**ATTACHMENT 6 – WDCP 2009 COMPLIANCE TABLES**

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Measures to address ecologically sustainable development outcomes include the following:

* Energy and water efficiency
* Reduced reliance on cars through reduced car parking, car-pooling spaces, recharge stations, high quality amenities/end of trip facilities
* Integration of photovoltaics
* Passive heating and cooling

CHAPTER B4 – DEVELOPMENT IN BUSINESS ZONES

9 General design requirements for retail and business premises developments

| Control | Comment  |
| --- | --- |
| (a) To ensure all new ground floor retail shops and business premises are designed to provide a uniform transition between the floor level of the premises and Council’s footpath, in order to provide satisfactory access along the footpath and into retail and commercial office buildings for all people, including people with a disability. | Satisfactory  |
| (b) To ensure all ground level premises have direct access to street and clear glazing, to encourage active street frontages. | Satisfactory for the portion of the building that has an active frontage.  |
| (c) To set minimum floor to ceiling heights for new buildings, in order to maximise the flexibility in the future use of the ground floor and first floor levels in the building. | Satisfactory  |
| (d) To encourage larger retail or commercial office floor space not requiring direct connection to the street to be ‘wrapped’ by smaller retail shops or commercial offices to avoid blank walls and encourage active street frontages.  | N/A |
| (e) To ensure security grilles are transparent and fitted retail shopfronts only, in order to encourage active street frontages at night-time. | N/A |
| (f) To ensure new retail or business premise buildings are consistent with the predominant built form character of the locality, in terms of built form and external appearance. | Satisfactory  |
| (g) To ensure new buildings maintain the balance of horizontal and vertical proportions of other existing buildings in the locality. | Satisfactory  |
| (h) To ensure the street corners of any new corner building are strengthened by massing and building articulation to both street frontages. | Satisfactory  |
| (i) To ensure all new retail, business or mixed use buildings provide a continuous awning along the full length of the building’s street frontage, in order to provide all weather protection for pedestrians. | Satisfactory  |
| (j) To provide pedestrian amenity and provide a ‘unique’ streetscape character for each business centre. | N/A |
| k) To provide innovative roof elements and parapet walls which positively contribute to the overall design of the proposed building and the streetscape of the immediate locality. | Satisfactory  |
| (l) To ensure all new retail and business developments are designed to minimise potential overshadowing impacts and maximise solar access opportunities to any adjoining residential properties and the public domain (public reserves and / or footpaths) in the locality. | Satisfactory  |
| 9.2.1 Floor Configuration  |  |
| 1. The ground floor of developments is to be set at a level determined with reference to existing/required footpath levels in order to provide for an even transition between the building and the footpath and provide cross fall grades on footpaths that meet Council’s standards. Council’s Infrastructure Division may be contacted with regard to existing/required footpath levels. | Sunken forecourt area not supported.  |
| 2. Any retail premises of less than 200m2 in gross floor area should generally have a depth to width ratio ranging between 1:1 and a maximum 3:1.  | N/A |
| 3. The maximum building depth for any ground floor retail or commercial office development shall be 20 metres with openings on one side only. The maximum building depth for any retail or office building with openings on two or more side is 30 metres. Shopping centre developments may vary from this control. | N/A |
| 4. Any residential storeys in a building shall have a maximum building depth of 18 metres.  | N/A |
| 5. The floor to ceiling height of the ground floor development in a B1 or B3 zone shall be a minimum 3.3 metres, in order to allow flexibility in retail and / or other business tenancies in the future. | Satisfactory  |
| 6. In the B4 Mixed zone, the ground floor and first floor levels in a building shall incorporate a minimum 3.3 metre floor to ceiling height clearance, to maximise the flexibility in the future use of the building. | N/A |
| 7. The floor to ceiling height requirements for ground and first floor levels of a development situated upon land within the B3 Commercial Core zone of the Wollongong City Centre, are specified in clause 2.6.2 in Chapter D13 Wollongong City Centre to this DCP. | Satisfactory |
| 8. Large retail or commercial office floor space not requiring continuous and direct connection to the street (e.g. supermarkets) should be ‘wrapped’ by smaller retail shops or commercial offices to avoid blank walls and encourage active street frontages. | N/A |
| 9. The retail frontage at street level for individual retail shops / units should match the existing traditional retail shop pattern for the specific retail and business centre. | The setback to Crown Street is 4m whereas the building adjoining the site to the west comes to a zero setback. The DCP further identifies the setback in this location as zero. Notwithstanding, the increase setback is considered acceptable given the corner location and narrowness of the existing footpath and high volume of vehicular traffic. The increased setback further facilitates the provision of street trees.  |
| 10. Where sites are amalgamated, the design of any new building should express the existing or prevalent lot structure in the immediate locality | N/A |
| 9.2.2 Building Appearance |  |
| 1. New retail or business development shall continue the predominant built form character of the locality, including parapets, floor to ceiling heights and roof pitches. | Satisfactory  |
