

## Attachment 7 –Wollondilly Development Control Plan 2016 Assessment

DA/2021/305/1 – 2-4 Colden Street & 66 Menangle Street, PICTON

Control	Requirement	Provided	Compliance
<b>Volume 1 – General</b>			
<b>Part 5 – Colonial Heritage (General)</b>	Development of heritage items and development on land within heritage conservation areas, including Landscape Conservation Areas, shall demonstrate consistency with the NSW Guidelines for Development in Conservation Areas 'Design in Context'.	<p>The subject site is located within the Picton Heritage Conservation Area. A Heritage Impact Statement (HIS) was lodged in support of the application which concluded that the significance of heritage items in the vicinity will not be directly or indirectly impacted by the proposal and impacts to the significance of the Conservation Area will be negligible.</p> <p>The application was referred to an external heritage consultant for review. The site is located within the Picton Heritage Conservation Area. The application was referred to an external heritage consultant for review. The external heritage consultant was generally supportive of the proposal subject to the consideration of the following recommendations:</p> <ul style="list-style-type: none"> <li><i>The Masonic Hall was considered for the heritage list during the council's heritage review, but was thought to be sufficiently protected by its location inside the HCA. Preliminary heritage referral advice was that this Arts Centre design should give some acknowledgment to the small Masonic Hall that is intended to be demolished to make way for the development.</i></li> </ul> <p><i>Without requiring significant design amendments, it is requested that the development "give a nod" to the demolished masonic hall on this site, rather than airbrushing it out of local history. For example, the Masonic Hall wall footprint could be reproduced in the floor finish pattern of one of the larger spaces in the development. The Masonic emblem could be removed from the original building and displayed inside the new development with a small explanatory story board. This acknowledgement could be embellished with a plaque outside the building.</i></p>	Yes

		<ul style="list-style-type: none"> <li><i>Plans for the new Performing Arts Centre building show a tiny strip of residue land on the street frontage being infilled with the usual lines of native grasses and ground covers. This large piece of architecture should be flanked by some architecturally scaled trees. This requires deep soil and considerable ground area. The last referred for heritage comment showed a car park near the Performing Arts Centre. I recommended that as this appeared to be the only large open outdoor space, that some vigorous, large shade trees be included in the car park.</i></li> </ul> <p>The applicant submitted additional information regarding the provision of architecturally scaled trees detailing that they would be delivered in later stages of the overall development of the precinct as part of the public domain upgrades. Council's Natural Resources Officer reviewed the additional information and was satisfied that the landscaping would be addressed under future stages and raised no objection to Stage 1 progressing based on the interim landscaping identified under the subject application.</p> <p>The heritage recommendations relating to the Masonic Lodge have been included as conditions of consent in the Recommended Conditions of Consent provided in <b>Attachment 9</b>.</p>	
	<p>The following requirements apply to advertising and signage where proposed on a listed heritage item building or on land which contains a heritage item or on land within a heritage conservation or a Landscape Conservation Area.</p>	<p>Building identification signage is proposed as detailed on the elevations, The proposed signage has been sited and designed to ensure it will not adversely impact on the heritage character or significance of the conservation area.</p>	Yes

	<ol style="list-style-type: none"> <li>1. Advertising and business signage must be designed to complement the heritage quality of the building.</li> <li>2. Signage is not to compete with architectural features of the building or to dominate the streetscape.</li> <li>3. Signs (which may include the wording content and lettering styles) that would have an adverse impact on the heritage character of buildings will not be supported. The location of signage must be consistent with the historic setting.</li> </ol>		
<b>Part 6 – Heritage (Specific Locations)</b>	<p><b>Picton Heritage Conservation Area - Precinct 1 – Commercial Centre</b></p> <p>Objectives</p> <p>(a) To ensure development is sympathetic to the heritage character of the Commercial Centre Precinct,</p> <p>(b) To ensure that the design and materials used</p>	<p>The subject site is located within the Picton Heritage Conservation Area. A Heritage Impact Statement (HIS) was lodged in support of the application which concluded that the significance of heritage items in the vicinity will not be directly or indirectly impacted by the proposal and impacts to the significance of the Conservation Area will be negligible.</p> <p>The application was referred to an external heritage consultant for review. The site is located within the Picton Heritage Conservation Area. The application was referred to an external heritage consultant for review. The external heritage consultant was generally supportive of the proposal subject to the inclusion of further heritage recommendations. The heritage recommendations relating to the Masonic Lodge have been included</p>	Yes

