

## Attachment 2 - Wollongong Development Control Plan (DCP) 2009 Assessment

### CHAPTER D13 – WOLLONGONG CITY CENTRE

The site is located within the Wollongong City Centre, as defined in WLEP 2009 and WDCP 2009. Chapter D13 applies to the development and prevails over other parts of the DCP where there is any inconsistency. An assessment of the relevant provisions within Chapter D13 is provided in the table below, however it is noted that there are minimal provisions of specific relevance to the works, noting they are limited to demolition and excavation/ earthworks only.

#### 2 Building form

| <i>Objectives/controls</i>   | <i>Comment</i> | <i>Compliance</i> |
|--|----------------|-------------------|
| <u>2.1 General</u>   |                |                   |
| <u>2.2 Building to street alignment and street setbacks</u>        | N/A            | N/A               |
| <u>2.3 Street frontage heights in commercial core</u>              | N/A            | N/A               |
| <u>2.4 Building depth and bulk</u>                                 | N/A            | N/A               |
| <u>2.5 Side and rear building setbacks and building separation</u> | N/A            | N/A               |
| <u>2.6 Mixed used buildings</u>                                    | N/A            | N/A               |
| <u>2.7 Deep soil zone (DSZ)</u>                                    | N/A            | N/A               |
| <u>2.8 Landscape design</u>  | N/A            | N/A               |
| <u>2.9 Green roofs, green walls and planting on structures</u>     | N/A            | N/A               |
| <u>2.10 Sun access planes</u>                                      | N/A            | N/A               |
| <u>2.11 Development on classified roads</u>                        | N/A            | N/A               |

#### 3 Pedestrian amenity

| <i>Objectives/controls</i>   | <i>Comment</i>  | <i>Compliance</i> |
|--|---|-------------------|
| <u>3.1 General</u>   |   |                   |
| <u>3.2 Permeability</u>  |   | Yes               |
| <ul style="list-style-type: none"><li>Site links, arcades and shared laneways are to be provided as shown in figure 3.1</li><li>Existing publicly and privately owned lanes are to be retained.</li><li>Through site links (arcades) for pedestrians are to be provided as shown in Figure 3.1, and:<ul style="list-style-type: none"><li>a) Have active frontages,</li><li>b) Be clear and direct throughways for pedestrians,</li><li>c) Provide public access at all business trading times or as otherwise stipulated by Council's conditions of approval,</li></ul></li></ul> | <p>Figure 3.1 identifies Globe Lane and Globe Way as existing pedestrian links.</p> <p>Existing laneways will be retained and embellished with the proposed development, however there will be lengthy periods where construction works will limit or completely remove access to and via the laneways.</p> |                   |

|  |   |                      |
|--|---|----------------------|
| <p>d) Have a minimum width of 4m non-leasable space clear of all obstructions (including columns, stairs and escalators),</p> <p>e) Where practicable, have access to natural light for at least 30% of their length,</p> <p>f) Where air conditioned, have clear glazed entry doors comprising at least 50% of the entrance, and</p> <p>g) Have signage at street entries indicating public accessibility and the street to which the through site link connects.</p> |   |                      |
| <u>3.3 Active street frontages</u>   | N/A   | N/A                  |
| <u>3.4 Safety and security</u>   | <p>Safety and security of the site and adjacent laneways will be required to be maintained for the duration of works. Where required, conditions are recommended to address this issue. Otherwise pedestrian and traffic safety will be managed via the traffic management plan and road occupancy approval processes.</p> <p>A suitable hoarding/ scaffolding system and buffer zone will be provided around the site to protect the general public using the adjacent thoroughfares.</p>  | Yes, with conditions |
| <u>3.5 Awnings</u>   | N/A   | N/A                  |
| <u>3.6 Vehicular footpath crossings</u>  | N/A   | N/A                  |
| <u>3.7 Pedestrian overpasses, underpasses and encroachments</u>  | <ul style="list-style-type: none"> <li>New overpasses over streets will generally not be approved.</li> <li>Longitudinal development under the road reserve is not permitted. The siting of basement carparks beneath the road reserve is not permitted for private developments. Stratum road closures for this purpose will not be permitted</li> </ul> <p>No overpasses are proposed. The intent of the proposal is to remove existing structures occurring above Globe Lane and, in the future, the pedestrian bridge over the Crown Street pedestrian mall.</p> <p>The proposal seeks consent to construct basement car parking beneath the Globe Lane road reserve – this is the subject of a separate road closure process being managed by Council's Property Division.</p> | Yes                  |
| <u>3.8 Building exteriors</u>  | N/A   | Yes                  |
| <u>3.9 Advertising and signage</u>   | N/A   | N/A                  |
| <u>3.10 Views and view corridors</u>   | N/A   | N/A                  |

#### 4 Access, parking and servicing

No provisions of relevance to the proposed demolition or earthworks.

