

Attachment H: Shellharbour Development Control Plan 2013 Assessment Table

DCP Provision	Proposal	Original	Modification
Chapter 15 Waste Minimisation and Management			
<p>Objectives</p> <ol style="list-style-type: none"> 1. To maximise reuse and recycling of demolition and construction materials and materials from subdivision. 2. To ensure storage and collection of waste is designed and managed having appropriate regard to space, location, amenity and ongoing management of waste management facilities. 3. To ensure waste management systems are compatible with collection services. 4. Ensure developments provide adequate space for kerbside collection services. 5. To minimise potential adverse impacts relating to the management of waste on the amenity of adjoining properties and within the development. 6. To minimise the amount waste being deposited in landfill. 7. To provide information to applicants on how to prepare a Waste Management Plan. 	Waste management plan submitted.	<p>The proposed waste strategy report shows compliance with the chapter objectives.</p>	<p>An amended waste management plan has been submitted to account for the changes proposed in the modification.</p> <p>The amended waste management plan has been reviewed by Councils technical officers and received a conditionally satisfactory referral response. Notably, the design has been amended to facilitate the safe egress of waste service vehicles on the site, with</p>

			minimal risk to pedestrians.
15.1.1 A waste management plan is to be submitted with development applications for demolition, construction and operational works.	Waste management plan submitted with application.	Complies	
13.2.18 For developments with 20 dwellings or more, a designated car washing facility must be provided.	A dedicated car washing facility has not been included in the proposal.	Carwash bay provided within undercover grade car park for Building A. This	Access to carwash bay will be retained as part of this consent.

		facility will be within an area accessible to all residents.	An additional car wash bay has not been provided in Building B.
Chapter 16 – Access for people with a disability			
<p>Objectives The guiding principles of the Premises Standards are the objects of the Disability Discrimination Act 1992 (DDA) which are:</p> <ol style="list-style-type: none"> 1. To eliminate, as far as possible, discrimination against persons on the basis of their disabilities in various areas, and in particular access to premises, work, accommodation and the provision of facilities, services and land. 2. To ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community, 3. To promote recognition and acceptance within the community of the principles that persons with disabilities have the same fundamental rights as the rest of the community. 	<p>Access report submitted to support application and reviewed by Council's Technical Officer. Report states that development appears capable of compliance and <i>Further work will be required during design development stage to ensure appropriate outcomes are achieved.</i> As this is a new building the Certifier will need to be satisfied that the building complies with relevant parts of NCC prior to issue of Construction Certificate, Council is satisfied that the design is capable of compliance.</p> <p>Accessible entrances included and lift access to each level.</p>	Complies	<p>An amended access report has been provided to account for changes in the building design. The access report draws similar conclusions to the original, stating further work will be required during design development stage to ensure appropriate outcomes are achieved.</p> <p>This will fall within the Certifier's responsibility, to ensure the building</p>

			<p>complies with the NCC prior to issue of the Construction Certificate.</p> <p>Otherwise, the Building B reconfiguration retains accessible entrances and lift access to each level.</p>
Chapter 17 – CPTED			
<p>Objectives – Lighting</p> <p>1. To encourage the use of lighting to create safer places after dark.</p> <p>Objectives – Fencing / walls</p> <p>1. Maximise natural surveillance from the street to the building and vice versa.</p> <p>2. Minimise the opportunities for intruders to hide.</p> <p>3. Minimise graffiti opportunities.</p> <p>Objectives – Landscaping</p> <p>1. Facilitate casual surveillance, create pleasant environments and safe places in both the public and private domain.</p> <p>Objectives – Dwelling, shop, office, community uses, frontages</p>	<p>Lighting</p> <p>Suitable conditions relating to lighting applied to ensure communal open spaces are adequately lit.</p> <p>Fencing/walls</p> <p>Ground floor apartments have combination of fencing and walls that would allow passive surveillance. The slatted infill panels of the proposed fencing would minimize graffiti opportunities.</p> <p>Landscaping</p> <p>Suitable landscaping and species proposed to meet this objective.</p>	Complies	<p>The Building B changes retain good use of lighting and place design to ensure communal open spaces are adequately lit.</p> <p>Ground floor apartments retain fencing and walls that would permit passive surveillance and</p>