| 2. For large buildings including multi-storey mixed use buildings, the treatment of the facades should be designed to provide character, visual legibility and human scale and to delineate the distinct uses. | Satisfactory |
| 3. Facades facing each street or lane should be composed as at least three distinct layers. In this respect:(a) The “base” of each building includes the ground floor, and may also include the second and third storey above street level.(b) The “middle” of each building should accommodate at least one level, but not the uppermost storey.(c) The “top” of each building should accommodate the upper-most storey and the roof. | Satisfactory |
| 4. New buildings should also maintain the balance of horizontal and vertical proportions of other existing buildings in the locality. |  |
| 5. The street corners of any new corner building should be strengthened by massing and building articulation to both street frontages. In this regard, Council may permit a variation to the height limits contained in this DCP (but no greater than the building height limit in the LEP) by permitting an additional 1 – 2 storeys for the corner element of a building where in the opinion of Council a strong corner element is necessary for the building. Any such variation to the height limit will only be supported by Council in circumstances where in the opinion of Council, the proposed development will exhibit design excellence through the provision a strong corner element in the proposed building. | Satisfactory |
| 6. The profile of parapets and roof top elements should be integrated in the overall roof design of the building.  | Satisfactory |
| 7. The angle of any pitched roof shall be compatible with existing development.  | N/A |
| 8. Any development involving the re-use of existing buildings should reinstate any missing façade elements or other decorative details, wherever practicable.  | N/A |
| 9. The external building materials and finishes of any retail or business development should be sympathetic to the existing fabric and character of buildings within that retail and business precinct. | Satisfactory  |
| 10. Highly reflective finishes, reflective glass and curtain wall glazing are not permitted above ground floor level. | A Reflectivity report has been provided and the recommendations of that report are reflected on the plans and in the conditions of consent.  |
| 11. The reflectivity of glazing shall be restricted to less than 20%. A reflectivity diagram may be required where in the opinion of Council has the potential to pose future glare impacts upon pedestrians within public domain areas or motorists travelling past the site. | As above  |
| 12. All Development Applications for new buildings or external alterations and additions to existing premises in these centres must be accompanied by a schedule of proposed external building materials and finishes (colours) board which shows the proposed building materials and finishes (colours) to be used on the external facades of the building. An A4 sized photograph of the schedule of external building materials and finishes (colours) board is also required. | Plans include a schedule of materials and finishes. Conditions of consent are further recommended requiring compliance with these.  |
| 9.2.3 Building Alignment |  |
| 1. The design of corner buildings should reflect the geometry of the road, topographical conditions of the immediate locality and sight lines. | Satisfactory  |
| 2. Buildings should be aligned with footpaths to create spatial enclosure and a sense of place. | See discussion above regarding increased setback to Crown St.  |
| 3. Buildings shall be designed for retail or business uses only at the ground floor of a building. Residential uses are not permitted on the ground floor of any land within a retail or business centre with the exception of access areas for residential uses on upper levels of a building. | Satisfactory.  |
| 9.2.4 Active Street Frontages |  |
| 1. All new retail, business or mixed use buildings are required to provide ground level active street frontages.  | Satisfactory  |
| 2. Buildings should contain no more than 5 metres of ground floor wall without a door or window. Windows should make up at least 50% of the ground floor front wall. | Satisfactory  |
| 3. Buildings with frontages to retail streets are to contribute to the liveliness and vitality of those streets by:(a) Providing product retailing and / or food and drink premises within all enclosed shop fronts;(b) Minimising the extent and visual impact of building entrances, office lobbies, foyers, vehicle entrances and other entries not associated with retail, service areas and fire escapes;(c) Locating activities that may involve queuing (e.g. automatic teller machines) behind building frontages so that footpaths remain free for pedestrian movement; and (d) Providing a high standard of finish to retail shopfronts. | Satisfactory |
| 4. All street frontage windows at ground level are to have clear glazing.  | Satisfactory  |
| 5. Display windows with clear glazing to ground floor retail and business premises are required with a maximum window sill height of 0.7 metres above finished ground level. | Satisfactory  |
| 6. Security grilles are to be fitted only within the retail shopfront. Such grilles are to be transparent and not of any roller door type. | Satisfactory |
| 9.2.5 Urban Design / Streetscape Appearance  |  |
| 1. The siting, form, height and external appearance of any retail or business premise development should be sympathetic with adjoining buildings in the surrounding retail and business precinct in addition to any abutting or nearby residential dwellings | Satisfactory  |
| 2. The parapet height of any retail or business premises building must be consistent with the parapet height of the surrounding streetscape of the locality. | Satisfactory  |
