

CLAUSE	TPG NSW COMMENT	COMPLIES	
<b>2. BUILDING FORM</b>			
<b>2.2 Building to street alignment and street setbacks</b>	<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To provide a hierarchy of street edges from commercial core with no street setbacks to residential locations with landscaped setbacks.</li> <li>• To establish the desired spatial proportions of the street and define the street edge.</li> <li>• To create a clear transition between public and private space.</li> <li>• To locate active uses, such as shopfronts, closer to pedestrian activity areas.</li> <li>• To assist in achieving visual privacy to apartments from the street.</li> <li>• To create good quality entry spaces to lobbies, foyers or individual dwelling entrances.</li> <li>• To allow an outlook to, and surveillance of, the street.</li> <li>• To allow for street landscape character, where appropriate.</li> <li>• To maintain shared views to the ocean.</li> <li>• To maintain sun access to the public domain.</li> </ul> <p><b>Controls</b></p> <p>a) Street building alignment and setbacks are specified in Figure 2.1 and Figure 2.2 and, in the following table. These street building lines and setbacks also apply to basement portions of buildings.</p> <p>Special Activities:           4m minimum setback for development.</p> <p>Hospitals &amp; Medical</p> <p>Research &amp; Development</p> <p>b) Notwithstanding the above, development is to meet the street building line and setback for specific streets as shown in Figure 2.2.</p> <p>c) Balconies may project up to 600 mm into front building setbacks, provided the cumulative width of all balconies at that particular level totals no more than 50% of the horizontal width of the building façade, measured at that level. Balconies are not permitted to encroach above the public road reserve.</p> <p>d) Minor projections into front building lines and setbacks for sun shading devices,</p>	<p>The proposed development is considered to be consistent with eth objectives listed.</p> <p>In particular, the design of the proposed development seeks a transitioning setback along the Crown Street and Urunga Street frontages having setbacks which allow for landscaping and pedestrian scale, allows for a distinction between the private and public domains (as also reflected in the landscape drawings and elements included from the Public Domain Technical Manual).</p> <p>Proposed building has 4m setback to both street frontages.</p> <p>No balconies proposed.</p> <p>Awning/canopy over drop-off area at</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

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<p>entry awnings and cornices are permissible (see also <i>Building Exteriors</i> at section 3.7).</p>	4m setback.	
	e) <i>The Commercial Core, Mixed Use (city edge) and Enterprise Corridor zones are subject to a requirement for corner properties to provide a 6m x 6m corner splay.</i>	✓
<p><b>2.3 Street frontage heights in Commercial Core</b></p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To achieve comfortable street environments for pedestrians in terms of daylight, scale, sense of enclosure and wind mitigation as well as a healthy environment for street trees.</i></li> <li>• <i>To reinforce the intrinsic character of Wollongong City Centre while enabling flexibility in building design.</i></li> <li>• <i>To enhance the distinctive character of Special Areas with compatible development.</i></li> <li>• <i>To protect solar access to key streets and public spaces</i></li> </ul>	Site not in commercial core.	✓
<p><b>Controls</b></p> <p>a) <i>The street frontage height of buildings in the Commercial Core are not to be less than 12m or greater than 24m above mean ground level on the street front as shown in Figure 2.3.</i></p>	Site not in commercial core.	✓
<p>b) <i>Notwithstanding the above, the street front height of new buildings is to be consistent with the sun access controls in Clause 2.9.</i></p>	Site not in commercial core.	✓
<p><b>2.4 Depth and bulk</b></p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To promote the design and development of sustainable buildings.</i></li> <li>• <i>To achieve the development of living and working environments with good internal amenity and minimise the need for artificial heating, cooling and lighting.</i></li> <li>• <i>To provide viable and useable commercial floor space.</i></li> <li>• <i>To achieve usable and pleasant streets and public domain at ground level by controlling the size of upper level floor plates of buildings.</i></li> <li>• <i>To achieve a city skyline sympathetic to the topography and context.</i></li> <li>• <i>To allow for view sharing and view corridors.</i></li> <li>• <i>To reduce the apparent bulk and scale of buildings by breaking up expanses of building wall with modulation of form and articulation of facades.</i></li> </ul>	Proposed development consistent with objectives.	✓
<p><b>Controls</b></p>	Proposed development is not an	✓

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<p>a) <i>The maximum floorplate sizes and depth of buildings are specified in Figures 2.6 and 2.7, and in the following table (which does not apply to building frontages up to the street front height in the commercial core):</i></p> <table border="1" data-bbox="421 384 958 587"> <thead> <tr> <th>Building use</th> <th>Maximum floor plate size (gross floor area)</th> <th>Maximum building depth (excludes balconies)</th> </tr> </thead> <tbody> <tr> <td>Non-residential Commercial Core</td> <td>1,200m<sup>2</sup> above 24m height</td> <td>25m</td> </tr> </tbody> </table>	Building use	Maximum floor plate size (gross floor area)	Maximum building depth (excludes balconies)	Non-residential Commercial Core	1,200m <sup>2</sup> above 24m height	25m	<p>office building but rather purpose built hospital.</p>	
Building use	Maximum floor plate size (gross floor area)	Maximum building depth (excludes balconies)						
Non-residential Commercial Core	1,200m <sup>2</sup> above 24m height	25m						
<p>b) <i>At street frontage height levels, and where development is built from street edge to street edge, articulate buildings using atria, light wells and courtyards to improve internal building amenity and achieve substantial daylighting at every level, and cross ventilation and/or stack effect ventilation.</i></p>	<p>Proposed development is not an office building but rather purpose built hospital</p>	✓						
<p>c) <i>All points on an office floor should be no more than 10m from a source of daylight (eg. window, lightwell or skylight) in buildings less than 24m in height, and no more than 12.5m from a window in buildings over 24m in height.</i></p>	<p>Proposed development is not an office building but rather purpose built hospital</p>	✓						
<p><b>2.5 Side and rear building setbacks and building separation</b></p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To ensure an appropriate level of amenity for building occupants in terms of daylight, outlook, view sharing, ventilation, wind mitigation, and privacy.</li> <li>To achieve usable and pleasant streets and public domain areas in terms of wind mitigation and daylight access.</li> </ul>	<p>Proposed development consistent with objectives.</p>	✓						
<p><b>Controls</b></p> <p><i>Note: For the purpose of this section, commercial buildings means all non-residential buildings (including hotel accommodation, but not serviced apartments). Principal windows and balconies means the air window of a living room or main bedroom, or the edge of primary balcony of a dwelling.</i></p>								
<p>a) <i>The minimum building setbacks from the side and rear property boundaries are specified in Figures 2.8 to 2.11, and in the following table:</i></p>	<p>Proposed building has setbacks of 6m to side and rear boundary, except for fire egress stair to north-east corner.</p>	✓						

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CLAUSE				TPG NSW COMMENT	COMPLIES
	Zone	Building condition	Minimum side setback	Minimum rear setback	
	Commercial Core	Up to street frontage heights	0m	0m	
		Residential uses (habitable rooms) between street frontage height and 45m	12m	12m	
		All uses (including non-habitable residential) between street frontage height and 45m	6m	6m	
		All uses above 45m	14m	14m	
	<b>Objectives</b> <ul style="list-style-type: none"> <li>•To encourage a variety of mixed-use developments in the city centre.</li> <li>•To create lively streets and public spaces in the city centre</li> <li>•To increase the diversity and range of shopping and recreational activities for workers, residents and visitors.</li> <li>•To enhance public safety by increasing activity in the public domain on week nights and on weekends.</li> <li>•To minimise potential conflicts and achieve compatibility between different uses.</li> <li>•To minimise conflicts between permitted land use and heritage buildings.</li> <li>•To ensure that the design of mixed-use buildings addresses residential amenity.</li> <li>•To create separate, legible and safe access and circulation in mixed use buildings.</li> <li>•To ensure that mixed use buildings address the public domain and the street.</li> </ul>			Proposed development consistent with objectives.	✓
	<b>Controls</b> a) Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.			Flexible layout on ground floor and first floor shown.	✓
	b) Minimum floor to ceiling heights are 3.3 metres for commercial office and 3.6 metres for active public uses, such as retail and restaurants in the B3 Commercial Core zone. In the B4 Mixed Use zone, the ground floor and first levels of a building shall incorporate a minimum 3 metre floor to ceiling height clearance, to maximise the flexibility in the future use of the building.			Designed to comply.	✓