<p>1. To allow for surveillance to and from the street/public domain.</p> <p>Objectives – Building Materials</p> <ol style="list-style-type: none"> 1. Reduce the opportunities for intruder access 2. Reduce the opportunity for graffiti and malicious damage <p>Objectives – Hours of operation</p> <ol style="list-style-type: none"> 1. Promote a safe environment and minimise noise levels during hours of operation. <p>Objectives – Mixed land use</p> <ol style="list-style-type: none"> 1. Maximise opportunities for natural surveillance through mixed land uses. 2. Avoid creating concealment opportunities for perpetrators of crime. 3. To make pedestrian routes and intended public and private domain usage obvious. <p>Objectives – Security</p> <ol style="list-style-type: none"> 1. Reduce opportunities for unauthorised access. <p>Objectives – Entrances</p> <ol style="list-style-type: none"> 1. Ensure entries are clearly visible and avoid confusion <p>Objectives – Reducing illegitimate entry/use</p> <ol style="list-style-type: none"> 1. Minimise illegitimate use/entry of spaces. <p>Objectives – Car parks – site layout</p>	<p>Commercial / Retail</p> <p>Frontages will be located on ground floor and will allow surveillance over street.</p> <p>Building Materials</p> <p>Suitable materials and design proposed which reduces graffiti opportunities</p> <p>Hours of Operation</p> <p>No proposed hours of operation included in supporting documentation. Reasonable to apply similar hours of operation as existing commercial units to the east.</p> <p>Mixed land use</p> <p>Building C combines mixed land uses and maximises opportunities for natural surveillance.</p> <p>Security</p> <p>Swipe card access for all entrances to residential areas.</p> <p>Entrances</p> <p>Residential lobbies for each building suitably positioned.</p>	<p>minimise graffiti opportunities.</p> <p>Suitable landscaping proposed to permit casual surveillance and create amenable space.</p> <p>Commercial frontages unaffected.</p> <p>Suitable building materials retained to reduce graffiti opportunities.</p> <p>Hours of operation unaffected.</p> <p>Mixed land use unaffected.</p> <p>Security provisions maintained.</p>
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<ol style="list-style-type: none"> 1. Ensure safety and ease of access within the car park 2. Facilitate natural surveillance 3. Reduce anti-social behaviour such as car hooning. <p>Objectives – Car parks – security</p> <ol style="list-style-type: none"> 1. Reduce opportunity for unauthorised access and provide security <p>Objectives – Car parks – security grilles</p> <ol style="list-style-type: none"> 1. To allow for natural surveillance 	<p>Reducing illegitimate entry/use</p> <p>Swipe card access for all entrances to residential areas</p> <p>Car Parks</p> <p>Suitable security to restrict public access to private residential areas.</p> <p>Suitable security grilles proposed for at grade car park for Building A which will adjoin Harbour Boulevard.</p>		<p>Residential entrances are suitably positioned to provide clear visibility and avoid confusion.</p> <p>Building B basement entrance includes garage door with security card required.</p> <p>A satisfactory referral response has been provided by Councils Community Life team, subject to conditions of consent recommended where deemed appropriate.</p>
Chapter 22 – Contamination			