| 3. Any retail or business premises (commercial office) building should feature highly articulated facades, particularly any facades facing road frontages and any abutting residential area, in order to add visual interest to the building. | Satisfactory  |
| 4. The horizontal form of any building should also be broken up vertically, in order to provide visual relief and interest to the development. The horizontal and vertical emphasis is especially critical for the middle and upper levels of a building | Satisfactory  |
| 5. Any retail or commercial office building must be designed to provide active street frontages on the ground floor level of the building to all street frontages and in some cases, Council may require appropriate pedestrian thoroughfare links. | Satisfactory |
| 6. External walls should be constructed of high quality and durable materials and finishes with low maintenance costs. | Satisfactory  |
| 7. Highly reflective finishes are not permitted above ground floor level. | A reflectivity report has been provided and the recommendations are reflected on the plans and in the draft conditions of consent.  |
| 8. An external materials and finishes board and accompanying A4 sized photograph of the external materials and finishes board must be submitted with the Development Application. | Satisfactory  |
| 9.2.6 Pedestrian Access |  |
| 1. Pedestrian through-site routes must be direct without any concealment opportunities and designed to provide clear sightlines from one end to the other. | N/A |
| 2. Pedestrian through-site links should be a minimum of 3 metres in width and activated by retail, civic and /or commercial office land uses, wherever possible. |  |
| 3. The pedestrian through-site links should also be well lit at night-time and publicly accessible at least between 7.00 am to 7.00 pm daily with preference for 24 hour public access. Any such pedestrian link should be designed to provide satisfactory access for all patrons, including patrons using wheelchairs or patrons using strollers for young children. |  |
| 4. Direct pedestrian access and visual inspection should be provided from the front of the building, to encourage active street frontage to retail shops and business premises. |  |
| 9.2.7 Awnings |  |
| 1. Buildings with frontage to any street must incorporate an awning or colonnade (only in areas where existing buildings have colonnades) along the full length of the building’s street frontage. | Satisfactory  |
| 2. All retail, business or mixed use buildings must provide a continuous awning along the full length of the building’s street frontage, in order to provide all weather protection for pedestrians. | Satisfactory  |
| 3. Awnings should be designed of a solid cantilevered / suspended steel box type section with a minimum soffit height of 3.2 metres, taking into account the grade of the road reserve (footway area). | Satisfactory  |
| 4. Under awning lighting is required for the majority of retail and business centres in the LGA, except for the small village (local convenience) centres. The under awning lighting should either be recessed into the soffit of the awning or wall mounted on the building. | Satisfactory  |
| 5. Awnings shall also be designed to provide adequate shade and shelter for pedestrians. | Satisfactory  |
| 6. All awnings shall be weather sealed to the face of the building to which they are attached. | Satisfactory  |
| 7. Awnings shall be setback a minimum of 600 millimetres from the kerb line of the road carriageway. | Satisfactory  |
| 9.2.8 Public Domain – Footpath Paving  |  |
|  | Satisfactory  |
| 9.2.9 Solar access and overshadowing |  |
| 1. All retail and business developments are to be designed so as to minimise overshadowing impacts and maximise solar access opportunities to any adjoining residential properties and the public domain (public reserves and / or footpaths) in the locality. | Satisfactory  |
| 2. Solar access shall be maintained for any north facing window of a habitable room of any adjoining residential dwelling and at least 50% of the private courtyard area for a minimum 3 hour continuous period between 9.00 am and 3.00 pm for the 21st June winter solstice period. | Satisfactory  |
| 3. The submission of shadow diagrams will be required for any new retail, business or mixed use building or any major alterations and additions to an existing retail or business building where in the opinion of Council, the development may pose potential overshadowing impacts upon any residential land use or public domain area. The shadow diagrams will be required for the 9.00 am, 12 noon and 3.00 pm 21 June winter solstice periods, as a minimum. | Satisfactory  |
| 4. Additional hourly shadow diagrams between 9.00 am to 3.00 pm 21 June may be required where Council is uncertain as to the potential adverse overshadowing impacts upon surrounding properties and / or the public domain. Further, Council may also require additional shadow diagrams for the equinox periods where the overshadowing impact of a development requires further in-depth assessment. | Satisfactory  |
| 9.2.10 Shower and Change Facilities & Parenting Facilities in Large Business Premises / Commercial Office Buildings |  |
| N/A |  |
| 9.2.11 Advertising Signage |  |
| The only signage proposed is lettering identifying the street address. |  |
| 9.2.12 Wind Impact Assessment |  |
| For any building involving a height of 32 metres or more, a wind impact assessment report will be required to be submitted with the Development Application. The wind impact assessment report shall be prepared by a suitably qualified and experienced engineering consultant.Any building involving a height greater than 50 metres, a wind tunnel assessment will also be required to be included in the wind impact assessment report. | A wind impact assessment has been provided and the recommendations are reflected on the plans and in the conditions of consent.  |
| 9.2.13 Access, Car parking and Servicing |  |
| See Chapter E3 |  |
| 9.2.14 Access for People with a Disability  |  |
| See discussion at Chapter E |  |
| 9.2.15 Land Consolidation |  |
| N/A |  |

