

Wollongong Local Planning Panel Assessment Report | 24 September 2020

WLPP No.	Item No. 4
DA No.	DA-2019/1273
Proposal	Subdivision - Torrens title - two (2) existing lots into three (3) lots and construction and use of a food and drink premises, service station, centre based childcare facility and two (2) commercial tenancies.
Property	1 Raven Street, WONGAWILLI NSW 2530 - Lot 336 DP 1241313 9 Raven Street, WONGAWILLI NSW 2530 - Lot 337 DP 1241313
Applicant	The Stevens Group
Responsible Team	Development Assessment and Certification – City Wide Team (MB)

ASSESSMENT REPORT AND RECOMMENDATION

Executive summary

Reason for consideration by Local Planning Panel

The proposal has been referred to the Wollongong Local Planning Panel for **determination** pursuant to Section 2(b) and 3 of Schedule 2 of the Local Planning Panels Direction of 1 March 2018, as the application is the subject of 10 or more unique submissions by way of objection and represents a development departure to Floor Space Ratio by greater than 10%.

It is also noted the application is the subject of an Appeal against deemed refusal lodged with the NSW Land and Environment Court 17 July 2020.

Proposal

Subdivision - Torrens title - two (2) existing lots into three (3) lots and construction and use of a food and drink premises, service station, centre based childcare facility and two (2) commercial tenancies.

The proposal is integrated development pursuant to Section 4.46 of the EP&A Act as it requires approval under Section 100B of the Rural Fires Act 1979 for a bushfire safety authority for the Special Fire Protection Purposes (in the case of the proposed childcare facility).

Permissibility

The proposed Commercial premises, Centre-based child care facilities and Service Station are permissible uses in the B1 Neighbourhood Centre zone of the Wollongong Local Environmental Plan (WLEP) 2009.

The proposed Centre-based child care facility is a permissible use in the R2 Low Density Residential zone of the Wollongong Local Environmental Plan (WLEP) 2009.

The proposed Commercial premises is a prohibited use in the R2 Low Density Residential zone of the Wollongong Local Environmental Plan (WLEP) 2009.

Consultation

The proposal was notified in accordance with Council's Community Participation Plan 2019 and received 145 submissions by way of objection which are discussed at section 1.4 of the assessment report.

The proposal was referred to Council's Urban Release planner, Landscape Architect, Stormwater and Traffic Engineers, Environment, Health, Community Services, Safe Community Action Team (SCAT) and unsatisfactory referral advice has been provided in each instance. Additional information was sought and provided (except for childcare component); however, matters remain outstanding.

Details of the application submission were referred to the NSW Rural Fire Service for comments. Advice received indicates the proposal is considered conditionally satisfactory.

Main issues

Matters raised in relation to all components of the proposal during the assessment of this application remain outstanding as outlined within the report.

Additional information was requested in correspondence to the applicant dated 5 February 2020 and extensions of time have been granted; however, further information remains outstanding. Determination has been made on the basis of information submitted to date.

Likely impacts

There are expected to be adverse environmental impacts on both the natural or built environments together with adverse social and/or economic impacts in the locality.

Recommendation

It is recommended that the application be Refused.

1.1 DETAILED DESCRIPTION OF PROPOSAL

The proposal comprises the following:

The proposal includes:

- Two (2) into three (3) Lot Torrens Title Subdivision;
- Construction and use of a service station in the B2 zone, with four double sided bowsters and associated fuel infrastructure, overhead canopy, convenience store and 24 hours, 7 days a week trade,
- Construction and use of a food and drink premises in the B2 zone with a dual lane drive-thru facility and 24 hours, 7 days a week trade;
- Construction and use of a centre-based childcare facility (GFA 671.7m²) with outdoor play area and capacity for 100 children spanning across both the B2 and R2 zones.
- Construction and use of 2 x commercial suites spanning across both the B2 and R2 zones
- Construction of two (2) ingress/egress driveways; one on Wongawilli Road and one on Raven Street;
- 77 car parking spaces including 3 disabled spaces;
- Business identification signage including three (3) pylon signs;
- Landscaping; and
- Other infrastructure works

SERVICE STATION

The proposed service station will include:

- Petrol filling area (appropriately bunded) with fuel canopy over containing four (4) double sided petrol bowsters;
- Convenience store comprising of a customer service counter, retail floor space, office, storeroom, cool room, delivery area and WC (250m² GFA);
- Service yard and loading bay;
- Bicycle rack; and
- Two underground fuel tanks located south of the fuel canopy and associated infrastructure

Operation Hours and Staff

The proposed hours of operation are 24 hours a day, 7 days a week. Approximately 1-2 staff will be present at any one time.

Signage

- One (1) x internally illuminated logo above the entry;
- One (1) x internally illuminated logo on the eastern elevation;
- Four (4) x internally illuminated logos per each canopy elevation; and
- One (1) x internally illuminated pylon/price board sign fronting West Dapto Road.

TAKE AWAY FOOD AND DRINK PREMISES

The proposed take away food and drink will be for a McDonald's operation and will include:

- Free standing McDonald's including McCafe and PlayPlace;
- Internal dining area seating capacity of 74;

- Bicycle rack;
- Dual lane drive thru (accommodating 12 vehicles) and two (2) waiting bays; and
- Other minor works

Operation Hours and Staff Numbers

The proposed hours of operation are 24 hours, 7 days a week. There will be an average of 12 staff on site during daytime hours and a minimum of 3 staff during night time hours at any given time.

Loading and Deliveries

A loading bay is proposed at the northern side of the building with provision to allow a 14.8m articulated truck to enter the site, reverse into the loading bay and exit the site in a forward direction. The expected number of deliveries will be low at 1-2 per week, noting that this detail will be refined upon commencement of the operation.

Signage

The proposed signage for the McDonald's operation is as follows;

- Five (5) x internally illuminated logo wall signs;
- One (1) x internally illuminated 'PlayPlace' wall sign;
- Two (2) x internally illuminated 'McCafe' wall signs;
- Two (2) x internally illuminated fascia entry signs; and
- One (1) x internally illuminated 12m high pylon sign fronting West Dapto Road.

CENTRE BASED CHILDCARE FACILITY

The centre based childcare facility has an outdoor play area and includes the following:

- 100 place capacity (per day) catering for 6 weeks to 6 years olds;
- 18-20 staff (per day); and
- Operating hours 7:00am to 7:00pm Monday to Friday.
- Indoor / Outdoor Play Areas and Equipment

Car parking spaces are allocated in close proximity to the entry, with minimal distance to walk from vehicle to building entry. A safe and secure entry system will be incorporated with child-safe 'pool gate' style entry between car park and building. Solid fencing is proposed around the perimeter of the outdoor play area.

The centre will operate for 50 weeks per year, closed for 2 weeks over Christmas and closed public holidays.

Deliveries

Deliveries to the site using small rigid vehicles (SRV) will be infrequent (once or twice a week) and could utilise a normal car parking space within the car park. All these deliveries would occur outside the peak parking demand periods for the child care centre.

Signage

The proposed child care includes an internally illuminated wall sign affixed to the southern elevation and a 7m high pylon sign with internally illuminated logo. The proposed wall sign is dimensioned 2200mm x 2000mm and will comprise business identification associated with the future child care tenant.

COMMERCIAL SPACE

There are two (2) commercial suites proposed one being 120m² and the other being 80m². The tenants of these uses are yet to be identified.

Operation Hours

The commercial suites will operate between the hours of 7am and 10pm, 7 days a week.

Signage

Commercial tenancy 2 includes an internally illuminated under awning sign that is 700mm x 2500mm with a 2m clearance from the ground.

Commercial tenancy 1 includes two internally illuminated wall signs, one above the entry dimensioned 4000mm x 1200mm and one on the southern elevation dimensions 2000mm x 2000mm.

SITE ACCESS AND PARKING

The proposal includes an entry/exit crossover on West Dapto Road that is 15m in width and an entry/exit crossover on Raven Street that is 8m in width. The crossover on West Dapto Road is to be left in/left out only. The proposed development provides a total of 77 car parking spaces, 3 of which are dedicated accessible spaces with shared adjacent spaces, one staff space for the service station and one air and water space, there are an additional 8 spaces by the bowisers. The proposed development provides 6 bicycle parking spaces throughout the site and 3 motorcycle parking spaces.

The proposal is integrated development pursuant to Section 4.46 of the EP&A Act as it requires approval under Section 100B of the Rural Fires Act 1979 from a bushfire safety authority for the Special Fire Protection Purposes (in the case of the proposed childcare).

1.2 BACKGROUND

This application together with approved DA-2017/1053 and DA-2017/1054 form part of the Sanctuary Ponds master planned community.

The site is part of the West Dapto Urban Release Area. The Wongawilli portion of the Release Area, which includes the subject site, was rezoned in 2013 from R2 to B1 Local Centre. The town centre was moved from the intersection of Wongawilli Rd and Smiths Lane, to the subject site.

The site was planned and developed as part of the four stage 'Sanctuary Ponds' subdivision under DA-2017/1053 (west), DA-2017/1054 (east) and the yet to be developed stage 4 (north), which form the south east part of the Wongawilli North Neighbourhood Plan.

As part of DA-2017/1053 (west), the waterway network immediately to the west of the site was rehabilitated to create an upper and lower pond/waterway network. The purpose of the waterway network is to dispose of stormwater and function as a scenic attribute jointly with the approved parklands and cycleway/pedestrian path surrounding the ponds.

A pre-lodgement meeting was held on this proposal under PL-2019/102 – Proposed 1 lot into 2 lot torrens title subdivision, construction and use of a service station, food and drink premises and centre based childcare facility and two commercial tenancies.

Customer service actions

There are no outstanding customer service requests of relevance to the development at the time of this report.

1.3 SITE DESCRIPTION

The site is located at numbers 1 and 9 Raven Street, WONGAWILLI NSW 2530 and the title reference is Lots 336 and 337 in Deposited Plan (DP) 124131. Lot 337 is a trapezoidal shaped lot with a primary street frontage to Raven Street. Lot 336 is a triangular shaped lot and adjoins Lot 337 on the southern

boundary. Lot 336 has a frontage to Raven Street and is burdened by an easement to drain water on the north western boundary

The site is currently vacant and has a total area of approximately 8,752m². The site slopes toward the western boundary where a path/cycleway runs parallel to the waterbody and parkland. Vehicular access is available to the site from Raven Street from the east. There is no current vehicular access to West Dapto Road for the site.

To the north of the site is Sanctuary Ponds (stage 4) containing natural areas including an existing north/south dam/pond within the portion of the site zoned E3.

Property constraints

Council records identify the land as being impacted by the following constraints:

- Fill
- Unstable land
- Contamination
- Flooding: The site is identified as being located within a flood risk precinct.
- Bushfire
- Easement – Lot 337 is burdened by an easement to drain water on the north western boundary.
- Land reserved for acquisition – along Wongawilli and West Dapto Roads
- Obstacle Limitation Surface: 110 m to 200 m AHD

There are no restrictions on the title.



Figure 1: Aerial photograph

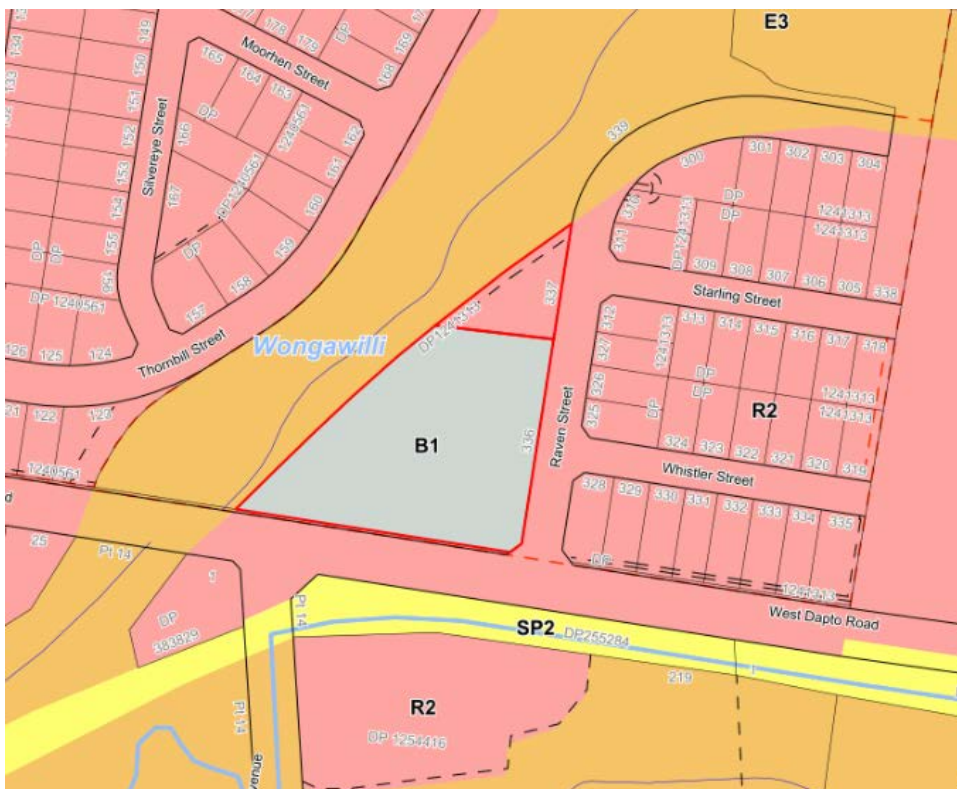


Figure 2: WLEP 2009 zoning map

1.4 SUBMISSIONS

The application was notified in accordance with Council's Community Participation Plan 2019.

145 submissions were received and the issues identified have been listed according to seven (7) common themes and discussed below:

Concern	Comment
1. Inappropriate development for site <ul style="list-style-type: none">• Does not fit with the character of Wongawilli historic village/loss of amenity• In consistent with the West Dapto Master Plan• Development precedent for future town centres• Conflicts with existing residential land use	The proposal is considered to be inappropriate development of the site as detailed throughout the report.
2. Design/DCP non-compliances/SEPP non-compliance <ul style="list-style-type: none">• Negative street frontage & quality of materials & design• Non-compliant building setbacks and insufficient landscaping Conflicts with existing residential land use• Internal layout of childcare	The proposed design does not respond to the site context. Justification for non-compliances are considered incapable of support as objectives have not been met. The proposal is considered unsatisfactory as matters relating to non-compliances remain unresolved.
3. Out of character with the surrounding area <ul style="list-style-type: none">• Does not fit with the character of Wongawilli historic village/loss of amenity• Signage out of character• Bulk, form, scale in this location	The proposal is considered out of character with the area and does not address the desired village character as required under the West Dapto Vision and requirements for the Wongawilli Village pursuant to Chapter D16 of the WDCP.
4. Amenity impacts to neighbouring properties including pollution <ul style="list-style-type: none">• Noise, light, air and physical pollution• Truck deliveries 24 hours• Visual impact• Litter/fuel entering waterway	Amenity impacts have been assessed as unsatisfactory. Matters raised in relation to 24/7 operation, adverse visual, noise, light spill and air impacts have not been addressed.
5. Traffic, parking and safety <ul style="list-style-type: none">• Impact on local road network/congestion• Number of vehicles	Council's Traffic Officer has reviewed the application and has provided unsatisfactory referral advice as outlined within the body of this report.

Concern	Comment
<ul style="list-style-type: none"> Safety for drivers and pedestrians Emergency vehicle issues 	Local road traffic, collector road traffic, pedestrian and cyclists safety has been assessed under the proposal and remains unresolved.
6. Social and Environmental impacts <ul style="list-style-type: none"> promotes unhealthy living & increased demand on health services Oversupply of childcare facilities in Wongawilli Negative impacts on local employment Insufficient exercise options in location Negative impacts on local employment Hours of operation 24/7 inappropriate Waste servicing Flooding 	The application has been assessed under relevant planning legislation and matters relating to social and environmental impacts have been found unsatisfactory. Internal referral advice provided by Council's environment, social, community and drainage officers as unsatisfactory. The development fails to demonstrate that the development is not likely to have adverse impacts on the environment and social fabric of the neighbourhood.
7.Landscaping/parkland/waterway treatment	Council's Landscape Officer has provided unsatisfactory referral advice in relation to proposed landscape treatment and the lack of interaction with the adjoining waterway and parkland/open space.

Frequency of Issues Raised:

Issue No.	1	2	3	4	5	6	7
Frequency	112	37	93	86	91	82	12

1.5 CONSULTATION

1.5.1 INTERNAL CONSULTATION

The proposal was referred to Council's Urban Release planner, Landscape Architect, Stormwater and Traffic Engineers, Environment, Health, Community Services, Safe Community Action Team (SCAT) and unsatisfactory referral advice has been provided in each instance. Additional information was sought and provided (except for childcare component); however, matters remain outstanding.

1.5.2 EXTERNAL CONSULTATION

New South Wales Rural Fire Service.

The proposal is integrated development pursuant to Section 4.46 of the EP&A Act as it requires approval under Section 100B of the Rural Fires Act 1979 from a bushfire safety authority for the Special Fire Protection Purposes (in the case of the proposed childcare). The NSW Rural Fire Service has provided General Terms of Approval and conditions letter dated 30 January 2020.

2 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

This Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 and Part 7A of the Fisheries Management Act 1994 that relate to the operation of this Act in connection with the terrestrial and aquatic environment.

NSW BIODIVERSITY CONSERVATION ACT 2016

Where threshold not triggered

Section 1.7 of the Environmental Planning and Assessment Act 1979 (EP&A Act) provides that Act has effect subject to the provisions of Part 7 of the Biodiversity Conservation Act 2016 (BC Act).

Part 7 of the BC Act relates to Biodiversity assessment and approvals under the EP&A Act where it contains additional requirements with respect to assessments, consents and approvals under this Act.

Clause 7.2 of the Biodiversity Conservation Regulation 2017 provides the minimum lot size and area threshold criteria for when the clearing of native vegetation triggers entry of a proposed development into the NSW Biodiversity offsets scheme. For the subject site, entry into the offset scheme would be triggered by clearing of an area greater than 0.25 hectares based upon the minimum lot size of the WLEP 2009 R2 zoned land (i.e. less than 1 hectare minimum lot size).

No vegetation clearing is proposed or required; therefore, the proposal does not trigger the requirement for a biodiversity offset scheme. The site is not identified as being of high biodiversity value on the Biodiversity Values Map.

Council's Environment Officer has reviewed the application and considered the proposal satisfactory with regards the requirements of the BC Act.

SECTION 4.14 CONSULTATION AND DEVELOPMENT CONSENT—CERTAIN BUSH FIRE PRONE LAND

The proposal is integrated development pursuant to Section 4.46 of the EP&A Act as it requires approval under Section 100B of the Rural Fires Act 1979 from a bushfire safety authority for the Special Fire Protection Purposes (in the case of the proposed childcare). The NSW Rural Fire Service has provided General Terms of Approval and conditions letter dated 30 January 2020.

2.1 SECTION 4.15(1)(A)(1) ANY ENVIRONMENTAL PLANNING INSTRUMENT

2.1.1 STATE ENVIRONMENTAL PLANNING POLICY NO. 55 – REMEDIATION OF LAND

7 Contamination and remediation to be considered in determining development application

(1) A consent authority must not consent to the carrying out of any development on land unless—

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

- (3) *The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.*
- (4) *The land concerned is—*
- (a) *land that is within an investigation area,*
 - (b) *land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,*
 - (c) *to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land—*
 - (i) *in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*
 - (ii) *on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).*

Council's Environment officer has provided satisfactory referral advice in relation to this policy. Contaminated Land matters were addressed as part of the larger subdivision DA (DA-2017/1053).

The Site Audit Report - Stages 3 and 4, 26 Wongawilli Road, Wongawilli NSW (James Davis, Enviroview, May 2019) and Accompanying Site Audit Statement no. 0301-1715-2 (HPM doc number: Z19/110364) confirm that the site is suitable for the proposed uses, including child care centre.

2.1.2 STATE ENVIRONMENTAL PLANNING POLICY NO. 33 HAZARDOUS AND OFFENSIVE DEVELOPMENT

SEPP 33 aims to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact.

Council's Environment officer has reviewed the information and notes a Multi-level Risk Assessment for the proposed service station has been carried out by Myros Design Pty Ltd (29 August 2019). The assessment shows that risk to society from the proposed development falls within the negligible area, and all possible measures shall be taken to ensure that the level of risk is kept as low as possible.

2.1.3 STATE ENVIRONMENTAL PLANNING POLICY (KOALA HABITAT PROTECTION) 2019

The City of Wollongong is identified within Schedule 1 as land to which this Policy applies. Wollongong is located within the South Coast Koala Management Area. However, the subject site is not impacted by the requirements of this Policy pursuant to the SEPP Maps.

2.1.4 STATE ENVIRONMENTAL PLANNING POLICY NO. 64 – ADVERTISING AND SIGNAGE

The following signage is proposed:

SERVICE STATION

- One (1) x internally illuminated logo above the entry;
- One (1) x internally illuminated logo on the eastern elevation;
- Four (4) x internally illuminated logos per each canopy elevation; and
- One (1) x internally illuminated pylon/price board sign fronting West Dapto Road.

TAKE AWAY FOOD AND DRINK PREMISES

The proposed signage for the McDonald's operation is as follows;

- Five (5) x internally illuminated logo wall signs;
- One (1) x internally illuminated 'PlayPlace' wall sign;
- Two (2) x internally illuminated 'McCafe' wall signs;
- Two (2) x internally illuminated fascia entry signs; and
- One (1) x internally illuminated 12m high pylon sign fronting West Dapto Road.

CENTRE BASED CHILDCARE FACILITY

- 2200mm x 2000mm internally illuminated wall sign affixed to the southern elevation for business identification
- 7m high pylon sign with internally illuminated logo.

COMMERCIAL SPACE

- Unit 1 includes two (2) internally illuminated wall signs, one above the entry dimensioned 4000mm x 1200mm and one on the southern elevation dimensions 2000mm x 2000mm.
- Unit 2 includes one (1) internally-illuminated under awning sign that is 700mm x 2500mm with a 2m clearance from the ground.

The signage is considered to be unsatisfactory with regard to the aims of this policy as it fails to demonstrate compatibility with the desired amenity and visual character of the area.

Schedule 1

1 Character of the area

- *Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*

No - the proposed signage is considered inconsistent with the desired and future character of this area/locality. In particular, all pylon signage is excessive in height and size. Illuminated signage is not in character with the abutting residential area. Signage should reflect the village centre as outlined pursuant to WDCP 2009 Chapter D16.

- *Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

The theme for outdoor advertising in this locality is guided by the West Dapto Vision 2019 and Chapter D16 of WDCP 2009. The proposal is considered inconsistent with the local village theme.

2 Special areas

- *Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?*

Yes as the pylon signage in particular will adversely impact the scenic and visual quality of the Illawarra Escarpment.

3 Views and vistas

- *Does the proposal obscure or compromise important views?*

Yes as the pylon signage in particular will adversely impact views and vistas of the Illawarra Escarpment.

- *Does the proposal dominate the skyline and reduce the quality of vistas?*

- Yes as the pylon signage in particular will dominate the skyline and important vistas of the Illawarra Escarpment.

4 Streetscape, setting or landscape

- *Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?*
No – the scale, proportion and form are excessive in relation to the surrounding area/streetscape and landscape setting and would result in visual clutter.
- *Does the proposal contribute to the visual interest of the streetscape, setting or landscape?*
No – as outlined above
- *Does the proposal reduce clutter by rationalising and simplifying existing advertising?*
NA
- *Does the proposal screen unsightliness?*
No – as outlined above
- *Does the proposal protrude above buildings, structures or tree canopies in the area or locality?*
Yes the pylon signage will protrude above the height of all other buildings on site and on nearby sites. See also Chapter D16.
- *Does the proposal require ongoing vegetation management?*
No

5 Site and building

- *Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*
Signage in this locality is guided by the West Dapto Vision 2019 and Chapter D16 of WCDP 2009. The proposal is considered inconsistent with the scale, proportion and characteristics of a local village.
- *Does the proposal respect important features of the site or building, or both?*
No the signage does not respect important features of the site. The site is located in the foreground of the Illawarra Escarpment when viewed from West Dapto Road. The site is also adjacent to a parkland/waterway.
- *Does the proposal show innovation and imagination in its relationship to the site or building, or both?*
No it is considered a negative impact due to lack of imagination and innovation – corporate signage proposed without consideration of the local area.

6 Associated devices and logos with advertisements and advertising structures

- *Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?*
NA

7 Illumination

- *Would illumination result in unacceptable glare?*
Yes
- *Would illumination affect safety for pedestrians, vehicles or aircraft?*
Yes – the site is impacted by an Obstacle Limitation Limit due to the close proximity with the local airport.

- *Would illumination detract from the amenity of any residence or other form of accommodation?*
Yes – adjoining residential accommodation.
- *Can the intensity of the illumination be adjusted, if necessary?*
Can be conditioned.
- *Is the illumination subject to a curfew?*
24 hour/ 7 days a week

8 Safety

- *Would the proposal reduce the safety for any public road?*
Yes it is possible
- *Would the proposal reduce the safety for pedestrians or bicyclists?*
Yes it is possible
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?
Yes due to the fragmented location of public areas.

The signage is considered to be unsatisfactory with regard to the aims of this policy as it fails to demonstrate compatibility with the desired amenity and visual character of the area.

2.1.5 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Clause 104 – Traffic Generating Development

This Clause requires that before granting consent to development of a type nominated in Schedule 3 of the Policy, Council must refer the application to the Transport for NSW (TfNSW) for comment on various matters including;

(ii) the accessibility of the site concerned, including:

- (a) the efficiency of movement of people and freight to and from the site and the extent of multi-purpose trips, and
- (b) the potential to minimise the need for travel by car and to maximise movement of freight in containers or bulk freight by rail, and

(iii) any potential traffic safety, road congestion or parking implications of the development.

Take away food and drink premises with drive-through facilities 200 or more motor vehicles/hr

Commercial premises 10,000m² GFA

Any other purpose 200 or more motor vehicles per hour

Comment: The proposal does not meet the minimum requirements identified in Schedule 3 for traffic generating development. Therefore, the proposal did not require referral under this SEPP to the TfNSW.

2.1.6 STATE ENVIRONMENTAL PLANNING POLICY (EDUCATIONAL ESTABLISHMENTS AND CHILD CARE FACILITIES) 2017

Part 3 Early education and care facilities—specific development controls

22 Centre-based child care facility—concurrence of Regulatory Authority required for certain development

(1) This clause applies to development for the purpose of a centre-based child care facility if:

- (a) the floor area of the building or place does not comply with regulation 107 (indoor unencumbered space requirements) of the Education and Care Services National Regulations, or

- (b) the outdoor space requirements for the building or place do not comply with regulation 108 (outdoor unencumbered space requirements) of those Regulations.

CHILD CARE PLANNING GUIDELINE

This development has been assessed against the Child Care Planning Guidelines 2017 as required by the SEPP.

Part 3 Early education and care facilities—specific development controls

23 Centre-based child care facility—matters for consideration by consent authorities

Before determining a development application for development for the purpose of a centre-based child care facility, the consent authority must take into consideration any applicable provisions of the Child Care Planning Guideline, in relation to the proposed development.

Centre-based child care facilities

Centre-based child care facilities require a development application to council. Centre-based child care facilities must be designed to meet with the physical environment requirements of the NQF, as outlined in the Child Care Planning Guideline. The principles, considerations and requirements in the Child Care Planning Guideline must be considered by a consent authority when assessing a development application as provided for in the Education and Child Care SEPP.

Assessment of development applications for centre-based child care

Development applications for centre-based child care are subject to controls set out in the Education and Child Care SEPP and must be assessed against the Child Care Planning Guideline. The Child Care Planning Guideline supplements the Education and Child Care SEPP, and includes planning and design principles and considerations, and regulatory requirements for centre-based child care. The Guideline is consistent with the regulatory intent of the NQF. These provisions will ensure that these development proposals are assessed against a consistent framework throughout NSW, and that new buildings are fit for a service approval under the Education and Care Services National Law, prior to it being approved and built.

Comment: The proposed development does not comply in relation to following.

Matters for Consideration

3.1 Site selection and location

The location and physical context of a child care facility should be safe and healthy for children. There are several environmental hazards to be aware of when locating a new proposal, for example, bush fire and flood prone land, and contaminated land. In addition, local councils may identify areas of significant hazard in their planning instruments and policies.

Considerations

Objective: To ensure that appropriate zone considerations are assessed when selecting a site.

C1

For proposed developments in or adjacent to a residential zone, consider:

- potential impacts on the health, safety and wellbeing of children, staff and visitors with regard to local environmental or amenity issues such as air or noise pollution and local traffic conditions

Objective: To ensure that the site selected for a proposed child care facility is suitable for the use:

C2

When selecting a site, ensure that:

- the location and surrounding uses are compatible with the proposed development or use

- the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards
- there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed
- the type of adjoining road (for example classified, arterial, local road, cul-de-sac) is appropriate and safe for the proposed use.

Objective: To ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.

C4

A child care facility should be located to avoid risks to children, staff or visitors and adverse environmental conditions arising from:

Proximity to:

- heavy or hazardous industry, waste transfer depots or landfill sites
- LPG tanks or service stations
- water cooling and water warming systems
- odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating uses

Comment: Does not comply. The location and surrounding land uses are not compatible with a child care facility. The co-location of a childcare facility and service station poses significant risks to the health, safety and wellbeing of children.