<p>Objectives: Integrating land contamination management into the development process aims to:</p> <ul style="list-style-type: none"> a. Ensure that change of land-use will not increase the risk to health and the environment b. Avoid inappropriate restrictions on landuse c. Provide information to support decision making and to inform the community. 	<p>Council Environment Officers are satisfied that the proposed residential use would be suitable on this site, however as a precaution an unexpected finds protocol condition has been included in attachment 1.</p>	<p>Complies</p>	<p>Unexpected finds condition retained in modified consent.</p>
<p>Chapter 23 – Cutting, Filling and Retaining Walls</p>			
<p>Objectives:</p> <ul style="list-style-type: none"> 1. To ensure the design of development has regard to site conditions so as to minimise excavation or filling of land on individual allotments. 2. To minimise the visual impact of excavation and filling of land and associated stabilising works on the streetscape and amenity of adjoining properties through appropriate design and location of retaining walls on site. 3. To ensure the excavation or filling of land does not create any adverse impacts from surface and/or stormwater flows. 4. To ensure that retaining walls are structurally sound and are located and/or designed to minimise 	<p>The proposal will require significant cut for the basement carpark proposed. This excavation will be retained within the walls of the development.</p>	<p>Complies</p>	<p>The excavation requirements in the proposed modification are similar to the original. The excavation will be suitably retained.</p>

<p>impact on infrastructure and utilities and adjoining development.</p> <p>5. To ensure cut/fill activities and retaining walls are contained wholly within the subject lot.</p>			
Chapter 24 – Floodplain Risk Management			
<p>Objectives</p> <p>1. Minimise the potential impact of development and other activity upon waterway corridors.</p> <p>2. Increase public awareness of the hazard and extent of land affected by all potential floods, including floods greater than the 100 year average recurrence interval (ARI) flood such as the Probable Maximum Flood (PMF) and to ensure essential services and land uses are planned in recognition of all potential floods.</p> <p>3. Inform the community of Council's Plan for the use and development of flood prone land. 4. Reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods.</p>	<p>During the 1% AEP flood event, there is no overtopping of flows from the wetlands on the western and northern side of Precinct D. However, in the PMF event there is some overtopping of Harbour Boulevard from Wetlands 3 and 5 that flows down Cove Boulevard and Aquatic Drive into the area around the apartments.</p> <p>The evacuation process outlined in flood assessment report is suitable for the 1% AEP flood event as most of the evacuation routes are trafficable.</p> <p>As Harbour Boulevard Aquatic Drive and Cove Boulevard is expected to experience high hazard during the PMF event as shown in Fig. 2.10, shelter-in place during the</p>	<p>Complies</p>	<p>The Building B reconfiguration retains similar flooding impacts as described originally. The primary changes are relocation of Basement B entry from the southern open-air car park to Civic Avenue. This increases flood resilience, as the open car park floods at 5 – 6m, whilst Civic Avenue floods at 6.0 – 6.5m AHD.</p>

	<p>flooding events greater than 1% AEP flood event up to the PMF event is suitable for residents. The duration of inundation of the roadways is expected to be less than 1 hour in the PMF event.</p> <p>The flood results show that the proposed retaining wall along Harbour Boulevard between Buildings A and C would prevent flow into carpark during the PMF event.</p> <p>The flood results show that the proposed retaining wall along Harbour Boulevard between Buildings A and C would prevent flow into carpark during the PMF event. The flood results also demonstrate that the ramping to create a high point of RL 6.1m AHD at the eastern end of the carpark will prevent flows from reaching the basement entry ramp beneath Building A. The PMF level at the opposite side of Civic Avenue will be RL 6.08m AHD, thus, there will be overflow through the crest level (RL 6.0m AHD) of Building B. As the depth over the crest is less than 100mm, there will be negligible</p>		<p>The flood modelling and accompanying report details that a raised crest for the proposed loading bay and basement carpark entry ramp will prevent PMF flow into the basement.</p>
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	<p>inundation into the basement carpark of Building B during the PMF event.</p> <p>Council Flood Engineers have reviewed the information submitted and recommended approval subject to recommended conditions included in attachment 1.</p>		
Chapter 25 – Stormwater Management			
<p>Objectives:</p> <ol style="list-style-type: none"> 1. To encourage consideration of Ecologically Sustainable Development and Catchment Management while providing requirements for water management when developing a site. 2. To provide requirements and advice to applicants in regard to stormwater management. 3. Maintain and improve water quality within Shellharbour City and to the receiving waters. To ensure no increase (and where reasonable a reduction) in the frequency and adversity of flooding. 4. To ensure no increase (and where reasonable a reduction) in the frequency and adversity of flooding. 	Concept stormwater plan provided.	Council engineers have reviewed the submitted concept stormwater plan and have raised no objections. Suitable conditions recommended.	Councils' engineers have reviewed the modified concept stormwater plan, and have raised no objections. Suitable conditions remain in place.