13 Works in the public domain

The proposal involves upgrade to the footpath for the frontage of the development including planting of street trees in accordance with Council’s Public Domain Technical Manual.

CHAPTER C1 – ADVERTISING AND SIGNAGE

The proposal involves lettering identifying the street address only and this chapter is not considered to apply.

CHAPTER D13 – WOLLONGONG CITY CENTRE

2 Building form

| *Objectives/controls* | *Comment* |
| --- | --- |
| 2.2 Building to street alignment and street setbacks  |  |
| Build to the street alignment.  | The setback to Crown Street is 4m whereas the building adjoining the site to the west comes to a zero setback. The DCP further identifies the setback in this location as zero. Notwithstanding, the increase setback is considered acceptable given the corner location and narrowness of the existing footpath and high volume of vehicular traffic. The increased setback further facilitates provision of street trees. |
| 2.3 Street frontage heights in commercial core  |  |
| 12-24m street frontage height.  | Complies  |
| 2.4 Building depth and bulk  |  |
| Maximum floor plate 1,200m² above 24m in height | Complies  |
| Maximum building depth 25m  | The commercial space up to podium height does not comply, being approximately 30m. See variation discussion at Chapter A1.  |
| At street frontage height levels, and where development is built from street edge to street edge, articulate buildings using atria, light wells and courtyards to improve internal building amenity and achieve substantial daylighting at every level, and cross ventilation and/or stack effect ventilation. | The proposal has a modest sized podium of four storeys and reasonable internal amenity such that this is not considered necessary.  |
| All points on an office floor should be no more than 10m from a source of daylight in buildings less than 24m in height. | The proposal does not comply for the western portion of office floor which has small central area greater than 10m from a source of natural light. See variation discussion at Chapter A1.  |
| 2.5 Side and rear building setbacks and building separation  |  |
| 0 up to street frontage height  | Complies  |
| All uses (including non-habitable residential) between street frontage height and 45m – 6m  | Complies (8.4m) |
| All uses above 45m – 14m | The proposal does not comply for levels 14-18, which have a setback of approximately 8.4m. See variation discussion at Chapter A1.  |
| 2.6 Mixed used buildings  |  |
| a) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor. | Satisfactory  |
| b) Minimum floor to ceiling heights are 3.3 metres for commercial office and 3.6 metres for active public uses, such as retail and restaurants in the B3 Commercial Core zone. In the B4 Mixed Use zone, the ground floor and first levels of a building shall incorporate a minimum 3 metre floor to ceiling height clearance, to maximise the flexibility in the future use of the building. | Only 3m is provided for the commercial floors. See variation discussion at Chapter A1.  |
| c) Separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook. | N/A |
| d) Locate clearly demarcated residential entries directly from the public street. | N/A |
| e) Clearly separate and distinguish commercial and residential entries and vertical circulation. | N/A |
| f) Provide security access controls to all entrances into private areas, including car parks and internal courtyards. |  |
| g) Provide safe pedestrian routes through the site, where required. | N/A |
| h) Front buildings onto major streets with active uses. | Satisfactory  |
| i) Avoid the use of blank building walls at the ground level. | As above.  |
| j) For mixed use buildings that include food and drink premises uses, the location of kitchen ventilation systems shall be indicated on plans and situated to avoid amenity impacts to residents. | Location of mechanical ventilation for café and restaurant are not shown on the plans. A condition of consent is recommended that this be included in the Construction Certificate.  |
| 2.7 Deep soil zone  |  |
|  | N/A |
| 2.8 Landscape design  |  |
| a) To ensure landscaping is integrated into the design of development.b) To add value and quality of life for residents and occupants within a development in terms of privacy, outlook, views and recreational opportunities.c) To improve stormwater quality and control run-off.d) To improve the microclimate and solar performance within the development.e) To improve urban air quality and contribute to biodiversity. | Satisfactory  |
| 2.9 Green roofs, green walls and planting on structures |  |
| N/A |  |
| 2.10 Sun access planes  |  |
| N/A |  |
| 2.11 Development on classified roads  |  |
| 1. a) Consent must not be granted to the development of land that has a frontage to a classified road unless the consent authority is satisfied that:
 |  |
| 1. b) Where practicable, vehicular access to the land is provided by a road other than the classified road; and
 | Complies  |
| 1. c) The safety, efficiency and ongoing operation of the classified road will not be adversely affected by the proposed development as a result of:
	1. i) The design of the vehicular access to the land, or
	2. ii) The emission of smoke or dust from the proposed development, or
	3. iii) The nature, volume or frequency of vehicles using the classified road to gain access to the land, and
2. d) The development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the proposed development.
 | Council’s Traffic Officer and TfNSW have provided recommended conditions of consent.Suitable glazing is to be provided to the hotel rooms to mitigate acoustic impacts from road traffic.  |