Service stations store and handle large amounts of hazardous chemicals, such as ULP, PULP, diesel, and E10 which present unique hazards due to the flammability of their products. Emissions and air borne fuel particles have potential to settle in the soil, grass and sand pit of the child care facility. As children spend a significant amount of their time interacting in the outdoor environment, in the sand pit and on the ground, the risk of ingesting contaminated soil is significant.

As service stations are considered a significant risk to children, Council's DCP requires a minimum separation of 500m, which is not required under the SEPP guidelines. Nonetheless, these risks are not considered negligible, as presented in the report developed by Myros Design Pty Ltd, as impacts have the capacity to be significant to the health, safety and wellbeing of children attending the proposed child care facility.

3.8 Traffic, parking and pedestrian circulation

Considerations

Objective: To provide a safe and connected environment for pedestrians both on and around the site.

C36

The following design solutions may be incorporated into a development to help provide a safe pedestrian environment:

- separate pedestrian access from the car park to the facility
- defined pedestrian crossings included within large car parking areas
- separate pedestrian and vehicle entries from the street for parents, children and visitors
- pedestrian paths that enable two prams to pass each other
- delivery and loading areas located away from the main pedestrian access to the building and in clearly designated, separate facilities

- in commercial or industrial zones and mixed use developments, the path of travel from the car parking to the centre entrance physically separated from any truck circulation or parking areas
- vehicles can enter and leave the site in a forward direction.

C37

Mixed use developments should include:

- driveway access, manoeuvring areas and parking areas for the facility that are separate to parking and manoeuvring areas used by trucks
- parking close to the main entrance and preferably at the same floor level. Alternatively, direct access should avoid crossing driveways or manoeuvring areas used by vehicles accessing other parts of the site
- parking that is separate from other uses, located and grouped together and conveniently located near the entrance or access point to the facility.

C38

Car parking design should:

- include a child safe fence to separate car parking areas from the building entrance and play areas
- provide clearly marked accessible parking as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards
- include wheelchair and pram accessible parking.

Comment: Does not comply. The current design does not provide a safe and connected environment for pedestrians, both adults and children, around the site and proposed child care facility. All design solutions outlined as part of considerations C36, C37 and C38 are to be incorporated in to the design of the car park for this development. In addition to this a Traffic, Parking and Pedestrian study for the proposed development should be undertaken. This study must:

- Quantify the potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised.
- Investigate the potential impacts to pedestrians (both children and adults) navigating the carpark and how risks will be mitigated through design.
- Provide recommendations on improvements to car park design to improve safety outcomes for pedestrians, in particular those utilising the child care facility.

In addition to the above, revised plans must include the following:

- All parking required for the child care service (visitors and staff) are to be located directly adjacent to entrance of the facility.
- Designated child care facility car parking must not be obstructed by common access driveway for the site. Children and parents must not be required to cross the main access driveway to travel from their car to the entrance of the facility.
- All parking spaces for the child care centre must be clearly marked for the use of staff and visitors of the child care service only.

4.9 Outdoor space requirements

Regulation 108 Education and Care Services National Regulations

An education and care service premises must provide for every child being educated and cared for within the facility to have a minimum of 7.0m² of unencumbered outdoor space.

Unencumbered outdoor space excludes any of the following:

- pathway or thoroughfare, except where used by children as part of the education and care program
- car parking area
- storage shed or other storage area
- laundry
- other space that is not suitable for children.

Design Guidance - Calculating unencumbered space for outdoor areas should not include areas of dense hedges or plantings along boundaries which are designed for landscaping purposes and not for children's play.

Comment: Does not comply. The Child Care Planning Guideline 2017 requires a minimum of 7.0m² of unencumbered outdoor space per child, as this service intends to cater for a maximum of 100 children the unencumbered outdoor space must be of an area 700.0m² or greater. Dense planting is proposed along the boundary, which reduces the unencumbered play space. 562.85m² has been provided, which does not comply and therefore, concurrence of the Regulatory Authority - DoP pursuant to clause 22 of the Regulations is required as it doesn't meet clause 108 of the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.

2.1.7 WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

1.2 Aims of Plan

(1) This Plan aims to make local environmental planning provisions for land in Wollongong in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.

(2) The particular aims of this Plan are as follows—

- (a) to provide a framework for land use management,
- (b) to encourage economic and business development to increase employment opportunities,
- (c) to encourage a range of housing choices consistent with the capacity of the land,
- (d) to improve the quality of life and the social well-being and amenity of residents, business operators, workers and visitors,
- (e) to conserve and enhance remnant terrestrial, aquatic and riparian habitats, native vegetation and fauna species,
- (f) to conserve and enhance heritage,
- (g) to ensure that development is consistent with the constraints of the land and can be appropriately serviced by infrastructure,
- (h) to ensure that significant landscapes are conserved, including the Illawarra Escarpment, Lake Illawarra, the drinking water catchment and the coastline.

The proposed development fails to demonstrate the aims of the plan as outlined above can be achieved.

Clause 1.4 Definitions

retail premises means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following;

- (a) (Repealed)
- (b) cellar door premises,

- (c) **food and drink premises,**
- (d) garden centres,
- (e) hardware and building supplies,
- (f) kiosks,
- (g) landscaping material supplies,
- (h) markets,
- (i) plant nurseries,
- (j) roadside stalls,
- (k) rural supplies,
- (l) shops,
- (la) specialised retail premises,
- (m) timber yards,
- (n) vehicle sales or hire premises,

but does not include highway service centres, service stations, industrial retail outlets or restricted premises.

Note—Retail premises are a type of commercial premises—see the definition of that term in this Dictionary.

commercial premises means any of the following—

- (a) business premises,
- (b) office premises,
- (c) **retail premises.**

centre-based child care facility means—

(a) a building or place used for the education and care of children that provides any one or more of the following—

- (i) long day care,
- (ii) occasional child care,
- (iii) out-of-school-hours care (including vacation care),
- (iv) preschool care, or

(b) an approved family day care venue (within the meaning of the Children (Education and Care Services) National Law (NSW))

Note - An approved family day care venue is a place, other than a residence, where an approved family day care service (within the meaning of the Children (Education and Care Services) National Law (NSW)) is provided.

Part 2 Permitted or prohibited development

Clause 2.2 – zoning of land to which Plan applies

The site consists of two separate lots.

The zoning map identifies Lot 336 as being zoned R2 Low Density Residential.

Lot 337 is identified on the zoning map as being zoned B1 Neighbourhood Centre.

The location of each component is shown in Figure 3. A broken black line extends through the childcare and commercial suite building delineating the two lots (and zonings).

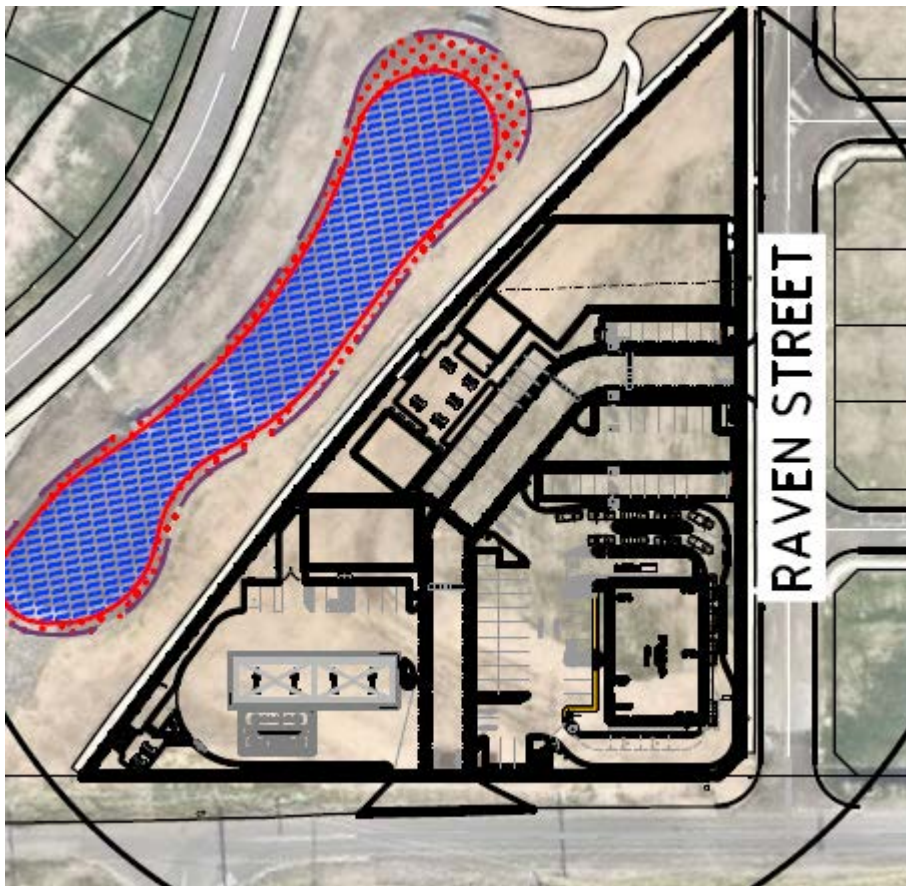


Figure 3. Location of the buildings in relation to site as a whole.

Clause 2.3 – B1 Neighbourhood Centre Zone objectives and land use table

The objectives of the zone are as follows:

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To allow for residential accommodation and other uses while maintaining active retail, business or other non-residential uses at the street level.

The proposal is unsatisfactory with regard to the above objectives. There are components of the proposal considered not to provide small-scale retail, business use that serves the needs of people who live or work in the surrounding neighbourhood.

The land use table permits the following uses in the zone.

*Advertising structures; Amusement centres; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Business premises; Car parks; **Centre-based child care facilities; Commercial premises;** Community facilities; Entertainment facilities; Home-based child care; Hotel or motel accommodation; Information and education facilities; Medical centres; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Roads; Seniors housing; **Service stations;** Shop top housing; Tank-based aquaculture; Veterinary hospitals*

The proposal is categorised as **Commercial premises, Centre-based child care facilities and Service Station** with subdivision as defined above and permissible in the zone with development consent.

Subdivision is permissible on land to which the WLEP 2009 applies, pursuant to clause 2.6 below.

Clause 2.3 – R2 Zone objectives and land use table

The objectives of the zone are as follows:

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposed childcare facility is considered satisfactory with regard to the above objectives.

The land use table permits the following uses in the zone.

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Boat launching ramps; **Centre-based child care facilities**; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home-based child care; Hospitals; Hostels; Information and education facilities; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Signage; Tank-based aquaculture; Veterinary hospitals*

The proposal is categorised as a **Centre-based child care facilities** with attached **Commercial premises** as defined above. While Centre-based child care facilities are permissible in the zone with development consent, **Commercial premises are prohibited**.

A portion of the commercial development is shown on plans to encroach into the R2 zone, which is prohibited unless consideration is requested to utilise Clause 5.3 – Development on zone boundaries.

Clause 2.6 Subdivision—consent requirements

Land may be subdivided, but only with development consent.

A three lot Torrens Title subdivision is proposed as displayed in Figure 4.

Lot 336: 2562m²

Lot 337: 3569m²

Lot 338: 2684m²

The three lots will have reciprocal rights of way in favour of each lot.

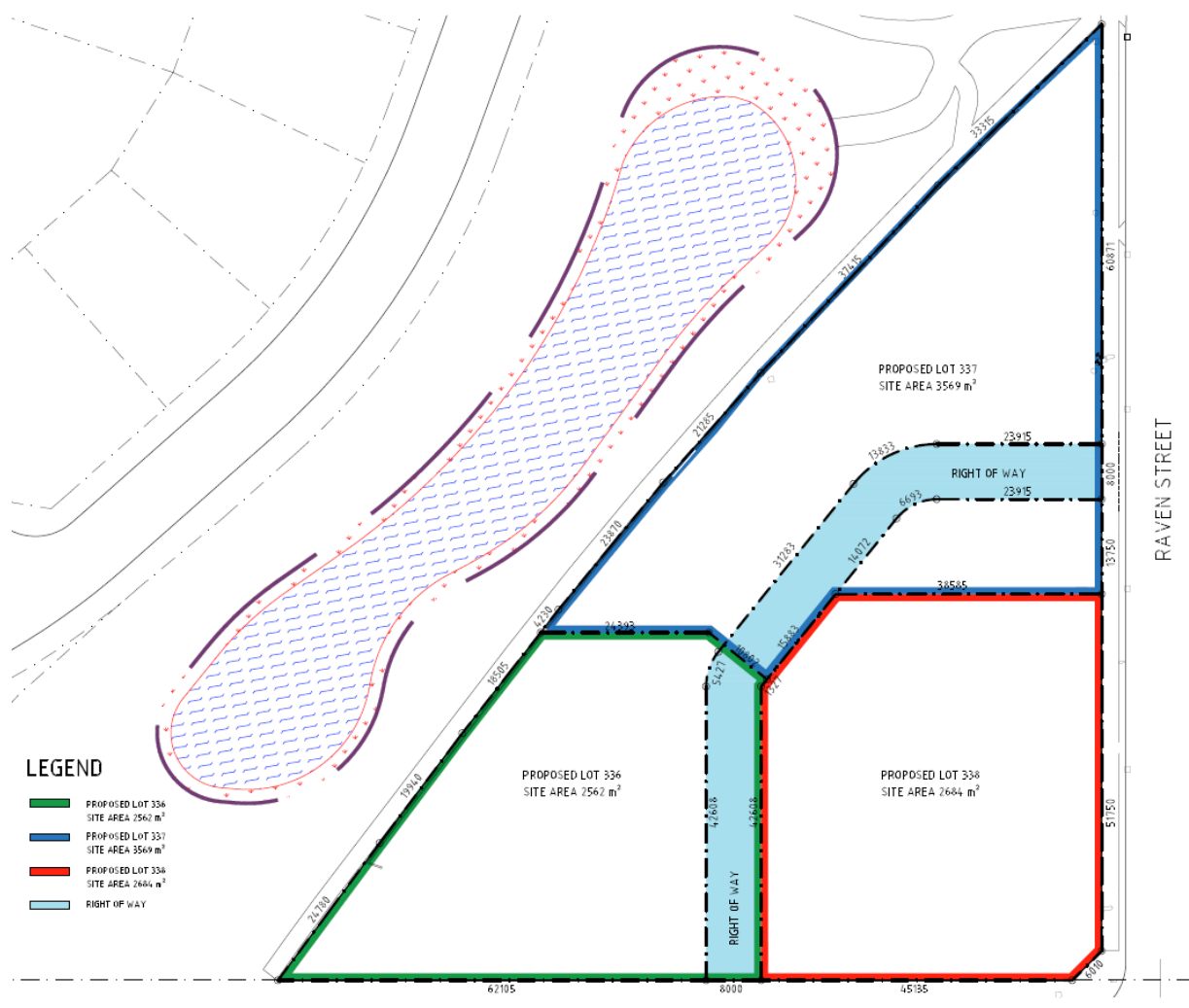


Figure 4 Proposed subdivision layout

Part 4 Principal development standards

Clause 4.1 Minimum subdivision lot size

The minimum lot size for the R2 zoned lot 336 is 449m²

There is no minimum lot size for the B1 zoned lot 337

The proposed lots comply with the requirements of this clause.

Clause 4.3 Height of buildings

The proposed building height of 6.54 metres does not exceed the maximum of 9 metres permitted for the site for both zones.

Fuel station canopy: 5.35 metres

McDonalds building: 6.075 metres

Childcare and attached commercial premise: 6.54 metres

Note: The proposed signage has been reduced to 9 metres in height; however, it is higher than the surrounding buildings.

Clause 4.4 Floor space ratio

Maximum FSR permitted for the B1 zone:	0.75:1	Provided: 01.2:1 compliant
Maximum FSR permitted for the R2 zone:	0.5:1	Provided: 0.55:1 non-compliant
Site area B1 zone:	7591 m ²	
Site area R2 zone:	1224 m ²	
GFA -B1 zone	877.7 m ²	FSR: 877.7/7591 = 0.12:1
GFA -R2 zone	671.7 m ²	FSR: 671.7/1224 = 0.55:1

Clause 4.6 Exceptions to development standards

Justification has not been provided for the proposed development departure in relation to floor space ratio under clause 4.4 for the R2 zoned portion of the site. The gross floor area of 671.7 m exceeds the permitted 612m² by 59.7 m². The departure is greater than 10%.

Part 5 Miscellaneous provisions

Clause 5.1 Relevant Acquisition Authority

In accordance with the LEP, the front portion of the site has been identified as land relevant to acquisition authority, being Council for road widening and associated works. The land earmarked for Council acquisition has been excluded from the boundaries of this site.

Clause 5.3 Development near zone boundaries

The objective of this clause is to provide flexibility where the investigation of a site and its surroundings reveals that a use allowed on the other side of a zone boundary would enable a more logical and appropriate development of the site and be compatible with the planning objectives and land uses for the adjoining zone.

This clause applies to so much of any land that is within the relevant distance of a boundary between any 2 zones. The relevant distance is 20 metres and therefore the R2 Low Density Residential Zone would benefit from the application of the adjacent B1 Neighbourhood Centre Zone.

A portion of the commercial development is shown on plans to encroach into the R2 zone, which is prohibited unless consideration is sought under this clause.

Clause 5.4 Controls relating to miscellaneous permissible uses

None applicable.

Part 6 Urban release areas

6.2 Development control plan

Development consent must not be granted for development on land in an urban release area unless a development control plan that provides for the matters specified in subclause (3) has been prepared for the land.

Chapter D16: The West Dapto Release Area of Wollongong DCP 2009 addresses the matters as specified in subclause (3).

Part 7 Local provisions – general

Clause 7.1 Public utility infrastructure

The development is already serviced by electricity, water and sewage services.

A condition could be imposed requiring approval from the relevant authorities for the connection of electricity, water and sewage to service the site.

Clause 7.3 Flood planning area

Sections toward the west and north of the site are identified within a flood planning area. A Flood Impact Assessment was included with the application.

Council's Stormwater Engineer has assessed the application in this regard and provided unsatisfactory referral advice.

Clause 7.4 Riparian lands

Council's Environment officer has reviewed the proposal in relation to this clause and provided unsatisfactory referral advice.

The proposal has not considered how the development will interact with the adjacent riparian corridor and open space/walkway. The current proposal presents its 'back' to the riparian corridor rather than creating a positive interface with the open space. This results in a lack of passive surveillance, community engagement and poor amenity outcomes.

This is inconsistent with Principle 3.3 of the West Dapto Vision 2018: "Ensure built form controls on adjacent properties deliver active frontages to maximise passive surveillance and accessibility to/from the path network".

This is also inconsistent with the Wollongong DCP 2009, Chapter D16: West Dapto Release Area 7.2.1 Design Principles: "6) Ensure a focus on amenity taking into consideration factors such as prevailing winds, shade and shelter. Ensure positive interface with any adjacent open space or water body as an attractive feature".

The response from the applicant is not satisfactory. The design has not been changed to enable an active frontage to, and positive interaction with, the riparian corridor. The proposal does not meet the requirements outlined above.

Clause 7.5 Acid Sulfate Soils

The proposal is identified as being affected by acid sulphate soils. Council's Environment Officer has reviewed the proposal and conditions could be imposed in relation to ASS.

Clause 7.6 Earthworks

The proposal comprises minor earthworks to shape the site. The proposed earthworks are expected to have a detrimental impact on environmental functions and processes as the works will impact flooding impacts. Council's Stormwater Engineer has assessed the application in this regard and provided unsatisfactory referral advice.

Clause 7.8 Illawarra Escarpment area conservation

Council's Environment Officer has provided unsatisfactory referral advice as the development does not address the potential visual impacts of the proposal on views of the escarpment from surrounding areas. The site is likely to be highly visible in the landscape, with signage and potential 24/7 operation, and mitigation measures have not been satisfactorily addressed.

Clause 7.9 Airspace operations

The proposal will not penetrate the Limitation or Operations Surface.

Clause 7.10 Development in areas subject to airport noise

The proposal is not located on land which exceeds the ANEF contour 20 or subject to airport noise.

Clause 7.13 Certain land within business zones

The objective of this clause is to ensure active uses are provided at the street level to encourage the presence and movement of people. In accordance with subclause 3, development consent must not be granted for development for the purpose of a building on land to which this clause applies unless

the consent authority is satisfied that the ground floor of the building will have at least one entrance and at least one other door or window on the front of the building facing the street.

The proposed development contains two buildings fronting the primary street frontage, West Dapto Road. The proposal provides an element of visual connectivity to the street and enables casual surveillance. See also Chapter D16.

2.2 SECTION 4.15(1)(A)(II) ANY PROPOSED INSTRUMENT

Draft West Dapto Development Contributions Plan (2020)

2.3 SECTION 4.15(1)(A)(III) ANY DEVELOPMENT CONTROL PLAN

2.3.1 WOLLONGONG DEVELOPMENT CONTROL PLAN 2009

CHAPTER A2 – ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Development controls to improve the sustainability of development throughout Wollongong are integrated into the relevant chapters of this DCP.

Generally speaking, the proposal is considered to be inconsistent with the principles of Ecologically Sustainable Development for reasons relating to unresolved environmental mitigation and amenity matters.

CHAPTER B4 – DEVELOPMENT IN BUSINESS ZONES

The development is located in a business zone and as such this chapter is applicable to the development. An assessment against the relevant sections is outlined below:

1 Introduction

5. Part D of the DCP includes the Locality based/ Precinct planning controls for the certain areas which override any controls contained in this chapter of the DCP, in the event of any inconsistency between Part D of the DCP and this chapter of the DCP.

Note: Chapter D16 is relevant to this proposed development.

2 Objectives

The development is not considered to be consistent with the objectives of development in business zones.

3. Retail and business centre hierarchy strategy

The proposal fails to demonstrate compliance with the following controls:

3.7. 4. Any new retail development within any of the village centre shall be limited to retailing activities and services which provide for the daily convenience needs of the surrounding residential community, especially healthy food and grocery retailing. This may include small supermarkets / retail grocery stores, butcher shops, fruit and vegetable retailers, bakeries, newsagents, hairdressing salons, dry cleaning shops etc.

3.7.5. Accordingly, documentary evidence will be required as part of the Development Application which proves that any new retail development within a village centre will principally provide daily convenience goods and services to the surrounding residential catchment.

4 Economic impact assessment – retail hierarchy

Not applicable.

8 Planning requirements for development in the village (local convenience) centres

Refer to Chapter D16.

9 General design requirements for retail and business premises developments

The proposal fails to meet the objectives of Part 9 in that it has not been demonstrated that the development is consistent with the predominant built form character of the locality, in terms of built form and external appearance. See also Chapter D16.

The assessment of individual components of Part 9 are relevant to a redesigned proposal that can meet the objectives. Additionally, the proposal fails to demonstrate compliance with siting, form, height and external appearance as it is considered unsympathetic with adjoining buildings in the surrounding retail and business precinct in addition to any abutting or nearby residential dwellings. Pedestrian access is fragmented, car parking and servicing do not comply with Chapter E3.

11 General building design requirements for fast food restaurants

The proposal does not meet the objectives for this Chapter and fails to demonstrate that this type of development would be suitable on the site. The proposal does not meet the controls:

11.2.1.1 Parking does not meet requirements of Chapter E3 of the DCP.

11.2.1.3 Parenting facilities do not meet the requirements under this clause.

1. Any new fast food restaurant with a gross floor area of 300m² or more shall be provided with suitable parenting facilities. The parenting room is to be designed so that it is accessible to both women and men who are responsible for caring of young children. A minimum of two (2) private cubicles are required for private breast feeding or nappy changing of young children. The required cubicles must be large enough to accommodate a seat and a changing bench. In this regard, a minimum two (2) metre length of change table or an equivalent length of individual drop-down change tables is required. The change table must be designed with a surface which may be easily cleaned.

2. The provision of a suitable area for the storage of prams/strollers is also required within the parenting facility.

3. A minimum of two (2) adult wash hand basins shall be provided within the parenting facility. The hand basins should be located in close proximity of the change tables, wherever practicable. Additionally, a children's wash hand basin with a thermostatically controlled water tap with an automatic cut-off shall also be provided within the parenting facility.

4. The entrance to the Parenting Room is to have an unobstructed width of 820mm. Operations of doors are to permit ease of use for people with a pram/stroller.

5. The location of parenting room(s) is to be clearly signposted in the building.

It is inappropriate to provide an integrated accessible bathroom and parenting facility; each must be provided separately as they serve different functions to people with differing needs. If this room in its current design was occupied by a parent feeding a child, which has the potential to take a considerable amount of time, it denies a person with a disability the right to access the appropriate amenities.

13 Works in the public domain

13.1.2.2 Compliance with the requirements of the Business Centres Public Domain Technical Manual at Appendix 3 to this DCP and any other Council requirements have not been demonstrated.

CHAPTER C1 – ADVERTISING AND SIGNAGE

The following signage is proposed:

SERVICE STATION

- One (1) x internally illuminated logo above the entry;
- One (1) x internally illuminated logo on the eastern elevation;
- Four (4) x internally illuminated logos per each canopy elevation; and
- One (1) x internally illuminated pylon/price board sign fronting West Dapto Road.

TAKE AWAY FOOD AND DRINK PREMISES

The proposed signage for the McDonald's operation is as follows;

- Five (5) x internally illuminated logo wall signs;
- One (1) x internally illuminated 'PlayPlace' wall sign;
- Two (2) x internally illuminated 'McCafe' wall signs;
- Two (2) x internally illuminated fascia entry signs; and
- One (1) x internally illuminated 12m high pylon sign fronting West Dapto Road.

CENTRE BASED CHILDCARE FACILITY

- 2200mm x 2000mm internally illuminated wall sign affixed to the southern elevation for business identification
- 7m high pylon sign with internally illuminated logo.

COMMERCIAL SPACE

- Unit 1 includes two (2) internally illuminated wall signs, one above the entry dimensioned 4000mm x 1200mm and one on the southern elevation dimensions 2000mm x 2000mm.
- Unit 2 includes one (1) internally-illuminated under awning sign that is 700mm x 2500mm with a 2m clearance from the ground.

8 General requirements for advertising signs and structures

8.1 Advertising Signage must relate directly to lawful use of the land

Satisfactory.

8.2 Design and Location

The design of the proposed signage is not considered to be compatible with the built form and the locality.

8.3 Proportion

The scale of the proposed signage is not considered consistent with the bulk and scale of the built form and other advertising in the locality.

8.4 Colour

The colour complements the colour finish of the buildings; however, does not meet the colour requirements under WCP Chapter C1 – Character Statements in that *natural earthy colours are recommended for building wall facades. Roofs should be non-reflective in muted colour finishes.*

8.5 Illumination

Illumination is proposed that does not comply.

8.6 Rationalisation of Advertising Signage

Signage should be reduced to meet the requirements of this clause.

8.7 Advertising Signs and Structures maintained in good repair and in a clean and tidy condition

Satisfactory.

8.8 Advertising Signs must be displayed in English Language

Satisfactory.

8.9 Advertising Signs or Structures – Public Safety

See SEPP Advertising.

9 Specific controls for advertising signs and structures

A number of variations have been sought to signage; however, the justification for such signage is not supported as the signage fails to meet the objectives and is inconsistent with the criteria contained in SEPP 64 (Advertising and Signage).

9.1 Fascia Signs

- 1. A maximum of one (1) fascia sign per building awning; and*
- 3. Fascia signs must not be illuminated.*

The proposed Service Station includes fascia signage per each elevation of the canopy. The proposed Service Station fascia canopy signage are to be illuminated and a variation has been sought. The proposed variation sought is not supported as the objectives are not met.

9.2 Flush Wall Signs

a maximum of one (1) flush wall sign per building elevation.

The proposed McDonald's provides three (3) wall signs affixed to the western elevation and two (2) wall signs affixed to the southern elevation.

The proposed variation sought is not supported as the objectives are not met.

9.5 Pole or Pylon Signs

the maximum height for a pylon sign within a business zone to 8m.

The proposed development includes one pylon sign per each proposed lot but is not supported as the proposed signs do not meet the objectives or SEPP 64. See also Chapter D16.

CHAPTER C5 – CHILD CARE CENTRES

Note: Clause 26 of the SEPP (childcare) states:

26 Centre-based child care facility—development control plans

(1) A provision of a development control plan that specifies a requirement, standard or control in relation to any of the following matters (including by reference to ages, age ratios, groupings, numbers or the like, of children) does not apply to development for the purpose of a centre-based child care facility —

- (a) operational or management plans or arrangements (including hours of operation),*
- (b) demonstrated need or demand for child care services,*
- (c) proximity of facility to other early education and care facilities,*
- (d) any matter relating to development for the purpose of a centre-based child care facility contained in—*
 - (i) the design principles set out in **Part 2** of the Child Care Planning Guideline, or*
 - (ii) the matters for consideration set out in Part 3 or the regulatory requirements set out in **Part 4** of that Guideline (other than those concerning building height, side and rear setbacks or car parking rates).*

(2) This clause applies regardless of when the development control plan was made.

5. This chapter of the DCP seeks to encourage the provision of high quality child care and the development of child care centres based on best practice principles. It aims to ensure that child care centres within the Wollongong Local Government Area provide an environment where children's development is positively fostered.

6. The policy also aims to provide guidelines to ensure new child care centres are well designed and sympathetic to the natural environmental and the streetscape character of the surrounding locality.