<p>5. To ensure public health and safety is maintained.</p> <p>6. To ensure development is designed having regard to existing or proposed drainage easements.</p> <p>7. To ensure the structural integrity of existing and proposed structures is maintained.</p> <p>8. To ensure all development is adequately drained and minimises adverse impacts from surface and/or stormwater flows.</p> <p>9. To encourage design that allows some on-site infiltration of water.</p> <p>10. To ensure the risks of flooding are minimised for residential development.</p>			
Chapter 27 – Aboriginal Heritage			
<p>The DCP Chapter provides advice for any development proposal upon a known or potential Aboriginal site containing 'Aboriginal Objects' or a place of Aboriginal cultural heritage significance. It also provides advice on how development on land that is not known to contain Aboriginal objects or archaeological potential, will be assessed.</p>	<p>Aboriginal heritage significance was investigated as part of the Concept Approval application and the archaeological sensitivity of the area was considered low.</p>	<p>Complies subject to unexpected finds protocol condition.</p>	<p>Unexpected finds condition retained in this consent.</p>

Chapter 27 – Social Impact Assessment			
<p>Objectives</p> <ol style="list-style-type: none"> 1. Support development within the Shellharbour Local Government Area that is conducive to good health, fosters social cohesion/connectivity and contributes to a safe environment. 2. Strengthen Council's ability to promote a range of development options that acknowledge the values of local communities and are reflective of the current and future needs of residents. 3. Maximise positive social impacts and minimise negative social impacts on the way of life of our local communities and individuals. 4. Enhance consistency, certainty and transparency in Council's assessment of the positive and negative social impacts of proposed development. 5. Inform the local community and facilitate their participation in the planning and development assessment process. 	<p>The applicant has submitted a satisfactory Social Impact Assessment in accordance with DCP requirements. This assessment has been reviewed by Council's Social Planner, comments as follows:</p> <p>The impact on traffic congestion in and around the Waterfront needs to be further considered. Active transport should be encouraged through appropriate wayfinding, shared paths and bicycle racks/storage.</p> <p>Further consideration is required around the impact on health and medical services. Shell Cove Family Health Centre is currently at capacity and is not accepting new clients. It is important to know whether there are other medical practices expected to open prior to completion of Precinct D to absorb this increased need of GPs and other health services.</p>	<p>The existing shared path within Precinct D will not be impacted by the proposed development.</p> <p>A total of 40 bicycle racks are provided within Building A for use by all residents.</p> <p>The proposed development does not include provision of any additional health or medical services. The accommodation type and yield are as identified in the Concept Approval and the necessary infrastructure including health and medical</p>	<p>An additional 18 bicycle racks are provided in Basement B, assisting with active transport.</p> <p>The proposal retains shared path provisions.</p> <p>The proposed development does not facilitate any additional medical services. Whilst the proposal results in a breach of the Precinct D dwelling yield, the additional dwellings are located in close proximity of town centre services, including health and medical</p>

<p>6. Support the responsibility of developers, Council and the community to contribute towards local areas that are sustainable and liveable.</p> <p>7. Support the delivery of the Shellharbour 2030 community vision: A connected community working together to create a safe, sustainable future that provides opportunities for all to achieve their potential.</p>		<p>services were considered as part of the overarching Social Impact Assessment considered as part of the Concept Approval. Not considered necessary to re-visit this consideration as dwelling yield has not exceeded what was considered as part of the Concept Approval.</p>	<p>facilities. This is considered a beneficial siting of the dwellings, in comparison to other areas in Shell Cove which may feature less walkable accessibility to health services (i.e. in the Town Centre). The proposal retains compliance in this regard.</p>
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