

APPENDIX R

Wollongong Development Control Plan 2009 – Compliance Table



Wollongong Development Control Plan 2009 - Compliance Table

Clause / Control	Requirement	Proposal	Complies?
Chapter A1 – Introduction			
8 Site and Context Analysis			
8.2 Minimum Requirements for Site and Context Analysis Plan	1) A Site and Context Analysis must accompany all Development Applications, except for internal alterations to existing buildings.	A Site and Context Analysis is included in the Early Works SSDA package and was previously included with DA-2023/156 submission.	Yes
	2) The Site and Context Analysis must be informed by a separate survey plan prepared by a registered surveyor. This separate survey plan is a lodgment requirement for all Development Applications, except for internal alterations to existing buildings.	A Survey Plan is provided with the Early Works SSDA.	Yes
	3) The separate survey plan must: Include the Registered Surveyor's name and Surveyor's number. i) Be less than two (2) years old at the time of Development Application lodgment. Should there be evidence of recent significant change onsite, a new survey plan is to be submitted. ii) Where the proposed works are within one metre of side and rear boundaries, be based on a boundary survey which clearly shows the position of existing fences, walls and buildings in relation to lot boundaries. iii) Include all lot boundaries and associated dimensions. iv) Include a true north point. v) Include a scale which references page size (i.e. 1:200 @ A3). vi) Include spot levels and existing contours related to Australian Height Datum (AHD) with benchmark details and origin of levels shown. vii) Include any easements and rights of way including party walls and common walls, supported by supplementary	The survey plan provided has met these requirements.	Yes

Wollongong Development Control Plan 2009 - Compliance Table

	documentary evidence (Section 88B instrument or dealings) which are to be relied on.		
	<p>4) The survey plan must include the full site and a portion of the adjacent public and private domain sufficient (minimum three metres from boundary) to show the:</p> <ul style="list-style-type: none"> i) Location of all existing structures, with floor level and ridge heights. ii) Location of existing structures on adjoining land including description, street number, floor levels, ridge heights, balconies, awnings, and window levels and locations in the walls closest to the side boundaries. iii) Location, type and height of boundary fencing and walls. iv) Difference in levels between the site and adjacent properties. v) Locations and levels for road kerbs, road crests, vehicle crossings and footpaths. vi) All visible services within the site and road reserves, including stormwater pits and invert levels, hydrants, sewer manholes, electrical and telecommunications infrastructure etc. vii) Trees – exact position, trunk diameter (if greater than 200mm), level at base, height, spread, and species (if known) – both on the subject site, and on adjoining land within 3 metres of the site boundaries. 	The Survey Plan satisfies these requirements.	Yes
	<p>5) Development Applications must provide a Site and Context Analysis document set. Dependent on the scale of the proposed development, this will consist of a location plan, context plan, site plan, street elevations, sections and other drawings and written commentary sufficient to demonstrate a clear understanding of the contextual conditions present for the site and reveal clear design strategies to inform a high quality, place-based and sustainable design response. The different requirements of the Site and Context Analysis document set are set out below.</p>	A Site and Context Analysis is included in the Early Works SSDA package and was previously included with DA-2023/156 submission.	Yes