7. The specific objectives of this part of the DCP are:

- (a) To provide guidelines for a consistent approach towards the development and operation of quality child care centres in the city;
- (b) To encourage the provision of high quality child care centres which meet the needs of the community;
- (c) To encourage best practice in the planning and design of child care centres;
- (d) To ensure that sites containing child care centres are appropriate for that purpose and provide a functional and pleasant environment for users;
- (e) To ensure that child care centres are compatible in terms of scale, height and built form with neighbouring land uses and meet the desired future character of local neighbourhood;
- (g) To ensure that child care centres are located away from major arterial roads or sub-arterial roads and provided with adequate, convenient and safe car parking, so as to minimise potential traffic safety impacts;
- (h) To ensure adequate car parking is available for the dropping off and picking up of children and to provide for the safe pedestrian transfer of children to and from the child care centre; and
- (i) To provide a safe environment in and in close proximity to the child care centre, especially for children.

Comment: The proposal does not meet objectives. This development does not meet best practice in planning and design as demonstrated by lack of compliance with Child Care Planning Guideline 2017 and the objectives of Council's DCP. The development does not provide a functional and pleasant location for users as it is co-located with service station, fast food restaurant, is in close proximity to a busy road, and shares a car park with all other developments on the site; is not compatible with other land uses, most notable the service station; does not provide adequate or safe parking or pedestrian transfer options placing children and their carers at significant risk of traffic hazards; and is not a safe environment for children due to the close proximity of the service station.

7.2 Location and Site Selection

7.2.1 Objectives

- (a) To ensure child care centres are located upon sites of high environmental quality only, in order to minimise any potential adverse health and safety risks to young children and staff; and
- (b) To impose minimum separation distances between any new child care centre and range of land uses which may cause potential adverse health or safety risks to young children, through the application of the "precautionary principle".

7.2.2 Development Controls

1. Child care centres will not be supported upon a site within a 90 metre straight line distance from any designated road (arterial or sub-arterial road), given relatively high traffic flow volumes associated with such roads and potential adverse air pollution and / or noise emission impacts upon young children.
2. Any new child care centre will not be permitted within a 500 metre radius from any service station.
3. Any new child care centre will not be permitted within a 500 metre radius from any industry or warehouse distribution facility involving the use or storage of any dangerous goods as listed under the Dangerous Goods Code.

Comment: The proposal does not comply. There is inadequate separation distance between the child care facility and the service station, Council's DCP does not allow a childcare facility to be located within a 500m radius of a service station and associated hazardous material.

In addition to the above, studies, similar to and including that published in the Journal of Environmental Management (referenced below), have found that the effects of contamination at petrol stations are potentially harmful to health, and can be noted in buildings within close proximity of service stations. Findings of the study show that the air at petrol stations and in their immediate surroundings is especially affected by emissions stemming from evaporated vehicle fuels. This includes unburnt fuel from fuel loading and unloading operations, refuelling and liquid spillages.

7.4 Indoor Areas

7.4.1 Objectives

- (a) To provide attractive and functional indoor spaces which provide positive experiences and developmental growth for children;
- (b) To provide indoor spaces which are safe and functional and enable adequate staff supervision of children, at all times;
- (c) To ensure that child care centres comply with the provisions of Children's Services Regulation 2004 and to encourage the use of best practice principles for the design internal spaces within child care centres; and (d) To ensure that facilities comply with the requirements of a food business, where the provision of food is intended.

7.4.7 Nappy Change Area

1. A nappy change area and facilities are required in child care centres catering for children under the age of 3 years in accordance with Children's Services Regulations. Additionally, the nappy change area must:

- (a) Be adjacent to the sleep room and have adequate ventilation and visibility;
- (b) Be separated from the kitchen/bottle preparation area by an airlock; and
- (c) Ensure suitable storage (within the staff person's reach) for towels, soap, nappies etc.

Comment: The proposal does not comply. The nappy change and toileting facilities are not located adjacent to the sleeping area. The nappy change and toileting facilities are located in close proximity to the bottle prep area and as such, require an air lock as many germs that cause infectious diseases are air borne and generally originate from nappy change and toileting areas. Storage for baby's toileting room is not located within staff persons reach from nappy change mats or toilets. It is not clear if there is a nappy change mat located in the toddler toilet area, a minimum of 2 would be required for 30 children. It is not clear where the storage is located in the toddler toilet area.

7.5 Outdoor Areas

7.5.1 Objectives

- (a) To provide generous outdoor play areas which allow a variety of experiences for children including learning play, active and quiet time and other developmental experiences;
- (b) To provide outdoor spaces which are safe, secure and functional and enable adequate staff supervision of children, at all times; and
- (c) To ensure minimum noise transmission and other nuisances to the surrounding area.

7.5.2 Development Controls

3. Outdoor play areas should have a separate sandpit for each designated age group and a variety of ground surfaces such as sand, grass, soil, soft fall, hard surfaces and mounding. The outdoor play areas shall provide both natural shading as well as incorporate appropriate artificial shade screen structures the heat absorption qualities and texture of materials must be suitable, with surfaces such as bitumen (due to surface temperature exceeding 45 degrees in summer) being avoided. Soft impact surfaces should be supplied under play equipment. Non-slip hard paving should be used for play with wheeled toys, access to the building, and use under verandas and covered areas.

4. Outdoor play spaces are to be:

(f) Located away from existing and potential noise and environmental pollution sources.

(m) A minimum of one (1) sandpit is required within the outdoor play area for each designated age group. The minimum depth of a sandpit must be 600mm.

Comment: The proposal does not comply. Although a tenant has not yet been identified, plans for the child care facility include play rooms for three different designated age groups (babies, toddlers and pre-school) and as such, more than one sand pit is required. This must be included in the design regardless of a tenant being identified at this stage of the development.

The current design does not allow for the implementation of a quality program that provides children the ability to move freely from indoor to outdoor play areas or have access to a number of safe or appropriate play spaces in the outdoor play area. Due to the large number of children under the age of 3, best practice requires all 3 age groups (babies, toddlers and pre-school) to have separate play areas as this ensures the safety of children and staff the ability to implement and age and developmentally appropriate programming, activities and environments.

7.6 Car Parking, Access and Pedestrian Safety

7.6.1 Objectives

(a) To ensure a safe environment for pedestrians, motorists and cyclists in and around child care centres;

(b) To ensure that vehicular access arrangements into and from the car parking area do not detrimentally affect the traffic flow or safety of roads in the surrounding road network; and

(c) To ensure that suitable parking arrangements are provided on-site for staff, parents, visitors and emergency or service vehicles.

7.6.2 Development Controls

1. A car parking and traffic impact assessment study must accompany any Development Application for a new child care centre or in circumstances where an existing centre proposes an increase in the total number of children or a change in the mix of 0- 2, 2-3 and 3 -6 year aged children within the centre is proposed. The car parking and traffic impact assessment study must be prepared by a suitably qualified and experienced traffic consultant.

2. The car parking and traffic impact assessment study should address a range of matters including (but not necessarily limited to) the following:

(a) Existing prevailing traffic conditions, including AADT traffic volumes on key roads in the locality;

(b) The likely traffic generation rate of the proposed centre, taking into account the size and location of the centre, the intended catchment area of the centre and the proximity of the centre to public transport services;

(c) The current level of service for key intersections in the locality of the site; (d) The predicted level of service for key intersections in the locality of the site;

(e) The likely impact of the proposed development on existing traffic flows upon the local road network;

(f) The suitability of the proposed access arrangements into / from the car parking area in the centre, taking in account current and future anticipated traffic conditions;

(g) Any pedestrian and traffic safety issues;

(h) Car parking requirements for the proposed centre;

(i) Written justification for any variation to the parking requirements (if any proposed); and

- (j) Recommended road upgrading works (including footpath improvements) required to satisfactorily cater for the development.
3. Parking and access must comply with the car parking requirements contained in Part E of this DCP and Australian Standard AS2890.1.
4. Parking should be provided on-site at a rate of one (1) space for each member of staff present at any one time plus one (1) visitor space for each 6 children or part thereof.
5. All parking (staff and visitor) is to be provided in the one location, preferably adjacent to the entrance of the centre. Any increase in staff or children may require additional car parking. Any change to the ages of children that affects staffing ratios will require a variation to consent and a revised number of parking spaces.
6. The car parking area must also provide at least one (1) parking bay for service vehicles and emergency vehicles (i.e. ambulance).
8. All Child Care Centres should make provision for a minimum of three (3) parking spaces (ie with unobstructed car parking dimensions of 3.2m x 5.5m), located at the entrance to the Centre for people with mobility issues or parents with young children requiring the use of strollers. At least, one (1) of these spaces is to be a designated disabled person's parking space.
9. The car parking area is to be designed to ensure:
- (a) The safe drop off and collection of children;
 - (b) Direct and safe pedestrian access to and from the entrance of the centre;
 - (c) Safe movement and parking of all staff, parent, visitor and service vehicles; and
 - (d) Forward access to and from the car park.
10. The use of tandem or stacked parking will not be supported.
11. Drive-through car parking layouts are not supported, since such layouts often result in the queuing of vehicles back onto the road carriageway, during peak drop off and pick up periods.
12. The vehicular and pedestrian access points to / from the centre are to be appropriately signposted.
13. The car parking area shall be suitably line marked and delineated by appropriate signage and pavement line marking. This shall include the line-marking and signposting of disabled car parking spaces, staff parking arrangements, emergency and service vehicle parking bays.
14. Parking spaces and vehicle access points are to be located to ensure the safe movement of children to and from the centre. Pedestrian access must be segregated from car park access way with clearly defined paths and fencing (ie min. 1000mm – max.1200 mm height) between the facility and the road reserve and between the car park and the facility entry. This fencing must not obstruct sight distance between pedestrians and vehicles.
15. Pedestrian safety measures (e.g. pedestrian crossings and refuges etc) may be required to be installed, if the child care centre site is situated on a main collector road and is characterised by relatively high traffic volumes, especially during peak drop off / pick up periods.
16. All vehicles entering and leaving the site shall be able to do so in a forward direction. The need to reverse vehicles within the site should be minimised.
19. A suitable waste disposal and recycling bin storage area is required. This storage area shall be positioned to enable direct access by a private garbage truck contractor. On-site waste collection should be undertaken outside the opening hours of centre, especially during peak drop off or pick up periods, in order to minimise any potential vehicular or pedestrian conflicts.
20. The gradient of the driveway is to be no greater than specified in AS2890.1:2004 in the Australian Standard. The maximum change in gradient is to be 12.5%.

Comment: The proposal does not comply with the controls outlined above. Calculations for the number car parks required for the child care facility, included in the Traffic Report, appear incorrect, as such current parking provisions are inadequate. The proposed location of car parking spaces does not comply with Councils DCP.

There is a significant safety risk with children, parents and staff being required to cross the main access driveway within the development to access the child care facility. The car parking spaces adjacent to the centre have no separation from the busy access road/driveway. In the likely instance a child wanders away from car the results would be catastrophic, causing death or serious injury.

The current Traffic Report, Pedestrian Connectivity Plan and Pedestrian Access Plan do not address any potential issues related to pedestrian safety or access and movement during peak times within the site. A Traffic, Parking and Pedestrian study for the proposed development should have been undertaken to:

- Quantify the potential impacts on the surrounding land uses and demonstrate how impacts on amenity will be minimised.
- Investigate the potential impacts to pedestrians (both children and adults) navigating the carpark and how risks will be mitigated through design.
- Provide recommendations on improvements to car park design to improve safety outcomes for pedestrians, in particular those utilising the child care facility.

CHAPTER D1 – CHARACTER STATEMENTS

Wongawilli

The proposal is considered to be inconsistent with the existing and desired future character for the locality. The desired future character notes the village will include a small local convenience centre on West Dapto Road, which will provide for the convenience needs of the surrounding population. In addition, natural earthy colours are recommended for building wall facades. Roofs should be non-reflective in muted colour finishes. This is in contrast to the colour finishes proposed for this development.

Existing Character The village of Wongawilli is located at the foot of the Illawarra Escarpment, below Wongawilli Colliery. The village contains several heritage items including former miners' cottages, the Wongawilli railway line, community hall and Cabbage Tree palms and fig trees. The historic 'Coral Vale' homestead and ancillary outbuildings are located in Smiths Lane, near Wongawilli village. Wongawilli has a distinctive rural village character.

Desired Future Character Wongawilli is the part of the first stage of the West Dapto Release Area. The village of Wongawilli will comprise of low density residential development. Any residential subdivision should also guarantee sufficient curtilage, around each heritage item within the village. The built form of any new residential dwelling should retain the rural village character of Wongawilli. The use of weatherboard wall cladding with pitched colourbond metal roof forms is preferred. The use of face brick or painted brickwork may also be appropriate in certain cases.

*The village will include a small local convenience centre on West Dapto Road, which will provide for the convenience needs of the surrounding population.

Another local convenience centre will be provided in Huntley, off Jersey Farm Road. Wongawilli also includes a large lot residential area as well as an E4 Environmental Living zone, to the north-west of the village which will provide for larger lot residential and rural residential opportunities. Any new residential or rural residential development in this locality must protect and maintain the high scenic environmental quality of the Illawarra Escarpment. The siting of dwelling-houses and outbuildings will be restricted to existing cleared land areas only. Larger dwellings should be generally restricted to a single storey height and preferably broken up into a series of pavilions. Two storey dwelling-houses

will only be permitted where the building envelope is behind foreground screening remnant tree stands or is within a lower part of the site to minimise any adverse visual impact upon the scenic quality of the locality. Natural earthy colours are recommended for building wall facades. Roofs should be non-reflective in muted colour finishes.

PRECINCT PLAN – Chapter D16: West Dapto Release Area

6.2.1 Design Principles

1. Establish a strong urban form that clearly distinguishes the village centre / local node from surrounding areas.
2. Create a lively mix of uses and building types within the village centre / local node that creates the opportunity to meet the daily convenience needs of surrounding communities. Village centres should accommodate a 1,000-1,500m² supermarket and variety shops.
3. Parking lots and areas are generally not to be visible from the streets, allowing built form to perform a clear street defining urban function.
4. Positive Interface with the street and activation of the street is important.
5. Establish a high quality, high value public domain with strongly urban characteristics and design.
6. Ensure a focus on amenity taking into consideration factors such as prevailing winds, shade and shelter. Ensure positive interface with any adjacent open space or water body as an attractive feature.

Figure 6.4 Wongawilli Village Centre – Conceptual design



Figure 5: Wongawilli Village Centre – Conceptual design (Figure 6.4 WCP 2009 Chapter D16).

Council's Strategic planning section have provided the following comments in relation to this Chapter:

- The proposal for such a large scale Food and Drink Premises is inconsistent with the objectives of the zone which seek to provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. The Wollongong DCP 2009 has endorsed a conceptual design for the Wongawilli Village Centre which aligns with the objectives of the B1. The proposal includes a reduced range of retail and business uses and turns its back on the adjacent riparian corridor, both of which are not desired outcomes for this site.

- In accordance with the West Dapto Vision 2018, the site is noted as a Village Centre, aiming to 'provide a convenient alternative to the supermarket-based town centres for daily goods and services with a focus on amenity for housing density and improved public transport use'. Although the SEE indicates the service station will provide groceries to service the daily needs of the community, it is argued the provision of the siting of the service station, together with the Food and Drink Premises and 24/7 operation, will be inconsistent with the character for this low density residential neighbourhood setting and will be a safety issue especially for young pedestrians and cyclists walking/riding from the adjacent subdivisions.

- The West Dapto Vision 2018 Town Centre Principle 3 'Diversity and identity' specifies the that town and village centres will facilitate a diverse range of activities by prioritising spaces for people of all ages ... where people gather, meet friends and family and engage in social activities'. The proposal as per DA-2019/1273 lacks character and an identity within the context of the surrounding neighbourhood to which this site it is expected to service. Based on the application and information provided, it is expected the proposed Food and Drink Premises and Service Station will operate in a manner that will aim to turn over customers, with little or no community use or potential for community use.

The following comments are provided in relation to particular aspects of the proposal, grouped around a number of themes.

2. Transport

Alignment with West Dapto Vision

- It is noted that neither the traffic report nor the SEE respond to the Vision document and how the proposal aligns with it. Specifically, the pre-lodgement meeting minutes include comments from Council's Urban Release Team, "The applicant should undertake a thorough context analysis, including Village concept, to demonstrate how the village centre would continue to achieve a Village outcome with the inclusion of a McDonald's operation". This does not appear to have been undertaken. Section 5.4 "Village Context" of the Statement of Environmental Effects only relies on the Wollongong DCP B4 description of a Village Centre but fails to reference the West Dapto Vision Principles for Village Centres and how the proposal achieves these principles. It is noted that both the existing and draft DCP Chapter D16 state the Wongawilli Village will include a supermarket and/or grocer.

Public Transport

- Item 2.13 of the traffic report states that public transport services will improve in the future to service the site. It should be noted that once the bus strategy is finalised with TfNSW, there will likely be a bus stop/s on the West Dapto frontage of the site, to service the village centre in line with West Dapto Vision Principle 2.4.

- Urban Release Team comments for Pre-Lodgement – not addressed: "Consideration should be given by the applicant as to how the Wongawilli Centre will be well serviced by buses". No evidence provided of any discussion with Premier Illawarra for bus related advice.

Parking provision

- The report does not indicate how many staff are expected to be working at the service station. This is required as it affects parking provision

- Bicycle spaces are not shown clearly on the plans (refer Overall site plan). There are no spaces shown for the commercial premises 1 & 2 or the Child Care Centre. The report states 3 spaces will be provided for McDonalds however 4 spaces are shown on plans. All bicycle spaces need to be shown clearly on the plans in order to make an assessment of this aspect.

Heavy vehicle access and servicing

- The loading bay for McDonalds would require a semi-trailer to reverse in. This is across a pedestrian desire line to access the store from the north. This is a potential safety issue. It is further

noted that the traffic report states that this could happen 'when the McDonalds is closed'. However, the information submitted with the application indicates the McDonalds will be a 24hr/day, 7 day/week operation. The Noise Assessment Report states that truck and waste deliveries will occur between 7am and 10pm. This may pose a risk to pedestrians, especially considering a child care centre is so close, with likely parents and toddlers walking through the car park and drive-through service lanes to access the facility. This needs to be addressed.

Driveway access and width

- The requirement for semi-trailer access to the site requires an excessively wide access driveway off West Dapto Rd. The narrowest opening width of the driveway is 13.875m, but within the road verge where there will be a shared path, the width increases due to splays to approximately 30m at the kerb (scaled off plan P001, Petrol Station Site Plan). This extreme width in a residential/local village area will pose serious safety concerns for pedestrians and cyclists on the shared path and is NOT acceptable. Whilst large trucks need the width for turning, at most times of the day the excessive width will result in high speed general vehicle entry and exit manoeuvres. This is exacerbated in the future with high volumes on West Dapto Rd and motorists likely to enter at speed, so they don't hold up through traffic behind them immediately following the right turn from Shone Avenue. The proposed width of driveway entrance is not in keeping with the West Dapto Vision Transport Principles or Town and Village Centre Principles that promote active transport outcomes, and instead is reflective of heavily vehicle-dominated environments.
- The internal driveway width of 8m is not supported. This is wider than required for typical village shops and will increase vehicle speed and decrease pedestrian safety and amenity. Again, this creates a vehicle-dominated environment, which contradicts Council's West Dapto Vision principles for village centres.
- The speed humps shown on the plans are not supported. These tend to be noisy especially with utility vehicles or trucks where banging noises from materials in the back would be a nuisance for adjacent residents at night. This is worsened by the fact that all vehicles exiting the site to go south or west, must exit via Raven St, so drivers will be more likely to travel faster in the car park to make up for this circuitous egress route. There are other ways to slow vehicles, including through narrowing and creating a landscaped, constrained environment that encourages shared use.
- Both the West Dapto Rd and Raven St access points are to be constructed as driveways, and not at-grade road access points.
- Both the West Dapto Rd and Raven St access points are to allow for the continuation of concrete pathways/shared paths across the entrances, and not a different colour treatment that removes the continuation of the concrete finished path. This is to create legibility and reinforce the road rules that pedestrians and cyclists have priority over entering or exiting vehicles.

Traffic generation and assessment

- The report states that traffic counts were obtained at the intersection of Shone Ave & West Dapto Rd, which were used as the basis for Sidra demands. However, the details of these counts are not provided and need to be attached as an Appendix to the report.
- It is noted the traffic impacts of the development are assessed only on current day demands. Given the scale of the development and its location in the network, it would be reasonable to consider impacts on a future (+10 year) scenario.
- All Sidra files need to be provided to Council for review.
- Item 2.48 of the report states that additional traffic from the development has been assigned to the road network. However, no methodology or explanation of how this was done is included. The report notes a peak hour generation of some 408 veh/hr, however only 100 vehicles appear to be added to West Dapto Rd in both peak hours (refer Table 2.2). It appears that large reductions may have been included for the suggested 'passing trade' traffic component of the service station, in fact

a complete removal of all generated trips for this component seems to have been used for Sidra analysis. However, whilst it is acknowledged that a proportion of traffic will be that which would have passed the site anyway, in the case a service station, people will also change their trips that may not have otherwise used West Dapto Rd, due to this option being available in West Dapto. This is different to the case of a typical local village with small supermarket and several smaller shops, which wouldn't redistribute trips to this degree, as this type of offering is provided for residents at other village and town centres throughout the release area.

- Peak hour trip generation for McDonalds states that surveys indicate that 35% of McDonalds trade is 'passing trade' that would have otherwise been passing the site. It is considered that these surveys indicate a higher proportion of such 'passing trade' as McDonalds are normally located on major roads which have a high proportion of through traffic. In the case of Wongawilli, the McDonalds is located within a residential area west of the major through traffic arteries of Princes Hwy and M1. Therefore it could be argued that the percentage of passing trade would be smaller in this context. The Sidra analysis should be done on the basis of the full trip generation rate.

- The peak hour generation for the commercial tenancies is based on 0.84 veh/hr/100m², however RMS Guide to Traffic Generating Developments 2002 states a rate of 2 veh/hr/100m². However, given the uncertainty as to whether these would be office or retail premises, it is considered the Sidra analysis should use the 'worst case' based on the RMS retail generation rate of 12.3 veh/hr/100m², resulting in a peak hour trip generation of 25 veh/hr.

- No details are provided on the analysis of the intersection of West Dapto Rd & Raven St. The Sidra analysis should be included for this intersection, noting the amended generation figures above. It is assumed (based on the previous Cardno traffic report for the wider subdivision) the applicant is allowing for right turns in and out of West Dapto Rd at Raven St. It is noted that Council's detailed design for West Dapto Rd includes a median in West Dapto Rd across Raven St intersection (see image below), therefore right turns would not be permitted. This raises issues of traffic redirection (including heavy vehicles), through adjacent residential streets for access to the site from the east/north, or from the site to the south/west.

Pedestrian access

- There is no formal or separate pedestrian access path/s provided through the site. Section 9.2.6/9.2.8 of DCP B4 requires pedestrian through routes to be "clear, safe and well-lit to all pedestrians including people with a disability or decreased mobility and children". Having to walk through a major in/out driveway, car park aisles between parked cars/reversing manoeuvres, across drive-through lanes or waste access points to move about within the site is not considered to satisfy this requirement.

- Waste servicing & deliveries – no waste storage area or proposed servicing arrangements are provided for the commercial tenancies or the child care centre. These details are to be provided, including location of bins, method of collection, size of vehicle and turning paths to confirm no more than 3 turning movements are required for service vehicles.

- West Dapto Vision Principles 2.7/3.3 and DCP D16 controls require active frontages and maximising passive surveillance in the road environment – the proposed buildings tend to 'look in' on the car park area but largely turn their back on the surrounding area, especially Raven St and the riparian zone, which is important for providing high levels of pedestrian amenity & encouraging activity and use of this space.

- West Dapto Vision Principle 3.4 "In high pedestrian demand areas such as town and village centres, further increase pedestrian amenity and safety through path widening, driveway access controls and other site-specific actions to improve pedestrian priority" – this principle would be undermined by the fact that the proposed land use on this site explicitly encourages car reliance (drive-through fast food and easy access to fuel).

3. Signage

a. Statement of Environmental Effects (SEE), Variations, Chapter C1 Advertising Signage and Structures.

The application has sought variation in to increase the number of fascia signs per building above that specified in the Wollongong DCP to an unspecified number of signs on each elevation of the canopy of the Service Station Building. The Wollongong DCP 2009 also specifies signage is not to be illuminated while the application indicated all signage will be illuminated. Justification provided for such variation specifies that the proposed signage 'is considered a standard corporate design feature for all service station'. Such justification does not address the need of the Service Station building to increase the number of fascia signs above the standard and is silent on the need for illumination. Given this location is surrounded by low density residential housing and the Wollongong LEP 2009 land zoning for B1 zoned land aims to serve the needs of people who live or work in the surrounding neighbourhood, variation to the Wollongong DCP to provide signage as proposed is not supported nor required to service the needs of people living and working in the area.

b. SEE 5.5. Signage

The SEE indicates 3 pylon signs will be integrated within the site, one for each of the main tenants on the resultant subdivided lots. Each pylon sign will be 12m in height.

The land surrounding the site on which a Food and Drink Premises and Service Station is proposed, is zoned for low density residential housing and is developing accordingly. The proposed location/s and height of the pylon signage will result in the signage protruding three metres above the maximum permissible height for all other forms of development within 950m radius of the site. Furthermore, the proposed site is located within the West Dapto Urban Release Area which is characterised by widespread views of the Illawarra Escarpment to the west, north west and south west. If the proposed pylon signage is approved, not only will the signage protrude above the existing nine metre building height limit, it will dissect views and the Illawarra Escarpment backdrop. Such signage contributes to the shift in focus of the Wongawilli Village from the concept endorsed in the Wollongong DCP 2009, from a neighbourhood centre servicing the daily needs of residents, to a 24/7 business operation. Views of the Illawarra Escarpment, vistas and overall backdrop for residents will be most affected for housing located to the east, south east and north east of the proposed site where views of the pylon signage will dominate during the daytime, and a new and likely undesired skyline will be created at overnight through illuminated signage.

Such signage is not supported.

Assessment criteria 4 Streetscape, setting or landscape – Does the proposal protrude above buildings, structures or tree canopies in the area of locality?

The proposal acknowledges the height of the pylon signs will exceed the proposed height of tree canopies which form part of the landscape plan subject to same DA. The response is silent in relation to site and the overall context of buildings, structures and tree canopies. The proposed pylon signage will protrude three metres above the maximum permissible height for all other forms of development within a 1km radius of the site. This signage will dominate the skyline, dissecting the Illawarra Escarpment backdrop for residents to the east, north east and south east.

Furthermore, the Wollongong LEP 2009 zone objectives for the subject land is to provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.

It can be argued people living and working in the surrounding neighbourhood will be aware or become aware of this site quickly through day to day activities. Pylon signage at a height that protrudes above buildings implies the Food and Drink Premises, Service Station and childcare centre are seeking to attract customers from outside of the surrounding neighbourhood. Any development approved for this site should not be inconsistent with the Wollongong LEP 2009 objectives.

Such signage is not supported.

Assessment criteria 7 Illumination-

The proposal indicates the illumination and LUX level will not detract from the amenity of surrounding residents and that the illuminance can be adjusted if necessary. It does not indicate when this will be manually controlled vs automatically controlled. The proposal also acknowledges the signage for the Food and Drink Premises and Service Station will operate 24/7.

Given this response is silent as to when the illumination levels will be adjusted, it is assumed this will operate and be illuminated 24/7.

The number of illuminated signs and additional height of the proposed pylon signs is inconsistent with this LEP objective and not required to inform and advertise to people living and working in the surrounding neighbourhood of such use.

The proposed illuminated signage, 24/7 operation and pylon signage is not supported.

4. Parenting in Fast Food Restaurants

DCP Variation, Chapter B4 Development in Business Zones 11.2.3 Parenting in Fast Food Restaurants

The application proposes to provide an integrated accessible bathroom and parenting facility and 'acknowledged the proposed McDonalds does not meet the specific controls relating to providing cubicles for breastfeeding, 2m length change tables and multiple hand basins including child sized basin...'. The applications notes the integrated accessible bathroom and parenting facility as being 'suitable parenting facilities to meet the general needs of both women and men'.

The application fails to provide objective justification to seek such variation. The proposed Food and Drink Premises has a GFA of 427.7sqm, which is 142% above the 300sqm baseline GFA to which clause 11.2.3 applies. A dedicated parenting facility in accordance with the Wollongong DCP 2009 is required for the following reasons:

- The proposed Food and Drink Premises includes provision of a PlaceSpace and Party Room and as such, appears to target parents with children. It is reasonable to expect a proportion of customers utilising these spaces will be required to feed and change a baby, and will require the use of a calm, quiet, private space provided by such facilities.
- The Food and Drink Premises is proposed to be located adjacent to a childcare centre, subject to the same development application and SEE. It is reasonable to expect a proportion of parents/ caregivers may drop children to childcare and visit the Food and Drink Premises with younger sibling/s before departing the site (or visa versa).
- The site is located within the West Dapto Urban Release. A large proportion of the population moving into this area is expected to comprise of couples looking to start a family or families with younger children.

Variation to the Wollongong DCP 2009 clause 11.2.3 is not acceptable for the above-mentioned reasons.

Parenting facilities are recommended in accordance with the Wollongong DCP 2009, in addition to separate and compliant toileting facilities.

CHAPTER E1: ACCESS FOR PEOPLE WITH A DISABILITY

The proposal can be conditioned to comply with this clause. However, Council internal referral groups (Comm development as a whole).

CHAPTER E2: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposal as presented does not comply with the requirements of this clause. Council internal referral groups (Community Safety and Environment) have provided unsatisfactory referral advice.

