

## Attachment 7 –Wollondilly Development Control Plan 2016 Assessment

DA/2023/674/1 – 62-64 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 due to the site's location within the Picton Heritage Conservation Area and proximity to Heritage items. The external heritage consultant raised no objection to the development noting the following:</p> <ul style="list-style-type: none"> <li><i>The proposal includes the demolition of the Council Administration Building and site features, which make Little contribution to the heritage significance of the Picton Conservation Area. The demolition works will have an acceptable heritage impact.</i></li> <li><i>The proposal will improve public engagement with a part of the Picton Conservation Area that is currently occupied by a car park.</i></li> <li><i>The proposal will improve the setting of part of the Picton Conservation Area that currently occupied by non-contributory elements.</i></li> <li><i>The design of the proposed new library and Government Services Building is sympathetic to the Picton Conservation Area and heritage items in the vicinity.</i></li> </ul>	Yes

		<ul style="list-style-type: none"> <li><i>The proposed library has a greater setback from the former Shire Hall than the existing building, and has a more sympathetic design. The proposed library will enhance the setting of the hall and will increase views of it from Menangle Street. The proposed library will have a positive heritage impact.</i></li> <li><i>The proposed Government Services Building will obscure a view to Reservoir Hill and the old Picton Post Office clock tower from Colden Street. This view is of secondary significance to the Picton Conservation Area. The proposed building will have a minor negative heritage impact.</i></li> <li><i>The proposed development will have no physical impact on heritage items in the vicinity.</i></li> <li><i>Other than the loss of one significant view associated with the subject site, the proposed development is consistent with the heritage requirements and guidelines of the Wollondilly LEP 2011 and the Wollondilly DCP 2016.</i></li> </ul>	
	<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> <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</li> </ol>	<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 and is consistent with approved signage within the precinct.</p>	Yes

	<p>dominate the streetscape.</p> <p>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.</p>		
<p><b>Part 6 – Heritage (Specific Locations)</b></p>	<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 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</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 who raised no objection to the development confirming it was consistent with the with the heritage requirements and guidelines of the Wollondilly LEP 2011 and the Wollondilly DCP 2016.</p>	<p>Yes</p>

	<p>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>		
<b>Part 8 – Flooding</b>	<p>There are a number of areas in Wollondilly Shire which are subject to inundation by flooding or overland stormwater flows. If Council has any doubts as to whether an area is flood prone or subject to stormwater inundation it will require a report as to the extent of flooding from a suitably qualified Engineer or Surveyor.</p>	<p>The application was referred to Council's Development Engineering Team who raised no objection subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in <b>Attachment 9</b>.</p>	Yes
<b>Part 11 – Landscaping</b>	<p>Landscape Plans to comply with recommended species.</p>	<p>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 Council's Environment Officer.</p>	Yes
<b>Volume 5 – Commercial and Community Uses</b>			
<b>Part 2 - General Requirements for all Commercial and Community uses</b>			
<b>2.1 Sustainability</b>	<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</p>	<p>The application was referred to Council's Sustainability Coordinator who raised no objection subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in <b>Attachment 9</b>.</p>	Yes

	have their overflows connected to a point for suitable integration with the natural or constructed stormwater drainage system		
<b>2.2 Setbacks</b>	<p>B2 (E1) Local Centre zone:</p> <ul style="list-style-type: none"> <li>• Front – 0m</li> <li>• Side – 0m</li> <li>• Rear – 0m.</li> </ul>	The proposed development provides a setback of 6m to Menangle Street and Colden Street and a setback of 1.8m to Corbett Lane.	Yes
<b>2.3 Building Design</b>	<p>Buildings on sites adjoining public open space must not cast a shadow onto more than one third of that open space between the hours of 10am and 2pm during the winter solstice (measured at ground level).</p> <p>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.</p> <p>Building designs must ensure that main entry and exit points are readily identifiable to intending patrons.</p> <p>All building facades visible from a public place must be designed to reduce bulk and enhance the appearance of the building using appropriate</p>	<p>The proposed development provides adequate solar access to the proposed village green area.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>

	architectural features, articulation and finishes.		
	All facades must be designed in accordance with the Crime Prevention through Environmental Design (CPTED) Guidelines including allowance for casual surveillance of streets and other public places.	As noted above, the proposed development provides attractive and improved interfaces, with identifiable entries, glazed elements for surveillance and open and visible spaces and 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).	Yes
	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.	The proposed development has been designed to improve universal accessibility. Conditions are recommended in relation to compliance with access provisions of the BCA.	Yes
	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.	Consistent service elements are considered to be well integrated (within the building).	Yes
	Lift towers and overruns, satellite dishes, motor rooms and service plants, air conditioning units, antennae, telecommunications devices, vent pipes and the like must not be visible from any publicly accessible place.	Roof mounted services are integrated into the overall design of the buildings and are not visible from any publicly accessible place.	Yes
<b>2.6 Landscaping</b>	Landscaping for new commercial developments shall be in the form of	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	Yes