Wollongong Development Control Plan 2009 - Compliance Table

	<ul style="list-style-type: none"> i) The location plan will indicate the site's location in relation to the key features of the broad context including the major landscape elements, urban structure, land use activities and transport networks. Landscape elements including but not limited to the Illawarra Escarpment - Merrigong, Lake Illawarra - Jubborsay, rivers – Dharagang, beaches – Marrang, and the sea – Garringarrang have cultural significance for Aboriginal people and should be considered at this scale. The location plan illustrates opportunities and constraints in relation to major views, development activities, and access to transport, open and natural spaces and goods and services. Depending on the proximity of key features, a scale between 1:5,000 and 1:20,000 (at A3) to reference a radius of around 1km to 5km is recommended. The location plan is not an application requirement for single dwellings, dual occupancies or any ancillary residential works. ii) The context plan will indicate the site's relationship to the key features of the local context including the street grid and subdivision pattern, movement networks, open public spaces, heritage places, significant landscape and local climate. At this scale the analysis can also include key planning controls and environmental constraints such as built form envelope restrictions (ie building heights), flood hazard levels, bushfire ratings and the like. The context plan should be supported by context sections where there is a significant topographic variation across the surrounding area. Depending on the proximity of key features, a scale between 1:2,500 and 1:5,000 (at A3) to reference a radius of around 500m to 1km is recommended. iii) The site plans, elevations, sections and 3D-views are to demonstrate the potential amenity impacts from and on neighbouring sites and significant public domain in the area of influence that must be considered in the design of the development. The site plans, sections, elevations and 3D- 		
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Wollongong Development Control Plan 2009 - Compliance Table

	<p>views must be sufficient to demonstrate that any of council's sun access planes, protected views and proposed pedestrian links have been acknowledged and addressed by design strategies. The street elevations will demonstrate the site's relationship to the lot pattern (grain) and built form (massing) of the street and surrounding lots and illustrate any important aspects of existing or future character. 3D-views may be included to compliment the information presented in the elevations. These drawings will define what design strategies should be used to ensure the development considers Ecologically Sustainable Development principles, is situated and massed to be contextually appropriate, how access to daylight, privacy and views can be shared, and how the different parts of the site should be organised. Scale as appropriate to show the full site and impacted/impacting neighbouring properties.</p> <p>iv) Diagrammatic mapping, photographs, details and sketches of any relevant materials, formal or character elements that should inform the design will support the site and context analysis.</p> <p>v) Photographs, sketches and details of significant landscape features including trees (to be retained or otherwise) and public domain can also be prepared to support the site and context analysis.</p>		
	<p>6) All Site and Context Analysis plans and documents must be prepared to scale and accurately show all relevant information, as follows:</p> <p>i) All relevant existing information from the survey plan</p> <p>ii) A visual and written representation of planning controls relevant to the site. At a minimum:</p> <ul style="list-style-type: none"> • LEP: land use zone, height of building limit, floor space ratio, sun access plane or overshadowing requirements, 	<p>A Site and Context Analysis is included in the Early Works SSSA package and was previously included with DA-2023/156 submission.</p>	



Wollongong Development Control Plan 2009 - Compliance Table

	<p>reservations on the land, heritage items, heritage conservation areas.</p> <ul style="list-style-type: none"> • DCP: ground and upper storey setbacks, street wall and heights in storeys, landscape and deep soil requirements, future pedestrian links, view corridors, local character statements. <p>iii) A visual and written representation of site conditions including, but not limited to, the following:</p> <ul style="list-style-type: none"> • Site orientation and local climatic features including wind type and direction. • Any endangered ecological community (EEC) or High Conservation Value native vegetation. • Flood affected land. • Land affected by coastal hazards. • Biodiversity and riparian corridors. • Slope instability, contaminated land, landfill areas. • Services and utilities including location of drainage infrastructure, sewer mains and connection for utility services. • Movement corridors including local streets and pedestrian pathways, public transport, and site access for vehicles and pedestrians. • Views to and from the site and the existence of any significant nearby view corridors from public spaces and nearby residences. • Location of significant environmental and cultural features adjacent to the site including water courses and environmentally sensitive lands. • Pollution sources such as noise and air pollution. • Inner and outer bushfire protection zone areas and any trees/vegetation required to be removed for any development or Asset Protection Zones. 		
<p>Chapter A2: Ecologically Sustainable Development</p>			