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

Matters raised in relation to the requirements of this Chapter remain unresolved. Moreover, the development is not compatible with Councils future design for West Dapto Road with regard to access (West Dapto Road is access denied). Chapter D16 neighbourhood plan shows access off the Shone Ave signals – no other access off West Dapto Rd. The DCP also shows a Type 2 road at this location – access denied.

In particular, a median is required on West Dapto Road to ensure that potential safety impacts are mitigated. The applicant does not accept the need for a median on West Dapto Road in points 42, 43, 51 and 57 of the Traffic Response which is at odds with Councils design strategy for West Dapto Road.

It is noted that the development proposes to use the RTA GTTGD parking rates for childcare centres. However, Wollongong City Council uses the Chapter E3 DCP car parking rates for childcare centres which are based on the number of staff present on the site at any one time.

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

The proposal is unsatisfactory with regard to the principles of CPTED. In particular, Clause 7.6.2 of Chapter C5 of the DCP does not permit Drive-through parking layouts. The location of the childcare centre is on a through-route in/out of the site serving MacDonald's, the commercial premises and the proposed petrol station which will result in safety impacts for parents arriving with young children.

CHAPTER E6: LANDSCAPING

Matters raised in relation to the requirements of this Chapter remain unresolved.

Concerns are also raised in relation to the proposal it that it doesn't maximise opportunities of the adjacent open space and doesn't allow for interaction with natural area/open space. The proposal alienates the open space/parkland/waterway resulting in poor outcomes for the open space and future residents.

CHAPTER E7: WASTE MANAGEMENT

A Site Waste Minimisation and Management Plan has been provided in accordance with this chapter.

CHAPTER E13 FLOODPLAIN MANAGEMENT

The site is identified as being located within a flood risk precinct. Council's Stormwater engineer has reviewed the proposal with respect to the provisions of this chapter and Clause 7.3 of WLEP 2009 and matters remain unresolved. Including the following:

1. It is noted that Section 6.4.2(d) of Chapter E13 of the Wollongong DCP 2009 referred to in the previous Council letter is now Section 6.4.2(b) of the current Chapter E13, which was only approved in March 2020. The applicant has referred to the incorrect reference as intended by Council possibly due to the recently updated/approved Chapter E13. Section 6.4.2(b) of the updated Chapter E13 (previously 6.4.2(d) of the superseded Chapter E13) states: *"Development should not detrimentally increase the potential flood affectation on other development or properties either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain."*

With respect to the above clause, the proposal shows an increase in flood levels of up to 0.2m in the 1% AEP and up to 0.5m in the PMF within the road reserve of Wongawilli Road due to the proposed filling of the south-west corner of the site. These increases in flood levels, both individually and cumulatively, are considered to be a detrimental increase and thus contrary to Section 6.4.2(b) of the updated Chapter E13 of the Wollongong DCP 2009.

2. As stated in Council's initial assessment, proposed filling of the existing swale at the south-west corner of the site appears to be causing the above-mentioned flood level increases and flood impacts. This existing swale was created as part of the parent subdivision (Sanctuary Ponds) to act as a flood mitigation measure and divert floodwaters into the ponds for the 1% AEP and PMF

events. The flood impacts as a result of filling this swale are not considered “negligible” due to these impacts being up to 0.2m and 0.5m in the 1% AEP and PMF events respectively within Wongawilli road according to Figures 3 and 4 of the SMEC report. Furthermore, Figure 4 of the SMEC report indicates additional flooding along Wongawilli Road where it was previously not flooded, being a direct result of the proposed filling of the south-west corner of the development site. Thus the proposed filling of the existing swale is contrary to sections 7(1) and 7(2) of Chapter E13 of the updated Wollongong DCP 2009. In order to avoid undertaking any further flood modelling and cumulative flood analysis, it is recommended that the levels of the existing swale at the south-west corner of the site are retained as shown on the survey plan submitted with the current application – plan by de Witt Consulting (Job Ref. 10100 Rev. A dated 04.10.19). Alternatively, the proposal could be amended to ensure no net increase of fill in the floodplain (i.e. in the south-west corner) as per section 7(4) of Chapter E13 of the updated Wollongong DCP 2009.

3. With respect to the flood impacts shown on figures 3 and 4 of the SMEC report, the applicant claims in their response that “...the impacts are for local flows and are not in a flooding context.” Council considers that these are still flood impacts irrespective of whether they relate to main-stream or local flows and need to be addressed as per Chapter E13 of the Wollongong DCP 2009.
4. Council considers that the omission of the as-constructed Sanctuary Ponds development in the flood modelling is unorthodox and contrary to the requirements of Chapters E13/E14 of the Wollongong DCP 2009. However, this issue is superfluous if the applicant complies with the recommendations in item (2) above.

CHAPTER E14 STORMWATER MANAGEMENT

Council’s Stormwater engineer has reviewed the proposal in relation to the requirements of this Chapter and provided unsatisfactory referral advice. Matters remain unresolved.

CHAPTER E16 BUSHFIRE MANAGEMENT

Council records indicate that the subject site is located within a bushfire prone area therefore, the proposal has been assessed having regard to the provisions of Planning for Bushfire Protection (PBP) 2019. The application was referred to the New South Wales Rural Fire Service (NSW RFS) for General Terms of Approval, under Division 4.8 of the Environmental Planning and Assessment Act 1979, and a Bush Fire Safety Authority, under section 100B of the Rural Fires Act 1997, and satisfactory referral advice with recommended conditions was issued letter dated 30 January 2020.

CHAPTER E19 EARTHWORKS

The proposal comprises minor earthworks to shape the site. The proposed earthworks are expected to have a detrimental impact on environmental functions and processes as the works will impact flooding impacts. Council’s Stormwater Engineer has assessed the application in this regard and provided unsatisfactory referral advice.

CHAPTER E20 CONTAMINATED LAND MANAGEMENT

Council’s Environment officer has provided a Council’s Environment officer has provided satisfactory referral advice in relation to this chapter Contaminated Land matters were addressed as part of the larger subdivision DA (DA-2017/1053).

CHAPTER E22 SOIL EROSION AND SEDIMENT CONTROL

Appropriate sediment and erosion control measures could be conditioned to be in place during works.

CHAPTER E23: RIPARIAN LAND MANAGEMENT

Council’s Environment Officer has reviewed the proposal and matters remain outstanding in relation the requirements of this Chapter. Noting: Despite the response from the proponent, the proposal has not been modified to consider how it will interact with the adjacent riparian corridor and open

space/walkway. The current proposal continues to present its 'back' to the riparian corridor rather than creating a positive and engaging interface with the open space and riparian corridor. This results in a lack of passive surveillance, community connection and engagement, and poor amenity and aesthetic outcomes.

2.3.2 WEST DAPTO DEVELOPMENT CONTRIBUTIONS PLAN 2017

Council's Contribution's officer has reviewed the application and provided the following advice:

The West Dapto Development Contributions Plan (2017) currently applies to this site.

Contributions are levied to residential zoned land based on additional residential lots or dwellings.

Contributions are levied to commercial zoned land based on the land area.

It is noted that contributions for the parent property 26 Wongawilli Road have been levied and paid under DA-2017/1054. This included the levying and payment of 1 residential contribution for lot 337 and 0.7591 hectares of commercial land area for lot 336.

Therefore, as DA-2019/1276 does not propose additional residential lots/dwellings, or an increase in commercial land area, no further development contributions are payable for this DA.

2.4 SECTION 4.15(1)(A)(IIIA) ANY PLANNING AGREEMENT THAT HAS BEEN ENTERED INTO UNDER SECTION 7.4, OR ANY DRAFT PLANNING AGREEMENT THAT A DEVELOPER HAS OFFERED TO ENTER INTO UNDER SECTION 7.4

There are no planning agreements entered into or any draft agreement offered to enter into under S7.4 which affect the development.

2.5 SECTION 4.15(A)(IV) THE REGULATIONS (TO THE EXTENT THAT THEY PRESCRIBE MATTERS FOR THE PURPOSES OF THIS PARAGRAPH)

92 What additional matters must a consent authority take into consideration in determining a development application?

Demolition is not proposed or required. The site is not located within the coastal zone.

93 Fire safety and other considerations

N/A

94 Consent authority may require buildings to be upgraded

N/A

2.6 SECTION 4.15(1)(B) THE LIKELY IMPACTS OF DEVELOPMENT

The proposal is unsatisfactory with regard to the applicable planning controls as detailed in the body of this report. Unsatisfactory advice has been provided by internal referral groups. As such, matters have not been resolved sufficiently to ensure there will be no adverse environmental impacts on either the natural or built environments.

2.7 SECTION 4.15(1)(C) THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The proposal is considered inappropriate with regard to the suitability of the site for the development. The proposal is expected to have negative impacts on the amenity of the locality and adjoining developments.

The B1 zone is not suitable for a proposal of this scale. It does not align with the objectives of Wongawilli Village Centre, nor the B1 zone. The proposal utilises all land earmarked for the Wongawilli Village Centre, without providing any of the retail shops residents may have anticipated in the West Dapto vision for the B1 Neighbourhood Centre zone. It also turns its back on the adjacent riparian corridor, parkland/open space in contravention of the endorsed neighbourhood plan.

2.8 SECTION 4.15(1)(D) ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS

The application was notified in accordance with WDCP 2009 Community Participation Plan. 145 submission were received, and the issues identified are discussed at 1.4 above.

2.9 SECTION 4.15(1)(E) THE PUBLIC INTEREST

The application is expected to have unreasonable impacts on the environment and the amenity of the locality. It is considered inappropriate and not considered to be in the public interest for reasons outlined within the body of the report.

3. CONCLUSION

This application has been assessed as unsatisfactory having regard to the Heads of Consideration under Section 54.15(1) of the Environmental Planning and Assessment Act 1979, the provisions of Wollongong Local Environmental Plan 2009 and all relevant Council DCPs, Codes and Policies.

Significant matters remain unresolved and the application is also the subject of an Appeal against deemed refusal lodged with the NSW Land and Environment Court 17 July 2020.

4. RECOMMENDATION

It is recommended that the development application be **refused** for the following reasons:

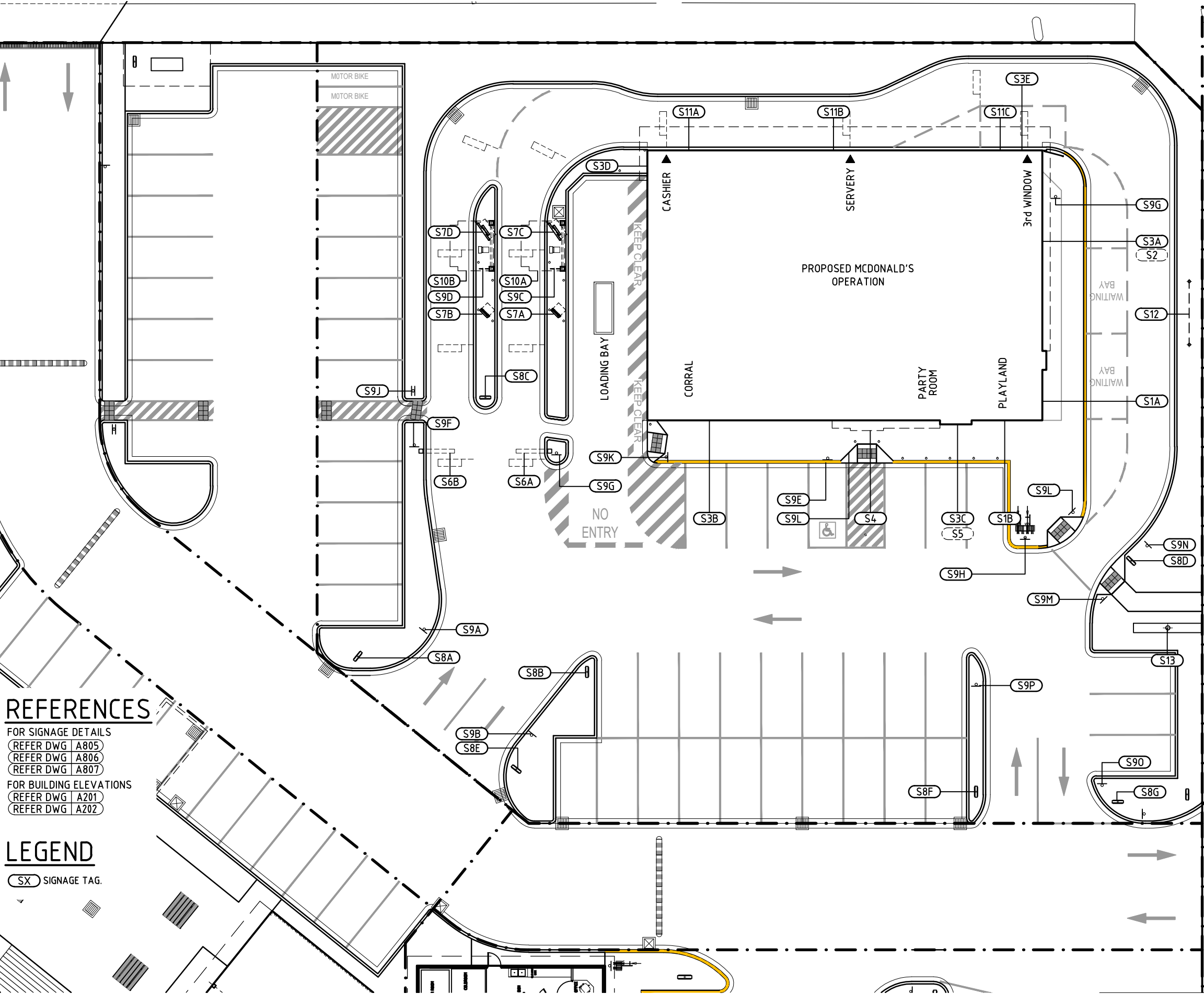
- 1 Insufficient information has been submitted under Section 4.12 of Environmental Planning & Assessment Act, 1979. In this regard, under Section 54 of the Environmental Planning & Assessment Regulation 2000, additional information has been requested in correspondence to the applicant dated 5 February 2020 and extensions of time have been granted; however, further information remains outstanding. The assessment for determination has been made on the basis of information submitted to date.
- 2 Pursuant to the provisions of Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act, 1979, it is considered that the proposal fails to demonstrate consistency with:
 - State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
 - State Environmental Planning Policy No. 64 – Advertising and Signage
- 3 Pursuant to the provisions of Section 4.15 (1)(a)(i) of the Environmental Planning and Assessment Act, 1979, it is considered that the proposal fails to demonstrate consistency with Wollongong Local Environmental Plan 2009:
 - Clause 2.1 – Aims of the Plan
 - Clause 2.3 – Zone objectives and Land use table
 - Clause 4.4 Floor space ratio
 - Clause 4.6 Exceptions to development standards
 - Clause 7.3 Flood planning
 - Clause 7.4 Riparian lands
 - Clause 7.6 Earthworks
 - Clause 7.8 Illawarra Escarpment area conservation
- 4 Pursuant to the provisions of Section 4.15 (1)(a)(iii) of the Environmental Planning and Assessment Act 1979, it is considered that the proposal fails to demonstrate consistency with the provisions of the Wollongong Development Control Plan 2009:
 - Chapter B4: Development in Business Zones
 - Chapter C1: Advertising Signage and Structures
 - Chapter D1: Character Statements

- Chapter D16: West Dapto Release Area
 - Chapter E2: Crime Prevention through Environmental Design
 - Chapter E3: Car parking, access, servicing/loading facilities and traffic management
 - Chapter E6: Landscaping
 - Chapter E13 – Floodplain Management;
 - Chapter E23 – Riparian Land Management
- 5 Pursuant to the provisions of Section 4.15 (1)(b) of the Environmental Planning and Assessment Act, 1979, it is considered that the proposal fails to demonstrate that the likely impacts of the development will not be adverse in relation to environment, and social and economic impacts in the surrounding locality.
- 6 Pursuant to the provisions of Section 4.15 (1)(c) of the Environmental Planning and Assessment Act, 1979, it is considered that the proposal fails to demonstrate that the site is suitable for the development
- 7 Pursuant to the provisions of Section 4.15 (1)(d) and (e) of the Environmental Planning and Assessment Act 1979 it is considered that with submissions received and in the circumstances of the case, approval of the development would set an undesirable precedent for similar inappropriate development and is therefore not in the public interest.

5. ATTACHMENTS

- 1 Plans

SIGNAGE SCHEDULE		ILLUMINATION
TAG	DESCRIPTION	
S1A, S1B	PLAY PLACE SIGN, LOGO & LETTERING FIXED TO HANGING FRAME.	YES
S2	WALL SIGN. Ø1200 BUTTON SIGN. WORDING: "McCAFE" FIXED TO WALL.	
S3A, S3B, S3C, S3D, S3E	WALL SIGN. 1.371 X 1.200m HIGH "M" LOGO FIXED TO WALL/BLADE.	
S4	ENTRY CLIP. 2.100 X 0.750m HIGH NON-ILLUMINATED FASCIA WITH LED ILLUMINATED LETTERING: "McDONALDS"	
S5	WALL SIGN. 1.420 X 0.70m HIGH. WORDING: "McCAFE" FIXED TO BLADE.	
S6A, S6B	HEIGHT CLEARANCE GANTRY.	
S7A, S7B	SINGLE DIGITAL PRESELL MENUBOARD	
S7C, S7D	DOUBLE DIGITAL MENUBOARD.	
S8A, S8F	DIRECTIONAL SIGN. 0.7 X 2.3m HIGH. DOUBLE SIDED. WORDING: "WELCOME" / "WELCOME".	
S8B	DIRECTIONAL SIGN. 0.7 X 2.3m HIGH. DOUBLE SIDED. WORDING: "DRIVE THRU" / "DRIVE-THRU".	
S8C	DIRECTIONAL SIGN. 0.7 X 2.3m HIGH. SINGLE SIDED. WORDING: "DRIVE THRU" & "ANY LANE, ANY TIME".	
S8D, S8E, S8G	DIRECTIONAL SIGN. 0.7 X 2.3m HIGH. DOUBLE SIDED. WORDING: "THANKYOU / NO ENTRY".	
S9A, S9P	SPEED SIGN (10km/hr) AS SPECIFIED. SHARED ZONE.	NO
S9B, S9C, S9D, S9N, S9O	STOP SIGN AS SPECIFIED.	
S9E	ACCESSIBLE PARKING AS SPECIFIED.	
S9F, S9G	NO PEDESTRIAN ACCESS SIGN AS SPECIFIED.	
S9H	BIKE RACK AS SPECIFIED (DOUBLE SIDED WHERE SHOWN).	
S9J, S9K, S9L, S9M	PEDESTRIAN WARNING SIGN AS SPECIFIED.	
S10A, S10B	WORDING: "1. ORDER HERE". REFER DWG. A082.	YES
S11A, S11B, S11C	INFORMATION SIGNS WORDING: "2. PAY HERE"/"3. PICK UP HERE" / "4. PICK UP HERE".	NO
S12	FLAGPOLES AND BANNER.	
S13	PYLON SIGN. 8.0m O/A HEIGHT 4.343 X 3.50m HEAD.	
S14	WARNING SIGN FOR CONFINED SPACES AS SPECIFIED. 0.45 X 0.30m. LOCATION AND NUMBER OF SIGNS SHALL BE DETERMINED BY THE McDONALD'S DEVELOPMENT MANAGER TO SUIT SITE SPECIFIC REQUIREMENTS.	



REFERENCES

FOR SIGNAGE DETAILS

REFER DWG A805
REFER DWG A806
REFER DWG A807

FOR BUILDING ELEVATIONS

REFER DWG A201
REFER DWG A202

LEGEND

SX SIGNAGE TAG.

Revisions

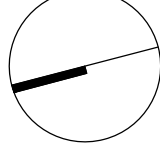
Issue Description	Date	Chk	Int
F PYLON HEIGHT REVISED	20-04-20 SH	SH	
E DA ISSUE	01-11-19 SH	JK	
D DA ISSUE	31-10-19 SH	JK	
C DA ISSUE	23-10-19 SH	JK	
B DA ISSUE	10-10-19 SH	JK	
A DA ISSUE	28-08-19 SH	JK	

General Notes

Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.

Drawing Notes

North



Client

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ABN 43 008 498 528
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NBDG
NATIONAL DEVELOPMENT GROUP

Architect

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Project

McDONALD'S WONGAWILLI
Location
1 RAVEN STREET
WONGAWILLI, NSW 2530

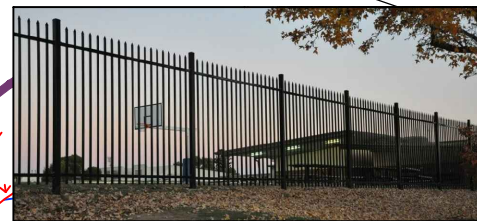
DA ISSUE

NOT FOR USE DURING CONSTRUCTION

Scale 1:250 Series BIOMOD_425

Drawing PROPOSED SIGNAGE PLAN

Project Number 180109 Drawing Number A801 Issue F



METAL SECURITY SCHOOL FENCING.

- FENCE HEIGHT 2100mm.
- HORIZONTAL RAILS 40x40x1.6mm SQUARE HOLLOW TUBE.
- VERTICAL PICKETS 25x25x1.2mm SQUARE HOLLOW TUBE EXTENDING 150mm ABOVE AND BELOW THE HORIZONTAL RAILS.
- STD. PANEL LENGTH 2400mm.
- FENCE POSTS 65x65x2.5mm STEEL HOLLOW TUBE.

OUTDOOR
PLAY AREA
700 m²

LANDSCAPING
AND CHILD CARE
OUTDOOR PLAY
AREA. REFER
LANDSCAPE
DRAWINGS.

2x RAINWATER
HARVESTING
TANKS.

CHILD CARE
GFA = 671.7 m²

PEDESTRIAN
ACCESS.
CHILD CARE
PYLON SIGN.
DIRECTIONAL
SIGN.

PEDESTRIAN
ACCESS.

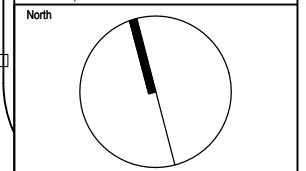
DIRECTIONAL
SIGN.
SUB STATION.

RAVEN STREET

LANDSCAPING.
REFER
LANDSCAPE
DRAWINGS.

General Notes
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Revisions				
Issue	Description	Date	Chk	Int
E	DA ISSUE	01-11-19	SH	JK
D	DA ISSUE	31-10-19	SH	JK
C	DA ISSUE	23-10-19	SH	JK
B	DA ISSUE	10-10-19	SH	JK
A	DA ISSUE	-09-19	SH	JK



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Consultants

Project
McDONALD'S WONGAWILLI

Location
1 RAVEN STREET
WONGAWILLI - NSW 2530

DA ISSUE
NOT FOR USE DURING CONSTRUCTION

Scale	Series	
1:500	BIOMOD_425	
Drawing		
OVERALL SITE PLAN		
Project Number	Drawing Number	Issue
180109	A041	E

PEDESTRIAN ACCESS.

OUTDOOR
SEATING AREA.

LANDSCAPING.
REFER
LANDSCAPE
DRAWINGS.

OUTDOOR
SEATING AREA

COMMERCIAL
PREMISES 1
GFA = 120 m²

COMMERCIAL
PREMISES 2
GFA = 80 m²

PETROL
STATION
GFA = 250 m²

PETROL STATION
DIRECTIONAL SIGN.

CANOPY

PRICE BOARD
PYLON SIGN.

2x BIKES.

DIRECTIONAL
SIGN.

McDONALD'S
PYLON SIGN.

4x BIKES.

PEDESTRIAN
ACCESS.

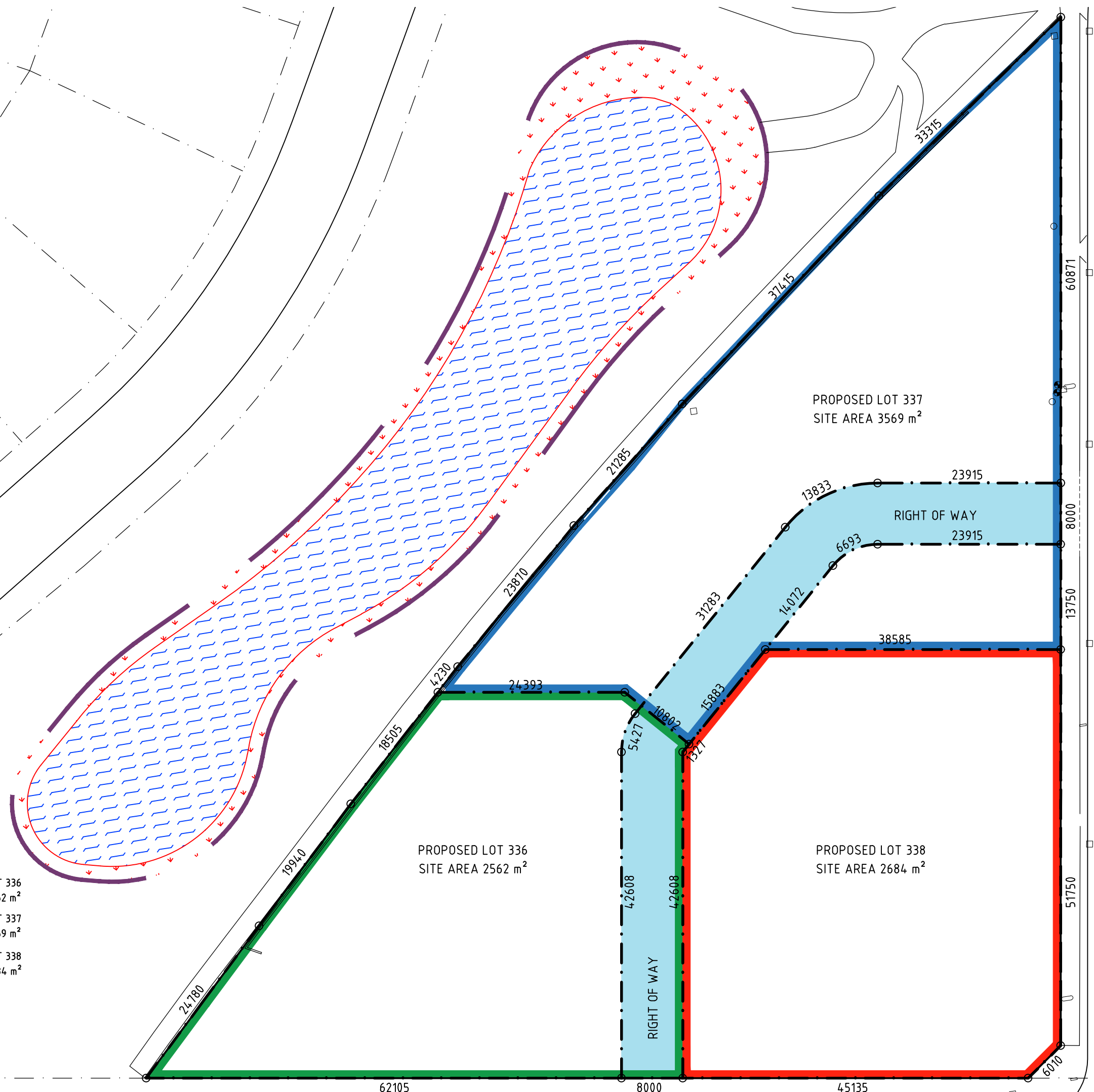
CAR PARK.

PROPOSED
McDONALD'S
OPERATION
GFA = 427.7m²

LANDSCAPING.
REFER
LANDSCAPE
DRAWINGS.

