

PROVISION	COMPLIES	COMMENTS
BUILDING FORM		
Setbacks - Commercial Core – build to street alignment or specified setback with 4m minimum further setback above street frontage height. - City Edge (Mixed Use) – Build to 3m from the street alignment except in Crown Street where building frontage is to be built to street alignment. - Notwithstanding the above the street alignment must meet figure 2.2 in the DCP. - Crown street – 2m - Corrimal – 0m - Burrell – 4m - Burrell west of Corrimal – 0m	Yes	Crown Street – 2.0m Corrimal Street – 0m Burrell Street – 4m Burrell west of Corrimal – 0m
Street Frontage Height Buildings in Commercial Core: - No less than 12m or greater than 24m above mean ground level on the street front. - Objective to ensure that proposal enhances the distinctive character of Special Areas	Yes, complies with Special Character Area objective	Crown Street west of Corrimal Street is within a Special Character Area. Despite min. 12m requirement, considered most appropriate to conform with the criteria for the Special Character Area which requires 'the scale of the new building must be similar to those around it'. This is interpreted as meaning that the street frontage height should be consistent with the streetscape: which is two storeys. The remainder of the street façade is approximately 15m in height.

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Building Depth and Bulk <u>Commercial Core – Non Residential</u> - Max floor plate size GFA of 1,200m² above 24m height - Max Building Depth (excluding balconies) - 25m <u>Commercial Core - Residential & serviced apartments</u> - Max floor plate size GFA of 900m² above 24m height - Max Building Depth (excluding balconies) - 18m	Yes Yes Yes Yes	Office 650m² Max. 20m from Burelli Street frontage Residential 705m² Ranges between 14m and 18m
Side Setbacks Commercial Core : Residential building up to 45m (habitable rooms) – min 12m All other buildings up to 45m (including non-habitable residential) – min 6m All buildings above 45m – min 14m	Yes N/A No	12m provided to adjacent building to the west. All remaining setbacks are to street frontages Upper level (level 14) of residential building (47m in height) setback 12m. Considered appropriate to maintain integrity of building façade noting that no unreasonable amenity impact would result.
Side setbacks <u>All Other Zones:</u> Commercial building up to 24m – min 3m	On average (nil to 4.29m - 5.2m)	The eastern elevation is setback to the boundary at the ground level only where it relates to the loading dock. A wall equivalent to 2 storeys in height will be built to the boundary, with the remainder of the wall being setback greater than the required 3m above (up to 5.2m). It is considered appropriate to build to the boundary where an unused 'gap' between the wall and the boundary will be avoided and in any case, the built form will not have any unreasonable impact upon the amenity of the adjoining properties.
- Commercial buildings above 24m – min 6m Building Separation - As per figure 2.12 – 12m up to 45m and 28m above 45m.	Yes No	16m provided. Complies up to 45m with the upper level of residential tower setback less than 28m. Not considered necessary to comply as per discussion in relation to LEP standard under Section 4.3.1 of the report.

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Mixed Use Buildings - Minimum Floor to Ceiling Heights: Commercial Office - 3.3m; Active Public Uses (retail/restaurants) - 3.6m - Separate commercial servicing from residential - Clear demarcation of residential entry and circulation - Secure access be provided - Front buildings onto major streets with active uses and avoid blank walls	Yes Yes Yes Yes Yes	4.0m floor to floor for commercial and 5.0m floor to floor for retail Clear separation of services Separate entrances and lift foyers Noting that residential separated vertically being above podium level All main frontages have active uses
Deep Soil Zone - All residential developments to include deep soil zone - min 15% of total site area and dimensions (width/length) no less than 6m - For residential components in mixed use developments in the commercial core and city edge, amount of deep soil zone may be reduced commensurate to extent of non-residential uses. (Where non-residential components result in full site coverage - deep soil component must be provided on the structure in accordance with provisions of Section 2.8)	Yes	Area available for landscaping is 35% of the podium area as stated. Adequate soil depths etc??
Landscape Design Consider Council Technical Policy 98/4 Remnant vegetation retained on site where practical. Long term management plan to be provided for all landscaped areas	Yes N/A Yes	Refer to Landscape report at Appendix G No significant remnant vegetation on site Landscape plans include maintenance specifications
PEDESTRIAN AMENITY		
Permeability Existing public & private owned lanes to be retained.	Yes	Town Hall Place is a nominated lane way and will be retained. No other pedestrian links identified in the DCP although the proposal includes short arcade through the Oxford Site.

