

ATTACHMENT 4 – WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 COMPLIANCE TABLE

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Measures to address ecologically sustainable development include the following:

- Provision of conduit for future EV charging system on the carpark.
- No natural gas to be used in the building
- Provision for future solar installation on the rooftop
- 100% renewable energy to be procured by Council
- The design incorporates natural ventilation and lighting to improve passive heating and cooling of the building

CHAPTER B4: DEVELOPMENT IN BUSINESS ZONES

Control / objective	Comment
<p>5 Planning requirements for development in the regional city and major regional centres</p> <p><u>5.2 Warrawong Sub-Regional Centre</u></p> <p><u>5.2.1 General</u></p> <p>1. Any new retail development should be consolidated and contained within the existing Warrawong retail centre.</p> <p>2. Improved physical cohesion, accessibility and environmental amenity are recommended within the Warrawong sub-regional centre.</p> <p>3. Greater synergies are recommended between the Warrawong sub-regional centre, the Kemblawarra periphery sale (bulky goods retailing) precinct and the future planned Griffins Bay special tourism precinct.</p>	<p>Satisfactory</p>

Control / objective	Comment
<p><u>5.2.5 Precinct 4</u></p> <p><i>Maximum Floor Space Ratio (FSR) & Maximum Building Height</i></p> <p>2. Maximum FSR - 1.5:1</p> <p>3. Maximum Height (Max. Number of Storeys) - 4 Storeys</p> <p><i>Building Setback to Streets</i></p> <p>4. A zero lot line setback will be permitted for the first three (3) storeys of any building, off the Cowper Street property boundary. For any level above three (3) storeys, a 5 metre front building line setback, off the Cowper Street property boundary will be required.</p> <p><i>Car Parking and Vehicular Access</i></p> <p>5. The car parking areas between the sites shall remain physically linked to provide satisfactory vehicular access arrangements between the sites. NOTE: parking concessions are available to encourage the linking of surface car parks between adjoining sites – Refer to Access, Parking and Servicing Chapter of Part E of the DCP.</p> <p>6. The provision of a co-ordinated access arrangement between the sites shall be achieved by the creation of reciprocal rights of carriageway over the sites, pursuant to section 88B of the Conveyancing Act 1919.</p> <p>7. Sites that have legal rights of access to Lane 127 or Lane 128 must use these laneways for access to car parking areas. Direct vehicular access to King Street will be prohibited, at all times.</p>	<p>The LEP permits an FSR of 2.5:1 and overrides this control.</p> <p>N/A</p> <p>Vehicular access is from the laneway. Whilst the laneway is reconfigured, it maintains connectivity and access to properties benefitting from it.</p> <p>Connectivity of the parking areas to the building is provided along with an improved pedestrian connectivity between Greene Street and Cowper Street.</p>

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The proposal provides accessible parking, accessible paths of travel into and within the building, lift access and accessible amenities.

The proposal will be required to comply with the BCA and Access to Premises Standards.

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal provides passive surveillance to King Street, Greene Street and to the landscaped forecourt and laneway. Site lines through the site are not impeded and there are not considered to be significant areas of concealment. The proposal is considered to be satisfactory with regard to the principles of CPTED.

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

6 Traffic impact assessment and public transport studies

6.1 Car Parking and Traffic Impact Assessment Study

A Traffic Impact Assessment was submitted with the proposal.

The traffic impact assessment has been reviewed by Council's Traffic Officer who has not raised any concerns.

6.2 Preliminary Construction Traffic Management Plan

A preliminary construction traffic management plan was not considered necessary.

7 Parking demand and servicing requirements

7.1 Car Parking, Motor Cycle, Bicycle Requirements and Delivery / Servicing Vehicle Requirements

Car parking

The proposal incorporates a library, community centre, community hall, café and ancillary office and meeting space.

There are no specific parking rates within the DCP for community centres and libraries and a merit based assessment is instead proposed. The other aspects of the proposal are considered to be ancillary to and integrated into the facility and not to generate significant standalone traffic generation.

The Traffic Impact Assessment undertook surveys of parking occupancy at Dapto and Thirroul libraries by way of comparison. Based on the peak parking demand for users of these facilities, availability of public transport, close proximity to other publicly accessible parking and opportunities for cross utilisation of parking, the 34 spaces provided are considered acceptable.

Motorbike parking

The proposal provides 2 motorbike spaces

7.2 Disabled Access and Parking

The parking area includes two accessible parking spaces and there is an accessible path of travel from these spaces into the building.

7.3 Bicycle Parking / Storage Facilities and Shower and Change Facilities

12 bicycle parking spaces and 2 shower facilities and lockers are available for staff of the facility. The bicycle space would be also available to visitors to the building.

8 Vehicular access

Driveway grades and sight distances comply.

9 Loading / unloading facilities and service vehicle manoeuvring

The development complies with AS 2890.2.

Waste servicing will occur from within the site and a waste bin enclosure is provided for storage of bins for servicing. Suitable manoeuvring areas are provided for waste vehicles.

10 Pedestrian access

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

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

The proposal is satisfactory with regard to the principles of CPTED.

CHAPTER E6: LANDSCAPING

The proposal was accompanied by a Landscape Concept Plan prepared by a suitably qualified consultant. This has been reviewed by Council's Landscape Officer who has given a satisfactory referral subject to conditions of consent.

It is noted that no trees are proposed for removal and the development incorporates a landscaped forecourt with canopy trees along with an upgrade of the footpath for the frontage and installation of street trees.

CHAPTER E7: WASTE MANAGEMENT

A Demolition and Construction Waste Management Plan has been submitted.

The proposal involves demolition of all structures on site and a demolition plan has accordingly been provided.

The proposal provides a screened waste enclosure in the south west corner which can be readily accessed by a waste vehicle.

The waste vehicle can service the site without blocking the laneway and can exit in a forwards direction.

CHAPTER E12 GEOTECHNICAL ASSESSMENT

The application has been reviewed by Council's Geotechnical Engineer in relation to geotechnical matters and has been assessed as acceptable subject to conditions.

CHAPTER E13 FLOODPLAIN MANAGEMENT

The site is identified as being located within a high medium low flood risk uncategorised precinct. A flood study and concept stormwater plan have been provided. Council's stormwater engineer has reviewed the proposal with respect to the provisions of this chapter and clause 5.21 of WLEP 2009 and has recommended conditions of consent.

CHAPTER E14 STORMWATER MANAGEMENT

Stormwater is proposed to be disposed of to the existing stormwater system. Council's stormwater engineer has reviewed the proposal with respect to the provisions of this chapter and has recommended conditions of consent.

CHAPTER E21 DEMOLITION AND HAZARDOUS BUILDING MATERIALS MANAGEMENT

Conditions of consent are recommended with regard to demolition. This includes preparation of a Hazardous Materials Survey.

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Conditions of consent are recommended in regard to appropriate sediment and erosion control measures to be in place during works.