LEGEND

- PROPOSED LOT 336
SITE AREA 2562 m²
- PROPOSED LOT 337
SITE AREA 3569 m²
- PROPOSED LOT 338
SITE AREA 2684 m²
- RIGHT OF WAY



RAVEN STREET

General Notes

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Revisions

Issue Description	Date	Chk	Int
D DA ISSUE	31-10-19	SH	JK
C DA ISSUE	18-10-19	SH	JK
B DA ISSUE	16-10-19	SH	JK
A DA ISSUE	10-10-19	SH	JK

North

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Project

McDONALD'S WONGAWILLI

Location

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WONGAWILLI - NSW 2530

DA ISSUE
NOT FOR USE DURING CONSTRUCTION

Scale

1:500

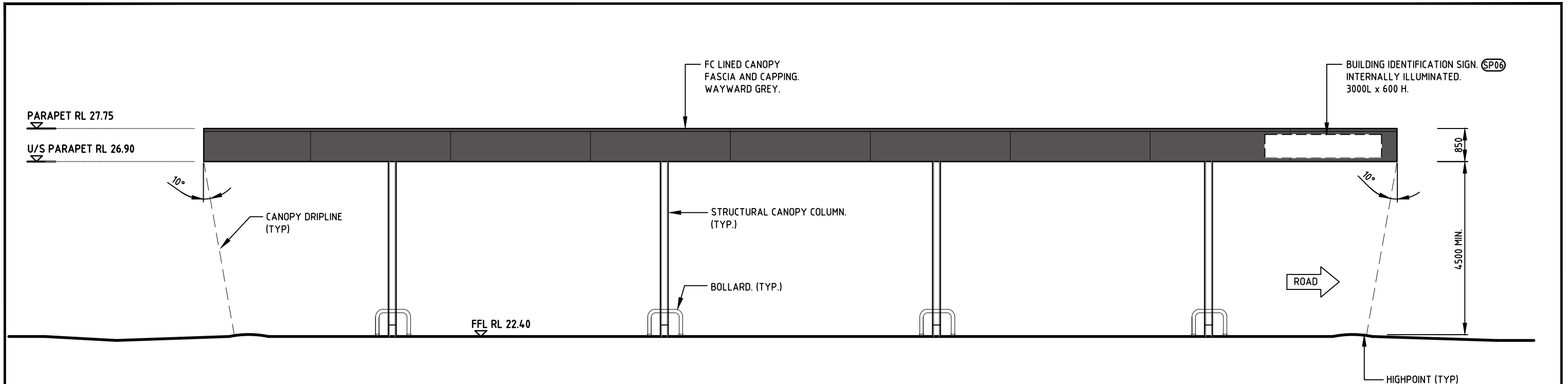
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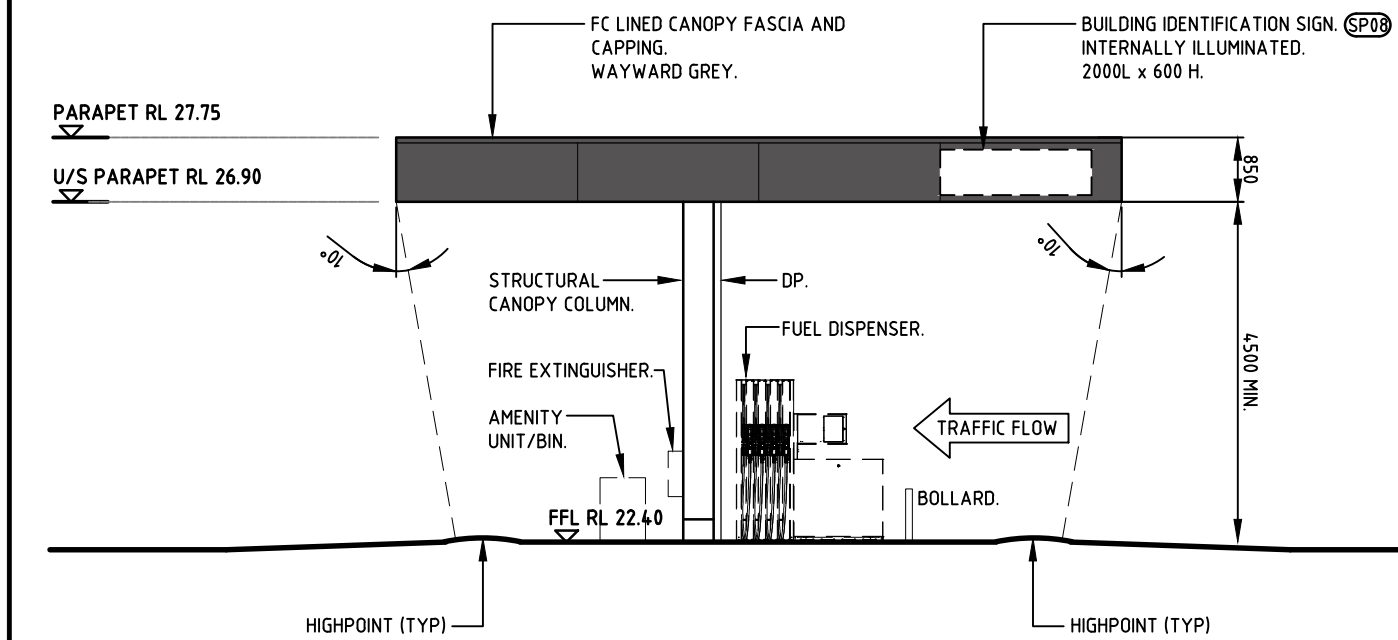
Drawing

PROPOSED SUBDIVISION PLAN

Project Number	Drawing Number	Issue
180109	A043	D



01 SOUTH ELEVATION
CA101 SCALE 1:100



02 WEST ELEVATION
CA101 SCALE 1:100

LEGEND
(SPX)

REFERENCES
FOR SIGNAGE DETAILS
(REFER DWG | P801)

REV No.	COMMENTS	DATE	INIT.
A	DA ISSUE	16.08.19	JK
B	DA ISSUE	10.10.19	JK
C	DA ISSUE	21.10.19	JK

DA ISSUE

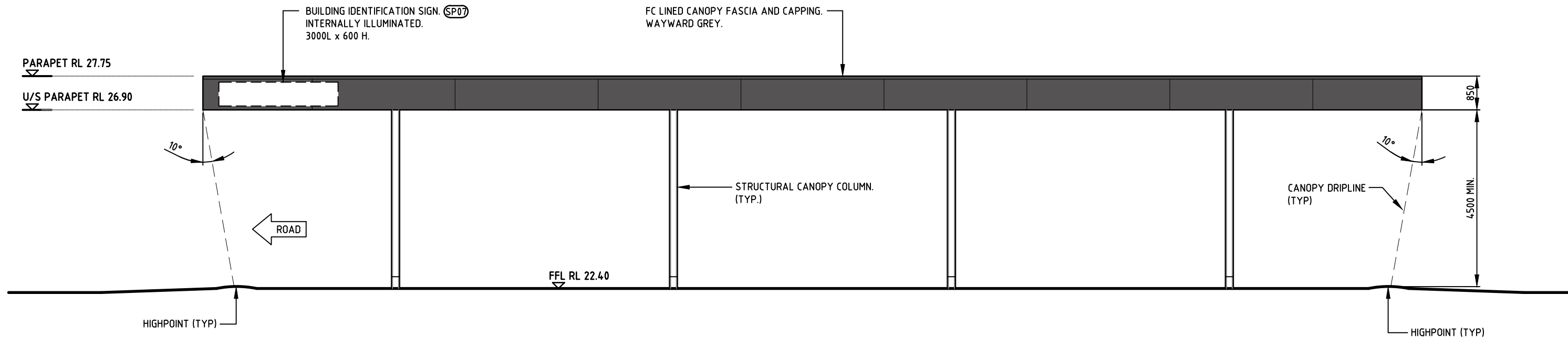
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WONGAWILLI, NSW 2530

CLIENT:

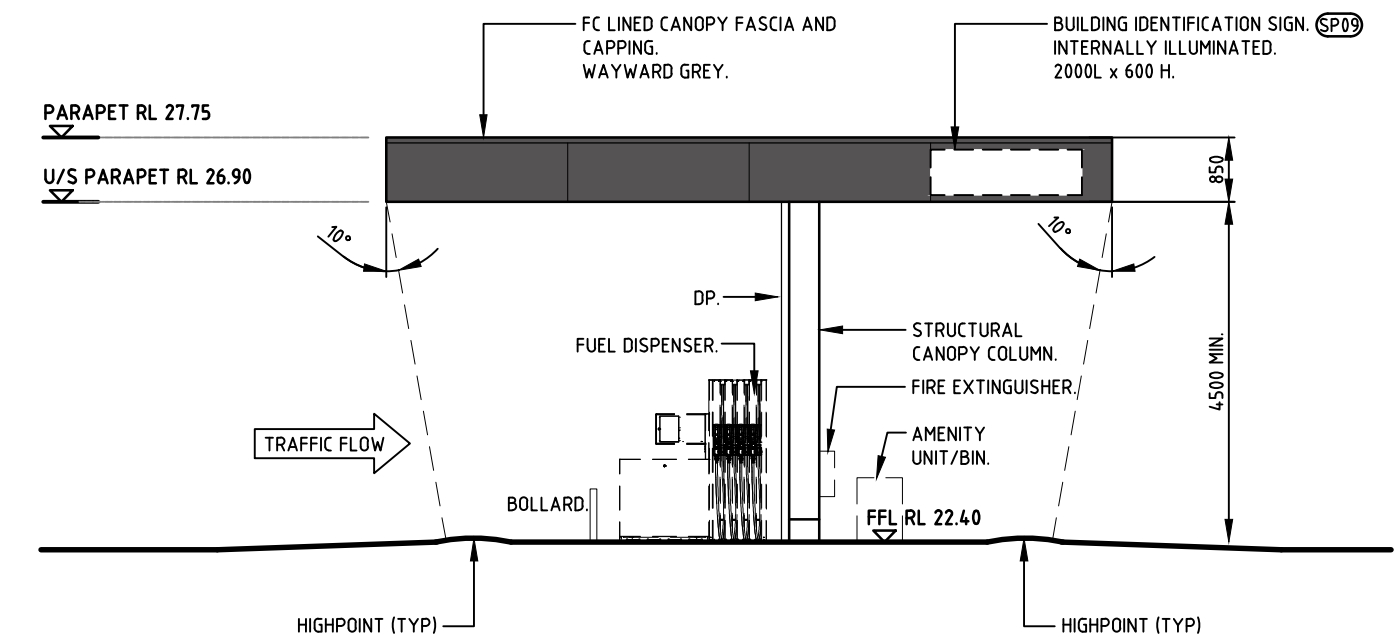
Richmond+Ross PTY LIMITED
CONSULTING ENGINEERS AND PROJECT LEADERS
ABN 34 001 485 436

38 WILLOUGHBY ROAD,
CROWS NEST, NSW 2065
TEL : (02) 9490 9600
FAX : (02) 9438 1224

CANOPY ELEVATIONS		
DATE:	AUG 2019	DRG.No.
SCALE:	1:100 @ A3	CA201
JOB No.	180109	REV C



01 NORTH ELEVATION
CA101 SCALE 1:100

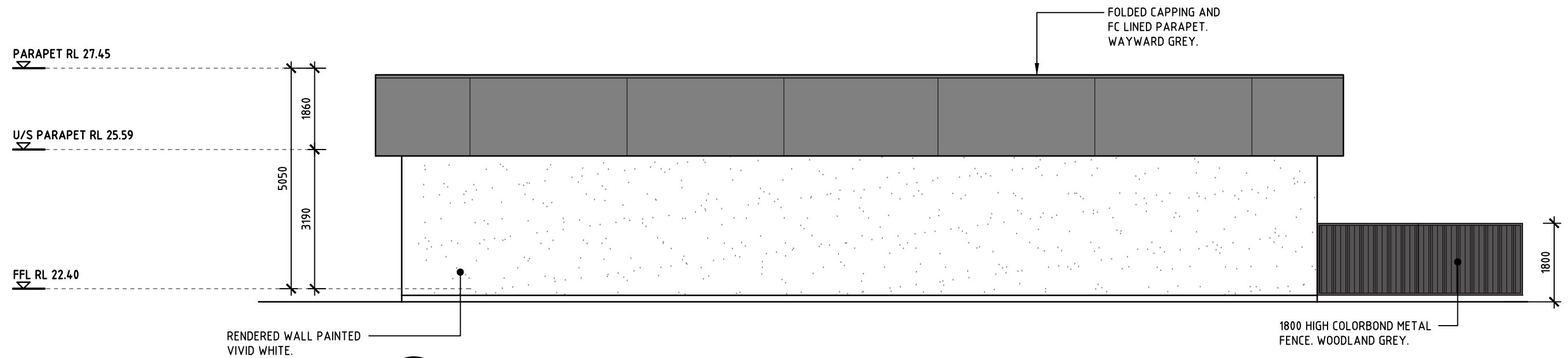


02 EAST ELEVATION
CA101 SCALE 1:100

LEGEND
(SPX)

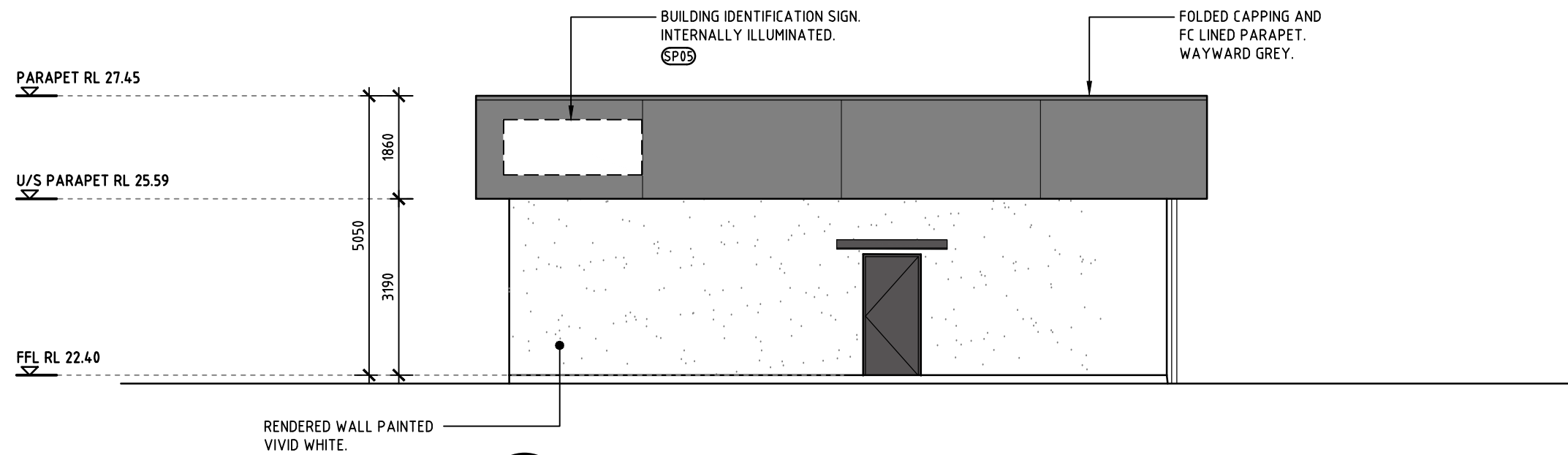
REFERENCES
FOR SIGNAGE DETAILS
(REFER DWG | P801)

REV No.	COMMENTS	DATE	INIT.	<div>DA ISSUE</div>	PROJECT:	Richmond+Ross PTY LIMITED CONSULTING ENGINEERS AND PROJECT LEADERS ABN 34 001 485 436	CANOPY ELEVATIONS				
A	DA ISSUE	16.08.19	JK		PROPOSED DEVELOPMENT AT 1 RAVEN STREET WONGAWILLI, NSW 2530		38 WILLOUGHBY ROAD , CROWS NEST, NSW 2065 TEL : (02) 9490 9600 FAX : (02) 9438 1224	DATE:	AUG 2019	DRG.No.	
B	DA ISSUE	10.10.19	JK					SCALE:	1:100 @ A3	CA202	
C	DA ISSUE	21.10.19	JK					JOB No.	180109		REV C
					CLIENT:						



03
P101

PROPOSED NORTH BUILDING ELEVATION



04
P101

PROPOSED EAST BUILDING ELEVATION

LEGEND

(SPX)

REFERENCES

FOR SIGNAGE DETAILS
(REFER DWG | P801)

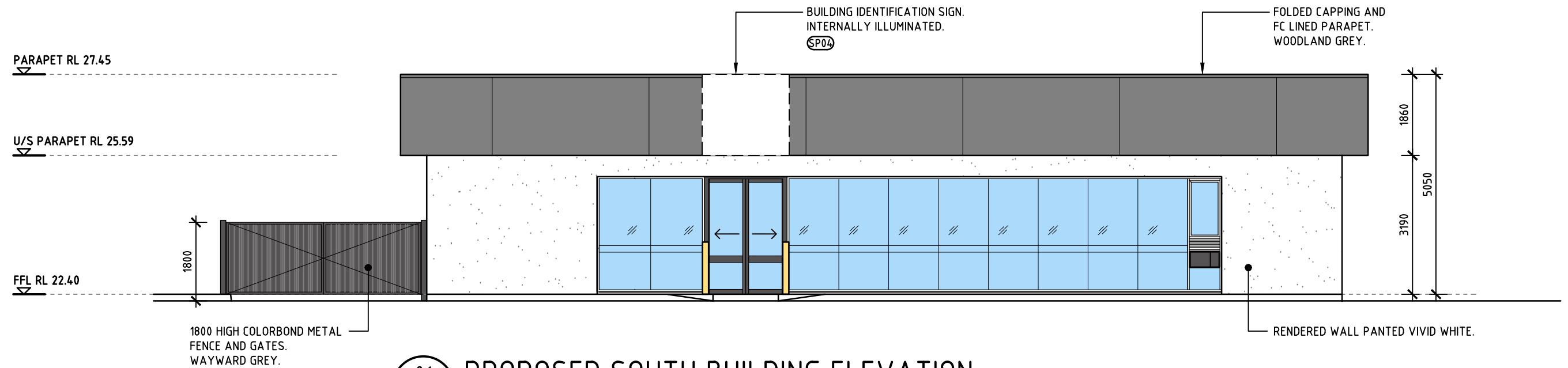
REV No.	COMMENTS	DATE	INIT.	PROJECT: PROPOSED DEVELOPMENT AT 1 RAVEN STREET WONGAWILLI, NSW 2530			PETROL STATION ELEVATIONS	
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B	DA ISSUE	10.10.19	JK					
C	DA ISSUE	23.10.19	JK					
				DA ISSUE			DATE: AUG 2019	
							SCALE: 1:100 @ A3	
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							DRG.No. P202 REV C	

Richmond+Ross PTY LIMITED

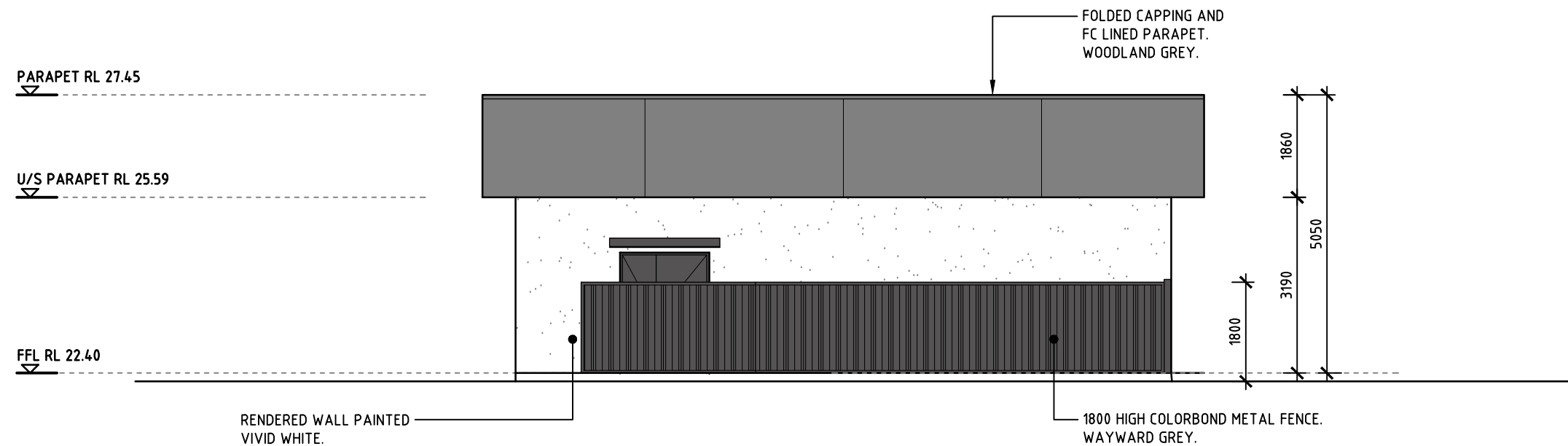
CONSULTING ENGINEERS AND PROJECT LEADERS

ABN 34 001 485 436

38 WILLOUGHBY ROAD,
CROWS NEST, NSW 2065
TEL : (02) 9490 9600
FAX : (02) 9438 1224



01 PROPOSED SOUTH BUILDING ELEVATION
P101

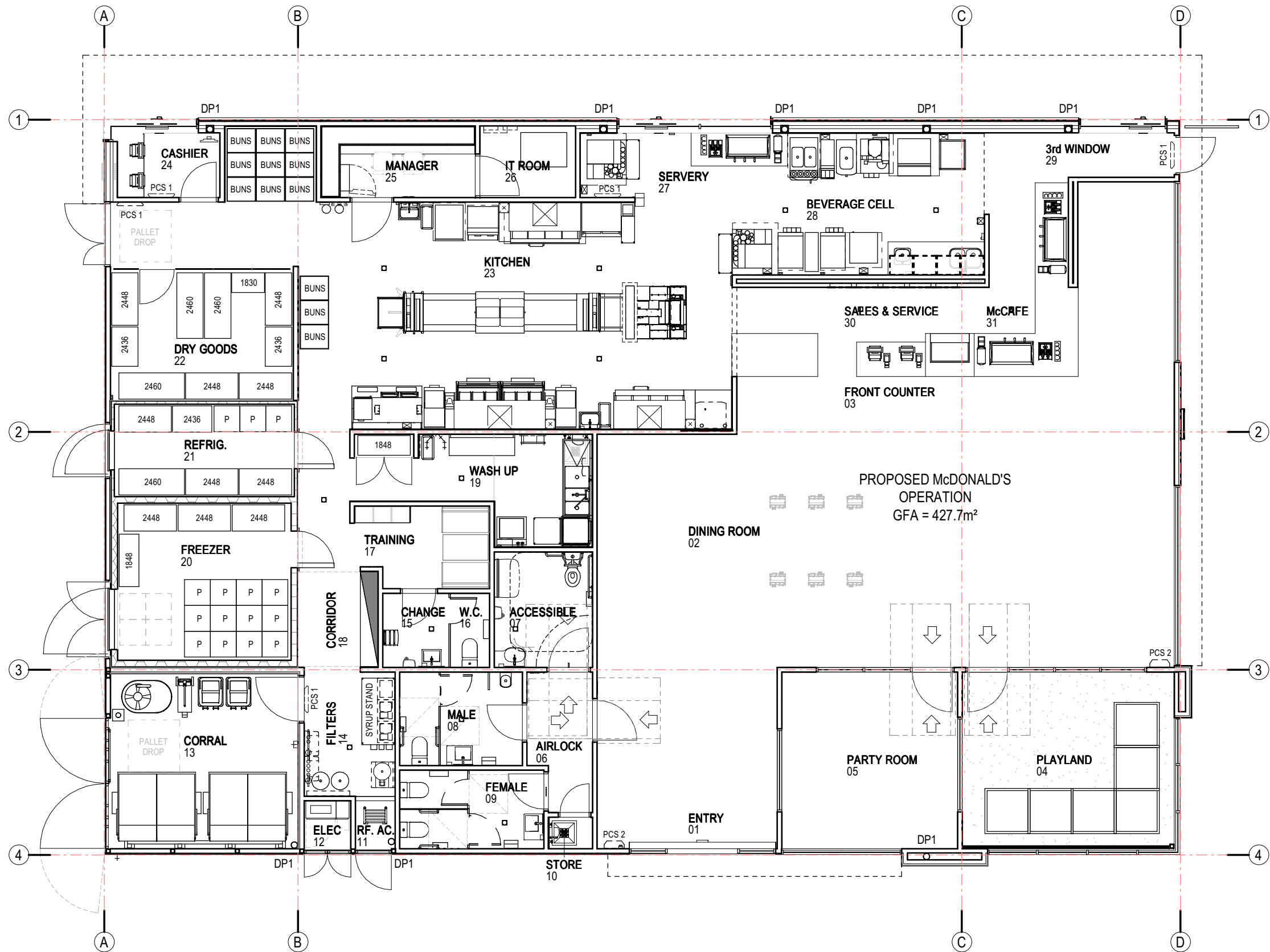


02 PROPOSED WEST BUILDING ELEVATION
P101

LEGEND
(SPX)

REFERENCES
FOR SIGNAGE DETAILS
(REFER DWG | P801)

REV No.	COMMENTS	DATE	INIT.	<div>DA ISSUE</div>	PROJECT:	<div><div><div>Richmond+Ross</div><div>PTY LIMITED</div><div>CONSULTING ENGINEERS AND PROJECT LEADERS</div><div>ABN 34 001 485 436</div></div><div><div>38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065 TEL : (02) 9490 9600 FAX : (02) 9438 1224</div></div></div>	PETROL STATION ELEVATIONS		
A	DA ISSUE	16.08.19	JK <th rowspan="3">CLIENT:</th> <th>DATE:</th> <td>AUG 2019</td> <td>DRG.No.</td>		CLIENT:		DATE:	AUG 2019	DRG.No.
B	DA ISSUE	10.10.19	JK <th>SCALE:</th> <td>1:100 @ A3</td> <td rowspan="2">P201</td>				SCALE:	1:100 @ A3	P201
C	DA ISSUE	23.10.19	JK <th>JOB No.</th> <td>180109</td> <td>REV C</td>				JOB No.	180109	



Revisions		General Notes		Drawing Notes	
D	DA ISSUE	25.10.19	PR GM	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.	
C	DA ISSUE	23.10.19	PR GM		
B	PRELIMINARY ISSUE	18.10.19	PR GM		
A	PRELIMINARY ISSUE	25.07.09	PR GM		
Issue Description		Date	Chk Int		

Client
 McDonald's Australia Limited
 ABN 43 008 496 928
 02 9875 6666
 devgroup-aus@au.mcd.com

Project Manager
 NDG
 NATIONAL DEVELOPMENT GROUP

Richmond+Ross
 CONSULTING ENGINEERS AND PROJECT LEADERS
 38 Willoughby Road, Crows Nest, NSW 2065
 TEL: (02) 9490 9600 FAX: (02) 94381224
 Consultants

Project
 McDONALD'S WONGAWILLI

Location
 WEST DAPTO ROAD
 WONGAWILLI
 NSW 2530

DA ISSUE
 NOT TO BE USED DURING CONSTRUCTION

Scale
 1:100 @ A3

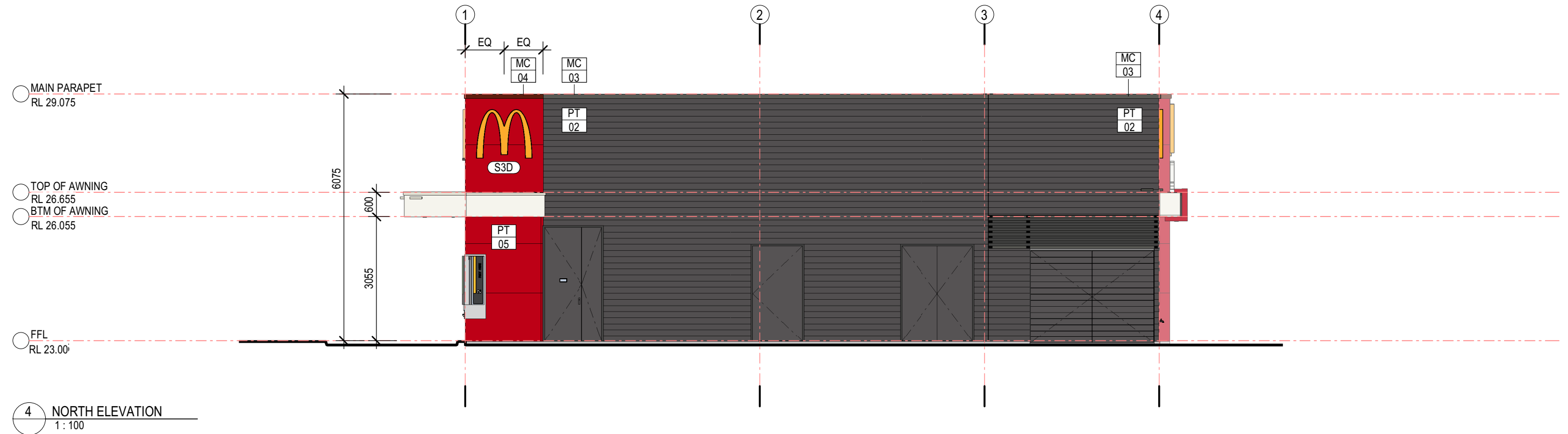
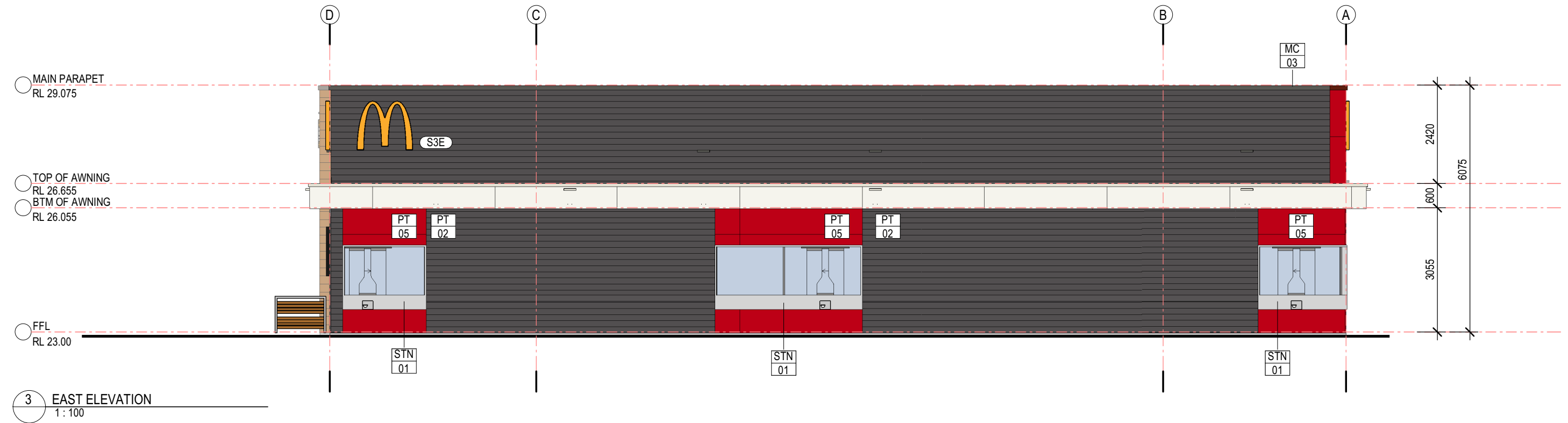
Series
 BIOMOD

