

ATTACHMENT 4: WDCP 2009 Assessment

CHAPTER D1 – CHARACTER STATEMENTS

Suburb - Berkely

Berkeley contains several active and passive recreational areas including Berkeley Park, Fred Finch Park, Berkeley Basketball Stadium, Holborn Park and Hooka Point Park. Holborn Park and Hooka Point Park form part of the pedestrian / bicycle network which runs along the northern foreshore of the lake, between Hooka Point and Kully Bay Park, Warrawong.

The proposal is considered to be consistent with the existing and desired future character for the locality.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

Satisfactory access for people with a disability is provided.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Design is satisfactory with respect to CEPTED principles.

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

It is considered that the proposed development satisfies the objectives of Council's requirements for car parking and access. Council's traffic engineer is supportive of the proposal.

CHAPTER E6: LANDSCAPING

It is considered that the proposed development satisfies the objectives of WDCP2009 Chapter E6 Landscaping. Existing trees to be removed will be replaced at a ratio of 3:1. Council's landscape officer has reviewed the submitted landscape plans which were amended to address some initial concerns. Appropriate conditions of consent have been recommended.

CHAPTER E7: WASTE MANAGEMENT

It is considered that the proposed development satisfies the objectives of WDCP2009 Chapter E7 Waste Management. Conditions will be imposed on the consent to ensure that Waste Management is carried out to Council's Waste Management specification during construction.

Site Waste Minimisation and Management Plan provided.

CHAPTER E8 ONSITE SEWAGE MANAGEMENT SYSTEMS

The subject site is serviced by an existing approved sewer system.

CHAPTER E9 HOARDINGS AND CRANES

The subject site will be required to be adequately secured during the construction phase.

CHAPTER E10 ABORIGINAL HERITAGE

Not Applicable.

CHAPTER E11 HERITAGE CONSERVATION

Not Applicable

CHAPTER E12 GEOTECHNICAL ASSESSMENT

The application has been reviewed by Council's Geotechnical Officer in relation to site stability and the suitability of the site for the development and was considered satisfactory.

CHAPTER E13 FLOODPLAIN MANAGEMENT

The application, including a flood study, has been reviewed by Council's Stormwater Engineer in relation to floodplain management. The proposed development satisfies the objectives of WDCP2009 Chapter E13 Floodplain Management. Appropriate conditions have been recommended and shall be imposed on the consent.

CHAPTER E14 STORMWATER MANAGEMENT

The application has been reviewed by Council's Development Engineering Officer in relation to stormwater management. The proposed development satisfies the objectives of WDCP2009 Chapter E14 Stormwater Management. Appropriate conditions have been recommended and shall be imposed on the consent.

CHAPTER E15 WATER SENSITIVE URBAN DESIGN

The design is considered acceptable.

CHAPTER E16 BUSHFIRE MANAGEMENT

Not Applicable.

CHAPTER E17 PRESERVATION AND MANAGEMENT OF TREES AND VEGETATION

25 existing trees are to be removed. The application has been assessed against Clause E17 of WDCP2009. It is considered that the proposed development will have minimal impact on any native flora or fauna and satisfies the objectives of WDCP2009 Clause E17, noting that 76 replacement trees are incorporated into the overall landscape design for the proposal.

CHAPTER E18 THREATENED SPECIES

Not Applicable.

CHAPTER E19 EARTHWORKS (LAND RESHAPING WORKS)

The proposed development will have minimal impact on the surface water drainage of the site and satisfies the objectives of WDCP2009 Chapter E19 Earthworks (Land Reshaping Works).

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

Not Applicable.

CHAPTER E21 DEMOLITION AND ASBESTOS MANAGEMENT

The application submission involves demolition works. Site waste minimisation plans including waste removal have been included in the application submission. Appropriate conditions will be imposed on the consent to minimise impacts and ensure that demolition is carried out to Council's and Work Cover requirements.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions shall be imposed on the consent to minimise the impacts of the proposed works on the environment.

CHAPTER E23: RIPARIAN LAND MANAGEMENT

Not Applicable.