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CLAUSE	TPG NSW COMMENT	COMPLIES	
	<i>c) Separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.</i>	Designed to comply.	✓
	<i>d) Locate clearly demarcated residential entries directly from the public street.</i>	Designed to comply.	✓
	<i>e) Clearly separate and distinguish commercial and residential entries and vertical circulation.</i>	Designed to comply.	✓
	<i>f) Provide security access controls to all entrances into private areas, including car parks and internal courtyards.</i>	Designed to comply.	✓
	<i>g) Provide safe pedestrian routes through the site, where required.</i>	Designed to comply.	✓
	<i>h) Front buildings onto major streets with active uses.</i>	Designed to comply.	✓
	<i>i) Avoid the use of blank building walls at the ground level.</i>	Designed to comply.	✓
	<i>j) For mixed use buildings that include food and drink premises uses, the location of kitchen ventilation systems shall be indicated on plans and situated to avoid amenity impacts to residents.</i>	Designed to comply.	✓
<b>2.7 Deep soil zone</b>	<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li><i>To provide an area on sites that enables soft landscaping and deep soil planting, permitting the retention and/or planting of trees that will grow to a large or medium size.</i></li> <li><i>To limit building bulk on a site and improve the amenity of developments, allowing for good daylight access, ventilation, and improved visual privacy.</i></li> <li><i>To provide passive and active recreational opportunities.</i></li> </ul>	Proposed development consistent with objectives.	✓
	<p><b>Controls</b></p> <p><i>a) All residential developments must include a deep soil zone (see Figure 2.14).</i></p>	Not a residential development	✓
	<i>b) The deep soil zone shall comprise no less than 15% of the total site area preferably provided in one continuous block and shall have a minimum dimension (width or length) of 6 metres.</i>	Deep soil zones available and shown for trees in landscape plan at Appendix C	✓
	<i>c) For residential components in mixed use developments in the Commercial Core, Mixed Use (city edge) and Enterprise zones, the amount of deep soil zone may be reduced commensurate with the extent of non-residential uses. Where non-residential components result in full site coverage and there is no capacity for water infiltration,</i>	NA	✓

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CLAUSE		TPG NSW COMMENT	COMPLIES
	<p><i>the deep soil component must be provided on structure, in accordance with the provisions of Section 2.8. In such cases, compensatory stormwater management measures must be integrated within the development to minimise stormwater runoff.</i></p>		
	<p><i>d) Where deep soil zones are provided, they must accommodate existing mature trees as well as allowing for the planting of trees/ shrubs that will grow to be mature trees.</i></p>	<p>Deep soil zones available and shown for trees in landscape plan at Appendix C</p>	<p>✓</p>
	<p><i>e) No structures, works or excavations that may restrict vegetation growth are permitted in this zone (including but not limited to basements, car parking, hard paving, patios, decks and drying areas).</i></p>	<p>Deep soil zones available and shown for trees in landscape plan at Appendix C</p>	<p>✓</p>
<p><b>2.8 Landscape design</b></p>	<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To ensure landscaping is integrated into the design of development.</i></li> <li>• <i>To add value and quality of life for residents and occupants within a development in terms of privacy, outlook, views and recreational opportunities.</i></li> <li>• <i>To improve stormwater quality and control run-off.</i></li> <li>• <i>To improve the microclimate and solar performance within the development.</i></li> <li>• <i>To improve urban air quality and contribute to biodiversity.</i></li> </ul>	<p>Proposed development consistent with objectives.</p>	<p>✓</p>
	<p><b>Controls</b></p> <p><i>a) The following documents must be considered for site planning and landscape design:</i></p> <ul style="list-style-type: none"> <li>• <i>Chapter E6 – Landscaping in the DCP..</i></li> <li>• <i>Wollongong City Centre Public Domain Technical Manual (Appendix 2 to this DCP</i></li> </ul>	<p>Deep soil zones available and shown for trees in landscape plan at Appendix C</p>	<p>✓</p>
	<p><i>b) Remnant vegetation must be maintained throughout the site wherever practicable, particularly significant trees.</i></p>	<p>Deep soil zones available and shown for trees in landscape plan at Appendix C</p>	<p>✓</p>
	<p><i>c) A long-term landscape management plan must be provided for all landscaped areas, in particular the deep soil landscape zone.</i></p>	<p>Deep soil zones available and shown for trees in landscape plan at Appendix C</p>	<p>✓</p>
	<p><i>d) The plan must outline how landscaped areas are to be maintained for the life of the development.</i></p>	<p>Deep soil zones available and shown for trees in landscape plan at Appendix C</p>	<p>✓</p>

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	e) Chapter E17 Preservation and Management of Trees and Other Vegetation in this DCP provides for the protection of all trees with a girth greater than 200mm or a height over three metres, or a spread over three metres.	Deep soil zones available and shown for trees in landscape plan at Appendix C	✓
<b>2.9 Planting on structures</b>	<p><i>The following controls apply in the commercial core, mixed use (city edge) and enterprise zones for planting on roof tops or over carpark structures, particularly for communal open space required as a component of mixed use residential development, and in non-residential developments where the landscaping proposed is not on natural ground (Figures 2.15 &amp; 2.16).</i></p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To contribute to the quality and amenity of open space on roof tops and internal courtyards.</li> <li>• To encourage the establishment and healthy growth of trees in urban areas.</li> </ul>	Proposed development consistent with objectives.	✓
	<p><b>Controls</b></p> <p>a) Design for optimum conditions for plant growth by:</p> <ul style="list-style-type: none"> <li>i) Providing soil depth, soil volume and soil area appropriate to the size of the plants to be established,</li> <li>ii) Providing appropriate soil conditions and irrigation methods, and</li> <li>iii) Providing appropriate drainage.</li> </ul>	landscape plan at Appendix C	✓
	<p>b) Design planters to support the appropriate soil depth and plant selection by:</p> <ul style="list-style-type: none"> <li>i) Ensuring planter proportions accommodate the largest volume of soil possible and soil depths to ensure tree growth, and</li> <li>ii) Providing square or rectangular planting areas rather than narrow linear areas.</li> </ul>	landscape plan at Appendix C	✓
	<p>c) Increase minimum soil depths in accordance with:</p> <ul style="list-style-type: none"> <li>i) The mix of plants in a planter for example where trees are planted in association with shrubs, groundcovers and grass,</li> <li>ii) The level of landscape management, particularly the frequency of irrigation,</li> <li>iii) Anchorage requirements of large and medium trees, and</li> <li>iv) Soil type and quality.</li> </ul>	Deep soil zones available and shown for trees in landscape plan at Appendix C	✓
<b>2.10 Sun access planes</b>	<ul style="list-style-type: none"> <li>• MacCabe Park on 21 June from 12 noon to 2pm.</li> <li>• Civic Square on 21 June from 11am to 3pm.</li> <li>• Market Square on 21 June from 12 noon to 2pm.</li> </ul>	N/A	✓