Wollongong Development Control Plan 2009 - Compliance Table

<p>4. HOW TO USE THIS CHAPTER</p>	<p>When determining a development application, a consent authority is required under section 4.15 of the EP&A Act to consider the likely impacts of that development, including environmental impacts on both the natural and built environments, the social and economic impacts in the locality and the public interest. Council expects all new development in the Wollongong Local Government Area is consistent with the principles of ESD and resilient to climate change. This chapter outlines key focus areas and objectives, and provides examples of how to satisfy the ESD objectives which proponents for new developments must consider and address as part of their development application. The examples listed in this chapter are not exhaustive and proponents are encouraged to explore other design features relevant to their particular site and development which would result in more sustainable outcomes for both the occupants of the development and the wider community. This chapter provides context for specific controls contained in other DCP chapters. By reviewing their application against the how to satisfy examples presented in this chapter, applicants can identify elements of their proposal that are consistent with the principles of ESD. Development controls for ESD have been integrated into relevant sections of this DCP. This chapter must be read in conjunction with other relevant chapters.</p>	<p>Although the proposal is for Early Works, the Main Works SSD and the original approved DA-2023/156 adopt sustainability measures.</p>	<p>Yes</p>
<p>Chapter B1: Residential Development</p>			
<p>1 Introduction</p>	<p>This chapter contains residential development controls for dwellinghouse, secondary dwelling, semidetached dwelling, dual occupancy, attached dwelling, multi-dwelling housing (villas and townhouses), residential flat building developments in standard residential zones. This chapter of the DCP applies to all residential zoned land within the City of Wollongong Local Government Area (LGA) including E4 Environmental Living. Section 4 provides general development controls which apply to the erection of all dwelling-house, dual occupancy, secondary dwelling,</p>	<p>This Chapter does not apply to land in the E2 Commercial Centre Zone.</p>	<p>N/A</p>

Wollongong Development Control Plan 2009 - Compliance Table

	ancillary structures and semi detached dwellings within urban areas. Section 5 provides controls for Attached dwellings and Multi-dwelling housing. Section 6 provides controls for Residential Flat Buildings. This chapter of the DCP should be read in conjunction with the relevant LEP and Part A, any relevant Part D and Part E chapter including E7 Waste Management, E14 Stormwater Management, E15 Water Sensitive Urban Design, E13 Floodplain Management, E19 Earthworks (Land Re-Shaping Works), E22 Soil and Sediment Control.		
Chapter B3: Mixed Use			
1 Introduction	This chapter of the DCP outlines the development standards which specifically apply to mixed use development. This chapter relates to mixed use development to lands outside the Wollongong City Centre. Where mixed use development is proposed within the Wollongong City Centre reference should be made to the Part D of the DCP which provides the specific controls for mixed use development within the Wollongong City Centre	It is noted that this Chapter does not apply to land in the Wollongong City Centre.	N/A
Chapter D13 – Wollongong City Centre			
Part 2 Building Form			
2.2 Building to street alignment and street setbacks	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. Commercial Core – Build to street alignment or specified setback with a 4m minimum further setback above street frontage height.	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes
	Notwithstanding the above, development is to meet the street building line and setback for specific streets as shown in Figure 2.2.	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes

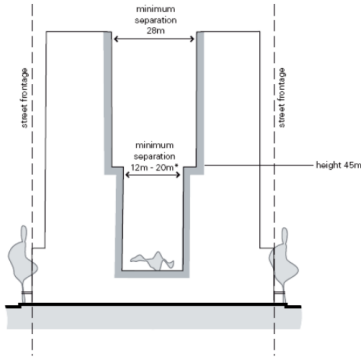
Wollongong Development Control Plan 2009 - Compliance Table

	 <p>0m (build to street alignment)</p>		
	<p>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>The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.</p>	<p>Yes</p>
	<p>Minor projections into front building lines and setbacks for sun shading devices, entry awnings and cornices are permissible (see also Building Exteriors at 3.7)</p>	<p>The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.</p>	<p>Yes</p>
	<p>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.</p>	<p>The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.</p>	<p>Yes</p>
<p>2.3 Street frontage heights in commercial core</p>	<p>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.</p> <p>Notwithstanding the above, the street front height of new buildings are to be consistent with the sun access controls in Clause 2.9.</p>	<p>The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.</p>	<p>Yes</p>