3 Pedestrian amenity

|  |  |
| --- | --- |
| *Objectives/controls* | *Comment* |
| 3.2 Permeability  |  |
| N/A |  |
| 3.3 Active street frontages  |  |
| a) In commercial and mixed use development, active street fronts are encouraged in the form of nonresidential uses on ground level. | Complies  |
| b) Active street fronts in the form of non-residential uses on ground level are required along streets, lanes and through site links shown in Figure 3.4 for all buildings in the Commercial Core and Tourist zones, and for mixed use buildings in the Mixed Use (city edge) and Enterprise zones. | Complies  |
| c) Active ground floor uses are to be at the same general level as the footpath and be accessible directly from the street. | Complies  |
| d) For all non-residential ground floor frontages outside the streets shown in Figure 3.4, provide clear glazing where ever possible to promote passive surveillance and contribute to street activity. | Complies  |
| e) Restaurants, cafes and the like are to consider providing openable shop fronts. | Complies  |
| f) Residential developments are to provide a clear street address and direct pedestrian access off the primary street front, and allow for residents to overlook all surrounding streets. | N/A |
| g) Provide multiple entrances for large developments including an entrance on each street frontage. | Complies  |
| 3.4 Safety and security  |  |
| a) Ensure that the building design allows for casual surveillance of accessways, entries and driveways. | Satisfactory  |
| b) Avoid creating blind corners and dark alcoves that provide concealment opportunities in pathways, stairwells, hallways and carparks. | Complies  |
| c) Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering. | Complies  |
| d) Where private open space is located within the front building alignment any front fencing must be of a design and/or height which allows for passive surveillance of the street. | N/A |
| e) Provide adequate lighting of all pedestrian access ways, parking areas and building entries. Such lighting should be on a timer or movement detector to reduce energy consumption and glare nuisance. | Satisfactory  |
| f) Provide clear lines of sight and well-lit routes throughout the development. | Satisfactory  |
| g) Where a pedestrian pathway is provided from the street, allow for casual surveillance of the pathway. | N/A |
| h) For large scale retail and commercial development with a GFA of over 5,000m², provide a ‘safety by design’ assessment in accordance with the CPTED principles. | N/A |
| i) Provide security access controls where appropriate. | Satisfactory  |
| j) Ensure building entrance(s) including pathways, lanes and arcades for larger scale retail and commercial developments are directed to signalised intersections rather than mid-block in the Commercial zone, Mixed Use (city edge) and Enterprise Corridor zones. | N/A |
| 3.5 Awnings  |  |
| a) Continuous street frontage awnings are to be provided for all new developments as indicated in Figure 3.6. | Complies  |
| b) Awning design must match building facades and be complementary to those of adjoining buildings. | Satisfactory |
| c) Wrap awnings around corners for a minimum six metres from where a building is sited on a street corner. | Complies  |
| d) Awnings dimensions should generally be:i) Minimum soffit height of 3.3 metres,ii) Low profile, with slim vertical facias or eaves (generally not to exceed 300mm height),iii) Setback a minimum of 1.2 metres from the kerb, andiv) Generally minimum 2.4 metres deep. | Complies  |
| e) To control sun access/protection, canvas blinds along the street edge may be permitted, subject to design merit and assessment. | N/A |
| f) Signage on blinds is not permitted. | N/A |
| g) Provide under awning lighting to facilitate night use and to improve public safety. | To be conditioned |
| 3.6 Vehicular footpath crossings  |  |
| Location of Vehicle Access |  |
| a) No additional vehicle entry points will be permitted into the parking or service areas of development along those streets identified as significant pedestrian circulation routes in Figure 3.7. | Complies  |
| b) In all other areas, one vehicle access point only (including the access for service vehicles and parking for non-residential uses within mixed use developments) will be generally permitted. | Complies |
| c) Where practicable, vehicle access is to be from lanes and minor streets rather than primary street fronts or streets with major pedestrian and cyclist activity. | N/A |
| d) Where practicable, adjoining buildings are to share or amalgamate vehicle access points. Internal on-site signal equipment is to be used to allow shared access. Where appropriate, new buildings should provide vehicle access points so that they are capable of shared access at a later date. | N/A |
| e) Vehicle access may not be required or may be denied to some heritage buildings | N/A |
| Design of Vehicle Access |  |
| a) Wherever practicable, vehicle access is to be a single lane crossing with a maximum width of 2.7 metres over the footpath, and perpendicular to the kerb alignment. In exceptional circumstances, a double lane crossing with a maximum width of 5.4 metres may be permitted for safety reasons (refer Figure 3.8). | The crossover width is the minimum necessary to safely accommodate traffic movements into and out of the site.  |
| b) Vehicle access ramps parallel to the street frontage will not be permitted. | N/A |
| c) Doors to vehicle access points are to be roller shutters or tilting doors fitted behind the building façade. | Complies  |
| d) Vehicle entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No service ducts or pipes are to be visible from the street. | Satisfactory  |
| 3.7 Pedestrian overpasses, underpasses and encroachments  |  |
| N/A |  |
| 3.8 Building exteriors  |  |
| a) Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of:i) Appropriate alignment and street frontage heights.ii) Setbacks above street frontage heights.iii) Appropriate materials and finishes selection.iv) Façade proportions including horizontal or vertical emphasis.v) The provision of enclosed corners at street intersections.  | Satisfactory  |
| b) Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings are encouraged.  | The hotel on level 3 has an outdoor terrace area as does the top level of the hotel.  |
| c) Articulate facades so that they address the street and add visual interest. | Complies  |
| d) External walls should be constructed of high quality and durable materials and finishes with ‘selfcleaning’ attributes, such as face brickwork, rendered brickwork, stone, concrete and glass. | An acceptable schedule of materials and finishes is provided.  |
| e) Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided. | Satisfactory  |
| f) To assist articulation and visual interest, avoid expanses of any single material. | Complies  |
| g) Limit opaque or blank walls for ground floor uses to 30% of the street frontage. | Complies  |
| h) Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass. | Complies  |
| i) Highly reflective finishes and curtain wall glazing are not permitted above ground floor level (see Section 5.3). | A reflectivity report has been provided with regard to the glazed elements of the tower.  |
| j) A materials sample board and schedule is required to be submitted with applications for development over $1 million or for that part of any development built to the street edge. | The plans include a schedule of materials and finishes and are suitably notated.  |
| k) Minor projections up to 450mm from building walls in accordance with those permitted by the Building Code of Australia may extend into the public space providing it does not fall within the definition of gross floor area and there is a public benefit, such as:i) Expressed cornice lines that assist in enhancing the streetscape,ii) Projections such as entry canopies that add visual interest and amenity, andiii) Provided that the projections do not detract from significant views and vistas (see Figure 3.12). | N/A |
| l) The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building. | Satisfactory  |
| 3.9 Advertising and signage  |  |
| N/A |  |
| 3.10 Views and view corridors  |  |
| a) Existing views shown in Figure 3.12 are to be protected to the extent that is practical in the planning and design of development.  | The tower does not significantly obstruct views to the escarpment or Mt Kembla. |
| b) The redevelopment of sites with potential to open a blocked view shown in Figure 3.12 must take into account the restoration of that view. | N/A |
| c) Align buildings to maximise view corridors between buildings. | N/A |
| d) Remove or avoid installation of built elements that obstruct significant views. | N/A |
| e) Carefully consider tree selection to provide views along streets in Figure 3.12 and keep under storey planting low where possible. | N/A |
| f) Site analysis must address views with the planning and design of building forms taking into account existing topography, vegetation and surrounding development. | Satisfactory  |