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	<ul style="list-style-type: none"> <li>• Pioneer Park on 21 June from 12 noon to 2pm.</li> </ul>		
<b>2.11 Development on classified roads</b>	<b>Objectives</b> <ul style="list-style-type: none"> <li>• To ensure that new development does not compromise the effective and ongoing operation and function of classified roads; and</li> <li>• To prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.</li> </ul>	Proposed development consistent with objectives.	✓
	<b>Controls</b> <p>a) Consent must not be granted to the development of land that has a frontage to a classified road unless the consent authority is satisfied that:</p>	Refer to traffic report at Appendix P	✓
	<p>b) Where practicable, vehicular access to the land is provided by a road other than the classified road; and</p>	Refer to traffic report at Appendix P	✓
	<p>c) The safety, efficiency and ongoing operation of the classified road will not be adversely affected by the proposed development as a result of:</p> <ul style="list-style-type: none"> <li>i) The design of the vehicular access to the land, or</li> <li>ii) The emission of smoke or dust from the proposed development, or</li> <li>iii) The nature, volume or frequency of vehicles using the classified road to gain access to the land, and</li> </ul>	Refer to traffic report at Appendix P	✓
	<p>d) The development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the proposed development.</p>	Hospital wards component at upper levels and setback from road generating noise	✓
<b>3.0 PEDESTRIAN AMENITY</b>			
<b>3.2 Permeability</b>	<b>Objectives</b> <ul style="list-style-type: none"> <li>• To improve access in the city centre by providing through site links as redevelopment occurs.</li> <li>• To ensure that through site links have active frontages along their length where possible.</li> <li>• To provide for pedestrian amenity and safety.</li> <li>• To encourage removal of vehicular entries from primary street frontages.</li> <li>• To retain and develop lanes as useful and interesting pedestrian connections as well as for service access.</li> </ul>	Proposed development consistent with objectives.	✓

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<p><b>Controls</b>  <i>a) Through site links, arcades, shared ways and laneways are to be provided as shown in Figure 3.1.</i></p>	N/A	✓
<p><i>b) Where possible, existing dead end lanes are to be extended through to the next street as redevelopment occurs.</i></p>	N/A	✓
<p><i>c) New through site links should be connected with existing and proposed through block lanes, shared zones, arcades and pedestrian ways and opposite other through site links.</i></p>	N/A	✓
<p><i>d) Existing publicly and privately owned lanes are to be retained.</i></p>	N/A	✓
<p><i>e) The design and finish of new through site links need to be provided in accordance with Council's City Centre Public Domain Manual.</i></p>	Refer to landscape plan at Appendix P	✓
<p><b>Pedestrian links</b>  <i>Through site links (arcades) for pedestrians are to be provided as shown in Figure 3.1, and:</i>  <i>a) Have active frontages,</i>  <i>b) Be clear and direct throughways for pedestrians,</i>  <i>c) Provide public access at all business trading times or as otherwise stipulated by Council's conditions of approval,</i>  <i>d) Have a minimum width of 4m nonleasable space clear of all obstructions (including columns, stairs and escalators),</i>  <i>e) Where practicable, have access to natural light for at least 30% of their length,</i>  <i>f) Where air conditioned, have clear glazed entry doors comprising at least 50% of the entrance, and</i>  <i>g) Have signage at street entries indicating public accessibility and the street to which the through site link connects.</i></p>	Not proposed	✓
<p><i>Internal arcades will not be approved in preference to activation of an existing or required lane. Where developments front a lane that is also a pedestrian route, provide an active frontage and design details that create visual interest such as landscaping, awnings, paved finishes and good lighting.</i></p>		✓
<p><b>Lanes</b></p>	Not proposed	✓

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<p>a) New through site laneways for pedestrians and vehicles are to be provided as indicated in Fig 3.1.</p> <p>b) Lanes are to:</p> <ul style="list-style-type: none"> <li>i) have active frontages,</li> <li>ii) be clear and direct throughways for pedestrians,</li> <li>iii) provide public access at all times or as otherwise stipulated by Council's conditions of approval,</li> <li>iv) have a minimum width of 6m clear of all obstructions, and</li> <li>v) have signage indicating public accessibility and the street to which the lane connects.</li> </ul> <p>c) Where lanes are primarily used for building access and servicing, 'safer by design' principles must be demonstrated (refer to Section 3.3).</p>		<p>✓</p>
<p><b>3.3 Active street frontages</b></p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To promote pedestrian activity and safety in the public domain.</li> <li>• To maximise active street fronts in Wollongong city centre.</li> <li>• To define areas where active streets are required or are desirable.</li> </ul>	<p>Proposed development consistent with objectives.</p>	<p>✓</p>
<p><b>Controls</b></p> <p>a) In commercial and mixed use development, active street fronts are encouraged in the form of non-residential uses on ground level.</p>	<p>Proposed building designed to comply</p>	<p>✓</p>
<p>b) Active street fronts in the form of non-residential uses on ground level are required along streets, lanes and through site links shown in Figure 3.4 for all buildings in the Commercial Core and Tourist zones, and for mixed use buildings in the Mixed Use (city edge) and Enterprise zones.</p>	<p>Proposed building designed to comply</p>	<p>✓</p>
<p>c) Active ground floor uses are to be at the same general level as the footpath and be accessible directly from the street.</p>	<p>Proposed building designed to comply</p>	<p>✓</p>
<p>d) For all non-residential ground floor frontages outside the streets shown in Figure 3.4, provide clear glazing where ever possible to promote passive surveillance and contribute to street activity.</p>	<p>Proposed building designed to comply</p>	<p>✓</p>
<p>e) Restaurants, cafes and the like are to consider providing openable shop fronts.</p>	<p>Internal usage possible for cafe or the like</p>	<p>✓</p>
<p>f) Residential developments are to provide a clear street address and direct pedestrian access off the primary street front, and allow for residents to overlook all</p>	<p>N/A</p>	<p>✓</p>

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	<p><i>surrounding streets.</i></p> <p><i>g) Provide multiple entrances for large developments including an entrance on each street frontage.</i></p>	Proposed building designed to comply	✓
<p><b>3.4 Safety and security</b></p>	<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• Address safety, security and crime prevention requirements in the planning and design of development (including the NSW Police 'Safer by Design' crime prevention through environmental design (CPTED) principles).</li> <li>• Reduce opportunities for crime through environmental design and the provision of natural and technical surveillance opportunities.</li> <li>• Control access through the provision of physical or implied barriers which can be used to attract, channel or restrict the movement of people.</li> <li>• Implement territorial reinforcement by encouraging community ownership of public space.</li> <li>• Promote space management by ensuring that public open space is effectively utilised and maintained.</li> </ul> <p><b>Controls</b></p> <p><i>a) Ensure that the building design allows for casual surveillance of accessways, entries and driveways.</i></p> <p><i>b) Avoid creating blind corners and dark alcoves that provide concealment opportunities in pathways, stairwells, hallways and car parks.</i></p> <p><i>c) Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering.</i></p> <p><i>d) Where private open space is located within the front building alignment any front fencing must be of a design and/or height, which allows for passive surveillance of the street.</i></p> <p><i>e) Provide adequate lighting of all pedestrian access ways, parking areas and building entries. Such lighting should be on a timer or movement detector to reduce energy consumption and glare nuisance.</i></p> <p><i>f) Provide clear lines of sight and well-lit routes throughout the development.</i></p> <p><i>g) Where a pedestrian pathway is provided from the street, allow for casual</i></p>	<p>Proposed development consistent with objectives.</p> <p>Refer to CPTED report at Appendix O</p> <p>Refer to CPTED report at Appendix O</p> <p>Refer to CPTED report at Appendix O</p> <p>NA</p> <p>Refer to CPTED report at Appendix O</p> <p>Refer to CPTED report at Appendix O</p> <p>Refer to CPTED report at Appendix O</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