Wollongong Development Control Plan 2009 - Compliance Table

<p>2.4 Building depth and bulk</p>	<p>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)</p> <table border="1" data-bbox="562 421 1144 783"> <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</td> <td>1,200m²</td> <td></td> </tr> <tr> <td>Commercial Core</td> <td>above 24m height</td> <td>25m</td> </tr> <tr> <td>Residential and serviced apartments in Commercial Core</td> <td>900m² above 24m height</td> <td>18m</td> </tr> <tr> <td>Residential and serviced apartments outside the Commercial Core</td> <td>900m² above 12m height</td> <td>18m</td> </tr> </tbody> </table>	Building use	Maximum floor plate size (gross floor area)	Maximum building depth (excludes balconies)	Non-residential	1,200m ²		Commercial Core	above 24m height	25m	Residential and serviced apartments in Commercial Core	900m ² above 24m height	18m	Residential and serviced apartments outside the Commercial Core	900m ² above 12m height	18m	<p>The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.</p>	<p>Yes</p>					
Building use	Maximum floor plate size (gross floor area)	Maximum building depth (excludes balconies)																					
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	<p>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.</p>	<p>Not applicable</p>	<p>N/A</p>																				
<p>2.5 Side and rear building setbacks</p>	<p>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:</p> <table border="1" data-bbox="562 1078 1144 1294"> <thead> <tr> <th>Zone</th> <th>Building condition</th> <th>Minimum side setback</th> <th>Minimum rear setback</th> </tr> </thead> <tbody> <tr> <td>Commercial Core</td> <td>Up to street frontage heights</td> <td>0m</td> <td>0m</td> </tr> <tr> <td></td> <td>Residential uses (habitable rooms) between street frontage height and 45m</td> <td>12m</td> <td>12m</td> </tr> <tr> <td></td> <td>All uses (including non-habitable residential) between street frontage height and 45m</td> <td>6m</td> <td>6m</td> </tr> <tr> <td></td> <td>All uses above 45m</td> <td>14m</td> <td>14m</td> </tr> </tbody> </table>	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	<p>The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.</p>	<p>Yes</p>
Zone	Building condition	Minimum side setback	Minimum rear setback																				
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Wollongong Development Control Plan 2009 - Compliance Table

	<p>For multiple buildings on the same site in the Commercial Core and Mixed Use (city edge) zones, minimum separation distances are shown in Figure 2.11</p>  <p>Up to a height of 45m: 20m between two habitable rooms or residential balconies 16m between habitable rooms or residential balconies and other uses 12m between other uses Above 45m: a minimum separation of 28m</p> <p>*Separation requirements vary based on use: 20m between two habitable rooms or residential balconies 16m between habitable rooms or residential balconies and other uses 12m between other uses a minimum separation of 28m</p>	<p>The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.</p>	<p>Yes</p>
	<p>In mixed use buildings, setbacks for the residential component are to be the distances specified above for residential development in the specified zone.</p>	<p>The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.</p>	<p>Yes</p>
	<p>If the specified setback distances cannot be achieved when an existing building is being refurbished or converted to another use, appropriate visual privacy levels are to be achieved through other means, for example, the construction of screens. These will be assessed on merit by the consent authority.</p>	<p>The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.</p>	<p>N/A</p>
	<p>In certain circumstances, Council may consider a variation to the side and rear setback requirements through appropriate architectural features (eg splayed windows which achieve oblique outlooks) provided that:</p> <ul style="list-style-type: none"> i) A minimum separation between the main walls of 6 metres is maintained, 	<p>The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.</p>	<p>Yes</p>