4 Access, parking and servicing

|  |  |
| --- | --- |
| *Objectives/controls* | *Comment* |
| 4.2 Pedestrian access and mobility  |  |
| a) Main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity. | Complies  |
| b) The design of facilities (including car parking requirements) for disabled persons must comply with the relevant Australian Standard (AS 1428 Pt 1 and 2, AS 2890 Pt 1, or as amended) and the Disability Discrimination Act 1992 (as amended). | Satisfactory  |
| c) The development must provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor. | Complies  |
| d) The development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access. | Complies  |
| e) Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours in accordance with Council’s Public Domain Technical Manual. | Satisfactory  |
| f) Building entrance levels and footpaths must comply with the longitudinal and cross grades specified in AS 1428.1:2001, AS/NZS 2890.1:2004 and the Disability Discrimination Act. | Complies  |
| 4.3 Vehicular driveways and manoeuvring areas  |  |
| a) Driveways should be:i) Provided from lanes and secondary streets rather than the primary street, wherever practical.ii) Located taking into account any services within the road reserve, such as power poles, drainage pits and existing street trees.iii) Located a minimum of 6 metres from the perpendicular of any intersection of any two roads.iv) If adjacent to a residential development setback a minimum of 1.5m from the relevant side property boundary. | Complies  |
| b) Vehicle access is to be designed to:i) Minimise the impact on the street, site layout and the building façade design; andii) If located off a primary street frontage, integrated into the building design. | Complies  |
| c) All vehicles must be able to enter and leave the site in a forward direction without the need to make more than a three point turn. | Complies  |
| d) Design of driveway crossings must be in accordance with Council’s standard Vehicle Entrance Designs, with any works within the footpath and road reserve subject to a s138 Roads Act approval.  | Complies  |
| e) Driveway widths must comply with the relevant Australian Standards. | Complies  |
| f) Car space dimensions must comply with the relevant Australian Standards. | Complies  |
| g) Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standard, (AS 2990.1). | Complies  |
| h) Vehicular ramps less than 20m long within developments and parking stations must have a maximum grade of 1 in 5 (20%). Ramp widths and design must be in accordance with AS 2890.1.  | N/A |
| i) Access ways to underground parking should not be located adjacent to doors or windows of the habitable rooms of any residential development. | N/A |
| j) For residential development in the General Residential zone, use semi-pervious materials for all uncovered parts of driveways/spaces to provide for some stormwater infiltration. | N/A |
| 4.4 On-site parking  |  |
| See Chapter E3.  |  |
| 4.5 Site facilities and services  |  |
| Mail boxesa) Provide letterboxes for residential building and/or commercial tenancies in one accessible location adjacent to the main entrance to the development.b) They should be integrated into a wall where possible and be constructed of materials consistent with the appearance of the building.c) Letterboxes shall be secure and large enough to accommodate articles such as newspapers. | No residential – Suitable space within lobby area for commercial post.  |
| Waste (garbage) storage and collectionGeneral (all development) |  |
| a) All development is to adequately accommodate waste handing and storage on-site. The size, location and handling procedures for all waste, including recyclables, is to be determined in accordance with Council waste policies and advice from relevant waste handling contractors. | Waste storage room provided within basement.  |
| b) Access for waste collection and storage is preferred from rear lanes, side streets or rights of ways. | N/A |
| c) Waste storage areas are to be designed to:i) Ensure adequate driveway access and manoeuvrability for any required service vehicles,ii) Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors such as habitable rooms of residential developments, andiii) Screened from the public way and adjacent development that may overlook the area. | Satisfactory  |
| d) The storage facility must be well lit, easily accessible on grade for movement of bins, free of obstructions that may restrict movement and servicing of bins or containers and designed to minimise noise impacts. | Complies  |
| Location requirements for Waste Storage Areas and Access |  |
| a) Where waste volumes require a common collection, storage and handling area, this is to be located:i) For residential flat buildings, enclosed within a basement or enclosed carpark,ii) For multi-housing, at ground behind the main building setback and façade, or within a basement or enclosed carpark,iii) For commercial, retail and other development, on-site in basements or at ground within discrete service areas not visible from main street frontages. | Satisfactory  |
| b) Where above ground garbage collection is prohibitive or impractical due to limited street frontage, or would create an unsafe environment, an on-site basement storage area must be provided. | Complies  |
| c) Where a mobile compaction vehicle is required to enter the site, the access and circulation area shall be designed to accommodate a vehicle with the following dimensions: | N/A |
| Service docks and loading/unloading areasa) Provide adequate space within any new development for the loading and unloading of service/delivery vehicles.b) Preferably locate service access off rear lanes, side streets or rights of way.c) Screen all service doors and loading docks from street frontages and from active overlooking from existing developments.d) Design circulation and access in accordance with AS2890.1. | Satisfactory  |
| Fire service and emergency vehiclesa) For developments where a fire brigade vehicle is required to enter the site, vehicular access, egress and manoeuvring must be provided to, from and on the site in accordance with the NSW Fire Brigades Code of Practice – Building Construction – NSWFB Vehicle Requirements.b) Generally, provision must be made for NSW Fire Brigade vehicles to enter and leave the site in a forward direction where:i) NSW Fire Brigade cannot park their vehicles within the road reserve due to the distance of hydrants from the building or restricted vehicular access to hydrants; orii) The site has an access driveway longer than 15m. | Satisfactory  |
| Utility ServicesThe provision of utility services and access for regular servicing and maintenance must be considered at the concept stage of site development.a) Development must ensure that adequate provision has been made for all essential services including water, sewerage, electricity and telecommunications and stormwater drainage to the satisfaction of all relevant authorities.b) The applicant must liaise with the relevant power authority with regard to the need for a conduit to be installed within the foot way area for the future provision of an underground power supply and extension of the conduit up to the wall of the existing or proposed building.c) The development must ensure that ready connection of the building(s) can be made in future when underground power is installed and the overhead connection is replaced with a connection to the underground line.d) The applicant must liaise with the power authority with regard to the retention, relocation, or removal of any existing power pole. | Endeavour Energy have reviewed the proposal and have not raised any concern regarding connection to power. Conditions of consent are also recommended with respect to specific requirements of utility providers.  |

