAPTER E18 THREATENED SPECIES

None identified.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

No significant earthworks are proposed and no concerns are raised in relation to this Chapter.