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Active Street Frontages Required along Crown, Corrimal and Burrelli Street. Active street frontage include a combination of the following at street level; ▪ Entrance to retail ▪ Shop front ▪ Glazed entries to commercial and residential lobbies occupying less than 50% of the street frontage, to a maximum of 12 metres frontage. ▪ Café or restaurant	Yes Yes	
Safety and Security ▪ Building design allows for casual surveillance. ▪ Provide adequate lighting of all pedestrian access ways, parking areas and building entries. ▪ Large scale retail and commercial development with a GFA of over 5,000m² - a 'safety by design' assessment in accordance with the CPTED principles by a qualified consultant is required. ▪ Provide security access controls where appropriate.	Yes Yes Yes Yes	Residential tower above podium is orientated toward the street and will allow for casual surveillance Adequate lighting to be provided as detailed in a separate security report – refer to Statement of Commitments in Section 11 . Safety by design assessment undertaken, refer to Appendix H . All entrances to be controlled by security access to be detailed in a separate security report – refer to Statement of Commitments in Section 11 .
Awnings ▪ Awnings required on all street frontages except on lane ways (soffit height of 3.3m, eaves not to exceed 300mm in height, setback 1.2m from kerb and 2.4m deep) ▪ Under awning lighting to be provided.	Yes Yes	Continuous awning along Corrimal, Crown and Burrelli Street to be in accordance with requirement. Yes, subject of proposed condition – refer to Statement of Commitments in Section 11
Vehicle Footpath Crossings Location of Vehicle Access ▪ No additional entry points permitted into the parking or service areas of development along Crown Street.	No	Access point off Crown Street for Dwyers site to allow for one-way loading dock. This is essential to minimise vehicle conflict of large trucks (semi-trailers) that would service the supermarket. Where the vehicle crossing would represent a small proportion of an otherwise long and well activated frontage, the crossing is considered appropriate in the circumstances due to all of the sites three frontages having a restriction on vehicle access. It is important to note that the layout is identical to that already approved in the existing Part 4 consent and amendment would be prohibitive to the design and function of the already approved uses.

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Design of Vehicle Access Maximum width of 5.8m Vehicle access ramps parallel to the street frontage - not permitted Doors to access points to be roller shutters or tilting doors fitted behind the building façade	No Yes Yes, can comply	Proposed width of 17m to Burrelli and 15m to Crown Street are considered essential to ensure the efficient flow of cars and trucks through the site. The driveway crossing of the footpath will be constructed of paving to suggest pedestrian domination. Details of doors to be provided prior to release of Construction Certificate - refer to Statement of Commitments in Section 11.
Porte Cocheres To be only permitted in exceptional circumstances for hotels subject to high quality urban design, streetscape, heritage and pedestrian amenity considerations (not permitted on Crown Street)	Yes, exceptional circumstance applies	Porte Cochere proposed in conjunction with the Stage 2 hotel. This drop-off facility is considered essential to the operation of the hotel and has been thoughtfully located and designed. The hotel façade has been set back slightly, relative to the remainder of the development, to allow for the drop-off lane to exist in parallel with a substantial pedestrian footpath. As illustrated in the Landscape Plan, the drop-off area will be constructed at footpath level and paved so as to ensure the pedestrian dominates in a slow-moving vehicle area.
Building Exteriors - Adjoining buildings to be considered in the design of new buildings. - Balconies should be provided - Facades to be articulated - High quality external finishes, avoid expanses of any single material, - limit blank walls at ground floor to 30% of street frontage. - Maximise glazing for retail uses and break into sections. - High reflective finishes not permitted above ground floor. - Materials sample board to be submitted - The design of roof plant rooms and lift overruns to be integrated into the overall architecture of the building	Yes Yes Yes Yes Yes Yes Yes Yes Yes	Refer to consideration in Heritage Impact Statement at Appendix Y. Provided for both residential and office components. Design addresses the street with strong and interesting design. Further details of articulation Stage 2 and 3 to be subject of future Project Application for those stages. Quality materials provided in accordance with schedule provided at Appendix A1. Refer to reflectivity report attached at Appendix A6. Provided separately for Stage 1