5 Environmental management

|  |  |
| --- | --- |
| *Objectives/controls* | *Comment* |
| 5.2 Energy efficiency and conservation  |  |
| For all non-residential development:a) Improve the control of mechanical space heating and cooling by:i) Designing heating/cooling systems to target only those spaces which require heating or cooling, not the whole building.b) Improve the efficiency of hot water systems by:i) Insulating hot water systems, andii) Installing water saving devices, such as flow regulators, 3.5 stars rated shower heads, dual flush toilets and tap aerators.c) Reduce reliance on artificial lighting and designing lighting systems to target only those spaces which require lighting at any particular ‘off peak’ time, not the whole building.An energy efficiency report from a suitably qualified consultant is to accompany any development application for non-residential development with a construction cost of $1million or greater. This report must demonstrate commitment to achieving a minimum of 4 stars Green Star rating (design and as built tool) or 4 stars NABERS rating (energy tool) for the development. | A Section J report has been submitted outlining the commitments to energy efficiency for the proposal. |
| 5.3 Water conservation  |  |
| a) The following water saving measures are to be incorporated into non-residential building. Water fixtures (shower heads, taps, toilets, urinals etc) are to be 3.5 stars or better rated.i) Appliances (dishwashers, clothes washers etc) are to be 3.5 stars or better rated with respect to water use efficiency. Demonstrate, if necessary, how these requirements will be achieved for replacement appliances, appliances not installed at construction or bought in by occupants following construction,ii) Stormwater runoff control, capture and reuse, including water quality management in accordance with Council’s guidelines,iii) Select water efficient plants and/or, indigenous vegetation for landscape in accordance with Council’s recommendations,iv) Use non-potable water for watering gardens and landscape features, andv) Operating details for swimming pools and water features including filling, draining and maintenance activities. Covers are to be included in the design and operational aspects of swimming pool installations.b) Alternatives to the above water savings methods can be presented to Council and they will be assessed on merit. | Conditions of consent are recommended in regard to appliances.  |
| 5.4 Reflectivity  |  |
| a) New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.b) Visible light reflectivity from building materials used on facades of new buildings should not exceed 20%.c) Subject to the extent and nature of glazing and reflective materials used, a Reflectivity Report that analyses potential solar glare from the proposed development on pedestrians or motorists may be required. | A reflectivity report has been submitted detailing the construction standards to ensure reflectivity limits are complied with.  |
| 5.5 Wind mitigation  |  |
| Wind impact assessment required.  | A wind impact report has been provided outlining the measures to ensure the wind impacts from the proposal do not exceed threshold values around the site. The recommendations contained in that report are reflected on the plans and in the conditions of consent.  |
| 5.6 Waste and recycling  |  |
| Non-residential developmenta) Development applications for all non-residential development must be accompanied by a waste management plan that addresses:i) Best practice recycling and reuse of construction and demolition materials,ii) Use of sustainable building materials that can be reused or recycled at the end of their life,iii) Handling methods and location of waste storage areas in accordance with the provisions of Section 4.4.3 of this DCP, such that handling and storage has no negative impact on the streetscape, building presentation or amenity of occupants and pedestrians, andiv) Procedures for the on-going sustainable management of green and putrescible waste, garbage, glass, containers and paper, including estimated volumes, required bin capacity and on-site storage requirements.The waste management plan is to be prepared by a specialist waste consultant and is subject to approval by Council | A Construction & Demolition Waste Management Plan as well as an Operational Waste Management Plan have been provided.  |