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	<i>surveillance of the pathway.</i>		
	<i>h) For large scale retail and commercial development with a GFA of over 5,000m<sup>2</sup>, provide a 'safety by design' assessment in accordance with the CPTED principles from a qualified consultant.</i>	Refer to CPTED report at Appendix O	✓
	<i>i) Provide security access controls where appropriate.</i>	Refer to CPTED report at Appendix O	✓
	<i>j) Ensure building entrance(s) including pathways, lanes and arcades for larger scale retail and commercial developments are directed to signalised intersections rather than mid-block in the commercial zone, mixed use (city edge) and enterprise corridor zones.</i>	Refer to CPTED report at Appendix O	✓
<b>3.5 Awnings</b>	<b>Objectives</b> <ul style="list-style-type: none"> <li>• To provide shelter for public streets where most pedestrian activity occurs.</li> <li>• To address the streetscape by providing a consistent street frontage in the city centre.</li> </ul>	Proposed development consistent with objectives.	✓
	<b>Controls</b> <p>a) Continuous street frontage awnings are to be provided for all new developments as indicated in Figure 3.6.</p>	No awning proposed	✓
	b) Awning design must match building facades and be complementary to those of adjoining buildings.	N/A	✓
	c) Wrap awnings around corners for a minimum six metres from where a building is sited on a street corner.	N/A	✓
	<p>d) Awnings dimensions should generally be:</p> <ul style="list-style-type: none"> <li>i) Minimum soffit height of 3.3 metres,</li> <li>ii) Low profile, with slim vertical fascias or eaves (generally not to exceed 300mm height),</li> <li>iii) Setback a minimum of 1.2 metres from the kerb, and</li> <li>iv) Generally minimum 2.4 metres deep.</li> </ul>	N/A	✓
	e) To control sun access/protection, canvas blinds along the street edge may be permitted, subject to design merit and assessment.	N/A	✓
	f) Signage on blinds is not permitted.	N/A	✓
	g) Provide under awning lighting to facilitate night use and to improve public safety.	N/A	✓

CLAUSE		TPG NSW COMMENT	COMPLIES
<b>3.6 Vehicle footpath crossings</b>	<b>Objectives</b> <ul style="list-style-type: none"> <li>To make vehicle access to buildings more compatible with pedestrian movements and the public domain.</li> <li>To ensure vehicle entry points are integrated into building design and contribute to high quality architecture.</li> </ul>	Proposed development consistent with objectives.	✓
	<b>Controls</b> <b>Location of Vehicle Access</b> a) No additional vehicle entry points will be permitted into the parking or service areas of development along those streets identified as significant pedestrian circulation routes in Figure 3.7.	Refer to Traffic report at Appendix P	✓
	b) In all other areas, one vehicle access point only (including the access for service vehicles and parking for non residential uses within mixed use developments) will be generally permitted.	Refer to Traffic report at Appendix P	✓
	c) Where practicable, vehicle access is to be from lanes and minor streets rather than primary street fronts or streets with major pedestrian and cyclist activity.	Refer to Traffic report at Appendix P	✓
	d) Where practicable, adjoining buildings are to share or amalgamate vehicle access points. Internal on-site signal equipment is to be used to allow shared access. Where appropriate, new buildings should provide vehicle access points so that they are capable of shared access at a later date.	N/A	✓
	e) Vehicle access may not be required or may be denied to some heritage buildings.	N/A	✓
	<b>Design of Vehicle Access</b> a) Wherever practicable, vehicle access is to be a single lane crossing with a maximum width of 2.7 metres over the footpath, and perpendicular to the kerb alignment. In exceptional circumstances, a double lane crossing with a maximum width of 5.4 metres may be permitted for safety reasons (refer Figure 3.8)	Refer to Traffic report at Appendix P	✓
	b) Vehicle access ramps parallel to the street frontage will not be permitted.	Proposed building designed to comply	✓
	c) Doors to vehicle access points are to be roller shutters or tilting doors fitted behind the building facade.	Proposed building designed to comply	✓
	d) Vehicle entries are to have high quality finishes to walls and ceilings as well as high	Proposed building designed to	✓

CLAUSE		TPG NSW COMMENT	COMPLIES
	<p><i>standard detailing. No service ducts or pipes are to be visible from the street.</i></p> <p><b>Porte Cocheres</b>                      a) <i>Porte cocheres disrupt pedestrian movement and do not contribute to active street frontage. They may only be permitted in exceptional circumstances for hotels and major tourist venues subject to high quality urban design, streetscape, heritage and pedestrian amenity considerations. They are not permitted in those streets shown with significant pedestrian circulation at Figure 3.7.</i>  <i>If justified, porte cocheres should preferably be internal to the building with one combined vehicle entry and exit point, or one entry and one exit point on two different street fronts of the development.</i>  <i>In exceptional circumstances for buildings with one street frontage only, an indented porte cochere with separate entry and exit points across the footpath may be permitted, as long as:</i></p> <ul style="list-style-type: none"> <li>• <i>It is constructed entirely at the footpath level,</i></li> <li>• <i>Provides active street frontage uses in addition to any hotel entry or lobby at its perimeter,</i></li> <li>• <i>Is of high quality design and finish, and</i></li> <li>• <i>Provides for safe and clear pedestrian movement along the street.</i></li> </ul>	<p>comply</p> <p>Design does not limit pedestrian movements or affect street frontage – designed to side of building.</p>	<p></p> <p>✓</p>
<p><b>3.7 Pedestrian overpasses, underpasses and encroachments</b></p>	<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To promote pedestrian activation of streets and public places.</i></li> <li>• <i>To promote ‘safer by design’ and crime prevention principles.</i></li> <li>• <i>To encourage pedestrian circulation at street level.</i></li> <li>• <i>To protect views and vistas along streets.</i></li> </ul>	<p>Proposed development consistent with objectives.</p>	<p>✓</p>
	<p><b>Controls</b></p> <p>a) <i>New overpasses over streets will generally not be approved. In exceptional circumstances, new overpasses over service lanes may be considered by the consent authority subject to assessment of impacts on safety and crime prevention, streetscape amenity and activation of the public domain. In such circumstances, overpasses are to be fully glazed, not greater than 6 metres wide or more than one level high. Refer to AS 5100.1 - 2004</i></p>	<p>Not proposed</p>	<p>✓</p>

CLAUSE	TPG NSW COMMENT	COMPLIES
<p><i>b) Longitudinal development under the road reserve is not permitted. The siting of basement carparks beneath the road reserve is not permitted for private developments. Stratum road closures for this purpose will not be permitted.</i></p>	Not proposed	✓
<p><i>c) Underpasses may be considered by the consent authority for direct connection under adjacent streets to railway stations;</i>  <i>i) Where they would substantially improve pedestrian safety and accessibility, and</i>  <i>ii) Incorporate active uses, particularly at entry and exit points.</i></p>	Not proposed	✓
<p><i>d) Access to underpasses should be provided directly from a public footpath at the street alignment (rather than reducing the space of the footpath). This will ensure public access at all times and enhance the use and activities of the public domain.</i></p>	Not proposed	✓
<p><i>e) All underpasses are to have a minimum width of 4.5 metres clear of all fixed obstructions, a minimum ceiling height of 4 metres and a minimum depth of 3 metres.</i></p>	Not proposed	✓
<p><b>3.8 Building exteriors</b></p> <p><b>Objectives</b>  <i>To ensure that new buildings in Wollongong;</i></p> <ul style="list-style-type: none"> <li>• <i>Contribute positively to the streetscape and public domain by means of high quality architecture and robust selection of materials and finishes.</i></li> <li>• <i>Provide richness of detail and architectural interest especially at visually prominent parts of buildings such as lower levels and roof tops.</i></li> <li>• <i>Present appropriate design responses to nearby development that complement the streetscape.</i></li> <li>• <i>Clearly define the adjoining streets, street corners and public spaces and avoid ambiguous external spaces with poor pedestrian amenity and security.</i></li> <li>• <i>Maintain a pedestrian scale in the articulation and detailing of the lower levels of the building.</i></li> <li>• <i>Contribute to a visually interesting skyline</i></li> </ul>	Proposed development consistent with objectives.	✓
<p><b>Controls</b>  <i>a) Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of:</i> • <i>appropriate alignment and street frontage heights.</i>  <i>i) Appropriate alignment and street frontage heights.</i></p>	Proposed building designed to comply	✓