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PROVISION	COMPLIES	COMMENTS
Advertising and signage - Signs to be designed to: - Relate to the use of the building - Be visually interesting of high quality - Be integrated into the building design - Have regard to visibility - Minimal projection from building	Yes, can comply	Signage is to be subject to a separate application
Views and Corridors - Existing views shown in fig 3.2 to be protected (Crown Street and Burelli Street vistas toward the beach) - Carefully consider tree selection	Yes Yes	The vistas along both Burelli and Crown Street will be protected. The proposed building will frame the view along these street vistas. Landscape scheme is in accordance with Council's public domain policy.
ACCESS, SERVICING AND PARKING		
Pedestrian Access and Mobility - Main building entry points - clearly visible from primary street frontages. - Design of facilities for disabled persons to comply with Australian Standards & Disability Discrimination Act 1992 - The development to provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor. - Development to provide continuous access paths of travel from all public roads and spaces, and unimpeded internal access.	Yes Yes Yes Yes	Refer to accessibility report at Appendix V1 and V2. Refer to accessibility report at Appendix V1 and V2. Refer to accessibility report at Appendix V1 and V2.

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Vehicular Driveways and Manoeuvring Areas		
Driveways should be:		
Provided from lanes and secondary streets wherever practical	Yes	Access to the Oxford site provided from Town Hall Lane.
Located min 6m from perpendicular of any intersection of any two roads.	Yes	
If adjacent to a residential development - setback a min 1.5m from the relevant side property boundary.	No	Driveway to Dwyers site to be located on the boundary. To set back 1.5m would be inefficient use of space. A 1.5m setback is not seen as having any meaningful advantage in this City Edge location.
Widths comply with Australian standards	Yes	Refer to traffic report at Appendix Q1 and Q2.
All vehicles to be able to enter and exit the site in the forward direction.	Yes	Refer to traffic report at Appendix Q1 and Q2.
Car space dimensions and driveway widths to comply with Australian Standards	Yes	
Vehicle ramps less than 20m long within developments and parking stations to have a max grade of 1 in 5 (20%).	Yes	Refer to traffic report at Appendix Q1 and Q2.
On-site Parking		
<u>General (all development)</u>		
On-site parking to meet the Australian Standard 9AS 2890.1 2004 - Parking Facilities)	Yes	Refer to Traffic Report at Appendix Q1 and Q2.
Car parking surplus to specified rates will count toward the gross floor area	Noted	Proposal complies with rates
Designated disabled parking provided at minimum of 1% of the required parking spaces or minimum of 1 space per development (whichever greater)	Yes	Refer to Accessibility Report at Appendix V1 and V2.
Car parking, motorcycle and bicycle rates to be provided for Hotel, Retail, Commercial Office and Residential developments in accordance with the rates specified in Section 4 Table 4A.	Yes	Refer to discussion in Section 10.9 and Traffic Report at Appendix Q1 and Q2..
<u>Commercial developments within Commercial Core and City Edge Zones.</u>		
On site parking to be accommodated underground or integrated into the building design.	Yes	All car parking located underground.

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PROVISION	COMPLIES	COMMENTS
Site Facilities and Services		
<i>Mail boxes</i>		
Provide in accessible location adjacent to entrance	Yes, can comply	
<i>Communication structures, air conditioners etc</i>		
Located away from street frontage and integrate into roof scape	Yes	All vents, plant etc to be contained on roof in allocated space.
<i>Waste storage and collection</i>		
Development accommodates waste handling and storage on-site.	Yes	Waste storage and handling to be in accordance with Waste Management Reports at Appendix U1 and U2.
Adequate dock area	Yes	
<i>Utility Services</i>		
To be provided to the satisfaction of the service authorities	Yes	Preliminary consultation undertaken with all service authorities – refer to discussion under Section 10.12.
ENVIRONMENTAL MANAGEMENT		
Energy Efficiency and Conservation		
<i>Residential</i>		
New dwellings demonstrate compliance with SEPP – Building Sustainability Index (BASIX)	Yes, can comply	BASIX report to be submitted with the Project Application for the Stage 3 residential component.
<i>Non-residential</i>		
Provide an Energy Efficiency Report from a qualified consultant to accompany DA for new commercial office development with construction cost in excess of \$5 million – to achieve no less than 4 stars ABGRS.	Yes	Refer to discussion in Section 10.11 of report and ESD report by Heggies attached at Appendix H.
All non-residential development Class 5-9 – to comply with energy efficiency provisions of the Building Code of Australia.	Yes	Refer to ESD report by Heggies attached at Appendix H.