	<p>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>	Landscape Officer who raised no objection to the proposal.	
<b>2.8 – Public Realm</b>	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	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.	Yes
<b>2.9 – Access and Traffic Generation</b>	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.	The proposed development is provided with a dedicated loading zone that has been assessed by an External Traffic Consultant who have raised no objection to the proposal subject to compliance with conditions of consent.	Yes
<b>2.10 – Parking and Manoeuvring</b>	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 the road network	<p>A Traffic Impact Assessment (TIA) was submitted in support of the proposal which assessed the adequacy of parking provision for the development and wider WCCCP.</p> <p>There are currently 131 off-street parking spaces available on the WCCCP site of which 37 are reserved for use by Council staff with the remaining 94 for public use.</p> <p>In February 2023, Council adopted a set of amendments to Volume 5 of the Wollondilly DCP concerning the WCCCP. Section 4.5A.6 states 'Car parking is to be provided in accordance with the Picton Town Centre Parking Strategy, prepared by Cardno,</p>	Yes

		<p>dated 14 September 2022. This includes the provision of parking outside of the precinct.'</p> <p>The referenced parking strategy involved creating a car parking demand model to help estimate the change in parking demand over time as the WCCCP precinct evolves.</p> <p>The 80 parking spaces provided is consistent with the Picton Town Centre Parking Strategy. The Parking Strategy requires a total Picton Town Centre parking capacity of 1,151 spaces in 2024, which will increase to 1,407 spaces in 2030.</p> <p>This equates to a shortfall of 49 spaces in 2024. As of May 2023, a small 29-space car park has been constructed on the corner of Menangle Street and Walton Lane, thus at least 20 additional parking spaces are still necessary in the town centre to meet the requirements of the parking strategy.</p> <p>Based on the above shortfall for the precinct, the following condition of consent has been included in the Recommended Conditions of Consent (<b>Attachment 9</b>):</p> <p><i>Prior to the commencement of any works on-site (including demolition works), Council must meet the 2024 parking targets defined in the Picton Town Centre Parking Strategy. This includes the delivery of an additional 21 parking spaces within the Picton Town Centre to offset the parking space loss imposed by this development.</i></p> <p>The above condition will ensure the development is consistent with the endorsed parking strategy and will not result in any adverse car parking or access impacts on the precinct and wider area.</p>	
<b>2.11 – Waste Management</b>	A completed Site Waste Minimisation and Management Plan (SWMMP) complying with	<p>The application was reviewed by Council's Waste Team who provided conditions that have been included in the Recommended Conditions of Consent provided in <b>Attachment 9</b></p>	Yes



	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 hazardous waste products.		
<b>2.12 - On-site wastewater and stormwater management</b>	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.	The application was referred to Sydney Water for comment. Sydney Water outlined that their servicing position is that new wastewater connections can be accepted by Sydney Water if proposed developments are within the Picton Scheme boundary and are consistent with the approved land use zoning under the Wollondilly LEP. Sydney Water raised no objection to the proposed subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in <b>Attachment 9</b> .	Yes
	All stormwater management systems shall comply with Council's Design & Construction Specification.	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.	Yes
<b>4.5A Wollondilly Cultural Precinct</b>			
<b>1. Character Statement</b>	Any application for development within the WCP must address how the proposal is consistent with the Character Statement and Objectives of this subsection.	The Picton Place Plan identifies Picton as the cultural and civic hub of the Wollondilly LGA. The proposed development will deliver a community focused precinct that provides both public administration and community uses through the delivery of the GSB and Library, ensuring Picton retains its role as the public administration centre of Wollondilly Shire. The inclusion of a Village Green will become the main convergence point of the precinct and includes two main	Yes