	<p>in new buildings, restoration and renovation of existing buildings is appropriate in scale and form to the character of the Commercial Centre Precinct,</p> <p>(c) To encourage the removal or upgrading of non-contributory elements in the area so as to enhance the setting of contributory elements,</p> <p>(d) To encourage the retention of significant shop fronts,</p> <p>(e) To promote the retention and reinstatement of original and characteristic shop front elements, and</p> <p>(f) To ensure that alteration, additions and the construction of new buildings do not compromise the integrity and consistency of the commercial centre.</p>	<p>as conditions of consent in the Recommended Conditions of Consent provided in <b>Attachment 9</b>.</p>	
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<b>Part 11 – Landscaping</b>	Landscape Plans to comply with recommended species.	The Landscape Plans are considered to improve the outdoor public domain and are generally consistent with Council's heritage and landscaping controls, subject to conditions recommended by Natural Resources and Heritage Officers.	Yes
<b>Volume 5 – Commercial and Community Uses</b>			
<b>Part 2 - General Requirements for all Commercial and Community uses</b>	<p><b>Sustainability</b></p> <p>All development resulting in more than 200 square metres of new GFA must provide rainwater collection tank(s) to collect rainfall and runoff from roof areas. The minimum volume of the tank(s) shall be 1,000 litres per 100m<sup>2</sup> (rounded down to the nearest 100m<sup>2</sup>) of new GFA. Such tank(s) must have their overflows connected to a point for suitable integration with the natural or constructed stormwater drainage system.</p> <p><b>Setbacks</b></p> <p>B2 Local Centre zone:</p> <ul style="list-style-type: none"> <li>• Front – 0m</li> <li>• Side – 0m</li> <li>• Rear – 0m.</li> </ul>	<p>The new building roof will drain to a precinct Rainwater Reuse Tank (RWT) of 125kL capacity. The proposed precinct</p> <p>RWT will also accept roof runoff from the future Building D and Building E. To ensure future performance, pre and post</p> <p>stormwater flows were calculated for the proposed connection point</p> <p>This is considered consistent with the DCP and supported by Council engineering staff (subject to conditions). Refer to the architectural and stormwater plans.</p> <p>The proposed development provides a setback of 3.6m to Menangle Street and a 0m setback to Colden Street.</p>	<p>Yes</p> <p>Yes</p>

	<b>Building Design</b>		
	External materials used for newly constructed or extended commercial buildings within the business (B) zones shall be consistent with the materials used in adjoining commercial development or shall have a superior quality external finish.	External materials are high quality, non-reflective, area and heritage appropriate. These will complement the historical palette and are consistent with the commercial/community and heritage objectives of the DCP.	Yes
	Building designs must ensure that main entry and exit points are readily identifiable to intending patrons.	The entry points and design of the building are acceptable in terms of activating the area and providing identity and sense of address and clear entry points.	Yes
	All building facades visible from a public place must be designed to reduce bulk and enhance the appearance of the building using appropriate architectural features, articulation and finishes.	The facades are architect designed, adopt the design principles of the Master Plan, reference existing elements/heritage, and link well to existing and proposed buildings, using appropriate articulation elements, edges, shapes, feature, integrated planting and finishes. Consistent with the DCP.	Yes
	All facades must be designed in accordance with the Crime Prevention	As noted above, the proposed development provides attractive and improved interfaces, with identifiable entries, glazed elements for surveillance and open and visible spaces and	Yes

	<p>through Environmental Design (CPTED) Guidelines including allowance for casual surveillance of streets and other public places.</p>	<p>approaches. The proposal is consistent with CPTED and is considered to improve the activation and relationship/connection of the building to the surrounding public domain (along all sides).</p>	
	<p>There must be a universally accessible and continuous path of travel to connect the public footpath to all car parking areas and the main public entry and exit point of a building.</p>	<p>The proposed development has been designed to improve universal accessibility. Conditions are recommended in relation to compliance with access provisions of the BCA. Supported by Council's Social and Health Assessment Team, subject to conditions.</p>	Yes
	<p>Building services, fittings and utilities (including, without limitation, downpipes, conduits and vents and air conditioning units and components) must be integrated with the features of any facade fronting public open space or a public street.</p>	<p>Consistent service elements are considered to be well integrated (within the building).</p>	Yes
	<p>Lift towers and overruns, satellite dishes, motor rooms and service plants, air conditioning units, antennae, telecommunications devices, vent pipes</p>	<p>Roof mounted services are integrated into the overall design of the building and are not visible from any publicly accessible place.</p>	Yes