Wollongong Development Control Plan 2009 - Compliance Table

	<ul style="list-style-type: none"> ii) Separation is between sections of building walls that include only service room windows, iii) Views are available obliquely to site boundaries; and iv) Privacy screens are provided to all balconies and windows for all units / suites along the building facade. 		
2.6 Mixed Use buildings	Provide flexible building layouts which allow variable tenancies or uses on the first two floors of a building above the ground floor.	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes
	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 E2 Commercial Centre zone. In the MU1 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.	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes
	Separate commercial service requirements, such as loading docks, from residential access, servicing needs and primary outlook.	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes
	Locate clearly demarcated residential entries directly from the public street.	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes
	Clearly separate and distinguish commercial and residential entries and vertical circulation.	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes
	Provide security access controls to all entrances into private areas, including car parks and internal courtyards.	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes

Wollongong Development Control Plan 2009 - Compliance Table

	Provide safe pedestrian routes through the site, where required.	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes
	Front buildings onto major streets with active uses.	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes
	Avoid the use of blank building walls at the ground level	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes
	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.	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes
2.7 Deep Soil Zone	All residential developments must include a deep soil zone (See Figure 2.14).	The proposal is for defined Early Works only. A deep soil zone is provided on the site as part of DA-2023/156 and the future Main Works SSDA.	Yes
	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.	The proposal is for defined Early Works only. A compliant deep soil zone is included as part of DA-2023/156 and the future Main Works SSDA.	Yes
	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, the deep soil component must be provided on structure, in accordance with the provisions of Section 2.8 and 2.9. In such cases, compensatory stormwater management measures must be integrated within the development to minimise stormwater runoff.	The proposal is for defined Early Works only. Provision of a Deep Soil Zone is addressed in DA-2023/156 and the future Main Works SSDA.	Yes

Wollongong Development Control Plan 2009 - Compliance Table

	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.	The proposal is for defined Early Works only. The deep soil zone retains the heritage listed Moreton Bay Fig tree as a key feature of this area. Further detail is provided in DA-2023/156 and the future Main Works SSDA.	Yes
	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).	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes
2.8 Landscape design	The following documents must be considered for site planning and landscape design: i) Chapter E6 – Landscaping in the DCP. ii) Wollongong City Centre Public Domain Technical Manual	The proposal is for defined Early Works only. Details of site landscaping is addressed in DA-2023/156 and the future Main Works SSDA.	Yes
	Remnant vegetation must be maintained throughout the site wherever practicable, particularly significant trees.	The proposal is for defined Early Works only. Although there is no remnant vegetation on the site, the heritage-listed Moreton Bay Fig Tree is to be retained and the proposed works do not impact its health.	N/A
	A long-term landscape management plan must be provided for all landscaped areas, in particular the deep soil landscape zone	The proposal is for defined Early Works only. Landscaping management matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes
	The plan must outline how landscaped areas are to be maintained for the life of the development.	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes
	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.	The proposal is for defined Early Works only. These matters have been addressed in DA-2023/156 and the future Main Works SSDA.	Yes

Wollongong Development Control Plan 2009 - Compliance Table

2.9 Green roof, green walls and planting on structures	Design for optimum conditions for plant growth by: <ul style="list-style-type: none"> i) Providing soil depth, soil volume and soil area appropriate to the size of the plants to be established, ii) Providing appropriate soil conditions and irrigation methods, and iii) Providing appropriate drainage. 	The proposal is for defined Early Works only. Relevant details are included in the documentation associated with DA-2023/156 and the future Main Works SSDA.	Yes
	Design planters to support the appropriate soil depth and plant selection by: <ul style="list-style-type: none"> i) Ensuring planter proportions accommodate the largest volume of soil possible and soil depths to ensure tree growth, and ii) Providing square or rectangular planting areas rather than narrow linear areas. 	The proposal is for defined Early Works only. Relevant details are included in the documentation associated with DA-2023/156 and the future Main Works SSDA.	Yes
	Increase minimum soil depths in accordance with: <ul style="list-style-type: none"> i) The mix of plants in a planter for example where trees are planted in association with shrubs, groundcovers and grass, ii) The level of landscape management, particularly the frequency of irrigation, iii) Anchorage requirements of large and medium trees, and iv) Soil type and quality. 	The proposal is for defined Early Works only. Relevant details are included in the documentation associated with DA-2023/156 and the future Main Works SSDA.	Yes
	Provide sufficient soil depth and area to allow for plant establishment and growth. The following minimum standards are recommended:	The proposal is for defined Early Works only. Relevant details are included in the documentation associated with DA-2023/156 and the future Main Works SSDA.	Yes
2.10 Sun Access Planes	Refer to Figure 2.17 and sun access diagrams in Figures 2.18 to 2.22 for relevant height and setback controls for development adjacent to key public spaces.	Not applicable to the site.	N/A
2.11 Development on classified roads	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:		