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CLAUSE	TPG NSW COMMENT	COMPLIES
<ul style="list-style-type: none"> <li>ii) Setbacks above street frontage heights.</li> <li>iii) Appropriate materials and finishes selection.</li> <li>iv) Facade proportions including horizontal or vertical emphasis.</li> <li>v) The provision of enclosed corners at street intersections.</li> </ul>		
<ul style="list-style-type: none"> <li>b) Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings are encouraged.</li> </ul>	No adjoining park and no balconies proposed	✓
<ul style="list-style-type: none"> <li>c) Articulate façades so that they address the street and add visual interest.</li> </ul>	Proposed building designed to comply	✓
<ul style="list-style-type: none"> <li>d) External walls should be constructed of high quality and durable materials and finishes with 'self-cleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.</li> </ul>	Proposed building designed to comply	✓
<ul style="list-style-type: none"> <li>e) Finishes with high maintenance costs, those susceptible to degradation or corrosion from a coastal or industrial environment or finishes that result in unacceptable amenity impacts, such as reflective glass, are to be avoided.</li> </ul>	Proposed building designed to comply	✓
<ul style="list-style-type: none"> <li>f) To assist articulation and visual interest, avoid expanses of any single material.</li> </ul>	Proposed building designed to comply	✓
<ul style="list-style-type: none"> <li>g) Limit opaque or blank walls for ground floor uses to 30% of the street frontage.</li> </ul>	Proposed building designed to comply	✓
<ul style="list-style-type: none"> <li>h) Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.</li> </ul>	Proposed building designed to comply	✓
<ul style="list-style-type: none"> <li>i) Highly reflective finishes and curtain wall glazing are not permitted above ground floor level (see Section 5.3).</li> </ul>	Proposed building designed to comply	✓
<ul style="list-style-type: none"> <li>j) A materials sample board and schedule is required to be submitted with applications for development over \$1 million or for that part of any development built to the street edge.</li> </ul>	Materials board provided.	✓
<ul style="list-style-type: none"> <li>k) Minor projections up to 450mm from building walls in accordance with those permitted by the Building Code of Australia may extend into the public space providing it does not fall within the definition of gross floor area and there is a public benefit, such as;</li> </ul>	Proposed building designed to comply	✓

CLAUSE		TPG NSW COMMENT	COMPLIES
	<p><i>i) Expressed cornice lines that assist in enhancing the streetscape, ii) Projections such as entry canopies that add visual interest and amenity, and iii) Provided that the projections do not detract from significant views and vistas (see Figure 3.12).</i></p>		
	<p><i>l) The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building.</i></p>	Included	✓
<p><b>3.9 Advertising and signage</b></p>	<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To ensure that all advertising achieves a very high level of design quality in terms of graphic design, its relationship to the architectural design of buildings and the character of streetscapes.</i></li> <li>• <i>To limit the overall amount of advertising through the provision of fewer, more effective signs, to avoid the creation of visual clutter on buildings and streetscapes.</i></li> <li>• <i>To promote signs that add character to the streetscape and assist with way finding and the pedestrian useability of the city.</i></li> <li>• <i>To promote signs that complement the architectural style and use of buildings.</i></li> <li>• <i>To consider the amenity of residential development and the visual quality of the public domain.</i></li> <li>• <i>To encourage corporate logos and colours in signs that achieve a high degree of compatibility with the architecture of the building.</i></li> <li>• <i>To ensure that the location and design of signs are consistent with road safety principles.</i></li> </ul>	Proposed development consistent with objectives.	✓
	<p><b>Controls</b> <b>General location and design of signs</b></p> <p>a) <i>Signs are to be designed and located to:</i></p> <ul style="list-style-type: none"> <li><i>i) Relate to the use of the building,</i></li> <li><i>ii) Be visually interesting and exhibit a high level of design quality,</i></li> <li><i>iii) Be integrated and achieve a high degree of compatibility with the architectural design of the supporting building having regard to its composition, fenestration, materials, finishes, and colours, and ensure that architectural features of the building are not obscured,</i></li> <li><i>iv) Have regard to the view of the sign and any supporting structure, cabling and conduit from all angles, including visibility from the street level and nearby higher buildings and against the skyline, and</i></li> <li><i>v) Have only a minimal projection from the building.</i></li> </ul>	No signs proposed	✓

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CLAUSE	TPG NSW COMMENT	COMPLIES
<i>b) Signs that contain additional advertising promoting products or services not related to the approved use of the premises or site (such as the logos or brands of products eg soft drinks, brewers, photographic film, etc) are not permitted.</i>	No signs proposed	✓
<i>c) Signs painted on or applied on the roof are prohibited.</i>	No signs proposed	✓
<i>d) Corporate colours, logos and other graphics are encouraged to achieve a very high degree of compatibility with the architecture, materials, finishes and colours of the building and the streetscape.</i>	No signs proposed	✓
<i>e) In considering applications for new signs the consent authority must have regard to the number of existing signs on the site and in its vicinity and whether that signage is consistent with the provisions of this section and whether the cumulative impact gives rise to visual clutter.</i>	No signs proposed	✓
<i>f) A signage strategy shall be submitted with a development application for a building where the signage details are not known for future uses within the building. The strategy shall include elevations that indicate signage zones on the building into which future signs will be located and details of other controls relating to theme, illumination and size, where appropriate.</i>	No signs proposed	✓
<b>illuminated signs</b> <i>a) Illuminated signs are not to detract from the architecture of the supporting building during daylight.</i>	No signs proposed	✓
<i>b) Illumination (including cabling) of signs is to be:</i> <i>i) Concealed, or</i> <i>ii) Integral with the sign, or</i> <i>iii) Provided by means of carefully designed and located remote or spot lighting.</i>	No signs proposed	✓
<i>c) The ability to adjust the light intensity of illuminated signs is to be installed where the consent authority considers necessary.</i>	No signs proposed	✓
<i>d) A curfew may be imposed on the operation of illuminated signs where continuous illumination may impact adversely on the amenity of residential buildings, serviced apartments or other visitor accommodation, or have other adverse environmental effects.</i>	No signs proposed	✓
<i>e) Uplighting of signs is prohibited. Any external lighting of signs is to be downward pointing and focused directly on the sign and is to prevent or minimise the escape of light beyond the sign.</i>	No signs proposed	✓
<b>Signs and Road Safety</b>	No signs proposed	✓

