

ATTACHMENT 4 – WDCP 2009 compliance

Relevant provisions of Wollongong Development Control Plan 2009 are addressed below. Chapter D13 Wollongong City Centre takes precedence where inconsistent with other Chapters.

CHAPTER D13 – WOLLONGONG CITY CENTRE

2 Building form

<i>Objectives/controls</i>	<i>Comment</i>	<i>Complies?</i>
<u>2.2 Building to street alignment and street setbacks</u>	Burelli Street – at street frontage height 4m proposed where 4m required; above street frontage height 4m where 8m required Corrimal Street – at street frontage height nil proposed where nil required; above street frontage height nil proposed where 4m required	Setback supported by DRP and Council's Design Expert
<u>2.3 Street frontage heights in commercial core</u>	Minimum 12 and maximum 24m street frontage height required. 4m setback to Burelli Street proposed and nil setback to Corrimal Street proposed.	Setback supported by DRP and Council's Design Expert
<u>2.4 Building depth and bulk</u>	The tower has depth approximately 16m, podium approximately 32m, where maximum 25m depth required.	No
<u>2.5 Side and rear building setbacks and building separation</u>	The proposal has no street frontage height (SFH) to Burelli Street as not built to the boundary. Corrimal Street has SFH levels ground-13. <u>Up to street frontage heights:</u> South: nil Levels Ground-4 West: nil Levels Ground-4 <u>All uses between street frontage height and 45m</u> South: 7m outdoor terrace Level 5; 9.6m Levels 6-12 West: 3m outdoor terrace Level 5; 16m Levels 6-12 <u>All uses above 45m (Level 13 only):</u> South: approximately 9.6m where 14m required West: 16m where 14m required	No
<u>2.8 Landscape design</u>	Landscape plan provided. There is no existing vegetation	Yes

<i>Objectives/controls</i>	<i>Comment</i>	<i>Complies?</i>
<u>2.11 Development on classified roads</u>	Driveway located on Burelli Street instead of the classified road. Hotel rooms on Corrimal Street frontage.	Yes
3 Pedestrian amenity		
<i>Objectives/controls</i>	<i>Comment</i>	<i>Complies?</i>
<u>3.2 Permeability</u>	The site is not identified in Figure 3.1 as the location of a future through-site pedestrian link. Pedestrian access into the development is available from both Burelli and Corrimal Streets.	Yes
<u>3.3 Active street frontages</u>	The ground level incorporates an elevated café space on Burelli Street. Pedestrian access is via steps onto the café terrace or a ramp. Council's Design Expert and the Design Review Panel recommended improved activation of the Council walkway and way finding for pedestrians, which is the subject of the deferred commencement condition.	Condition
<u>3.4 Safety and security</u>	Casual surveillance of Burelli and Corrimal Streets is available from hotel rooms and dining areas. Surveillance of the Council walkway is less resolved. Security access controls are able to be installed at lobbies, lifts, waste rooms and in parking areas. Details of security arrangements have not been provided.	Yes
<u>3.5 Awnings</u>	Awnings are proposed on both Burelli and Corrimal Streets.	Yes
<u>3.6 Vehicular footpath crossings</u>	One vehicle entry point is provided on Burelli Street.	Yes
<u>3.8 Building exteriors</u>	The Design Review Panel and Council's Design Expert generally support the proposed external changes.	Yes
<u>3.10 Views and view corridors</u>	The site is not included in Figure 3.12 as a view to be protected.	Yes
4 Access, parking and servicing		
<i>Objectives/controls</i>	<i>Comment</i>	<i>Complies?</i>
<u>4.2 Pedestrian access and mobility</u>	Barrier-free access is provided to Burelli Streets only, via an access ramp. Council's Design Expert has suggested the ramp be collocated with the main entry. A deferred commencement condition is recommended.	Yes
<u>4.3 Vehicular driveways and manoeuvring areas</u>	Council's traffic engineer has no objection to the proposed parking layout plan.	Yes
<u>4.4 On-site parking</u>	129 spaces are required, and 130 are proposed (including set down spaces).	Yes
<u>4.5 Site facilities and services</u>	Waste collection is via the loading bay at ground level. An internal substation on the Corrimal Street elevation is proposed.	Yes
5 Environmental management		
<i>Objectives/controls</i>	<i>Comment</i>	<i>Complies?</i>

<u>5.5 Wind mitigation</u>	A Pedestrian Wind Comfort and Safety Analysis has been provided.	Yes
<u>5.6 Waste and recycling</u>	Waste storage rooms are provided on the ground floor. Collection would occur at ground level loading area.	Yes
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<u>8 Works in the public domain</u>	Footpath public domain works are proposed, including planting of one street tree on Burelli Street	Yes
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CHAPTER B4 – DEVELOPMENT IN BUSINESS ZONES

This chapter of the DCP applies to any retail, office premises, business premises, bulky goods premises, shop top housing or mixed use development proposed on land within certain zones, including the B3 Commercial Core.

2 Objectives

The development is considered consistent with the objectives of development in business zones.

5 Planning requirements for development in the regional city and major regional centres

5.1 Wollongong City Centre

1. The specific planning requirements for development upon any land within the Wollongong City Centre are contained in Part D (Locality Based/ Precinct Plan) of WDCP 2009.