		<p>movement corridors (Civic Link and East West Link) to encourage pedestrian access from Menangle Street, Colden Street and Corbett Lane.</p> <p>The new GSB will provide commercial accommodation for WSC as well as leasable office space. The Library has been designed to ensure long-term flexibility and includes both meeting and event spaces, a children's area, and traditional reading and study areas.</p> <p>Overall, the development presents as a contemporary design that is sympathetic to surrounding heritage items and is consistent with the character and amenity of the wider Picton Town Centre.</p>	
<b>2. Public Domain</b>	Development is to demonstrate consistency with the Wollondilly Community, Cultural & Civic Precinct Public Realm Plan	<p>The Wollondilly Community, Cultural &amp; Civic Precinct Public Realm Plan (the Public Realm Plan) provides four key design principles, identified as:</p> <ul style="list-style-type: none"> <li>• Fine grain Scale</li> <li>• Movement Corridors</li> <li>• Finding the Heart</li> <li>• A network of Spaces</li> </ul> <p>The development is consistent with these design principles responding to the fine grain urban structure of the Picton Town Centre through provision of movement corridors and outdoor public areas. The development includes two civic laneways, linking up with pedestrian laneways provided by previous stages of the WCCP. The East West Link will provide direct pedestrian access from Colden Street whilst the Civic Link will provide direct access from Menangle Street and Corbett Lane leading to the Village Green.</p> <p>The design principles within the Public Realm Plan have informed the siting of buildings. Building entries have been placed along civic laneways contributing to the</p>	Yes

		<p>activation of external spaces. Civil laneways have also been designed as spaces to pause and gather.</p> <p>The choice of materiality within the public realm and buildings is consistent with the Public Realm Plan and has been informed by Designing with Country principles. Materials include timber, sandstone and endemic flora to provide space for a range of activities.</p>	
	<p>Through site links and connectivity through the WCP is to be provided in accordance with the below figure, including:</p> <ul style="list-style-type: none"> <li>• an east-west through site link from Colden Street to Argyle Street (item number 12)</li> <li>• a north-south link from Menangle Street to Corbett Lane adjacent to the Library and Government Services Building (item number 4)</li> <li>• a north-south link from Menangle Street to Corbett Lane adjacent to the Multi-purpose Community Building and the Children's Centre (item number 9)</li> </ul>	<p>The proposed development provides:</p> <ul style="list-style-type: none"> <li>• East West Link from Colden Street that connects to the Village Green and civic links provided by other stages of the precinct.</li> <li>• A north-south link from Menangle Street to Corbett Lane is provided (Civic Link).</li> <li>• A north-south link adjacent the Multi-purpose Community Building and the Children's Centre has been provided as part of a separate stage of the precinct.</li> </ul>	Yes
	<p>Development adjoining the Village Green is to be designed to activate and address the open space.</p>	<p>The GSB faces the Village Green. The building entry has been placed along a main civic laneway contributing to the activation of the precinct. The ground floor is recessed providing shelter for pedestrians and users of the open space and includes a full height glazed curtain wall to create openness and transparency between the building and Village Green.</p>	Yes
	<p>Facades adjoining public roads and through-site</p>	<p>The Library has a frontage to Menangle Street and connects to the Performing Arts</p>	Yes

	<p>links are to be activated to contribute to street life.</p> <p>Future development is to minimise cut and fill adjoining the Village Green and publicly accessible spaces through the use of ramps, natural levelling and garden beds.</p> <p>Buildings on sites the Village Green must not cast a shadow onto more than 50% of that open space between the hours of 9am and 3pm during the winter solstice (measured at ground level).</p> <p>Future development must provide climate protection measures, such as additional tree canopies and awnings to key links through the public domain.</p>	<p>Centre (PAC). Both the Library and PAC will share the same entry foyer from Menangle Street. An events space will be provided on the western side of the Library and will provide a key interface between the Library and Civic Forecourt, as well as further to the Shire Hall and Menangle Street.</p> <p>The Village Green has minimised cut and fill through the use of landscaping, including garden beds, terraces and ramps.</p> <p>The proposed development provides adequate solar access to the proposed village green area.</p> <p>The development provides significant tree planting and landscaping throughout the site. This includes a range of canopy species and smaller understory species to promote shading and urban cooling of the public domain. Awnings are provided along the facades of the Library and GSB to provide protection for seating areas and building entrance points.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<b>3. Built Form</b>	<p>Development is to demonstrate consistency with the streetscape through materials and building massing. New buildings are to be designed to complement the character of development facing the street frontage.</p> <p>Privacy of the neighbouring residential buildings must be maintained by mitigating</p>	<p>Materiality and design of buildings and associated landscaping compliments the surrounding heritage character of Picton Town Centre.</p> <p>Surrounding residential properties are located opposite the proposed development on Menangle and Colden Streets. The upper level of the GSB is setback from</p>	<p>Yes</p> <p>Yes</p>