CLAUSE		TPG NSW COMMENT	COMPLIES
	<p>a) Signs are regarded as prejudicial to the safety of the travelling public if they:</p> <p>i) Obscure or interfere with road traffic signs and signals or with the view of a road hazard, oncoming vehicles, or any other vehicle or person, or an obstruction which should be visible to drivers or other road users,</p> <p>ii) Give instructions to traffic by use of the word 'stop' or other directions, which could be confused with traffic signs,</p> <p>iii) Are of such a design or arrangement that any variable messages or intensity of lighting impair drivers' vision or distract drivers' attention, and</p> <p>iv) Are situated at locations where the demands on drivers' concentration due to road conditions are high such as at major intersections or merging and diverging lanes.</p>		
<b>3.10 Views and view corridors</b>	<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>To maintain and enhance views from the city centre to the foreshore, escarpment and significant objects (such as the lighthouse) wherever possible.</li> <li>To enhance views along city streets.</li> <li>To protect silhouettes of the tops of major buildings or structures as seen against the sky or backdrop of the escarpment or foreshore.</li> </ul>	Proposed development consistent with objectives.	✓
	<p><b>Controls</b></p> <p>a) Existing views shown in Figure 3.12 are to be protected to the extent that is practical in the planning and design of development.</p>	Refer to EA at Section 3.4.3 and Appendix B.	✓
	<p>b) The redevelopment of sites with potential to open a blocked view shown in Figure 3.12 must take into account the restoration of that view.</p>	Refer to EA at Section 3.4.3 and Appendix B.	✓
	<p>c) Align buildings to maximise view corridors between buildings.</p>	Refer to EA at Section 3.4.3 and Appendix B.	✓
	<p>d) Remove or avoid installation of built elements that obstruct significant views.</p>	Refer to EA at Section 3.4.3 and Appendix B.	✓
	<p>e) Carefully consider tree selection to provide views along streets in Figure 3.12 and keep under storey planting low where possible.</p>	Refer to landscape plan at Appendix C	✓
	<p>f) Site analysis must address views with the planning and design of building forms taking into account existing topography, vegetation and surrounding development.</p>	Refer to EA at Section 3.4.3 and Appendix B.	✓
<b>4.0 ACCESS PARKING AND SERVICING</b>			

CLAUSE	TPG NSW COMMENT	COMPLIES	
<b>4.2 Pedestrian access and mobility</b>	Proposed development consistent with objectives.	✓	
<b>Objectives</b> <ul style="list-style-type: none"> <li>• To provide a safe and easy access to buildings to enable better use and enjoyment by people regardless of age and physical condition, whilst also contributing to the vitality and vibrancy of the public domain.</li> <li>• To ensure buildings and places are accessible to people with a disability</li> </ul>			
	<b>Controls</b> a) Main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.	Designed to comply	✓
	b) The design of facilities (including car parking requirements) for disabled persons must comply with the relevant Australian Standard (AS 1428 Pt 1 and 2, AS 2890 Pt 1, or as amended) and the Disability Discrimination Act 1992 (as amended).	Designed to comply	✓
	c) The development must provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor.	Designed to comply	✓
	d) The development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.	Designed to comply	✓
	e) Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours in accordance with Council's Public Domain Technical Manual, in accordance with Council's Public Domain Technical Manual.	Designed to comply	✓
	f) Building entrance levels and footpaths must comply with the longitudinal and cross grades specified in AS 1428.1:2001, AS/NZS 2890.1:2004 and the Disability Discrimination Act.	Designed to comply	✓
<b>4.3 Vehicular driveways and manoeuvring areas</b>	Proposed development consistent with objectives.	✓	
<b>Objective</b> To minimise the impact of vehicle access points and driveway crossovers on streetscape amenity, pedestrian safety and the quality of the public domain by; <ul style="list-style-type: none"> <li>• Designing vehicle access to required safety and traffic management standards,</li> <li>• Integrating vehicle access with site planning, streetscape requirements, traffic patterns and</li> <li>• Minimising potential conflict with pedestrians.</li> </ul>			
	<b>Controls</b> a) Driveways should be:	Refer to traffic report	✓

CLAUSE	TPG NSW COMMENT	COMPLIES
<p>i) Provided from lanes and secondary streets rather than the primary street, wherever practical.                      ii) Located taking into account any services within the road reserve, such as power poles, drainage inlet pits and existing street trees.                      iii) Located a minimum of 6 metres from the perpendicular of any intersection of any two roads.                      iv) If adjacent to a residential development, setback a minimum of 1.5m from the relevant side property boundary.</p>		
<p>b) Vehicle access is to be designed to;                      i) Minimise the impact on the street, site layout and the building façade design, and                      ii) If located off a primary street frontage, integrated into the building design.</p>	Refer to traffic report	✓
<p>c) All vehicles must be able to enter and leave the site in a forward direction without the need to make more than a three point turn.</p>	Refer to traffic report	✓
<p>d) Design of driveway crossings must be in accordance with Council’s standard Vehicle Entrance Designs, with any works within the footpath and road reserve subject to a s138 Roads Act approval.</p>	Refer to traffic report	✓
<p>e) Driveway widths must comply with the relevant Australian Standards.</p>	Refer to traffic report	✓
<p>f) Car space dimensions must comply with the relevant Australian Standards.</p>	Refer to traffic report	✓
<p>g) Driveway grades, vehicular ramp width/ grades and passing bays must be in accordance with the relevant Australian Standard, (AS 2890.1).</p>	Refer to traffic report	✓
<p>h) Vehicular ramps less than 20m long within developments and parking stations must have a maximum grade of 1 in 5 (20%). Ramp widths and design must be in accordance with AS 2890.1.</p>	Refer to traffic report	✓
<p>i) Access ways to underground parking should not be located adjacent to doors or windows of the habitable rooms of any residential development.</p>	Refer to traffic report	✓
<p>j) For residential development in the General Residential zone, use semi-pervious materials for all uncovered parts of driveways/spaces to provide for some stormwater infiltration.</p>	Refer to traffic report	✓
<p><b>4.4 On-site parking</b>  <b>Objectives</b>                      • Facilitate an appropriate level of on-site parking provision in the city to cater for a mix of development types.                      • Minimise the visual impact of on-site parking.                      • Provide adequate space for parking and manoeuvring of vehicles (including service</p>	Proposed development consistent with objectives.	✓

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CLAUSE	TPG NSW COMMENT	COMPLIES
<p>vehicles and bicycles).</p> <ul style="list-style-type: none"> <li>• To promote Wollongong city centre as a more lively and vibrant place by providing parking incentives for certain developments in the city centre.</li> <li>• To encourage economic growth in the city centre.</li> <li>• To recognise the complementary use and benefit of public transport and non-motorised modes of transport such as bicycles and walking.</li> </ul>		
<p><b>Controls</b>  <b>General (all development)</b>                      a) On-site parking must meet the relevant Australian Standard (AS 2890.1 2004 - Parking facilities, or as amended).</p>	Refer to traffic report	✓
<p>b) Council may require the provision of a supporting geotechnical report prepared by an appropriately qualified professional as information to accompany a development application to Council.</p>	Refer to geotech report.	✓
<p>c) Car parking and associated internal manoeuvring areas which are surplus to Council's specified parking requirements will count towards the gross floor area, but not for the purpose of determining the necessary parking.</p>	Refer to traffic report	✓
<p>d) Any car parking provided in a building above ground level is to have a minimum floor to ceiling height of 2.8m so it can be adapted to another use in the future.</p>	Refer to traffic report	✓
<p>e) On-site vehicle, motorcycle and bicycle parking is to be provided in accordance with Part E of this DCP.</p>	Refer to traffic report	✓
<p>f) To accommodate people with disabilities, provide a minimum of 1% of the required parking spaces, or minimum of 1 space per development, (whichever is the greater) as an appropriately designated and signed disabled parking space.</p>	Refer to traffic report	✓
<p><b>Commercial developments and mixed use developments in all other zones</b>                      a) The impact of any on-grade car parking must be minimised by:                      i) Locating parking on the side or rear of the lot away from the street frontage,                      ii) Provision of fencing or landscape to screen the view of cars from adjacent streets and buildings,                      iii) Allowing for safe and direct access to building entry points, or                      iv) Incorporating car parking into landscape design of the site (such as plantings between parking bays to improve views, selection of paving material and screening from communal and open space areas</p>	Designed to comply.	✓
<p>b) Natural ventilation should be provided to underground parking areas where possible, with ventilation grilles and structures;</p>	Refer to ESD report	✓