	<p>and the like must not be visible from any publicly accessible place.</p> <p><b>2.4 – Open Space</b></p> <p>Communal Open Space - 16 m<sup>2</sup> per 100 m<sup>2</sup> of GFA</p> <p><b>2.6 Landscaping</b></p> <p>Landscaping for new commercial developments shall be in the form of garden beds and achieve the following:</p> <ul style="list-style-type: none"> <li>a) Use at least 50% native vegetation;</li> <li>b) Use only low maintenance vegetation;</li> <li>c) Reduce or eliminate the need for fencing;</li> <li>d) Use only vegetation that will not damage infrastructure; and</li> <li>e) Provide adequate landscaped area for plants when fully grown.</li> </ul> <p><b>2.8 – Public Realm</b></p>	<p>A total of 409m<sup>2</sup> of communal open space is required and a 650m<sup>2</sup> of communal open space and landscaping is proposed.</p> <p>Landscaping is proposed as a part of the development as detailed in the Landscape Plans provided in support of the application. The application was referred to Council's Landscape Officer who raised no objection to the proposal subject to some minor changes to the proposed species used for the landscaping.</p>	<p>Yes</p> <p>Yes</p>
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	<p>All works within the public domain must comply with Council's adopted Design and Construction Specification, Plans of Management and any other strategy adopted by Council for public spaces.</p>	<p>The proposal is considered to accord with Council's specifications and plan of Management and Master Plan Strategy. Assessed as acceptable by various Council departments, including the Strategic Planning team as consistent with policies and desired outcomes.</p>	Yes
	<p><b>2.9 – Access and Traffic Generation</b></p> <p>Service and delivery vehicles must have a separate access for developments with a GFA greater than 500m<sup>2</sup>. This access may not be shared with the access to be used by patrons of the development.</p>	<p>The proposed development is provided with a dedicated loading zone that has been assessed by Council's Development Engineers who have raised no objection to the proposal subject to compliance with conditions of consent.</p>	Yes
	<p><b>2.10 – Parking and Manoeuvring</b></p> <p>Development for purposes not listed above shall be provided by car parking at similar rate to other comparable developments having regard to the nature of the particular proposal and its location in</p>	<p>A Transport Assessment was submitted in support of the proposal which outlined the following:</p> <p><i>The WCCP precinct currently has 149 car spaces provided in an at-grade car park. This car park is shared between various uses within the precinct, including the library, Council offices and existing child care centre.</i></p> <p><i>As a result of the Stage 1 of the masterplan there will be a reduction of parking within the existing Council car park by some 19 car spaces. The strategy developed for parking is to offset the parking requirement through the provision of an</i></p>	Yes

the road network –  
**Entertainment  
Facilities**

*additional 42 car spaces as part of the Walton Street Car Park extension. These 42 car spaces will be made available before the PAC is opened and result in a net increase in parking in the Picton Town Centre.*

*The Picton town centre is serviced by a number of at grade car parks and basement parking under Picton Mall. The total amount of parking including on-street parking to be considered as part of this assessment is 587 car spaces this includes the Walton Street Car Park.*

Table 4.1: Total Parking Supply

Site	Name	Existing	Stage 1
Off-street Parking			
1,2,3	WCCCP	149	130
	Corbett Lane East		2
4	Corbett Lane West	60	60
5	Central Car Park	22	22
6	Short Stay	50	50
7	Picton West	100	100
8	Police Station	40	40
9	Margaret Street	45	45
10	WCC Staff Car Park	36	36
11	Menangle Street Car Park	25	25
12	Argyle Street South	52	52
13	Davidson Lane	72	72
14	Walton Street	46	97
	Subtotal	508	542
On Street	Menangle	19	16
On Street	Colleen	2	5
On Street	Other	58	58
	Subtotal	79	79
	Total	587	621

Figure 1 – Total Parking Supply in the Picton Town Centre  
(Source: TTPP)

*To assess the parking requirements, the precinct has been considered as a whole, including the new childcare centre to account for multi-use visits (e.g. visitors seeking to stop at more than one facility within the precinct during a single visit). The existing parking demand is based on data provided in the Wollondilly Shire Community, Cultural and Civic Precinct, Traffic and Transport Assessment (SLR 2020).*