#### 5 Environmental management

| <i>Objectives/controls</i>                    | <i>Comment</i>   | <i>Compliance</i>     |
|---|--|-----------------------|
| <u>5.2 Energy efficiency and conservation</u> | N/A  | N/A                   |
| <u>5.3 Water conservation</u>                 | N/A  | N/A                   |
| <u>5.4 Reflectivity</u>                       | N/A  | N/A                   |
| <u>5.5 Wind mitigation</u>                    | N/A  | N/A                   |
| <u>5.6 Waste and recycling</u>                | <p>Proposed waste management arrangements are satisfactory and will be the subject of consent conditions.</p> <p>All material will be required to be disposed of to a suitably licensed facility.</p> <p>The applicant has advised that waste will be removed from the site outside of peak traffic hours to avoid additional traffic impacts. A Construction Traffic Management Plan has been provided with the application detailing traffic routes for vehicles coming and going to and from the site. Traffic controllers will manage the movement of heavy vehicles to maintain the safety of pedestrians and other road users.</p> | Yes, with conditions. |

#### 8 Works in the public domain

No public domain works are proposed in this application.

#### **PRECINCT PLAN – WOLLONGONG CITY CENTRE**

The proposal is considered to be consistent with the objectives of the E2 Commercial Centre zone within the City Centre precinct.

#### **CHAPTER C1: ADVERTISING & SIGNAGE**

N/A as no signage is proposed in this application.

#### **CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY**

N/A; no buildings proposed in this application..

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

##### Clause 6.2 - Preliminary Construction Traffic Management Plan

A preliminary Construction Traffic Management Plan (CTMP) has been submitted as required.

The submitted preliminary CTMP addresses the listed matters in Clause 6.2. It has been considered by relevant Council divisions and is considered generally acceptable subject to conditions. Road occupancy licenses and other Roads Act 1993 approvals will be required in relation to various aspects of the demolition and construction phases, as detailed within the report.

#### **CHAPTER E7: WASTE MANAGEMENT**

An acceptable Site Waste Minimisation and Management Plan has been provided. Provision has been made for appropriate waste handling. Conditions are also recommended in relation to waste management.

#### **CHAPTER E9: HOARDINGS AND CRANES**

If the development were to be approved, conditions should be imposed requiring approval for the use of any hoardings or cranes in conjunction with construction of the building.

#### **CHAPTER E11: HERITAGE CONSERVATION**

Refer to discussion in relation to Clause 5.10 of WLEP 2009 (Section 2.1.7 of the report).

#### **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. The development was considered to be satisfactory subject to consent conditions.

#### **CHAPTER E13: FLOODPLAIN MANAGEMENT**

Refer to discussion in relation to Clause 5.21 of WLEP 2009 (Section 2.1.7 of the report).

#### **CHAPTER E17: PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION**

The application is satisfactory to Council's Landscape Officer, subject to conditions.

#### **CHAPTER E19: EARTHWORKS (LAND RESHAPING WORKS)**

The proposal involves extensive excavation. Council's Geotechnical Engineer has considered the proposal and considers it satisfactory subject to conditions. Refer to discussion in relation to Clause 7.6 of WLEP 2009 (Section 2.1.7 of the report).

#### **CHAPTER E20: CONTAMINATED LAND MANAGEMENT**

The proposal is satisfactory with regard to Section 4.6 of SEPP (Resilience & Hazards) 2021; refer to Section 2.1.1 of the report in this regard.

#### **CHAPTER E21: DEMOLITION AND ASBESTOS MANAGEMENT**

The proposal is acceptable with regard to the provisions of this Chapter of the DCP, subject to conditions.

#### **CHAPTER E22: SOIL EROSION AND SEDIMENT CONTROL**

If the development is approved, conditions of consent should be imposed to ensure the implementation of appropriate sediment and erosion control measures during works.