<i>Controls/objectives</i>	<i>Comment</i>	<i>Complies?</i>
<u>9.2.1 Floor configuration</u>	Conditions of consent are recommended to ensure an even transition between the public domain and ground floor, which consider flooding levels	Yes
<u>9.2.2 Building appearance</u>	The Design Review Panel and Council's Design Expert generally support the building appearance.	Yes
<u>9.2.3 Building alignment</u>	Ground floor is for business and retail use only.	Yes
<u>9.2.4 Active street frontages</u>	Windows make up greater than 50% of ground floor front wall. Food and drink uses are at ground level facing the street.	Yes
<u>9.2.5 Urban design /streetscape appearance</u>	The Design Review Panel and Council's Design Expert generally support the building appearance.	Yes
<u>9.2.6 Pedestrian access</u>	Pedestrian access on both Burelli and Corrimal Streets is provided, however disabled access is only via Burelli Street.	Condition
<u>9.2.7 Awnings</u>	Awnings are provided on both Corrimal and Burelli Streets.	No

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

A 'Statement of Compliance Access for People with a Disability' report prepared by Accessible Building Solutions has been provided. The report concludes that the development either complies or is capable of complying with all requirements of relevant Australian Standards and the BCA.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

A Crime Risk Assessment Report prepared by MMJ Wollongong has been provided.

<i>Control/objective</i>	<i>Comment</i>	<i>Complies</i>
<u>3.1 Lighting</u>	No details of lighting provided – details generally provided at Construction Certificate stage. The MMJ report states that the laneway will have appropriate lighting.	Yes
<u>3.2 Natural surveillance and sightlines</u>	Limited surveillance is provided on parking levels.	Condition
<u>3.3 Signage</u>	No signage proposed, but directional signage will be required to indicate entrances and wayfinding.	Yes
<u>3.4 Building design</u>	Several entrances on Corrimal Street and Burelli Street allow access to the hotel. The Design Review Panel and Council's design expert has expressed concern regarding provision of disabled access without bias from the street. Distinct customer and back of house areas are proposed. Details of security access have not been provided at DA stage. It is unclear how security access would be provided to the outdoor terrace, if it is open to the public.	Condition
<u>3.5 Landscaping</u>	Council's design expert has expressed concern at treatment of the ground floor western planter and possible concealment opportunities.	Condition

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

Car Parking

The following parking is required:

- Hotel guests (240 rooms)
 - 0.5 spaces per hotel room = 120 spaces
- Staff (33)
 - 1 space per 4 staff = 9 spaces

The development proposes 130 car parking spaces, including 2 guest set-down spaces on Level 1.

Traffic Impact and Parking Demand

A traffic impact assessment by McLaren Engineering has been provided.

Vehicular access

Council's traffic engineer and Transport for NSW have agreed that right turns in and out of the development should be prohibited, in order to prevent adverse impacts on the intersection of Burelli and Corrimal Streets. Conditions of consent are recommended.

The location of the vehicle entry has been dictated by limitations on accessing a classified road and proximity to the Burelli and Corrimal Streets intersection.

Loading / unloading facilities and service vehicle manoeuvring

Waste is proposed to be collected at ground level, via the loading bay.

Pedestrian access

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

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

Parking for hotel guests is located on levels 1-4. Lighting and surveillance measures may be required on levels 2-4 as no other hotel functions have a direct view to the parking area.

CHAPTER E6: LANDSCAPING

Landscaping is proposed at ground level and the Level 5 outdoor terrace.

Landscaping plans by Zenith Landscape Designs have been provided. Council's landscape officer has recommended conditions of consent addressing public domain works including one new street tree and planting on Council land.

CHAPTER E7: WASTE MANAGEMENT

Demolition is proposed. Appropriate measures for disposal of hazardous materials and soil classification prior to removal off-site are required.

A Site Waste Minimisation and Management Plan has been provided.

CHAPTER E11: HERITAGE CONSERVATION

Council's heritage officer has noted the location of nearby heritage items and advised that no adverse impact is anticipated. They have recommended conditions of consent should unexpected archaeological and Aboriginal heritage be encountered.

CHAPTER E12: GEOTECHNICAL ASSESSMENT

No basement is proposed, however some excavation would occur. A geotechnical report prepared by Douglas Partners has been reviewed. Council's geotechnical engineer has no objection to the development, subject to recommended conditions of consent.

CHAPTER E13 FLOODPLAIN MANAGEMENT

The land is identified as being within a flood risk precinct. Council's stormwater engineer has no objection to the development, subject to recommended conditions of consent.

CHAPTER E14 STORMWATER MANAGEMENT

Stormwater is proposed to be directed to Council's existing stormwater system. Council's stormwater engineer has no objection and recommended conditions.

CHAPTER E15 WATER SENSITIVE URBAN DESIGN

A water sensitive urban design concept has been prepared by Greenview Consulting. Council's environmental officer has recommended a condition of consent to achieve Council's stormwater objectives.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

The land does not currently contain trees. One street tree is proposed to be removed.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

Past land uses included a service station and works depot. The service station was decommissioned in 1994 and underground storage tanks removed. The applicant has provided Preliminary Site Investigation and Detailed Site Investigation reports, prepared by Douglas Partners. These conclude that the site is suitable for the proposed use.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Demolition of all existing structures, bitumen and driveways is proposed. A demolition plan has been provided.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

A construction plan has been provided and shows location of proposed sediment and erosion control measures.