Drawing
 FLOORPLAN

Project Number
 180109

Drawing Number
 A101

Issue
 D



Revisions		General Notes		Drawing Notes	
C	DA ISSUE	25.10.19	PR GM	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.	
B	PRELIMINARY ISSUE	18.10.19	PR GM		
A	PRELIMINARY ISSUE	25.07.09	PR GM		
Issue Description		Date	Chk Int		

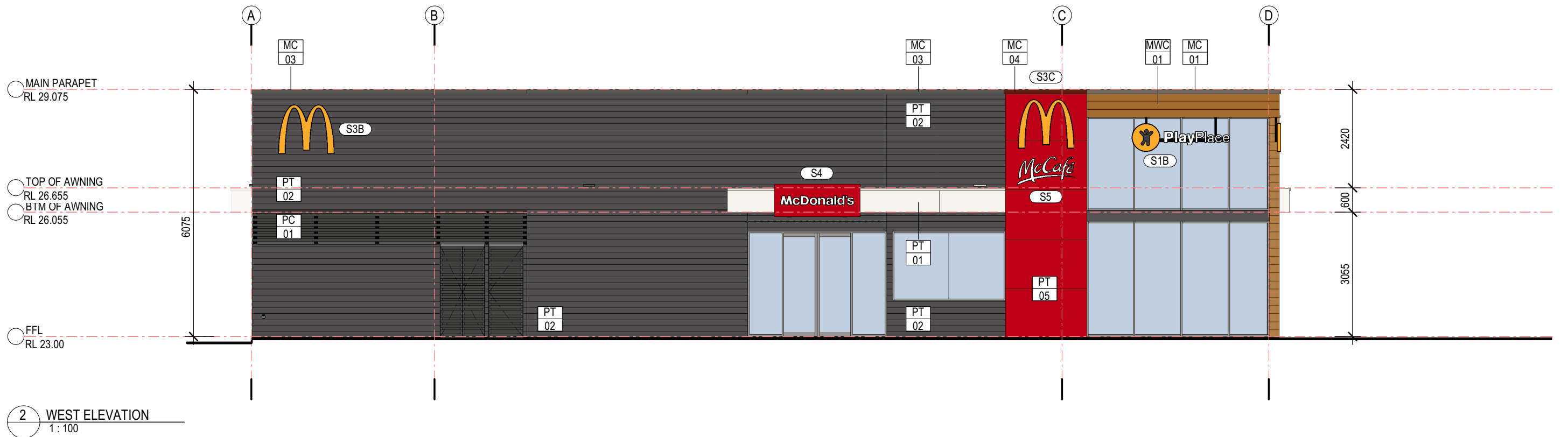
Client

 McDonald's Australia Limited
 ABN 43 008 496 928
 02 9875 6666
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 Project Manager


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 Consultants

Project
 McDONALD'S WONGAWILLI
 Location
 WEST DAPTO ROAD
 WONGAWILLI
 NSW 2530

DA ISSUE
NOT TO BE USED DURING CONSTRUCTION
 Scale 1:100 @ A3
 Series BIOMOD
 Drawing EAST AND NORTH BUILDING ELEVATIONS
 Project Number 180109 Drawing Number A202 Issue C



Revisions		General Notes		Drawing Notes	
Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.					
C	DA ISSUE	25.10.19	PR GM		
B	PRELIMINARY ISSUE	18.10.19	PR GM		
A	PRELIMINARY ISSUE	25.07.09	PR GM		
Issue Description		Date	Chk Int		

Client
McDonald's Australia Limited
ABN: 43 008 496 928
02 9875 6666
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Project Manager
NDG
NATIONAL DEVELOPMENT GROUP

Richmond+Ross
CONSULTING ENGINEERS AND PROJECT LEADERS
38 Willoughby Road, Crows Nest
NSW 2065
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Consultants

Project
McDONALD'S WONGAWILLI

Location
WEST DAPTO ROAD
WONGAWILLI
NSW 2530

DA ISSUE
NOT TO BE USED DURING CONSTRUCTION

Scale
1:100 @ A3

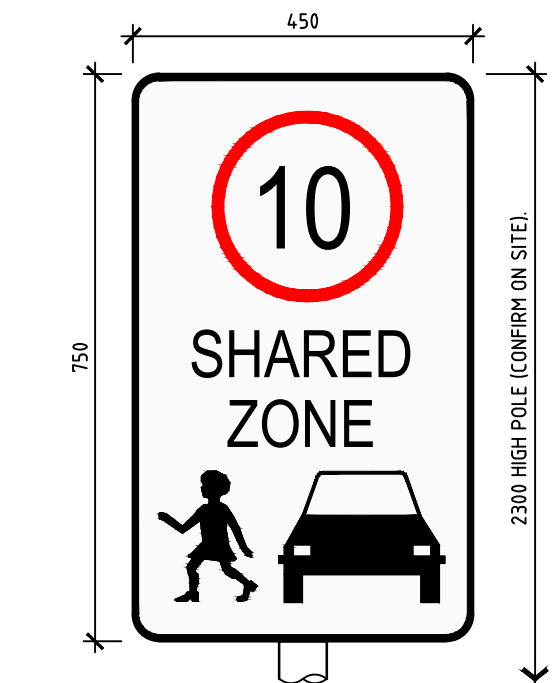
Series
BIOMOD

Drawing
SOUTH AND WEST BUILDING
ELEVATIONS

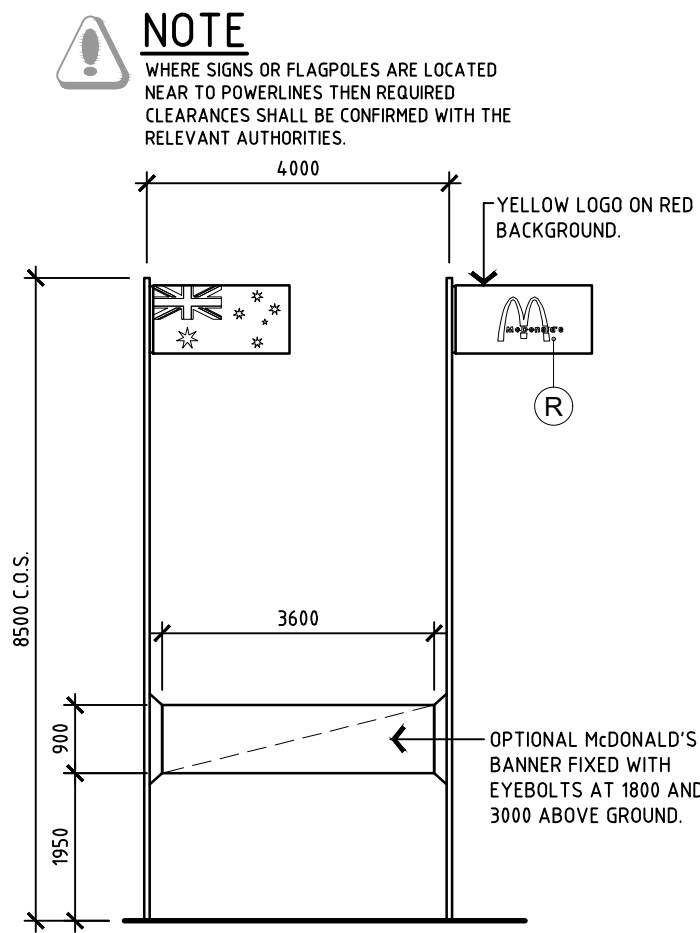
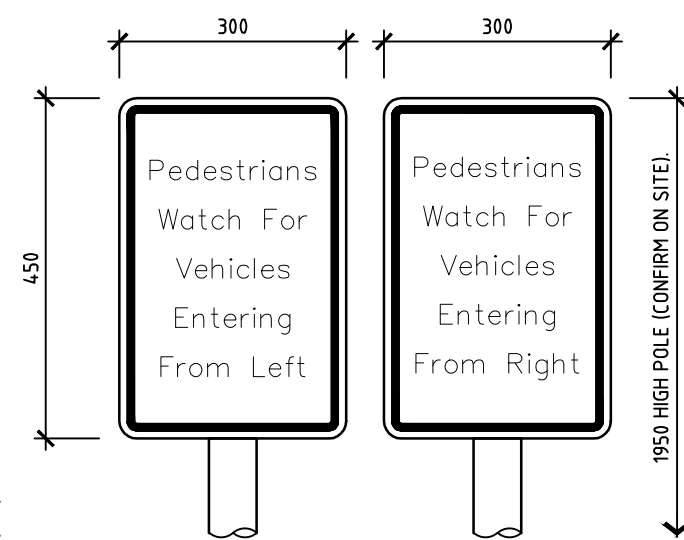
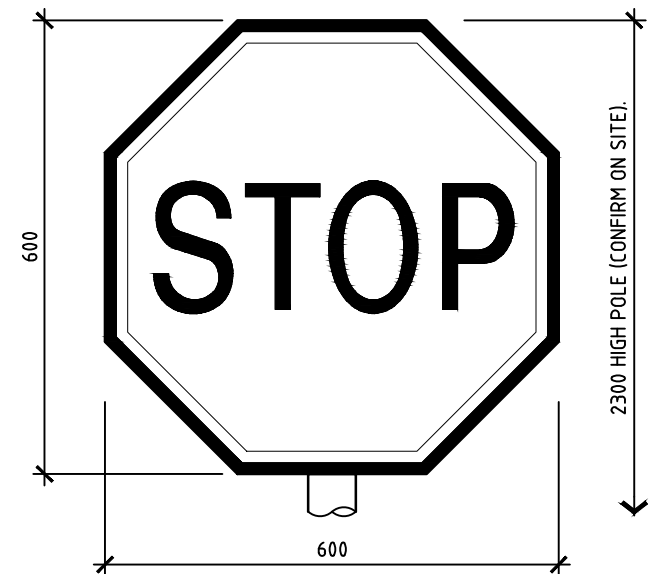
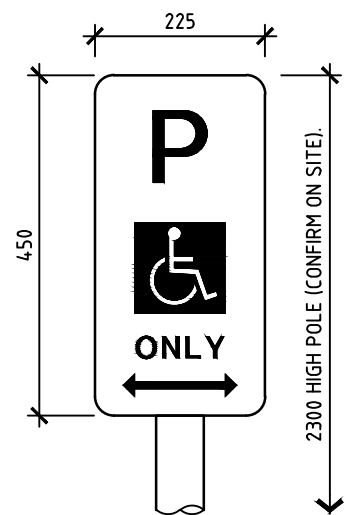
Project Number
180109

Drawing Number
A201

Issue
C



S9 CAR PARK SIGNAGE
A801 NON-ILLUMINATED ALUMINIUM REFLECTIVE SIGN ON GALVANISED STEEL POLE TYPICAL.

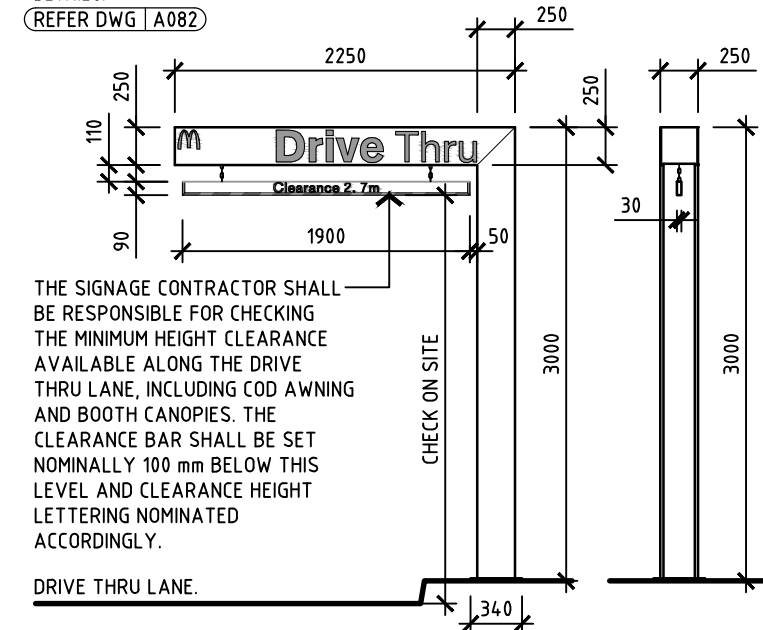


S12 FLAG POLES
A801 SCALE 1:100

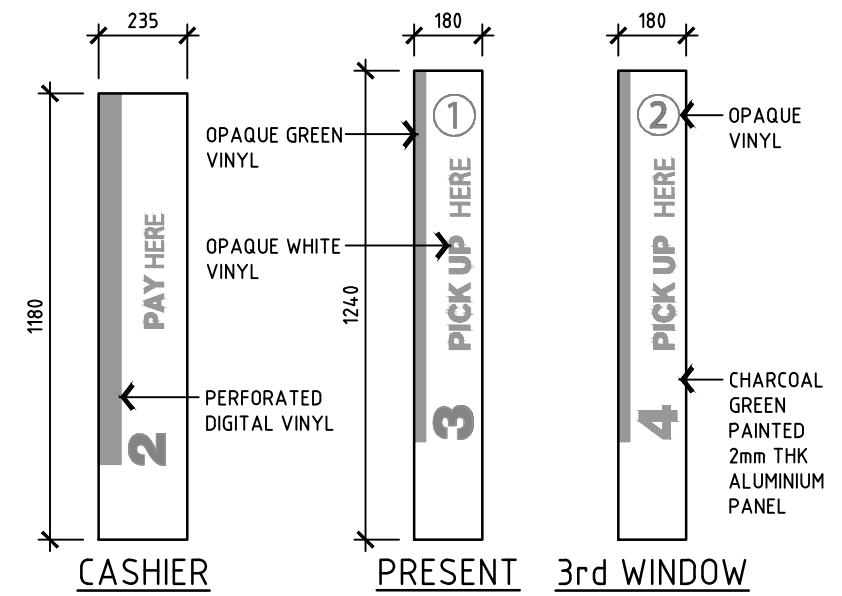
NOTE
WHERE SIGNS OR FLAGPOLES ARE LOCATED NEAR TO POWERLINES THEN REQUIRED CLEARANCES SHALL BE CONFIRMED WITH THE RELEVANT AUTHORITIES.

NOTES
1. DEPENDING ON LOCATION WITHIN SITE, S9 SIGNAGE SHOULD BE SET A MINIMUM OF 2m ABOVE TOP OF KERB TO PREVENT OBSTRUCTION TO OCCASIONAL PEDESTRIANS, OR TO REDUCE INTERFERENCE FROM PARKED VEHICLES. IF THIS DOESN'T APPLY, SIGNAGE HEIGHTS SHALL BE SET AS NOTED.
2. SIGN S10 IS DETAILED WITH THE COD UNIT DETAILS.
(REFER DWG | A082)

REFERENCES
FOR CARPARK SIGNAGE
(REFER SPEC | 23.E.8)



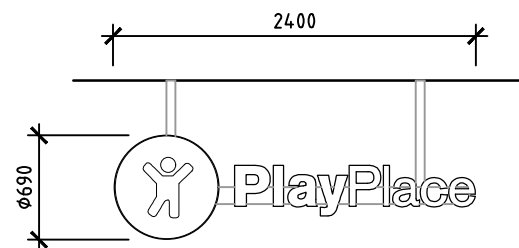
S6 HEIGHT CLEARANCE GANTRY
A801 SCALE 1:50



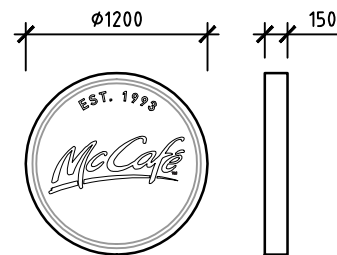
S11 WALL SIGN
A801 SCALE 1:20

Revisions	General Notes	Drawing Notes
A DA ISSUE Issue Description	28-08-19 SH JK Date Chk Int	

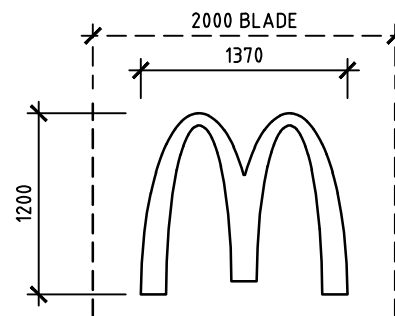
Client	Architect	Project	DA ISSUE
McDonald's Australia Limited ABN 43 008 496 528 02 9875 6666 devgroup-aust@au.mcd.com	Richmond+Ross CONSULTING ENGINEERS AND PROJECT LEADERS 38 Willoughby Road Crows Nest NSW 2065 TEL: (02) 9490 9600 FAX: (02) 94361224	McDONALD'S WONGAWILLI Location WEST DAPTO ROAD WONGAWILLI - NSW 2530	NOT FOR USE DURING CONSTRUCTION
Project Manager	Consultants	Scale	Series
NBDG NATIONAL DEVELOPMENT GROUP		1:10 U.N.O.	BIOMOD_425
Signage Details	Project Number	Drawing Number	Issue
	180109	A807	A



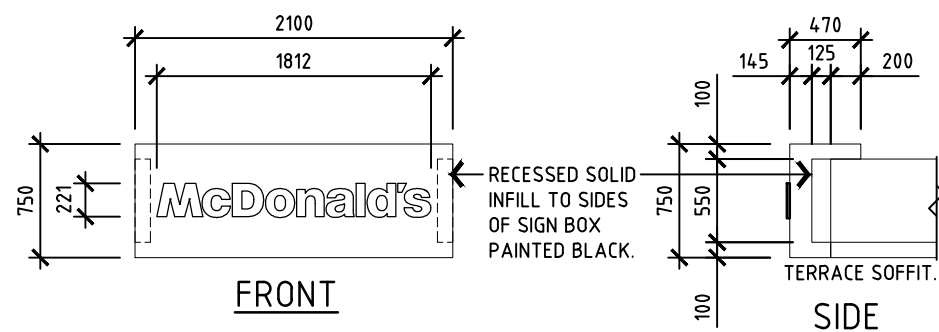
S1 HANGING SIGN
A801 YELLOW LOGO WITH INDIVIDUAL POLYCARBONATE LETTERING FIXED TO FRAME. INTERNALLY ILLUMINATED. WHITE LETTERS.



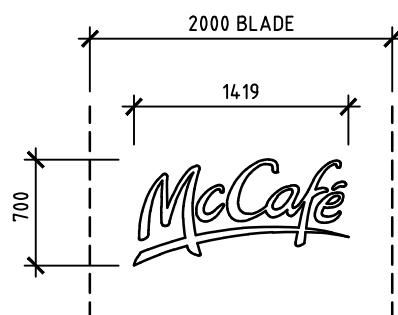
S2 WALL SIGN
A801 FABRICATED METAL BUTTON SIGN. OPAL FACES WITH BLACK VINYL GRAPHICS. LED ILLUMINATION.



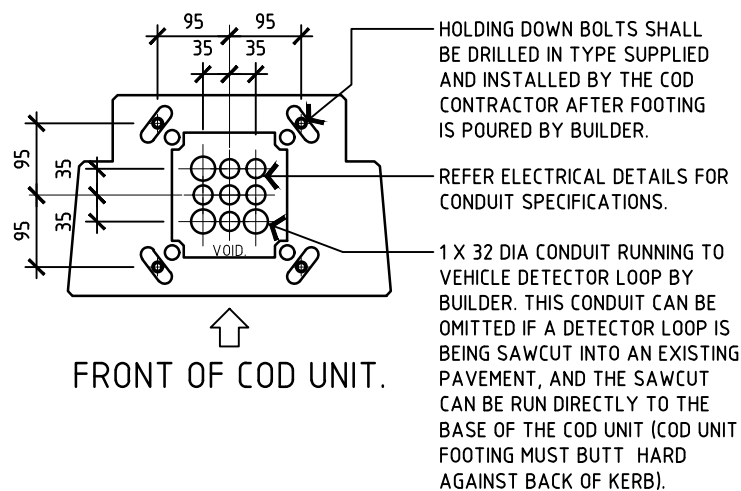
S3 WALL/BLADE SIGN
A801 YELLOW FLAT FACE POLYCARBONATE LOGO. INTERNALLY ILLUMINATED. YELLOW LOGO ON SOLID RED BACKGROUND.



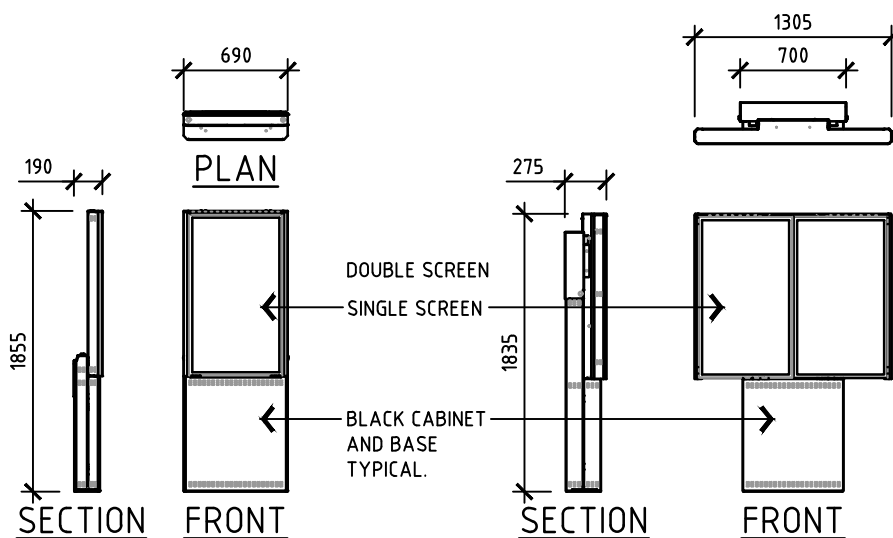
S4 ENTRY CLIP
A801 LED ILLUMINATED WORDMARK ONLY. RED CLIP TO BE CONSTRUCTED BY THE BUILDER.



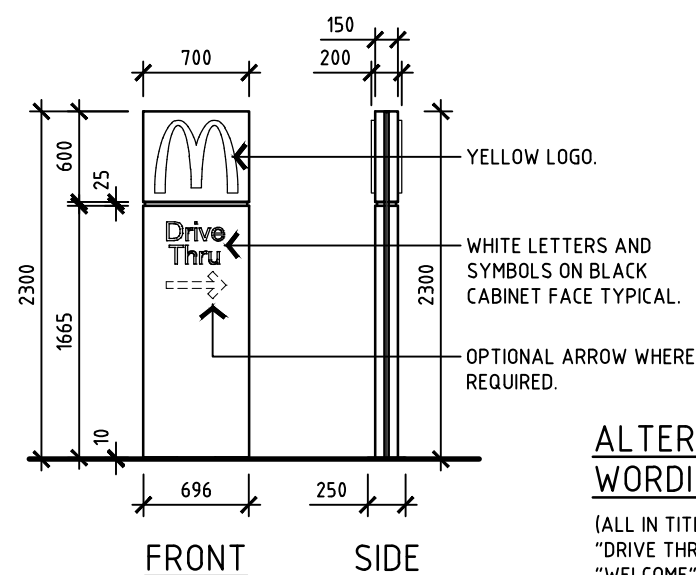
S5 BLADE SIGN
A801 INDIVIDUAL HALO ILLUMINATED REVERSE PAN FABRICATED ALUMINIUM CHANNEL LETTERS. BRUSHED ALUMINIUM FINISH.



COD UNIT BASE PLATE DETAIL
SCALE 1:10



S7 DIGITAL MENUBOARDS
A801



S8 DIRECTIONAL SIGN
A801

ALTERNATIVE WORDING
(ALL IN TITLE CASE):
"DRIVE THRU",
"WELCOME",
"NO ENTRY",
"THANK YOU",
"ANY LANE, ANY TIME"

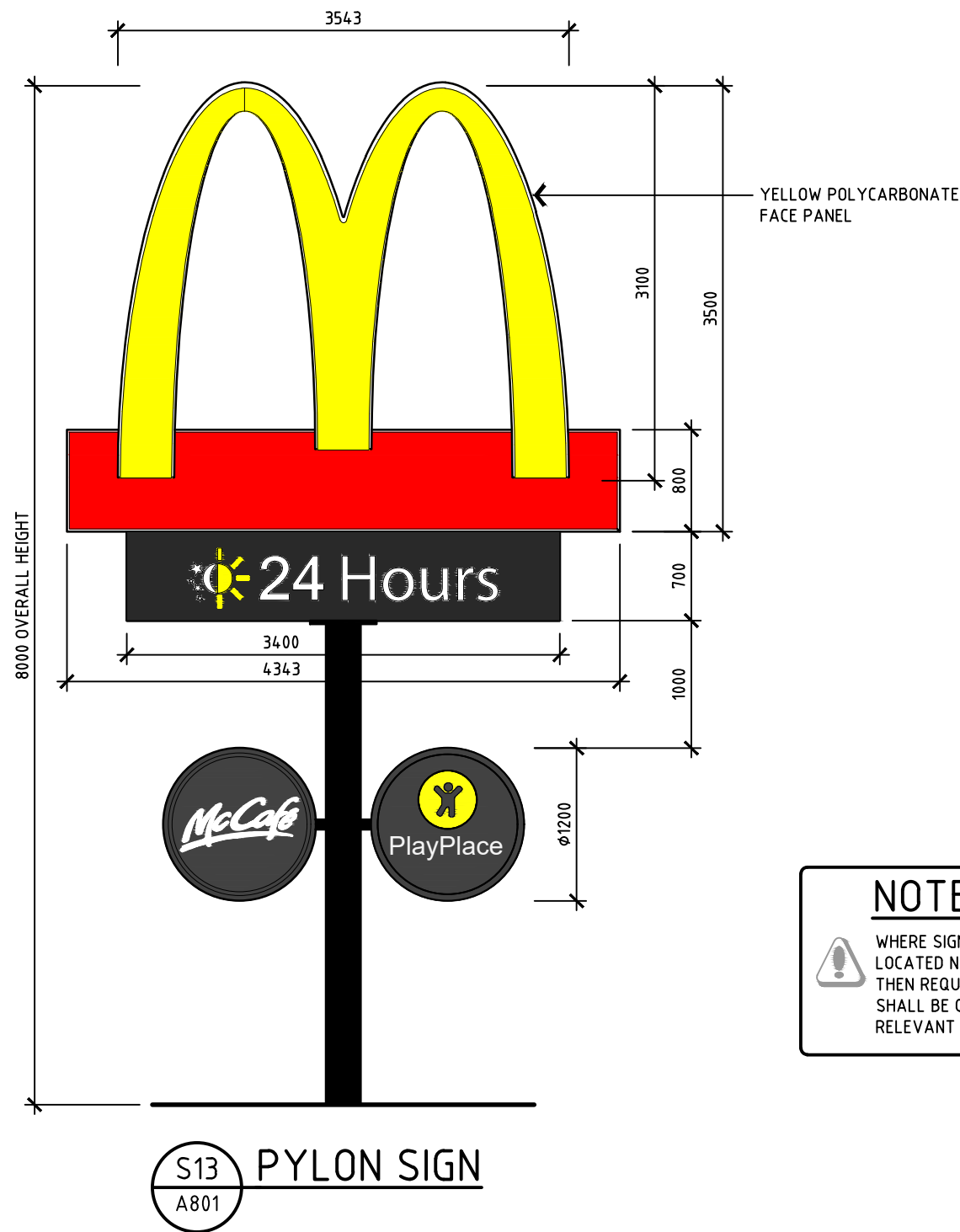
Revisions	General Notes	Drawing Notes
A DA ISSUE	Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacturer. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.	
Issue Description	28-08-19 SH JK Date Chk Int	

North



Project: McDONALD'S WONGAWILLI
Location: WEST DAPTO ROAD, WONGAWILLI - NSW 2530

DA ISSUE		
NOT FOR USE DURING CONSTRUCTION		
Scale	Series	
1:50 U.N.O.	BIOMOD_425	
Drawing		
SIGNAGE DETAILS		
Project Number	Drawing Number	Issue
180109	A806	A



Revisions				General Notes				Drawing Notes			
				Do not scale this drawing. The drawing shows design intent only. All dimensions to be checked on site prior to construction or production. Construction details to be confirmed by contractor/manufacture. This is a computer generated drawing. Do not amend by hand. Figure dimensions are to be used. Contact architect for clarification if dimensions are not clear. All dimensions are in millimeters. All discrepancies and omissions on site must be reported to the architect for their comments or approval prior to commencing work.							
C	PYLON HEIGHT REVISED			20-04-20	SH	SH					
B	DA ISSUE			10-10-19	SH	JK					
A	DA ISSUE			28-08-19	SH	JK					
Issue Description				Date	Chk	Int					

North

Client

McDonald's Australia Limited
ABN: 43 008 496 528
02 9875 6666
devgroup-aust@au.mcd.com

Project Manager

NBGI
NATIONAL DEVELOPMENT GROUP

Architect

Richmond+Ross
CONSULTING ENGINEERS AND PROJECT LEADERS
38 Willoughby Road Crows Nest NSW 2065
TEL: (02) 9490 9600 FAX: (02) 94361224