CLAUSE	TPG NSW COMMENT	COMPLIES
<p>i) Integrated into the overall façade and landscape design of the development,                      ii) Not located on the primary street façade, and                      iii) Oriented away from windows of habitable rooms and private open spaces areas.</p>		
<p><b>4.5 Site facilities and services</b></p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To ensure that site facilities (such as clothes drying areas, mail boxes, recycling and garbage disposal units/areas, screens, lighting, storage areas, air conditioning units and communication structures) are effectively integrated into the development and are unobtrusive.</li> <li>• To ensure that site services and facilities are adequate for the nature and quantum of development.</li> <li>• To establish appropriate access and location requirements for servicing.</li> <li>• To ensure service requirements do not have adverse amenity impacts.</li> </ul>	Proposed development consistent with objectives.	✓
<p><b>Controls</b></p> <p><b>Mail boxes</b></p> <p>a) Provide letterboxes for residential building and/ or commercial tenancies in one accessible location adjacent to the main entrance to the development.</p>	N/A	✓
<p>b) They should be integrated into a wall where possible and be constructed of materials consistent with the appearance of the building.</p>	N/A	✓
<p>c) Letterboxes shall be secure and large enough to accommodate articles such as newspapers.</p>	N/A	✓
<p><b>Communication structures, air conditioners and service vents</b></p> <p>a) Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures:</p> <ul style="list-style-type: none"> <li>i) Away from the street frontage,</li> <li>ii) Integrated into the roof scape design and in a position where such facilities will not become a skyline feature at the top of any building, and</li> <li>iii) Adequately setback from the perimeter wall or roof edge of buildings.</li> </ul>	Designed to comply	✓
<p>b) A master antenna must be provided for residential apartment buildings. This antenna shall be sited to minimise its visibility from surrounding public areas.</p>	Designed to comply	✓
<p><b>Waste (garbage) storage and collection General (all development)</b></p> <p>a) All development is to adequately accommodate waste handling and storage on-site. The size, location and handling procedures for all waste, including recyclables, is to be determined in accordance with Council waste policies and advice from relevant waste handling contractors.</p>	Designed to comply	✓

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CLAUSE	TPG NSW COMMENT	COMPLIES
<p>b) Access for waste collection and storage is preferred from rear lanes, side streets or rights of ways.</p>	<p>Designed to comply</p>	<p>✓</p>
<p>c) Waste storage areas are to be designed to:</p> <ul style="list-style-type: none"> <li>i) Ensure adequate driveway access and manoeuvrability for any required service vehicles,</li> <li>ii) Located so as not to create any adverse noise impacts on the existing developments or sensitive noise receptors such as habitable rooms of residential developments, and</li> <li>iii) Screened from the public way and adjacent development that may overlook the area.</li> </ul>	<p>Designed to comply</p>	<p>✓</p>
<p>d) The storage facility must be well lit, easily accessible on grade for movement of bins, free of obstructions that may restrict movement and servicing of bins or containers and designed to minimise noise impacts</p>	<p>Designed to comply</p>	<p>✓</p>
<p><b>Location requirements for Waste Storage Areas and Access:</b></p> <p>a) Where waste volumes require a common collection, storage and handling area, this is to be located:</p> <ul style="list-style-type: none"> <li>i) For residential flat buildings, enclosed within a basement or enclosed carpark,</li> <li>ii) For multi-housing, at ground behind the main building setback and façade, or within a basement or enclosed carpark,</li> <li>iii) For commercial, retail and other development, on-site in basements or at ground within discrete service areas not visible from main street frontages.</li> </ul>	<p>Refer to traffic report.</p>	<p>✓</p>
<p>b) Where above ground garbage collection is prohibitive or impractical due to limited street frontage, or would create an unsafe environment, an on-site basement storage area must be provided.</p>	<p>Refer to traffic report.</p>	<p>✓</p>
<p>c) Where a mobile compaction vehicle is required to enter the site, the access and circulation area shall be designed to accommodate a vehicle with the following dimensions:</p>	<p>Refer to traffic report.</p>	<p>✓</p>

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CLAUSE		TPG NSW COMMENT	COMPLIES														
	<table border="1"> <thead> <tr> <th>Position</th> <th>Dimension</th> </tr> </thead> <tbody> <tr> <td>Vehicle length</td> <td>12300mm</td> </tr> <tr> <td>Vehicle width</td> <td>3500mm</td> </tr> <tr> <td>Vehicle height - travel</td> <td></td> </tr> <tr> <td>(Safe height in confined areas - top door closed and forks down)</td> <td>3800mm</td> </tr> <tr> <td>Vehicle height - operation</td> <td></td> </tr> <tr> <td>(Top door open with a bin at full tipping position)</td> <td>6000mm</td> </tr> </tbody> </table>	Position	Dimension	Vehicle length	12300mm	Vehicle width	3500mm	Vehicle height - travel		(Safe height in confined areas - top door closed and forks down)	3800mm	Vehicle height - operation		(Top door open with a bin at full tipping position)	6000mm	Refer to traffic report.	✓
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(Safe height in confined areas - top door closed and forks down)	3800mm																
Vehicle height - operation																	
(Top door open with a bin at full tipping position)	6000mm																
	<b>Service docks and loading/unloading areas</b>	Refer to traffic report.	✓														
	a) Provide adequate space within any new development for the loading and unloading of service/delivery vehicles.																
	b) Preferably locate service access off rear lanes, side streets or rights of way.	Refer to traffic report.	✓														
	c) Screen all service doors and loading docks from street frontages and from active overlooking from existing developments.	Refer to traffic report.	✓														
	d) Design circulation and access in accordance with AS 2890.1.	Refer to traffic report.	✓														
	<b>Fire service and emergency vehicles</b>	Refer to Utilities report at Appendix F.	✓														
	a) For developments where a fire brigade vehicle is required to enter the site, vehicular access, egress and manoeuvring must be provided to, from and on the site in accordance with the NSW Fire Brigades Code of Practice – Building Construction - NSWFB Vehicle Requirements.																
	b) Generally, provision must be made for NSW Fire Brigade vehicles to enter and leave the site in a forward direction where:	Refer to Utilities report at Appendix F.	✓														
	i) NSW Fire Brigade cannot park their vehicles within the road reserve due to the distance of hydrants from the building or restricted vehicular access to hydrants; or																
	ii) The site has an access driveway longer than 15m.																