6 Residential development standards

The proposal does not include a residential component.

7 Planning controls for special areas

The site is not located within a special area.

8 Works in the public domain

New footpath and street trees are proposed for the frontage in accordance with Council’s Public Domain Technical Manual.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

Accessible car parking spaces provided as well as one accessible hotel room per floor.

Level entry into and throughout the development.

Safe travel paths from accessible spaces to the lifts

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal is considered to be designed with due consideration to the principles of CPTED.

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

6 Traffic impact assessment and public transport studies

6.1 Car Parking and Traffic Impact Assessment Study

A traffic impact assessment was submitted with the proposal. The report concluded that nearby intersections and the local road network would continue to operate within acceptable level of service.

The traffic impact assessment has been reviewed by Council’s Traffic Officer and TfNSW who have not raised any concerns subject to conditions of consent.

6.2 Preliminary Construction Traffic Management Plan

A condition of consent is recommended regarding preparation of a Construction Environmental Management Plan prior to the issue of a Construction Certificate.

7 Parking demand and servicing requirements

| Component  | Car parking |  | Motorcycle  |  | Bicycle  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | Rate  | Proposed | Rate | Proposed | Rate | Proposed |
| Hotel | 0.5 per hotel room (120) (DCP rate) = 60 | 65 (incl. 6 with charge stations and 4 accessible) | 1/25 car spaces = 3 | 6 | N/A |  |
| Office/Business/retail  | 2,860/60 = 45 | 24 (incl. 3 with charge stations and 1 accessible and 4 share spaces)  | 1/25 car spaces = 3 | 6 | Staff: 1/750m² GFA - | 33 + 8 e-bikes + 4 retail |

End of trip facilities:

* Greater than the minimum required end of trip facilities are provided.

Exemptions

7.4 Waiver or Reduction of Parking Spaces

The proposal seeks a lesser number of car parking spaces for the commercial component than recommended under the DCP.

The reduced rate for the commercial component is supported in this instance for the following reasons:

* High quality and greater than minimum end of trip facilities
* Provisions of car pool spaces
* Close proximity to Wollongong train station and numerous bus routes.

8 Vehicular access

Driveway grades and sight distances comply.

9 Loading / unloading facilities and service vehicle manoeuvring

The development complies with AS 2890.2.

Waste servicing will occur from the turntable area on site.

10 Pedestrian access

The proposal is satisfactory with regard to pedestrian access into the site and along the frontage.

11 Safety & security (Crime Prevention through Environmental Design) measures for car parking areas

The proposal is satisfactory with regard to the principles of CPTED.

CHAPTER E6: LANDSCAPING

The proposal includes upgrades to the public domain including street trees. Council’s Landscape Officer has reviewed the proposal in this regard and has given a satisfactory referral subject to conditions of consent.

CHAPTER E7: WASTE MANAGEMENT

Suitable waste storage and servicing arrangements have been incorporated into the proposal.

CHAPTER E9 HOARDINGS AND CRANES

Conditions of consent are recommended with regard to hoardings and cranes.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

The application has been reviewed by Council’s Geotechnical Engineer in relation to site stability and the suitability of the site for the development. Conditions have been recommended.

CHAPTER E14 STORMWATER MANAGEMENT

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

CHAPTER E15 WATER SENSITIVE URBAN DESIGN

A Water Sensitive Urban Design report has been provided. This report primarily identifies measures to improve stormwater runoff through implementation of the following:

* All impervious area on the subject site will drain to the WSUD Chamber as shown in the stormwater plans prepared by ATB Consulting Engineers.
* The WSUD Chamber will contain filtration cartridges by Ocean Protect or similar. Typical details of the chamber layout and Stormfilter cartridges are provided within Appendix A as provided by Ocean Protect.
* Any stormwater flows in excess of the treatable water flows will be diverted away from the Storm-filter cartridges by means of an internal weir within the chamber.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The proposed earthworks are satisfactory with regard to the provisions of this chapter.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

See discussion at SEPP 55.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Conditions of consent are recommended in regard to any demolition.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

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