Wollongong Development Control Plan 2009 - Compliance Table

	Where practicable, vehicular access to the land is provided by a road other than the classified road; and	The proposal is for defined Early Works only. Relevant details regarding vehicular access to the site have been included in the documentation associated with DA-2023/156 and the future Main Works SSDA.	Yes
	The safety, efficiency and ongoing operation of the classified road will not be adversely affected by the proposed development as a result of: <ul style="list-style-type: none"> i) The design of the vehicular access to the land, or ii) The emission of smoke or dust from the proposed development, or iii) The nature, volume or frequency of vehicles using the classified road to gain access to the land, and 	The proposed development will not impact the safety, efficiency and ongoing operation of Crown Street. Temporary access to and from the site for construction activity will occur from both Crown St and Gladstone Avenue as detailed in the CTMP.	Yes
	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
Part 3 Pedestrian Amenity			
3.2 Permeability	Through site links, arcades, shared ways and laneways are to be provided as shown in Figure 3.1.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Where possible, existing dead end lanes are to be extended through to the next street as redevelopment occurs.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Existing publicly and privately owned lanes are to be retained	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A

Wollongong Development Control Plan 2009 - Compliance Table

	The design and finish of new through site links need to be provided in accordance with Council's City Centre Public Domain Manual.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
3.3 Active street frontages	In commercial and mixed use development, active street fronts are encouraged in the form of non-residential uses on ground level.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Active ground floor uses are to be at the same general level as the footpath and be accessible directly from the street.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	For all non-residential ground floor frontages outside the streets shown in Figure 3.4, provide clear glazing wherever possible to promote passive surveillance and contribute to street activity.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Restaurants, cafes and the like are to consider providing openable shop fronts.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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 surrounding streets.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Provide multiple entrances for large developments including an entrance on each street frontage.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
3.4 Safety and security	Ensure that the building design allows for casual surveillance of accessways, entries and driveways.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Avoid creating blind corners and dark alcoves that provide concealment opportunities in pathways, stairwells, hallways and carparks.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A

Wollongong Development Control Plan 2009 - Compliance Table

	Provide entrances which are in visually prominent positions and which are easily identifiable, with visible numbering.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Provide clear lines of sight and well-lit routes throughout the development.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Where a pedestrian pathway is provided from the street, allow for casual surveillance of the pathway.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	For large scale retail and commercial development with a GFA of over 5,000m ² , provide a 'safety by design' assessment in accordance with the CPTED principles.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Provide security access controls where appropriate.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
3.5 Awnings	Continuous street frontage awnings are to be provided for all new developments as indicated in Figure 3.6.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Awning design must match building facades and be complementary to those of adjoining buildings.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A