Consultants

Project

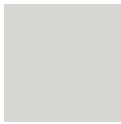

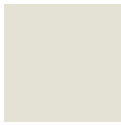









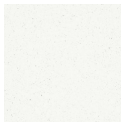
McDONALD'S WONGAWILLI

Location

1 RAVEN STREET
WONGAWILLI, NSW 2530

DA ISSUE		
NOT FOR USE DURING CONSTRUCTION		
Scale	Series	
1:50 U.N.O.	BIOMOD_425	
Drawing		
SIGNAGE DETAILS		
Project Number	Drawing Number	Issue
180109	A805	C

EXTERNAL FINISHES SCHEDULE

CODE	No.	AREA	DESCRIPTION	MANUFACTURER	COLOUR	IMAGE
AN	01	ALUMINIUM WINDOWS & DOOR FRAMES	PREFABRICATED ALUMINIUM FRAMING	CAPRAL	NATURAL FINISH CLEAR ANODISED	
MC	01	PARAPET CAPPING	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	JASPER	
MC	02	PARAPET CAPPING	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	SURFMIST	
MC	03	PARAPET CAPPING	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	WOODLAND GREY	
MC	04	PARAPET CAPPING	PREFINISHED METAL CAPPING / FLASHING	COLORBOND	MANOR RED	
MWC	01	PLAYPLACE & PARAPETS	TIMBER LOOK ALUMINIUM CLADDING SYSTEM USING KNOTWOOD 200mm CLADDING PROFILE	KNOTWOOD	LIGHT OAK	
MWC	02	ROOF WELL (INTERNAL PARAPET LINING)	CUSTOM ORB CORRUGATED STEEL RIVET FIXED VERTICALLY TO FRAMES	LYSAGHT	ZINCALUME	
MWC	03	ROOF WELL (PLAYPLACE WALL LINING)	CUSTOM ORB CORRUGATED STEEL RIVET FIXED VERTICALLY TO FRAMES	LYSAGHT	WOODLAND GREY	
PC	01	CORRAL BATTENS & ROOF ACCESS, ELEC. ROOM DOORS	POWDERCOAT FINISH	DULUX DURALLOY	MONUMENT SATIN (COLORBOND)	
PT	01	FASCIAS (RIBBON)	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	VIVID WHITE PW1H9	
PT	02	MAIN BUILDING WALLS	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	WAYWARD GREY PG1G8	
PT	05	BLADE WALL & DRIVETHRU WINDOWS	PAINT FINISH. REFER SPECIFICATION FOR DETAILS ON PAINT TYPE & APPLICATION	DULUX	McDONALDS RED RGB Value: R189 G0 B22.	
STN	01	DRIVETHRU WINDOW SILL & SURROUND	RECONSTITUTED STONE. REFER TO DECOR DOCUMENTS	REFER DECOR	REFER DECOR	

Revisions		General Notes		Drawing Notes	
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A	PRELIMINARY ISSUE	13.09.19	PR GM		
Issue	Description	Date	Chk Int		

Client




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✉devgroup-aust@au.mcd.com

Project Manager



Architect



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Consultants

ABN 34 001 485 436

NSW 2065
FAX: (02) 94381224

Project

McDONALDS WONGAWILLI

Location

WEST DAPTO ROAD
WONGAWILLI
NSW 2530

PRELIMINARY

NOT TO BE USED DURING CONSTRUCTION

Scale

@ A3

Series

BIO MOD

Drawing

EXTERNAL FINISHES SCHEDULE

Project Number

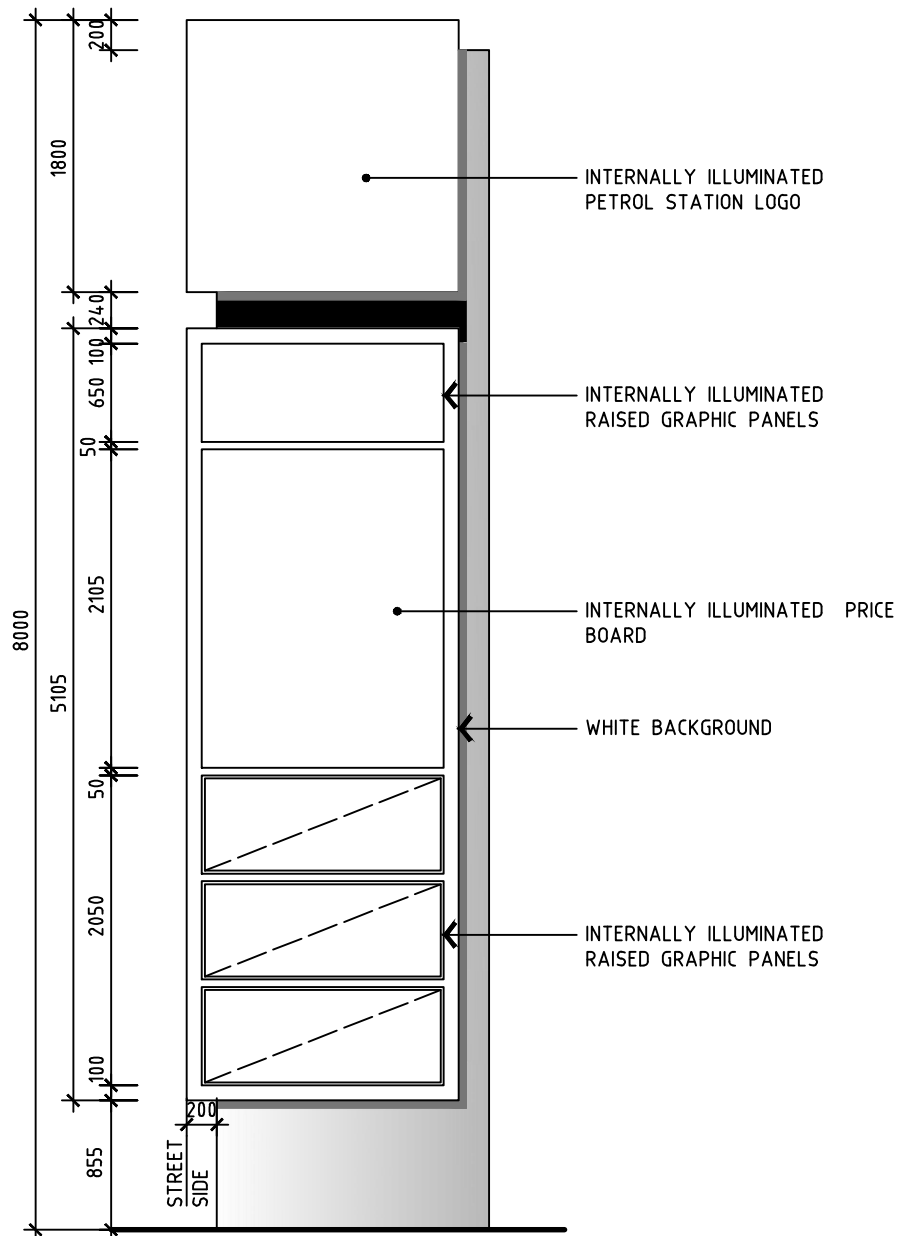
180109

Drawing Number

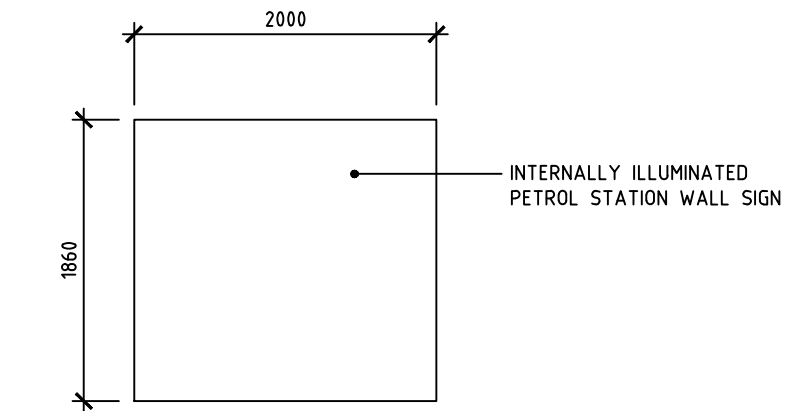
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Issue

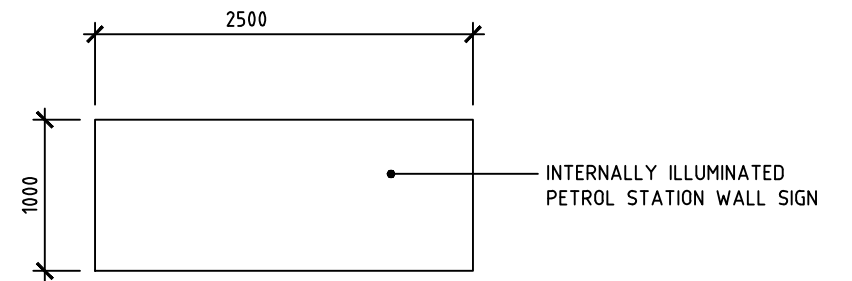
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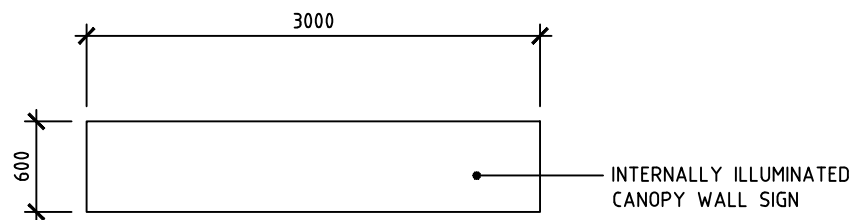
SP01 P001 PRICE BOARD PYLON SIGN ELEVATION



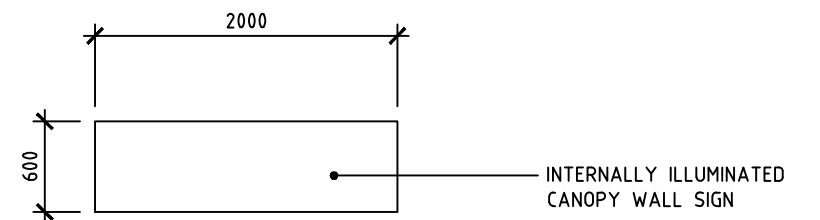
SP04 P201 BUILDING WALL SIGN



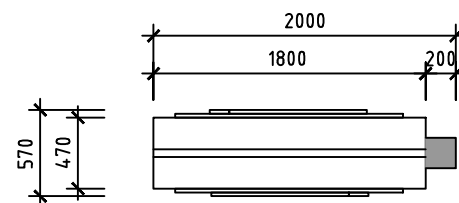
SP05 P202 BUILDING WALL SIGN



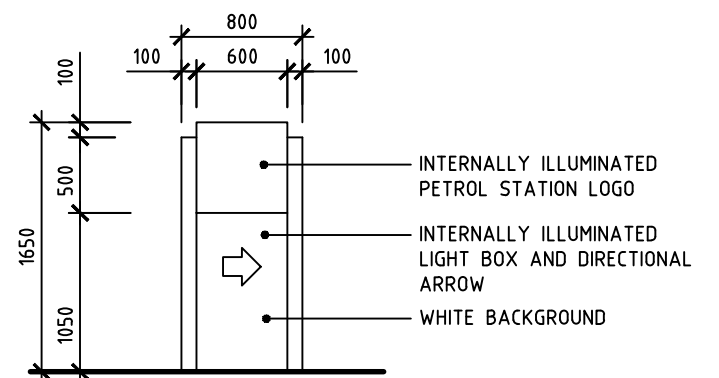
SP06 CA201 SP07 CA202 CANOPY WALL SIGN



SP08 CA201 SP09 CA202 CANOPY WALL SIGN



SP01 P001 PRICE BOARD PYLON SIGN PLAN



SP02 P001 SP03 P001 DIRECTIONAL SIGN

REV No.	COMMENTS	DATE	INIT.						PETROL STATION - SIGNAGE DETAILS	
A	DA ISSUE	17.10.19	JK						DATE:	AUG 2019
B	DA ISSUE	21.10.19	JK						SCALE:	1:50 @ A3
C	PRICE BOARD PYLON SIGN HEIGHT REVISED	20.04.20	SH						JOB No.	180109
										DRG.No.
										P801
										REV C

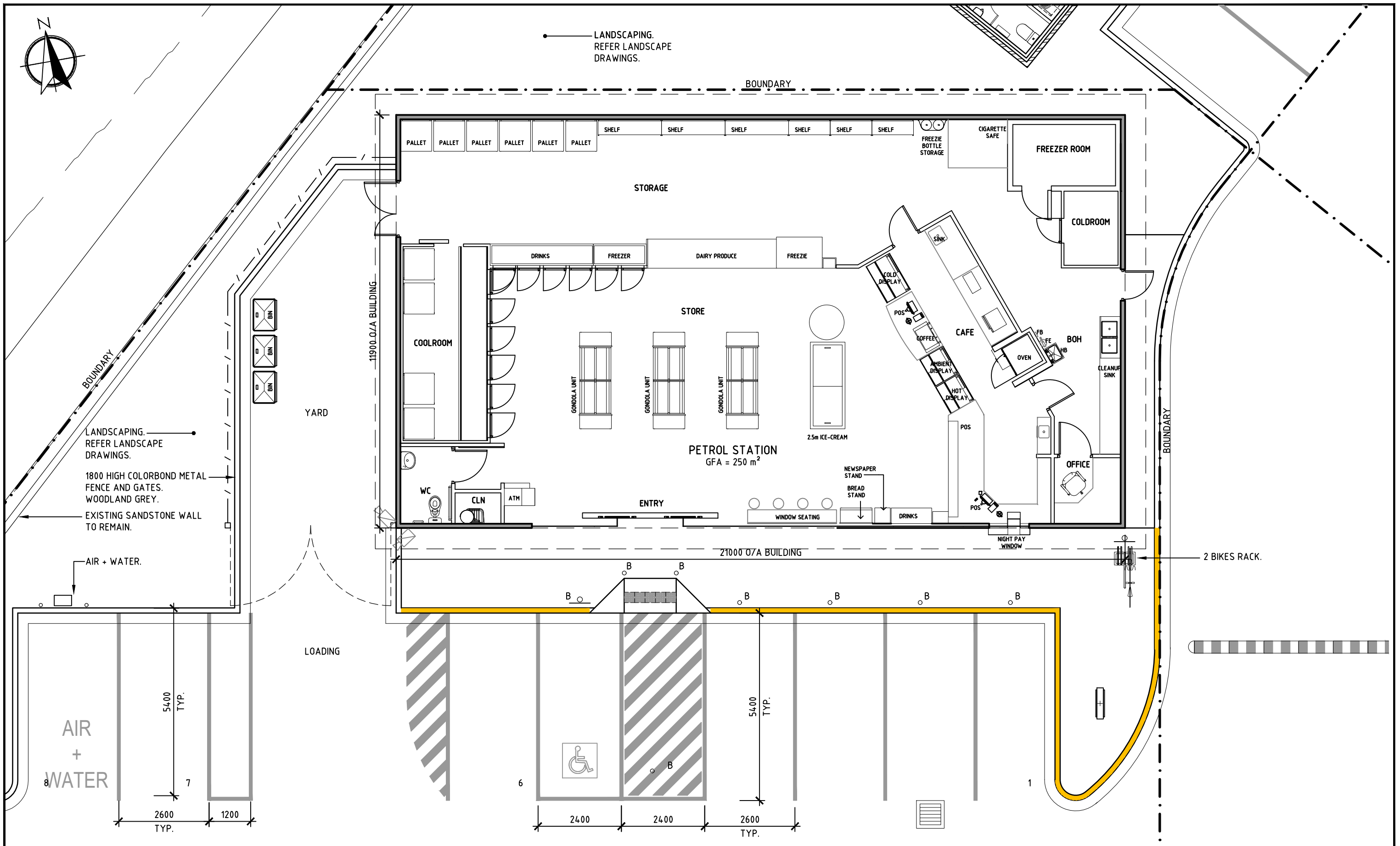
DA ISSUE

PROJECT:
PROPOSED DEVELOPMENT AT
1 RAVEN STREET
WONGAWILLI, NSW 2530

CLIENT:

Richmond+Ross PTY LIMITED
CONSULTING ENGINEERS AND PROJECT LEADERS
ABN 34 001 485 438

38 WILLOUGHBY ROAD,
CROWS NEST, NSW 2065
TEL : (02) 9490 9600
FAX : (02) 9438 1224



REV No.	COMMENTS	DATE	INIT.
A	DA ISSUE	16.08.19	JK
B	DA ISSUE	10.10.19	JK
C	DA ISSUE	23.10.19	JK
D	DA ISSUE	31.10.19	JK
E	DA ISSUE	01.11.19	JK

PROJECT:
PROPOSED DEVELOPMENT AT
1 RAVEN STREET
WONGAWILLI, NSW 2530

CLIENT:

DA ISSUE

Richmond+Ross PTY LIMITED
CONSULTING ENGINEERS AND PROJECT LEADERS
ABN 34 001 485 436

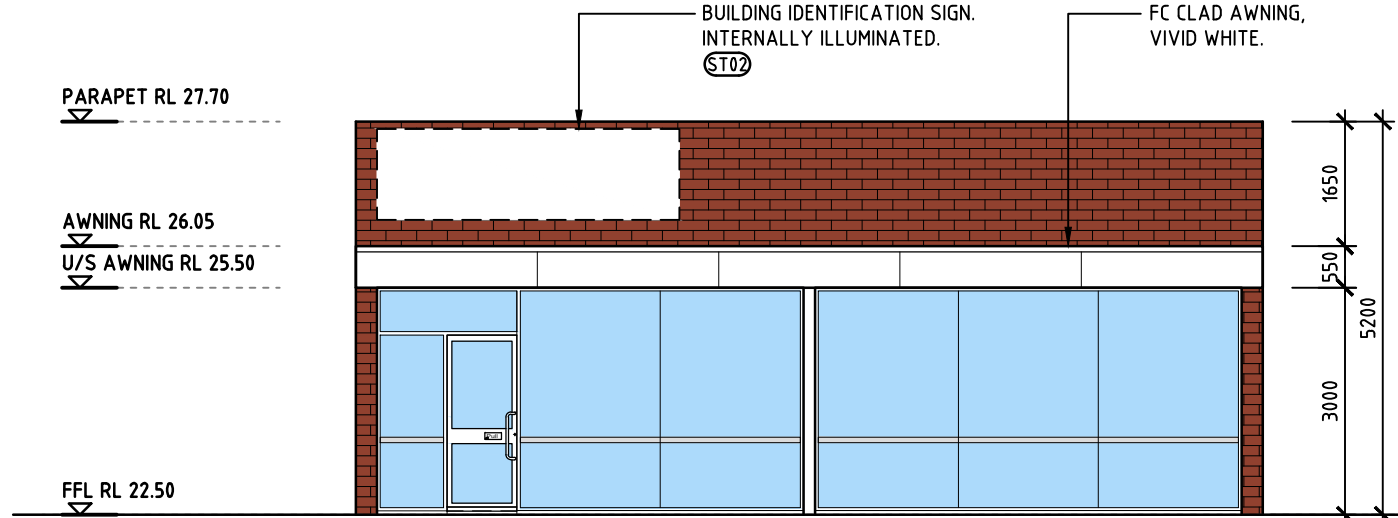
38 WILLOUGHBY ROAD,
CROWS NEST, NSW 2065
TEL : (02) 9490 9600
FAX : (02) 9438 1224

PETROL STATION
FLOOR PLAN

DATE: **AUG 2019** DRG.No. **P101**

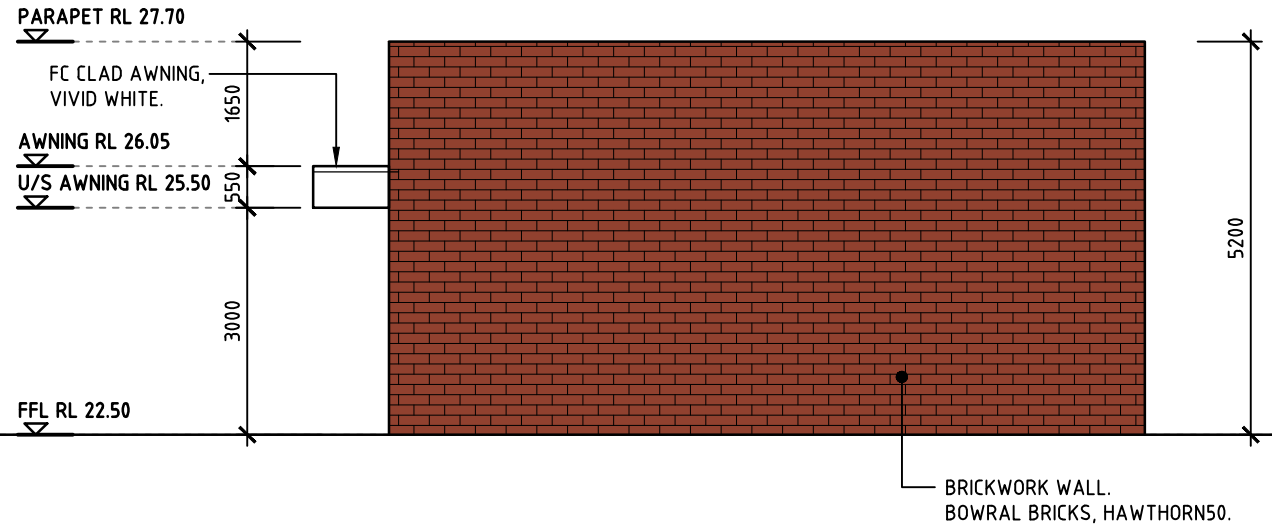
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JOB No. **180109** REV E



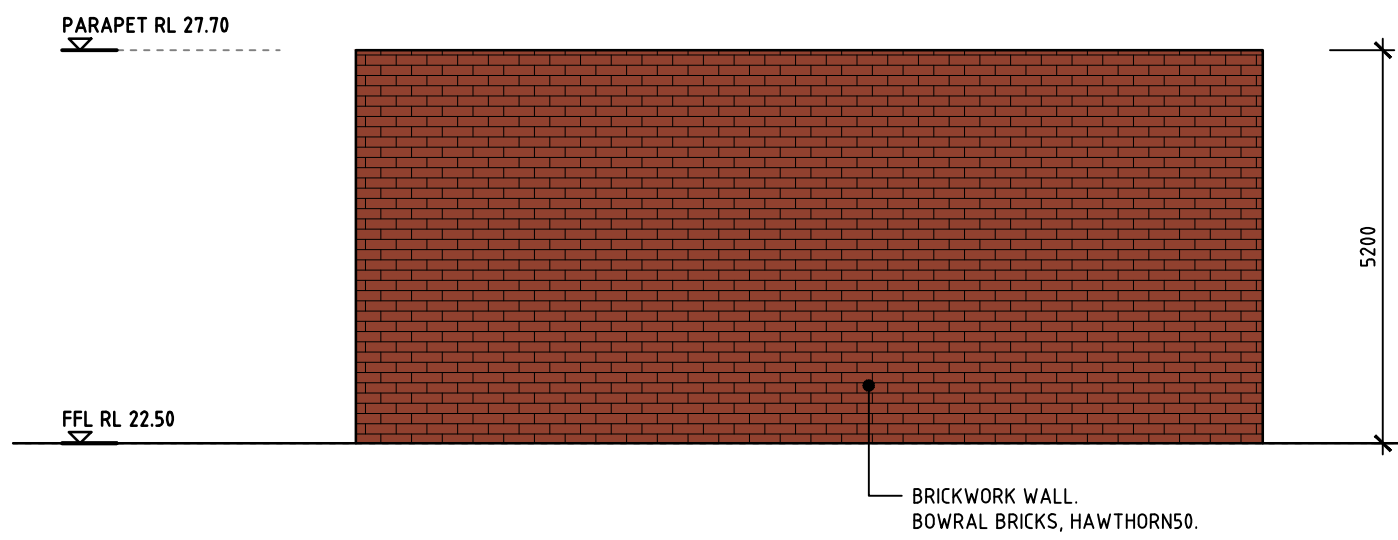
A
T101

PROPOSED EAST ELEVATION



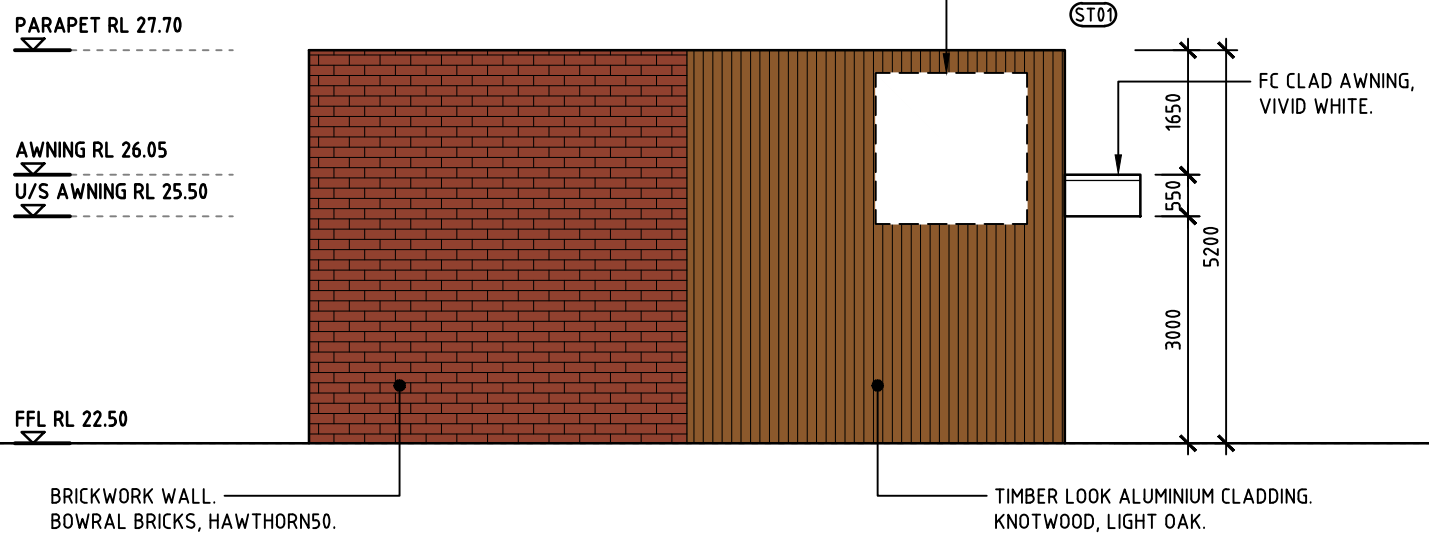
B
T101

PROPOSED NORTH ELEVATION



C
T101

PROPOSED WEST ELEVATION



D
T101

PROPOSED SOUTH ELEVATION

LEGEND
(SX)

REFERENCES
FOR SIGNAGE DETAILS
(REFER DWG T801)

REV No.	COMMENTS	DATE	INIT.
A	DA ISSUE	16.08.19	JK
B	DA ISSUE	10.10.19	JK
C	DA ISSUE	23.10.19	JK

DA ISSUE

PROJECT:
PROPOSED DEVELOPMENT AT
1 RAVEN STREET
WONGAWILLI, NSW 2530

CLIENT:

Richmond+Ross PTY LIMITED
CONSULTING ENGINEERS AND PROJECT LEADERS
ABN 34 001 485 436

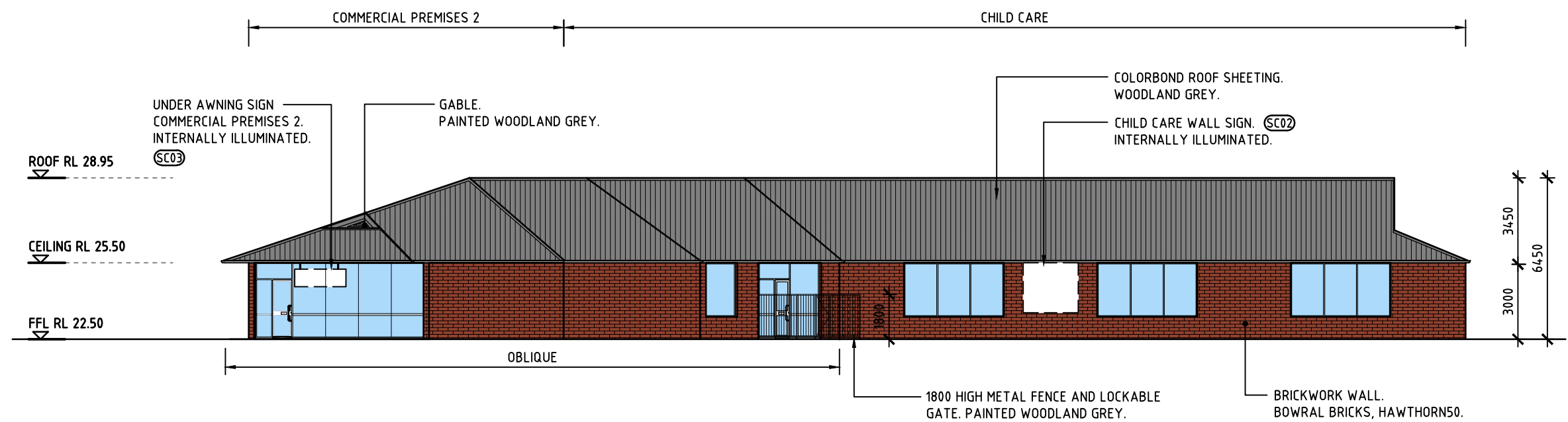
38 WILLOUGHBY ROAD,
CROWS NEST, NSW 2065
TEL : (02) 9490 9600
FAX : (02) 9438 1224