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Water Conservation <i>Residential:</i> - New dwellings demonstrate compliance with SEPP – Building Sustainability Index (BASIX) <i>Non Residential:</i> - water saving devices (min 3 star rating) incorporated into non- residential building	Yes, can comply Yes	To be subject of report with Project Application for Stage 3 residential component. Refer to discussion in Section 9.11 of report and ESD report by Heggies attached at Appendix H.
Reflectivity - New buildings/facades - not result in glare that causes discomfort or threatens safety of pedestrians or drivers. - Visible light reflectivity from building - not exceed 20%.	Yes Yes	Refer to Reflectivity report for the Stage 1 component of the proposal, at Appendix AG. Refer to discussion in Section 10.11 of report and Reflectivity Report for the Stage 1 component of the proposal, at Appendix AG.
Wind Mitigation New buildings to satisfy following maximum wind criteria: 10 metres/second – retail streets 12 metres/second – along major pedestrian streets, parks and public places 16 metres/second – all other streets. Wind effects report to accompany DA for buildings greater than 32 metres in height.	Yes	Refer to discussion in Section 10.6.1 of report and Wind Report, at Appendix AF1 and AF2.
Waste and Recycling Development to comply with Council's Technical Policy for the Management of All Wastes Associated with Building Sites. DA's for non-residential development to be accompanied by a Waste Management Plan.	Yes	Waste storage and handling to be in accordance with Waste Management Plans at Appendix U1 and U2.

PROVISION	COMPLIES	COMMENTS
RESIDENTIAL DEVELOPMENT CONTROLS		
SEPP 65 and Residential Flat Design Code		
Parts 2 and 3 of the Code to apply	Yes	Refer to assessment against SEPP 65 and the Code at Section 4.2.5 and Appendix E .
Housing Choice and Mix		
Achieve a mix of living styles, sizes and layouts within each residential development;	Yes, can comply	Conceptual envelope proposed. Further details of unit mix to be provided with Stage 3 Project Application which will respond to market demand.
- Studio and one bedroom units – not less than 10% of total mix of units; - Three or more bedroom units – not less than 10% total mix of units; - Smaller developments (less than six dwellings)-achieve appropriate mix to the locality.		
10% of all residential apartment buildings and multi unit housing dwellings adaptable for disabled/elderly residents – designed in accordance with Australian Adaptable Housing Standard (AS 4299-1995)	Yes	Refer to Accessibility Report attached at Appendix V1 and V2 .

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Special Areas : 4 – Civic Square / East Crown Street <i>The northern portion of the Oxford site together with the public domain area of the corner of Crown Street and Corrimal Street are designated a Special Character Area.</i> Development to comply with conservation criteria and development controls under Section 7.1, including: - Scale - Siting - Architectural form - Architectural detailing - Materials and finishes - Use - Original fabric - The aging process - Curtilage - Infill development Residential development only permitted in form of mixed use development - ground floor to provide for shops/restaurant/commercial premises.	Yes	These provisions have been applied to the building form of the Stage 3 Oxford component and otherwise applied to the public domain area at the intersection of Corimal and Crown Street: which would include the corner of both the Stage 3 and Stage 1 component of the proposal.
Under Section 7.1, including: - Scale - Siting - Architectural form - Architectural detailing - Materials and finishes - Use - Original fabric - The aging process - Curtilage - Infill development	Yes	Refer to discussion in Heritage Impact Statement at Appendix Y.
<u>Building Height</u> Max building height - not exceed LEP	Yes	
<u>Facade</u> Ground floor frontages of new buildings along East Crown Street to be sympathetic to late 19th century Victorian and Italianate shop front styles.	Yes, can comply	This requirement is only considered to apply to the Oxford (Stage 3) component. As discussed in the Heritage Impact Statement, the Crown Street facade is considered sympathetic where it maintains a two storey scale. It is not considered appropriate to mimic or translate any other features of the shop fronts. It is considered appropriate that the final design feature a shopfront width similar to that in the street. It is appropriate to present and assess this aspect in the context of the future Project Application for the Stage 3 component.
Building's external finishes/colours promote sense of unity and character that consolidates the heritage environment.		Details of colours and finishes of the Stage 3 building to be assessed with Project Application for Stage 3 component. The proposed public domain works have been designed to present unity in finish and colour at the corner of Corimal and Crown Street, in accordance with the specifications of Councils Public Domain Technical Policy CHECK Iain.
Signage - Outdoor advertising/ signs/lighting compliment and compatible with building design in scale, style and colour - Signs relating to products- not permissible over street awnings - No signage permitted on roof of awnings or on structures extending above the awning	Yes, can comply Yes, can comply Yes, can comply	Proposed signage package to be subject of a separate application. Proposed signage package to be subject of a separate application. Proposed signage package to be subject of a separate application.