	<p>direct views into private spaces.</p> <p>Buildings within the WCP must be located generally in accordance with the arrangement of buildings as shown in Figure 1.</p> <p>Separation distances between all buildings in the WCP should have a minimum width of 6m to provide for pedestrian movement.</p> <p>The Government Services Building is to be no greater than 4 storeys.</p> <p>The gross floor area of the Government Services Building must not exceed 5,925m<sup>2</sup>.</p> <p>A nil setback control applies to the boundary to Colden Street and Corbett Lane.</p> <p>The Government Services Building is to present as a maximum of 2.5 storeys with a maximum height of 9m at street frontage to Colden Street</p> <p>Any protrusions of parking or service areas above ground level must be limited or mitigated through design solutions, landscaping and a selection of suitable</p>	<p>Colden Street eliminating any opportunity for overlooking. Similarly, the western façade of the Library fronts onto the Civic Forecourt and pedestrian walkway. Street trees and landscaping along Colden Street and Menangle Street provides additional screening of views into private areas.</p> <p>Buildings are generally located in accordance with Figure 1.</p> <p>A minimum setback of 6m is provided between all buildings.</p> <p>The GSB is 4 storeys in height.</p> <p>The GFA of the GSB is 5100m<sup>2</sup>.</p> <p>A 6m setback from Colden Street and 1.8m setback from Corbett Lane is provided.</p> <p>The building provides 2.5 floors from Colden Street at a maximum height of 9m.</p> <p>The building provides one level of basement parking and one level of above ground parking (Level 1) with entry from Corbett Lane. Car parking does not protrude above ground level and landscaping (mature trees) and cladding on this elevation ensure that</p>	<p></p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
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	building elements to avoid creating blank facades along the street frontage.	there are no blank facades along this frontage.	
	The Government Services Building is to incorporate a minimum upper-level setback of 12m from Colden Street above 9m.	An upper-level setback of 16m from Colden Street is provided.	Yes
	The terrace created as a result of the upper-level setback to Colden Street may be accessible to occupants of the building and is to include planter boxes with suitable landscaping.	The roof terrace as a result of the upper-level setback to Colden Street includes landscaping to soften the hard edges of the building.	Yes
	If vehicular access is proposed from Colden Street, the driveway must be integrated in the design of the building and not compromise the interface with Colden Street.	Vehicle access proposed from Colden Street includes a hardstand loading area for the PAC. The loading area is integrated into the design of the building and includes mature tree plantings along the street verge.	Yes
	The Library is to be no greater than 2 storeys.	The library is 2 storeys in height.	Yes
	The gross floor area of the Library must not exceed 4,000m <sup>2</sup> .	The GFA of the library is 2,700m <sup>2</sup> .	Yes
	A 4m building setback must be provided to Menangle Street together with a 2m awning. Any variation to this control must consider the heritage controls at Section 4.5A(5).	A 4m setback from Menangle Street is provided and includes a 2m awning.	Yes
	The design of the Library shall positively relate to and complement the built form of the Performing Arts Centre (PAC) whilst also clearly delineating the two separate uses.	The Library and PAC are physically connected. The architecture style and materiality of the Library complements the form of the PAC.	Yes