	7:00	7:30	8:00	8:30	9:00	9:30	10:00		16:00	16:30	17:00	17:30	18:00
Demand from Other Uses including the Childcare Centre	48	76	96	173	247	315	348		326	293	256	179	143
Performing Arts Centre	20	20	20	20	20	20	20		98	98	98	98	146
Total Demand	68	96	116	193	267	335	368		424	391	354	277	289
Available Parking	621	621	621	621	621	621	621		621	621	621	621	621
Remaining Parking	552	524	504	427	353	285	252		196	229	266	343	331

Figure 2 – Parking Accumulation Assessment (Source: TTPP)

stage	includes	Available Parking	Peak Demand	Difference
Stage 1	Performing Arts Centre	620	424	196

Figure 3 – PAC Parking Supply and Demand (Source: TTPP).

An estimate of future parking demand for the PAC has estimated that as the peak parking demand for the centre is likely to occur in the evenings that there is enough capacity for the PAC.

The Transport Assessment was reviewed by Council's Engineers and TfNSW who requested additional information on the expected parking demand and supply for the Performance Arts Centre. A Further Parking Assessment was prepared by Cardno and submitted by the applicant in October 2021. The findings of the assessment are summarised below:

Based on expected use of the Performing Arts Centre, it is expected to generate peak parking demands of:

Weekend	538
Weekday	131
Weekend	122
Weekday	122

Figure 4 – PAC Parking Demand (Source: Cardno).

Wollondilly Shire Council recently commissioned car parking surveys of the town centre on:

- > Saturday 5 June 2021
- > Tuesday 8 June 2021.

A car parking model was developed based on land use in Picton. It assumes average site occupancy

per land use, driver mode share and temporal demand of all land use types in Picton.

The model over estimates car parking demand by approximately 15 per cent in comparison to recent surveys undertaken. This provides a buffer on the high side for this memorandum’s car parking recommendations.

Under the PAC scenarios assessed, weekday, weeknight, weekend day and night, only the weekday day time scenarios shows potential issues of parking demand and available supply.

The resultant modelled weekday peak parking demand through Picton Town Centre is summarised as follows.

Period	Maximum Picton town centre parking demand with Matinee performance	Picton town centre supply (after completion of Performing Arts Centre)	Demand difference to supply	Picton town centre 85 % of supply	Demand difference of 85% supply
Weekday	1,001	1,116	151	949	-52

Figure 5 - Picton Town Centre Parking Demand  
(Source: Cardho)

The modelling indicates that with the Performing Arts centre in operation, there would be a peak parking demand of 1,001 vehicles with a supply of 1,116 spaces.

While this indicates that the existing parking demand can be accommodated around Picton, it is desired to plan for car parking to utilise a maximum of around 85 per cent. Above 85 per cent demand, car parking gradually becomes more difficult to locate. The modelled peak parking demand exceeds the 85 per cent of existing supply by 52 spaces.

The modelling indicates that there will be ample supply for weeknight and weekend periods.

To limit car parking demand to a maximum of 85 per cent of parking space supply, approximately 52 more spaces would need to be provided. Council proposes to provide the following additional car parking in line with the Performing Arts Centre development:

Location	Estimated additional spaces.
Barkers Lodge Road (adjacent to Stonequarry Creek)	30
Council depot reconfiguration (with Council staff parking provisions to be transferred to this site)	58
<b>Total</b>	<b>88</b>

Figure 6 – Proposed Additional Parking to be provided by Council (Source: Cardno)

*These additional spaces would increase the spare parking opportunities within Picton Town Centre. The estimated peak demand of 1,001 means there would be 203 remaining parking opportunities throughout Picton.*

Council's Development Engineering Team reviewed the Additional Parking Assessment provided in support of the development and raised no issues subject to the inclusion of conditions of consent which have been included in the recommended conditions in **Attachment 9**.