Wollongong Development Control Plan 2009 - Compliance Table

	Wrap awnings around corners for a minimum six metres from where a building is sited on a street corner.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Awnings dimensions should generally be: <ul style="list-style-type: none"> iv) Minimum soffit height of 3.3 metres, v) Low profile, with slim vertical facias or eaves (generally not to exceed 300mm height), vi) Setback a minimum of 1.2 metres from the kerb, and vii) Generally minimum 2.4 metres deep. 	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	To control sun access/protection, canvas blinds along the street edge may be permitted, subject to design merit and assessment.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Signage on blinds is not permitted.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Provide under awning lighting to facilitate night use and to improve public safety.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
3.6 Vehicular footpath crossings	<u>Location of vehicle access</u> 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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A

Wollongong Development Control Plan 2009 - Compliance Table

	should provide vehicle access points so that they are capable of shared access at a later date.		
	Vehicle access may not be required or may be denied to some heritage buildings.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	<p><u><i>Design of vehicle access</i></u></p> <p>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).</p>	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Vehicle access ramps parallel to the street frontage will not be permitted.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Doors to vehicle access points are to be roller shutters or tilting doors fitted behind the building façade.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Vehicle entries are to have high quality finishes to walls and ceilings as well as high standard detailing. No service ducts or pipes are to be visible from the street.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
3.8 Building exteriors	<p>Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of:</p> <ul style="list-style-type: none"> i) appropriate alignment and street frontage heights, ii) setbacks above street frontage heights, iii) appropriate materials and finishes selection, iv) façade proportions including horizontal or vertical emphasis, v) the provision of enclosed corners at street intersections. 	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A

Wollongong Development Control Plan 2009 - Compliance Table

Articulate facades so that they address the street and add visual interest.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	Yes
External walls should be constructed of high quality and durable materials and finishes with 'selfcleaning' attributes, such as face brickwork, rendered brickwork, stone, concrete and glass.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
To assist articulation and visual interest, avoid expanses of any single material.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
Limit opaque or blank walls for ground floor uses to 30% of the street frontage.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
Maximise glazing for retail uses, but break glazing into sections to avoid large expanses of glass.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
Highly reflective finishes and curtain wall glazing are not permitted above ground floor level (see Section 5.3).	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
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: i) Expressed cornice lines that assist in enhancing the streetscape, ii) Projections such as entry canopies that add visual interest and amenity, and iii)	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A

Wollongong Development Control Plan 2009 - Compliance Table

	Provided that the projections do not detract from significant views and vistas (see Figure 3.12).		
	The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
3.9 Advertising and signage		No approval is sought for advertising or signage.	N/A
3.10 Views and view corridors	Existing views shown in Figure 3.12 are to be protected to the extent that is practical in the planning and design of development.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Align buildings to maximise view corridors between buildings.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Remove or avoid installation of built elements that obstruct significant views.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Carefully consider tree selection to provide views along streets in Figure 3.12 and keep under storey planting low where possible.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Site analysis must address views with the planning and design of building forms taking into account existing topography, vegetation and surrounding development.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
Part 4 Access, Parking and Servicing			
4.2 Pedestrian access and mobility	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A

Wollongong Development Control Plan 2009 - Compliance Table

	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).	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	Yes
	The development must provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	The development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
4.3 Vehicular Driveways and Manoeuvring Areas	<p>Driveways should be:</p> <ul style="list-style-type: none"> 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 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. 	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A

Wollongong Development Control Plan 2009 - Compliance Table

4.4 On-site Parking	On-site parking must meet the relevant Australian Standard (AS2890.1- 2004 – Parking facilities) On-site parking is to be accommodated underground, or otherwise integrated into the design of the building	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
4.5 Site facilities and services	Provide letterboxes for residential building and/or commercial tenancies in one accessible location adjacent to the main entrance to the development.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Locate satellite dish and telecommunication antennae, air conditioning units, ventilation stacks and any ancillary structures: i) Away from the street frontage, 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 iii) Adequately setback from the perimeter wall or roof edge of buildings.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	Provide adequate space within any new development for the loading and unloading of service/delivery vehicles.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	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.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A