CLAUSE	TPG NSW COMMENT	COMPLIES
<p><b>Utility Services</b>  <i>The provision of utility services and access for regular servicing and maintenance must be considered at the concept stage of site development.</i></p>	Refer to Utilities report at Appendix F.	✓
<p>a) <i>Development must ensure that adequate provision has been made for all essential services including water, sewerage, electricity and telecommunications and stormwater drainage to the satisfaction of all relevant authorities.</i></p>	Refer to Utilities report at Appendix F.	✓
<p>b) <i>The applicant must liaise with the relevant power authority with regard to the need for a conduit to be installed within the foot way area for the future provision of an underground power supply and extension of the conduit up to the wall of the existing or proposed building.</i></p>	Refer to Utilities report at Appendix F.	✓
<p>c) <i>The development must ensure that ready connection of the building(s) can be made in future when underground power is installed and the overhead line connection is replaced with a connection to the underground line.</i></p>	Refer to Utilities report at Appendix F.	✓
<p>d) <i>The applicant must liaise with the power authority with regard to the retention, relocation, or removal of any existing power pole.</i></p>	Refer to Utilities report at Appendix F.	✓
<b>5.0 ENVIRONMENTAL MANAGEMENT</b>		
<p><b>5.2 Energy efficiency and conservation</b></p>		
<p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• <i>To reduce the necessity for mechanical heating and cooling.</i></li> <li>• <i>To minimise greenhouse gas emissions.</i></li> <li>• <i>To use natural climatic advantages of the coastal location such as cooling summer breezes, and exposure to unobstructed winter sun.</i></li> </ul>	Proposed development consistent with objectives.	✓
<p><b>Controls – Non residential</b>  <i>For all non-residential development:</i></p> <p>a) <i>Improve the control of mechanical space heating and cooling by:</i></p> <p style="padding-left: 20px;">i) <i>Designing heating/cooling systems to target only those spaces which require heating or cooling, not the whole building.</i></p>	Refer to ESD report	✓
<p>b) <i>Improve the efficiency of hot water systems by:</i></p> <p style="padding-left: 20px;">i) <i>Insulating hot water systems, and</i></p> <p style="padding-left: 20px;">ii) <i>Installing water saving devices, such as flow regulators, 3 stars rated shower heads, dual flush toilets and tap aerators.</i></p>	Refer to ESD report	✓
<p>c) <i>Reduce reliance on artificial lighting and designing lighting systems to target only those spaces which require lighting at any particular ‘off-peak’ time, not the whole building.</i></p>	Refer to ESD report	✓

CLAUSE	TPG NSW COMMENT	COMPLIES
<p><b>For all commercial development over \$5 million:</b>  <i>Provide an Energy Efficiency Report from a suitably qualified consultant to accompany any development application for new commercial office development with a construction cost of \$5 million or more that demonstrates a commitment to achieve no less than a 4 star rating under the Australian Building Greenhouse Rating Scheme. From 1st November 2006 all non-residential development Class 5-9 will need to comply with the Building Code of Australia energy efficiency provisions.</i></p>	Refer to ESD report	✓
<p><b>5.3 Water conservation</b></p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>• To reduce per-capita mains consumption of potable water.</li> <li>• To harvest rainwater and urban stormwater runoff for use.</li> <li>• To reduce wastewater discharge.</li> <li>• To capture, treat and reuse wastewater where appropriate.</li> <li>• To safeguard the environment by improving the quality of water run off.</li> <li>• To ensure infrastructure design is complementary to current and future water use.</li> </ul>	Proposed development consistent with objectives.	✓
<p><b>Controls – Non residential</b></p> <p>a) <i>The following water saving measures are to be incorporated into non-residential building. Water fixtures (shower heads, taps, toilets, urinals, etc) are to be 3 stars or better rated:</i></p> <ul style="list-style-type: none"> <li>i) <i>Appliances (dishwashers, clothes washers etc) are to be 3 stars or better rated with respect to water use efficiency. Demonstrate, if necessary, how these requirements will be achieved for replacement appliances, appliances not installed at construction, or bought in by occupants following construction,</i></li> <li>ii) <i>Stormwater runoff control, capture and reuse, including water quality management in accordance with Council's guidelines,</i></li> <li>iii) <i>Select water efficient plants and/ or, indigenous vegetation for landscape in accordance with Council's recommendations,</i></li> <li>iv) <i>Use non- potable water for watering gardens and landscape features, and</i></li> <li>v) <i>Operating details for swimming pools and water features including filling, draining and maintenance activities. Covers are to be included in the design and operational aspects of swimming pool installations.</i></li> </ul>	Refer to ESD report	✓
<p>b) <i>Alternatives to the above water savings methods can be presented to Council and they will be assessed on merit.</i></p>	Refer to ESD report	✓
<p><b>5.4 Reflectivity</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>• To restrict the reflection of sunlight from buildings to surrounding areas and</li> </ul>	Proposed development consistent with objectives.	✓

COMPLIANCE TABLE – WOLLONGONG DEVELOPMENT CONTROL PLAN 2009 - CHAPTER D13



CLAUSE	TPG NSW COMMENT	COMPLIES
	<i>buildings.</i>	
	<b>Controls</b> a) <i>New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.</i>	Complies ✓
	b) <i>Visible light reflectivity from building materials used on the facades of new buildings should not exceed 20%.</i>	Complies ✓
	c) <i>Subject to the extent and nature of glazing and reflective materials used, a Reflectivity Report that analyses potential solar glare from the proposed development on pedestrians or motorists may be required.</i>	Complies ✓
<b>5.5 Wind mitigation</b>	<b>Objectives</b> <ul style="list-style-type: none"> <li>• <i>To ensure that new developments satisfy nominated wind standards and maintain comfortable conditions for pedestrians.</i></li> <li>• <i>To ensure that the moderate breezes are able to penetrate the streets of Wollongong city centre.</i></li> </ul>	Proposed development consistent with objectives. ✓
	<b>Controls</b> a) <i>To ensure public safety and comfort the following maximum wind criteria are to be met by new buildings:</i> i) <i>10 metres/second in retail streets,</i> ii) <i>13 metres/second along major pedestrian streets, parks and public places, and</i> iii) <i>16 metres/second in all other streets.</i>	Complies ✓
	b) <i>Site design for tall buildings (towers) should :</i> i) <i>Set tower buildings back from lower structures built at the street frontage to protect pedestrians from strong wind downdrafts at the base of the tower,</i> ii) <i>Ensure that tower buildings are well spaced from each other to allow breezes to penetrate city centre,</i> iii) <i>Consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level, and</i> iv) <i>Ensure useability of open terraces and balconies.</i>	Complies ✓
	c) <i>A Wind Effects Report is to be submitted with the DA for all buildings greater than 32m in height.</i>	N/A ✓
	d) <i>For buildings over 50m in height, results of a wind tunnel test are to be included in the report.</i>	N/A ✓
<b>5.6 Waste and recycling</b>	<b>Objectives</b> <ul style="list-style-type: none"> <li>• <i>To minimise waste generation and disposal to landfill with careful source separation,</i></li> </ul>	Proposed development consistent ✓

CLAUSE	TPG NSW COMMENT	COMPLIES
<p><i>reuse and recycling.</i></p> <ul style="list-style-type: none"> <li>• <i>To avoid the generation of waste through design, material selection and building practices.</i></li> <li>• <i>To plan for the types, amount and disposal of waste to be generated during demolition, excavation and construction of the development.</i></li> <li>• <i>To ensure efficient storage and collection of waste and quality design of facilities.</i></li> </ul>	<p>with objectives.</p>	
<p><b>Controls</b></p> <p><i>a) All development must comply with Council's Technical Policy for the Management of All Wastes Associated with Building Sites.</i></p>	<p>Refer to WMP at Appendix T</p>	<p>✓</p>
<p><b>Non-residential development</b></p> <p><i>a) Development applications for all non-residential development must be accompanied by a waste management plan that addresses:</i></p> <ul style="list-style-type: none"> <li><i>i) Best practice recycling and reuse of construction and demolition materials,</i></li> <li><i>ii) Use of sustainable building materials that can be reused or recycled at the end of their life,</i></li> <li><i>iii) Handling methods and location of waste storage areas in accordance with the provisions of Section 4.4.3 of this DCP, such that handling and storage has no negative impact on the streetscape, building presentation or amenity of occupants and pedestrians, and</i></li> <li><i>iv) Procedures for the on-going sustainable management of green and putrescible waste, garbage, glass, containers and paper, including estimated volumes, required bin capacity and on-site storage requirements.</i></li> </ul> <p><i>The waste management plan is to be prepared by a specialist waste consultant and is subject to approval by Council.</i></p>	<p>Refer to WMP at Appendix T</p>	<p>✓</p>