	<p>The design of the Village Green must promote useability for a variety of events such as markets and small-scale concerts.</p>	<p>The Village Green includes terraces for use in small-scale concerts and a large lawned area for community markets.</p>	Yes
<p><b>4. Landscaping</b></p>	<p>Street tree planting is to be provided along Colden Street and Corbett Lane, particularly adjacent to the Government Services Building and the Performing Arts Centre. A minimum of one (1) tree shall be provided for every 10m of frontage along the public verge, with allowance for driveways and sight distances from driveways and intersections.</p> <p>Sufficient deep soil area is to be provided to achieve a canopy coverage target of 25% within the WCP site.</p> <p>Deep soil zone planting must be provided in consolidated areas of landscaping with an area of 20sqm or larger.</p> <p>Garden beds are to be provided around the Shire Hall, Library, Performing Arts Centre and the Government Services Building.</p>	<p>The proposed landscape design was referred to Council's Environment 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>	Yes
<p><b>5. Heritage</b></p>	<p>Development is to comply with heritage controls under Part 5 and 6.4 of Volume 1 of the DCP.</p> <p>All development must maintain significant view lines, including (but not limited to) Vault Hill, wooded hillsides,</p>	<p>The application was referred to an external heritage consultant for review due to the site's location within the Picton Heritage Conservation Area and proximity to Heritage items. The external heritage consultant raised no objection to the development noting the following:</p> <ul style="list-style-type: none"> <li>• <i>The proposal includes the demolition of the Council Administration Building and</i></li> </ul>	Yes

	<p>Stonequarry Creek, and Picton Post Office Clock Tower</p>	<p>site features, which make Little contribution to the heritage significance of the Picton Conservation Area. The demolition works will have an acceptable heritage impact.</p> <ul style="list-style-type: none"> <li>• The proposal will improve public engagement with a part of the Picton Conservation Area that is currently occupied by a car park.</li> <li>• The proposal will improve the setting of part of the Picton Conservation Area that currently occupied by non-contributory elements.</li> <li>• The design of the proposed new library and Government Services Building is sympathetic to the Picton Conservation Area and heritage items in the vicinity.</li> <li>• The proposed library has a greater setback from the former Shire Hall than the existing building, and has a more sympathetic design. The proposed library will enhance the setting of the hall and will increase views of it from Menangle Street. The proposed library will have a positive heritage impact.</li> <li>• The proposed Government Services Building will obscure a view to Reservoir Hill and the old Picton Post Office clock tower from Colden Street. This view is of secondary significance to the Picton Conservation Area. The proposed building will have a minor negative heritage impact.</li> <li>• The proposed development will have no physical impact on heritage items in the vicinity.</li> <li>• Other than the loss of one significant view associated with the subject site, the proposed development is consistent with the heritage requirements and guidelines of the Wollondilly LEP 2011 and the Wollondilly DCP 2016.</li> </ul>	
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<b>6. Traffic and Parking</b>	Car parking is to be provided in accordance with the Picton Town Centre Parking Strategy, prepared by Cardno, dated 14 September 2022. This includes the provision of parking outside of the precinct.	Car parking is provided in accordance with the Picton Town Centre Parking Strategy subject to conditions that have been included in <b>Attachment 9</b> .	Yes
	Service vehicle loading bays are to be adequately separated from pedestrian movement to minimise potential conflict and allow truck unloading to occur in a secured area.	Service vehicle loading areas are appropriately separated from pedestrian movement areas subject to conditions.	Yes
	Bicycle parking facilities shall be provided in accordance with 'Cycling Aspects of Austroads Guidelines' prepared by Austroads, third edition, dated June 2017 or a study that considers the cycling needs of the precinct.	Secured bicycle parking is located Level 1 of the GSB.	Yes
<b>7. Accessibility</b>	The main entrance to all public buildings must provide direct, level access from the street and from any parking area.	Level access is provided to the GSB and Library buildings. Public car parking provided within the GSB includes direct lift access to ground level.	Yes
	A lift must be provided at ground floor to upper and lower floors in all new development with three or more storeys and where gross floor area above the ground floor is 400m <sup>2</sup> or greater.	Lift access is provided.	Yes
<b>8. Sustainability</b>	Development is to comply with ESD targets.	The application was referred to Council's Sustainability Coordinator who raised no objection subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in <b>Attachment 9</b> .	Yes
<b>9. Safety and Crime Prevention</b>	All development must be designed in accordance with the Crime Prevention	The development has been designed in accordance with the Crime Prevention	Yes

<b>Through Environmental Design</b>	Through Environmental Design (CPTED) Guidelines including allowance for casual surveillance of streets and other public places.	Through Environmental Design (CPTED) Guidelines.	
<b>10. Flooding</b>	Any development within the WCP needs to be in accordance with the adopted Stonequarry Creek Flood Risk Management Study and Plan.	The application was referred to Council's Development Engineering Team who raised no objection subject to the incorporation of conditions of consent which have been included in the Recommended Conditions of Consent provided in <b>Attachment 9</b> .	Yes