Part 5 – Environmental Management

Wollongong Development Control Plan 2009 - Compliance Table

5.2 Energy efficiency and conservation	New dwellings, including multi-unit development within a mixed use building and serviced apartments intended or capable of being strata titled, are to demonstrate compliance with State Environmental Planning Policy – Building Sustainability Index (BASIX). Council encourages all applicants to go beyond minimum BASIX requirements incorporating passive solar design and energy efficiency measures for residential development.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
	An energy efficiency report from a suitably qualified consultant is to accompany any development application for non-residential development with a construction cost of \$1million or greater. This report must demonstrate commitment to achieving a minimum of 4 stars Green Star rating (design and as built tool) or 4 stars NABERS rating (energy tool) for the development.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
5.4 Reflectivity	New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
5.5 Wind mitigation	A Wind Effects Report is to be submitted with the DA for all buildings greater than 32m in height.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
5.6 Waste and recycling	All development must comply with Council's Technical Policy for the Management of all Wastes Associated with Building Sites.	A Construction Waste Management Plan has been included with the EIS.	Yes
Part 6 – General Residential Development Controls			
6.2 Housing choice and mix	To achieve a mix of living styles, sizes and layouts within each residential development, comply with the following mix and size: <ul style="list-style-type: none"> i) Studio and one bedroom units must not be less than 10% of the total mix of units within each development, ii) Three or more bedroom units must not be less than 10% of the total mix of units within each development, and iii) For smaller developments (less than six dwellings) achieve a mix appropriate to locality. 	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A

Wollongong Development Control Plan 2009 - Compliance Table

	For residential apartment buildings and multi-unit housing, 10% of all dwellings (or at least one dwelling) must be designed to be capable of adaptation for disabled or elderly residents. Dwellings must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), which includes “pre-adaptation” design details to ensure visitability is achieved.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
6.6 Basement Car parks	The scale and siting of the basement car park must not impact upon the ability of the development to satisfy minimum landscaping and deep soil zone requirements.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
6.7 Communal open space	Developments with more than 10 dwellings must incorporate communal open space.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
6.9 Overshadowing	Adjacent residential buildings and their public spaces must receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
6.13 Acoustic Privacy	All residential apartments within a mixed use development should be designed and constructed with double-glazed windows and / or laminated windows, solid walls, sealing of air gaps around doors and windows as well as insulating building elements for doors, walls, roofs and ceilings etc; to provide satisfactory acoustic privacy and amenity levels for occupants within the residential and / or serviced apartment(s).	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
Chapter E1 – Access for People with a Disability			
3 Design Requirements	Access and facilities for people with a disability must be provided in accordance with the requirements of the DDA, BCA and the relevant Australian Standards	Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.	N/A
Chapter E3 – Car Parking, Access, Servicing/Loading Facilities			

Wollongong Development Control Plan 2009 - Compliance Table

<p>7.1 Car Parking, Motor Cycle, Bicycle Requirements and Delivery / Servicing Vehicle Requirements</p>	<p>The car parking, motorcycle and bicycle requirements for specific land uses / developments are contained in Schedule 1 to this chapter of the DCP.</p> <p>Where development proposals contain uses that fall into a number of different land use categories the parking requirements will be calculated by adding up the quantum of car parking, motorcycle and bicycle required for each land use component. Where a formula in the table results in fractions, numbers are to be rounded up to the nearest whole number. If a number of uses are present on the same development site the rounding off is to take place after the requirements for all uses have been summed together.</p>	<p>Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.</p>	<p>N/A</p>
<p>7.3 Bicycle Parking / Storage Facilities and Shower and Change Facilities</p>	<p>Developments are to be designed to provide suitable bicycle parking facilities. The provision of bicycle parking for a particular land use / development shall be in accordance with Schedule 1.</p> <p>Shower, change facilities and personal lockers shall be provided in accordance with Table 1 below.</p>	<p>Not applicable as the SSDA is for Early Works to Amend DA2023/156 for bulk excavation.</p>	<p>N/A</p>