**Attachment 3 – 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.

Generally speaking, the proposal is considered to be consistent with the principles of Ecologically Sustainable Development.

**CHAPTER B1 – RESIDENTIAL DEVELOPMENT**

The subject site is zoned R2 Low Density residential as such a review of the proposal has been undertaken against the provision of Chapter B1 of WDCP 2009.

The proposal is for the construction of a new Block (TAS Building) and associated works, installation of lift and accessible pathways, part minor demolition of structures, extension of Block B, drainage, landscaping and tree removals.

Overall, the changes due to the proposed development have been considered against the provisions of WDCP (2009) and found to be acceptable in this case. Boundary setbacks are such that amenity impacts on adjoining residential development are minimised. Site coverage and Landscaped Area are compliant. Matters are either unchanged from approved development or satisfactory given the scope of the proposed development.

CHAPTER D1 – CHARACTER STATEMENTS

West Wollongong

It is acknowledged that the existing educational facility is already established in the suburb. The new building block and other additions are located well within the site away from the boundaries and it is envisaged that the proposed development will blend well with the context of the surrounding residential zoning.

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 sections of the Building Code of Australia 2019.Council’s Building officer has reviewed the submission and raised no concerns. A proposed condition requires access certification prior to the Occupation Certificate

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Details of the application were referred to Council’s SCAT Officer who has reviewed the and provided conditionally satisfactory referral advice. The building design and landscape treatment provide for minimal areas of potential entrapment and concealment.

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

The application has been assessed by Council’s Traffic officer for car parking, access, traffic, service/loading facilities and is considered conditionally satisfactory.

There is no proposed increase to the student or staff numbers. The existing number and location of parking spaces on site is to be maintained except for a minor reconfiguration made to the parking layout on the eastern side of the proposed new block. The proposal is not anticipated to result in increased parking demand. Conditions are proposed to manage waste servicing and deliveries outside of peak use times to minimise potential conflicts

CHAPTER E6: LANDSCAPING

The application submission included an arboricultural report and landscape concept plan that were reviewed by Council’s Landscape officer. Conditions are proposed for tree replacement for the ten (10) trees approved for removal.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided in accordance with this chapter. Standard conditions are proposed for construction waste and waste servicing.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

The application has been reviewed by Council’s Geotechnical officer in relation to the suitability of the site for the development. No concerns were raised and no specific conditions have been recommended.

CHAPTER E13 FLOODPLAIN MANAGEMENT

The site is identified as being located within a high medium low flood risk uncategorised precinct. A flood study and concept stormwater plan have been provided. Council’s Stormwater Officer has reviewed the proposal with respect to the provisions of this chapter and clause 5.21 of WLEP 2009 and has recommended conditions.

CHAPTER E14 STORMWATER MANAGEMENT

Stormwater is proposed to be disposed of to existing stormwater system. Council’s Stormwater officer has reviewed the proposal with respect to the provisions of this chapter and has recommended conditions .

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

The application proposes tree removal as part of the development. Council’s Landscape and Environment officers have reviewed the application in this regard and concur with the removal of ten(10) trees. Conditions have been recommended related to tree removal, tree replacement, and tree protection. As well as a pre-clearing fauna survey.

CHAPTER E18 NATIVE BIODIVERSITY IMPACT ASSESSMENT

The proposal includes the clearing of some planted native vegetation. The proposed development is unlikely to have any significant impact on biodiversity. Council’s Environment Officer has reviewed the application and provided satisfactory referral advice. The development is not considered to result in adverse impacts on biodiversity and is consistent with the provisions of the Biodiversity Conservation Act 2016.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

Earthworks have been proposed related to the works involved. Council’s Geotechnical officer has provided a satisfactory referral. The proposal comprises minimal excavations required for the construction of the new building and other works. The earthworks are not expected to have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features surrounding land. A fill platform is required for the TAS building to achieve floor levels associated with flood mitigation. A condition is proposed that any fill imported to the site be Virgin Excavated Natural Material.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

The site contains an Asbestos Containment Cell and is subject to a long-term Environmental Management Plan (EMP) (Noel Arnold and Associates, February 2014). The proposed works are located immediately adjacent to the containment cell, and whilst no excavation is proposed, footings will be required.

Council’s Environment officer has reviewed the proposal. A certified contaminated land consultant will be required to be on site to supervise all works within 15m of the surveyed containment cell. If the cell is encountered during works, all works are to cease until appropriate measures are put in place in accordance with the EMP. A proposed condition requires the EMP to be implemented. .

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

The application proposes partial demolition of existing buildings and associated structures. Standard conditions for demolition works have been applied including asbestos management.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions are recommended in regard to appropriate sediment and erosion control measures to be in place prior to the commencement of and during works.

CHAPTER E23: RIPARIAN LAND MANAGEMENT

The site is identified in the Riparian Land Map as containing “riparian land”. Whilst there are some works proposed within the riparian corridor, this is entirely located within the existing built area of the site.

Council’s Environment Officer has reviewed the application. No additional considerations are required in this regard and DPE Water have issued General Terms of Approval which form part of the proposed conditions.