## 2.11 – Waste Management

A completed Site Waste Minimisation and Management Plan (SWMMP) complying with the template in Appendix A of the NSW Office of Environment and Heritage's Model Waste must accompany an application for commercial buildings greater than 500m<sup>2</sup> in GFA or any commercial development that is likely to produce

The application was reviewed by Council's Waste Team who provided the following conditions that have been included in the Recommended Conditions of Consent **provided in Attachment 9**:

- *A detailed Waste Management Plan to Council's satisfaction must be submitted and approved prior to the issue of a Construction Certificate. The waste management plan is to include the following details for waste management during both demolition and construction:*
  - *Estimated volume, collection arrangement and disposal location of each waste type;*
  - *Methodology for identification and management of asbestos and other hazardous substances (eg. PCBs, lead-based paint, etc) during demolition;*
  - *Demolition and construction site plans showing the locations of bins and accessibility to waste collection vehicles,*

Conditioned

	hazardous waste products.	<p><i>and how the waste storage and collection area(s) will be kept separated from staff and visitor pedestrian traffic. The plan should also provide information regarding how the bin area will be secured from public access. This will be particularly important in relation to bins containing hazardous materials.</i></p> <ul style="list-style-type: none"> <li><i>The Waste Management Plan identified in (1) is to also include the following details for the management of waste during the occupation stage:</i> <ul style="list-style-type: none"> <li><i>Anticipated volume and disposal location of each waste type;</i></li> <li><i>Collection arrangements: Council staff or contractor, responsibility for transferring bins from the Refuse Enclosure to the Loading/Refuse Zone and return of emptied bins to the Refuse Enclosure, proposed collection frequency and times.</i></li> </ul> </li> </ul>	
	Every development must include adequate waste/recycling storage area(s) to accommodate all relevant waste management processes and storage.	Adequate waste storage areas have been provided.	Yes
	Waste/recycling storage areas must not be visible from outside of the building or by patrons.	The waste storage area is not visible from outside of the building or by patrons.	Yes

	<p><b>2.12 - On-site wastewater and stormwater management</b></p> <p>On sites without reticulated sewer, provision shall be made for the disposal of treated effluent in a manner that minimises the risk to the natural environment and to human health.</p> <p>All stormwater management systems shall comply with Council's Design &amp; Construction Specification.</p>	<p>The application was referred to Sydney Water for comment. Sydney Water outlined that there are current constraints in the Picton wastewater system and servicing of the Performing Arts Centre. Furthermore, depending on staging this may impact issuing of a Section 73 certificate and an occupation certificate if capacity is not yet available for the development and Occupation Certificate would be deferred if capacity was not available. The applicant was notified on the comments from Sydney Water and noted that this would be dealt with at Construction Certificate stage.</p> <p>The application was referred to Council's Development Engineering Team who raised no objection to the proposal and provided conditions which have been included in the Recommended Conditions of Consent provided as <b>Attachment 9</b> to this report.</p>	<p>Conditioned</p> <p>Yes</p>
<p><b>3.4 Community facilities, Entertainment Facilities, Function centres, Places of Public Worship and Registered Clubs</b></p>	<p>The sites for these facilities must satisfy the following criteria:</p> <p>a) Be located within 400 metres of public transport that is accessible for pedestrians via a universally accessible path of travel; and</p> <p>b) Have at least one (1) frontage to a public street</p>	<p>The site is located within 400 metres of public transport that is accessible for pedestrians via a universally accessible path of travel and has frontage to Menangle Street and Colden Street.</p>	<p>Yes</p>

	<p>Bulky buildings shall be sited and provided with architectural treatments to ensure it is compatible with the streetscape.</p>	<p>The proposed development has been sited and designed to ensure it is compatible with the existing streetscape and desired future character of the area.</p>	Yes
	<p>The main entry / exit areas must have adequate dimensions to ensure patrons do not overflow onto the public footpath and road reserve and suitable to accommodate people gathering informally.</p>	<p>The proposed development includes the provision of a foyer area and adequate space outside of the main entrance to accommodate people gathering informally.</p>	Yes
	<p>The building must be designed to be low maintenance and to accommodate a wide variety of uses and crowd sizes.</p>	<p>The proposed development has been designed to be low maintenance and to accommodate a wide variety of uses and crowd sizes.</p>	Yes
<b>Part 4 – Controls for Specific Locations</b>	<p><b>Picton</b></p> <p>Commercial buildings within the Picton Commercial Precinct shown in Map 4.1.4 shall be sited with a setback no greater than 1 metre from any boundary of the site with Margaret, Colden, Menangle and/or Argyle Streets.</p>	<p>The proposed development provides a setback of 3.6m to Menangle Street and a 0m setback to Colden Street. The increased setback to Menangle Street is to accommodate accessible paths and is considerable to be reasonable.</p> <p>Parking spaces are proposed to be removed to allow the construction of a beneficial community facility with ESD and pedestrian oriented design benefits. Some parking will also be re-instated by</p>	On Merit



		Council in the future as part of the Master Plan (as discussed above).	
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