COMMERCIAL PREMISES 1
ELEVATIONS

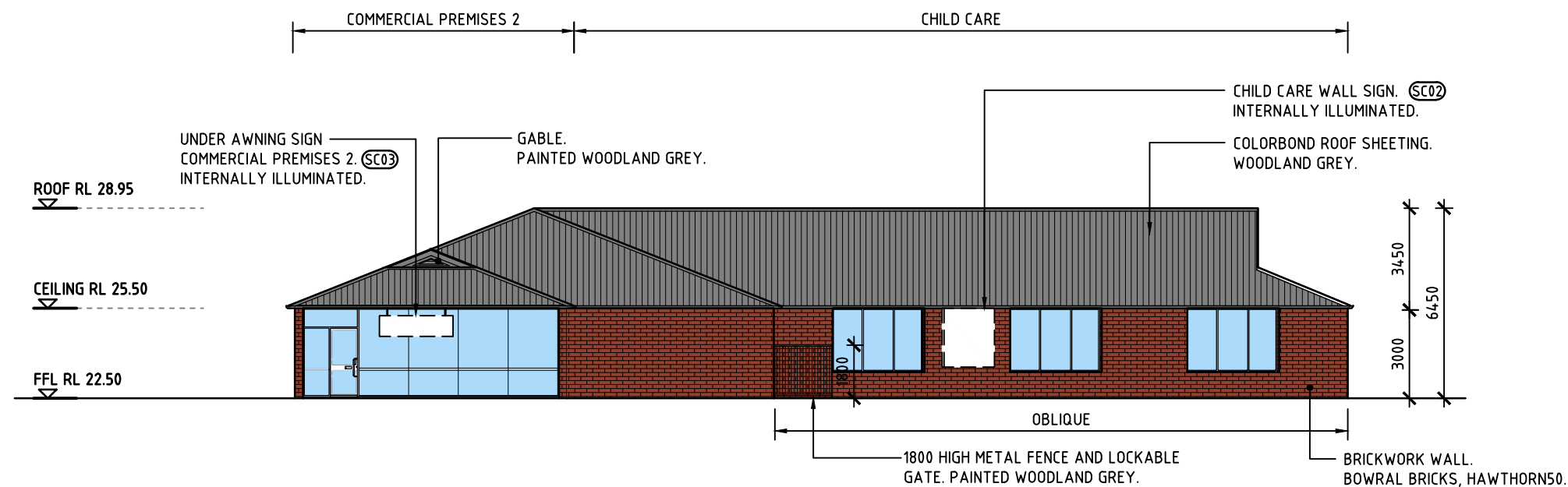
DATE: **AUG 2019** DRG.No. **T201**

SCALE: 1:100 @ A3

JOB No. **180109** REV C



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

LEGEND
(SCX)

REFERENCES
FOR SIGNAGE DETAILS
(REFER DWG CH801)

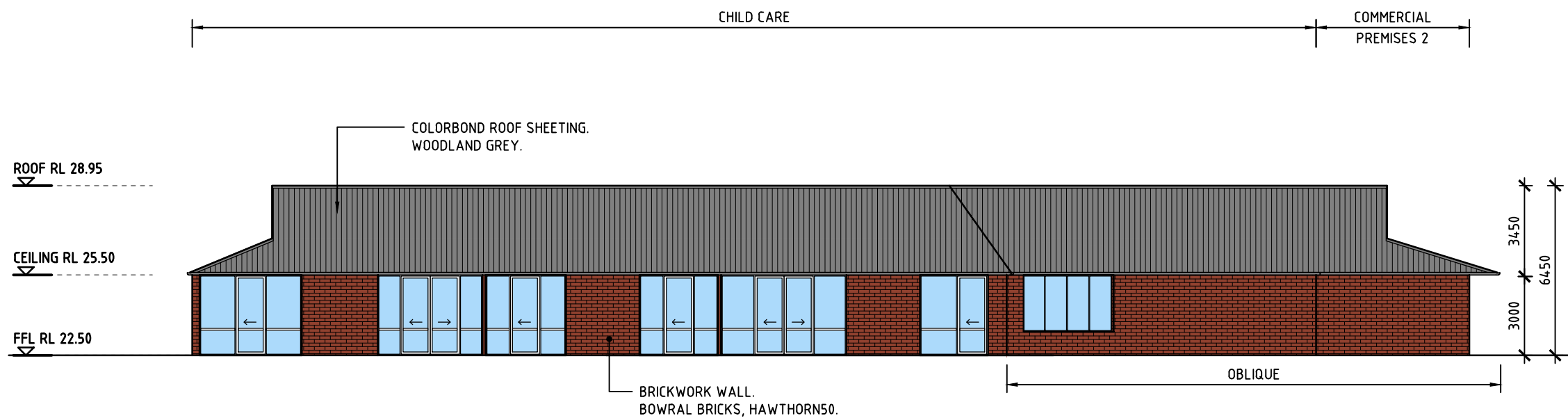
REV No.	COMMENTS	DATE	INIT.
A	DA ISSUE	16.08.19	JK
B	DA ISSUE	10.10.19	JK
C	DA ISSUE	23.10.19	JK

DA ISSUE

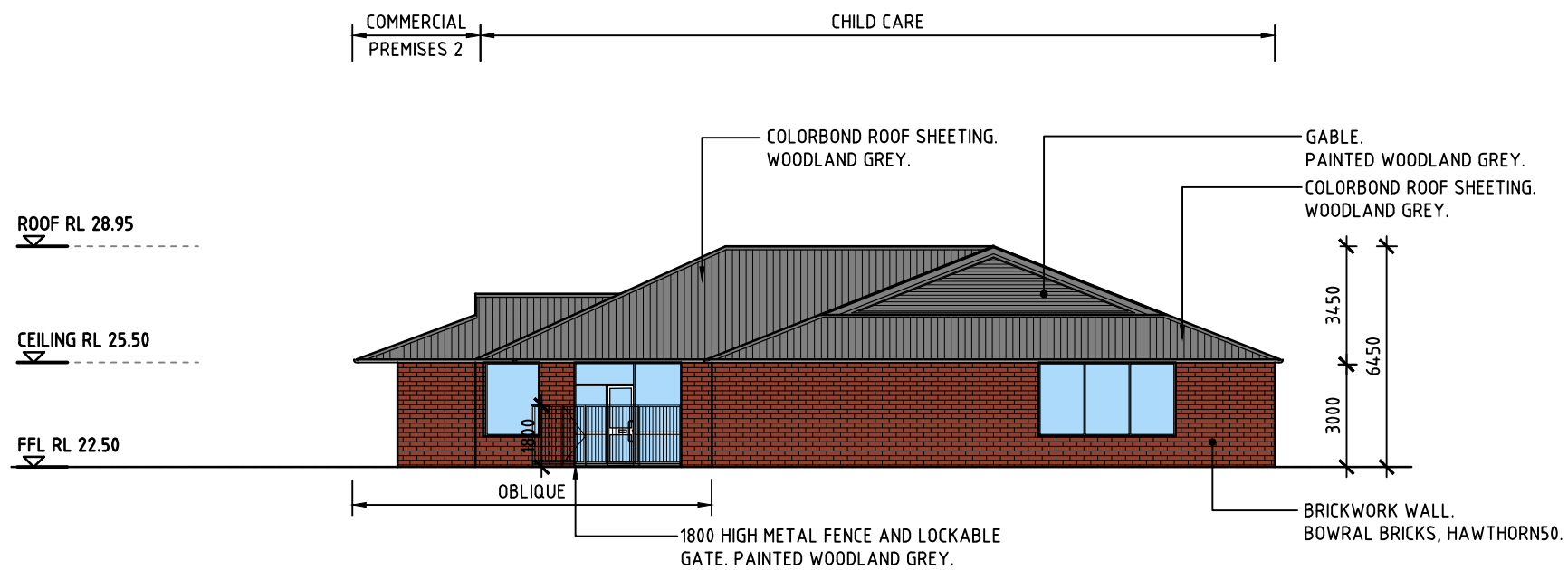
PROJECT: PROPOSED DEVELOPMENT AT 1 RAVEN STREET WONGAWILLI, NSW 2530
CLIENT:

Richmond+Ross PTY LIMITED CONSULTING ENGINEERS AND PROJECT LEADERS ABN 34 001 485 436
38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065 TEL : (02) 9490 9600 FAX : (02) 9438 1224

CHILD CARE / COMMERCIAL PREMISES 2 ELEVATIONS	
DATE: AUG 2019	DRG.No.
SCALE: 1:200 @ A3	CH201
JOB No. 180109	REV C



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

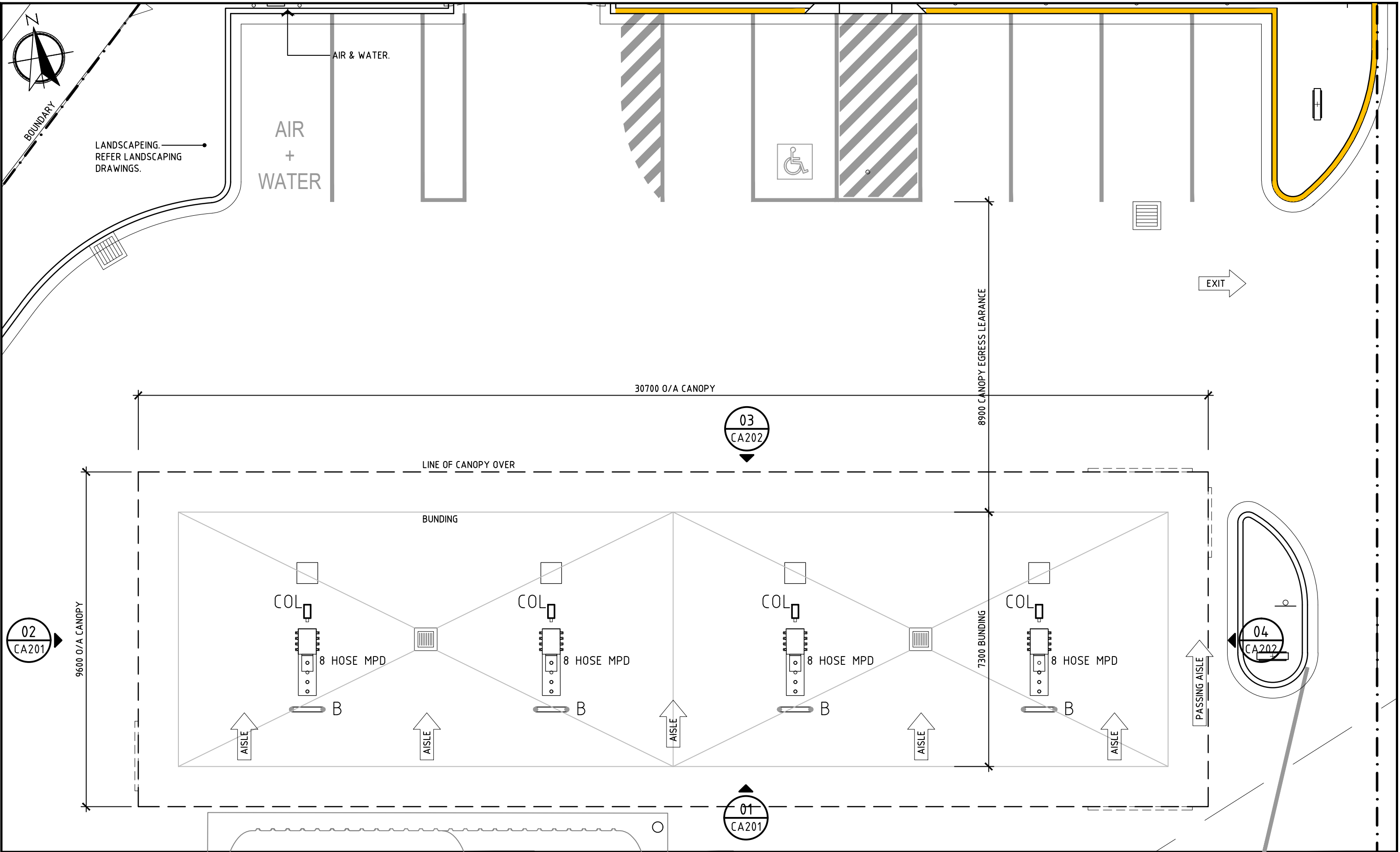
REV No.	COMMENTS	DATE	INIT.
A	DA ISSUE	16.08.19	JK
B	DA ISSUE	10.10.19	JK
C	DA ISSUE	23.10.19	JK

DA ISSUE

PROJECT: PROPOSED DEVELOPMENT AT 1 RAVEN STREET WONGAWILLI, NSW 2530
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CHILD CARE / COMMERCIAL PREMISES 2 ELEVATIONS		
DATE:	AUG 2019	DRG.No.
SCALE:	1:200 @ A3	CH202
JOB No.	180109	REV C



REV No.	COMMENTS	DATE	INIT.
A	DA ISSUE	16.08.19	JK
B	DA ISSUE	10.10.19	JK
C	DA ISSUE	21.10.19	JK
D	DA ISSUE	25.10.19	JK
E	DA ISSUE	01.11.19	JK

DA ISSUE

PROJECT:
PROPOSED DEVELOPMENT AT
1 RAVEN STREET
WONGAWILLI, NSW 2530

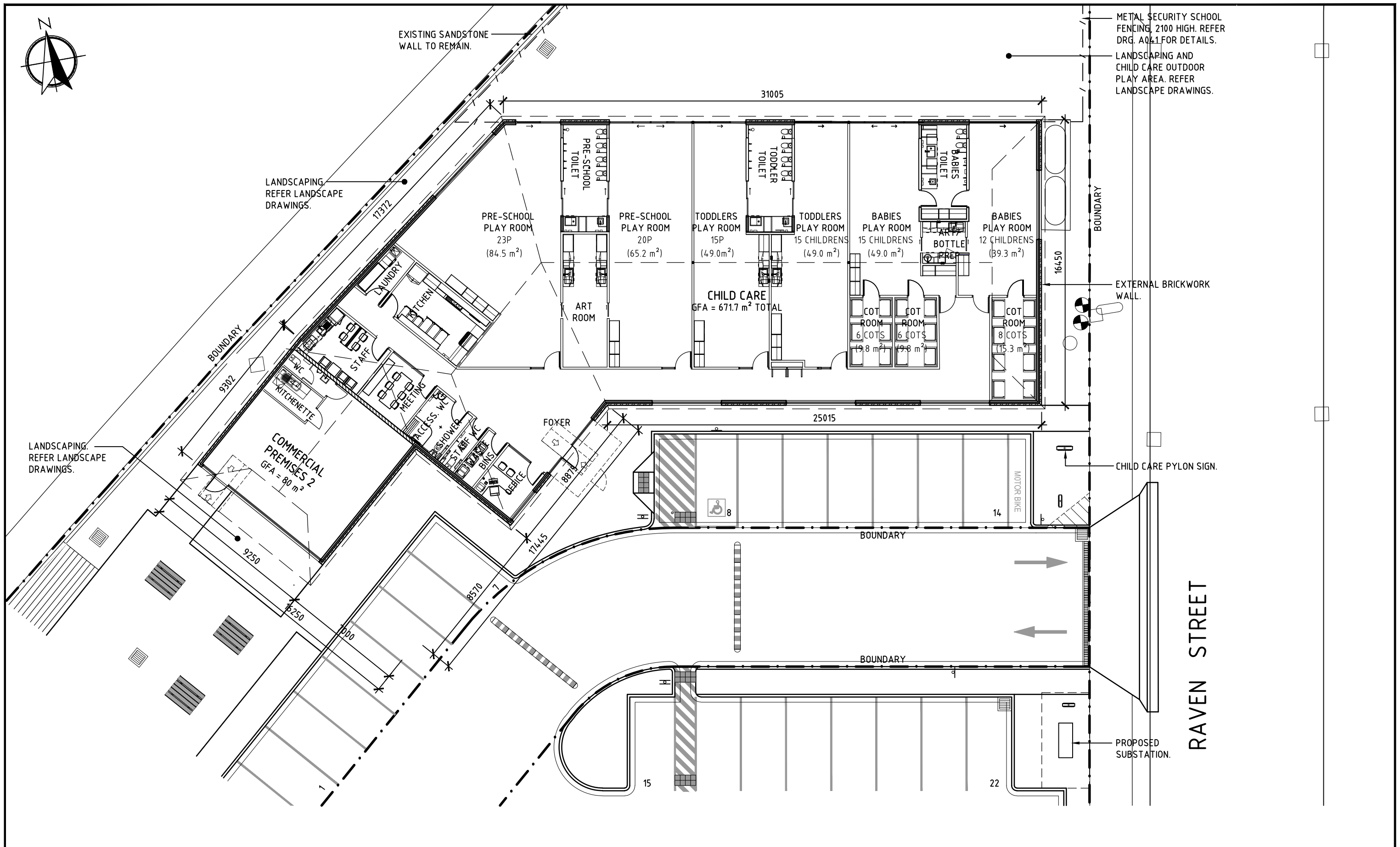
CLIENT:

Richmond+Ross PTY LIMITED
CONSULTING ENGINEERS AND PROJECT LEADERS
ABN 34 001 485 436

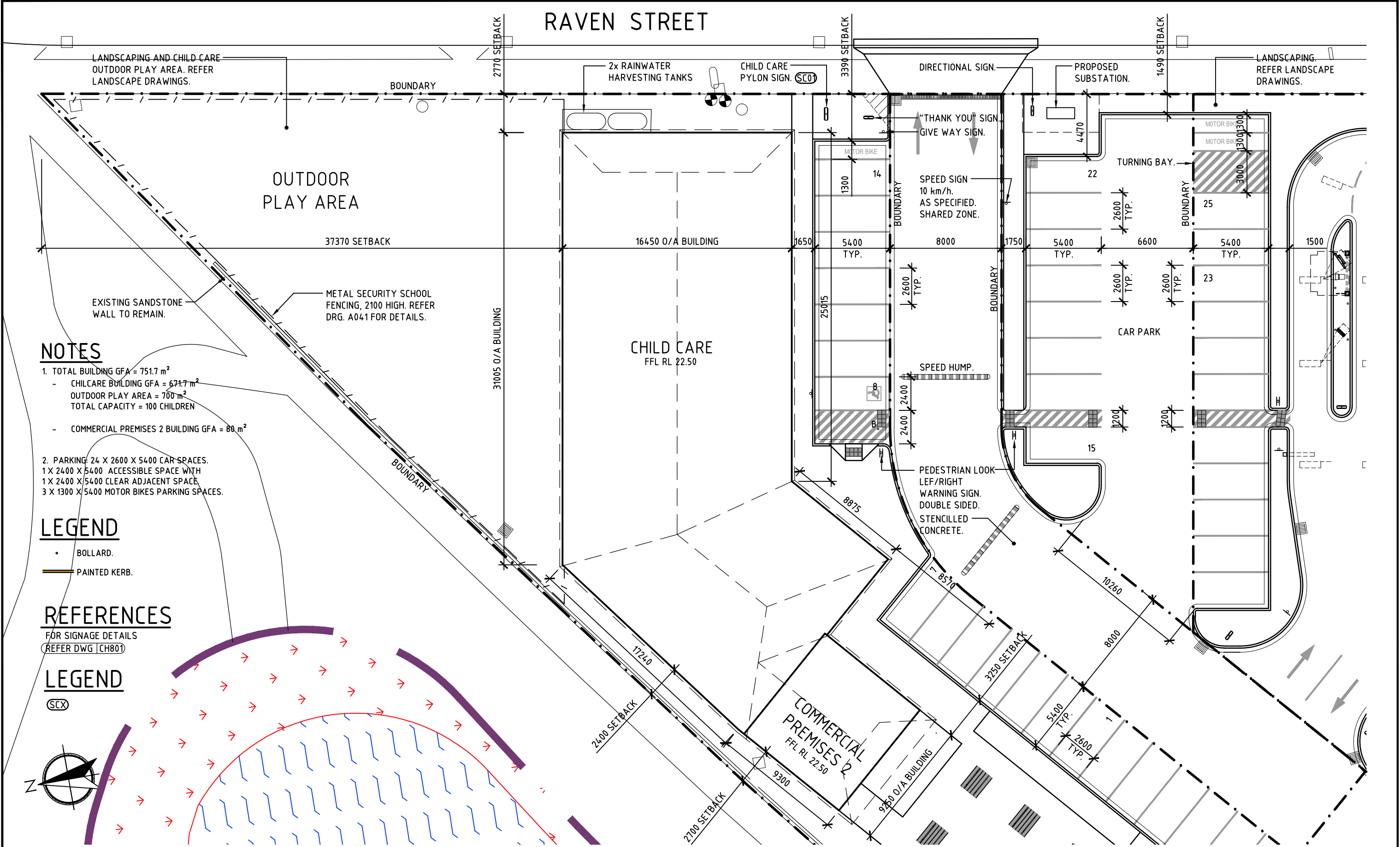
38 WILLOUGHBY ROAD,
CROWS NEST, NSW 2065
TEL : (02) 9490 9600
FAX : (02) 9438 1224

CANOPY LAYOUT

DATE:	AUG 2019	DRG.No.
SCALE:	1:100 @ A3	CA101
JOB No.	180109	REV E



REV No.	COMMENTS	DATE	INIT.	PROJECT: PROPOSED DEVELOPMENT AT 1 RAVEN STREET WONGAWILLI, NSW 2530			CHILD CARE / COMMERCIAL PREMISES 2 FLOOR PLAN		
A	DA ISSUE	16.08.19	JK						
B	DA ISSUE	10.10.19	JK	DA ISSUE			DATE: AUG 2019 SCALE: 1:200 @ A3 JOB No. 180109		
C	DA ISSUE	23.10.19	JK						
D	DA ISSUE	31.10.19	JK						
E	DA ISSUE	01.11.19	JK						
				CLIENT:			DRG.No. CH101 REV E		
				Richmond+Ross PTY LIMITED CONSULTING ENGINEERS AND PROJECT LEADERS ABN 34 001 485 436 38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065 TEL : (02) 9490 9600 FAX : (02) 9438 1224					



NOTES

1. TOTAL BUILDING GFA = 751.7 m²
- CHILCARE BUILDING GFA = 671.7 m²
OUTDOOR PLAY AREA = 700 m²
TOTAL CAPACITY = 100 CHILDREN
- COMMERCIAL PREMISES 2 BUILDING GFA = 88 m²

2. PARKING: 24 X 2600 X 5400 CAR SPACES.
1 X 2400 X 5400 ACCESSIBLE SPACE WITH
1 X 2400 X 5400 CLEAR ADJACENT SPACE
3 X 1300 X 5400 MOTOR BIKES PARKING SPACES.

LEGEND

- BOLLARD.
- PAINTED KERB.

REFERENCES

FOR SIGNAGE DETAILS
REFER DWG [CH801]

LEGEND

(SCX)



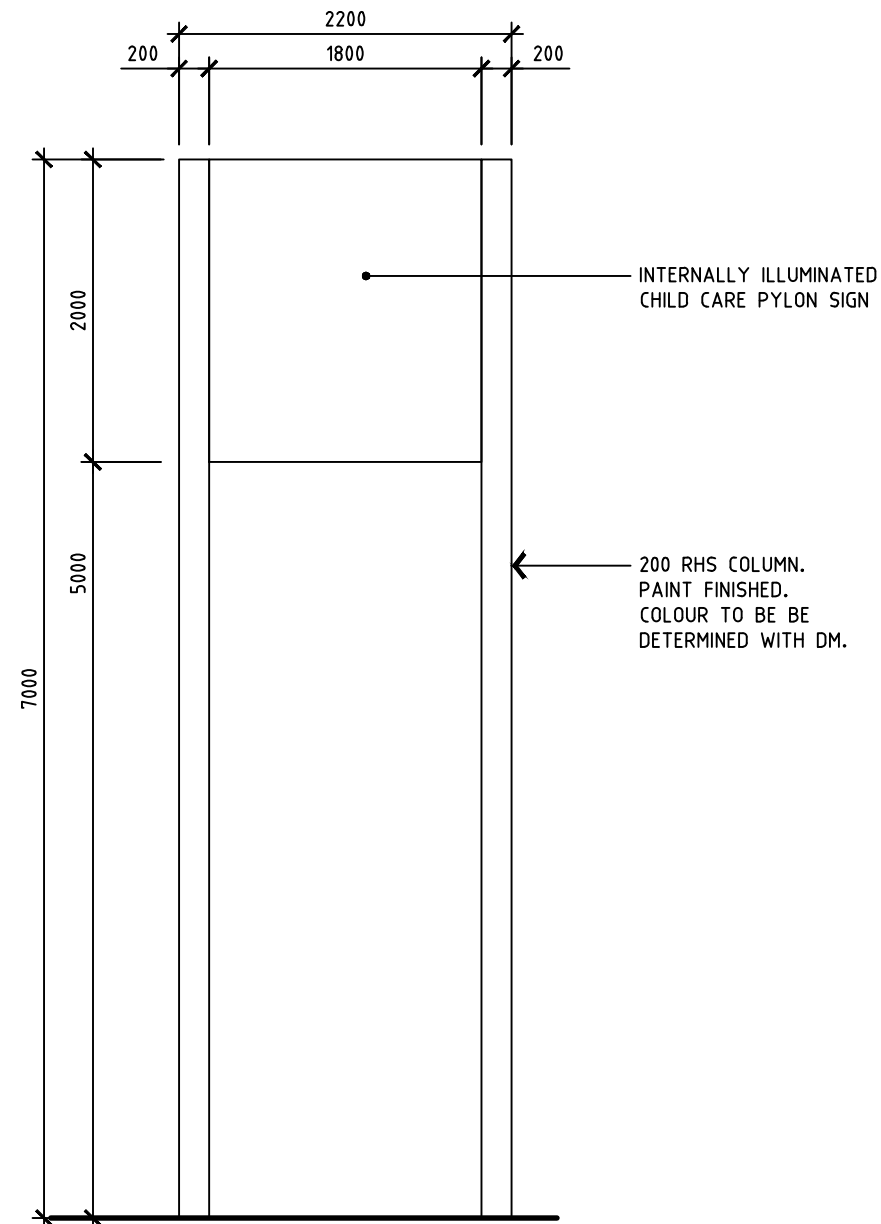
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C	DA ISSUE	31.10.19	JK
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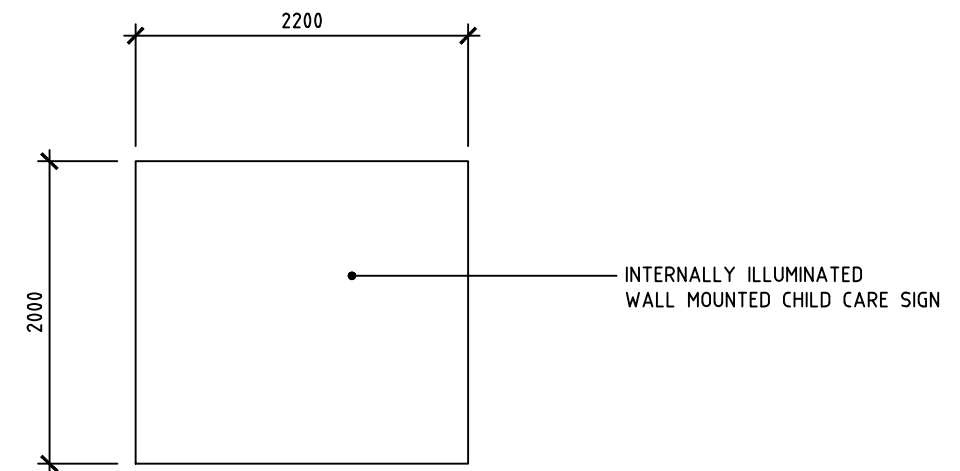
PROJECT:
PROPOSED DEVELOPMENT AT
1 RAVEN STREET
WONGAWILLI, NSW 2530
CLIENT:

Richmond+Ross PTY LIMITED
CONSULTING ENGINEERS AND PROJECT LEADERS
ABN 34 001 485 436
38 WILLOUGHBY ROAD,
CROWS NEST, NSW 2065
TEL : (02) 9490 9600
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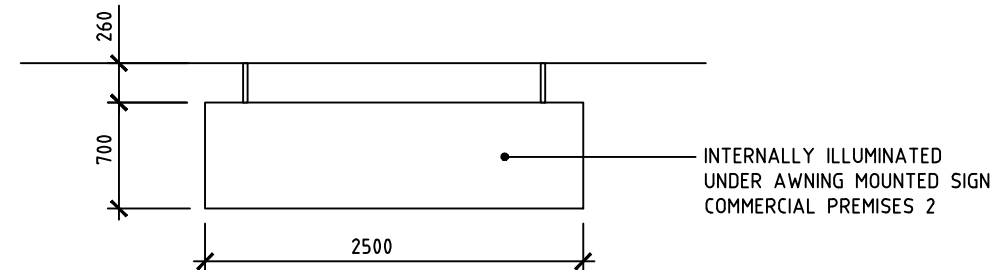
CHILD CARE / COMMERCIAL
PREMISES 2
SITE PLAN
DATE: **AUG 2019** DRG.No.
SCALE: 1:250 @ A3 **CH001**
JOB No. 180109 REV D



SC01 PYLON SIGN CHILD CARE
CH001



SC02 WALL SIGN CHILD CARE
CH201



SC03 UNDER AWNING SIGN
CH201 COMMERCIAL PREMISES 2

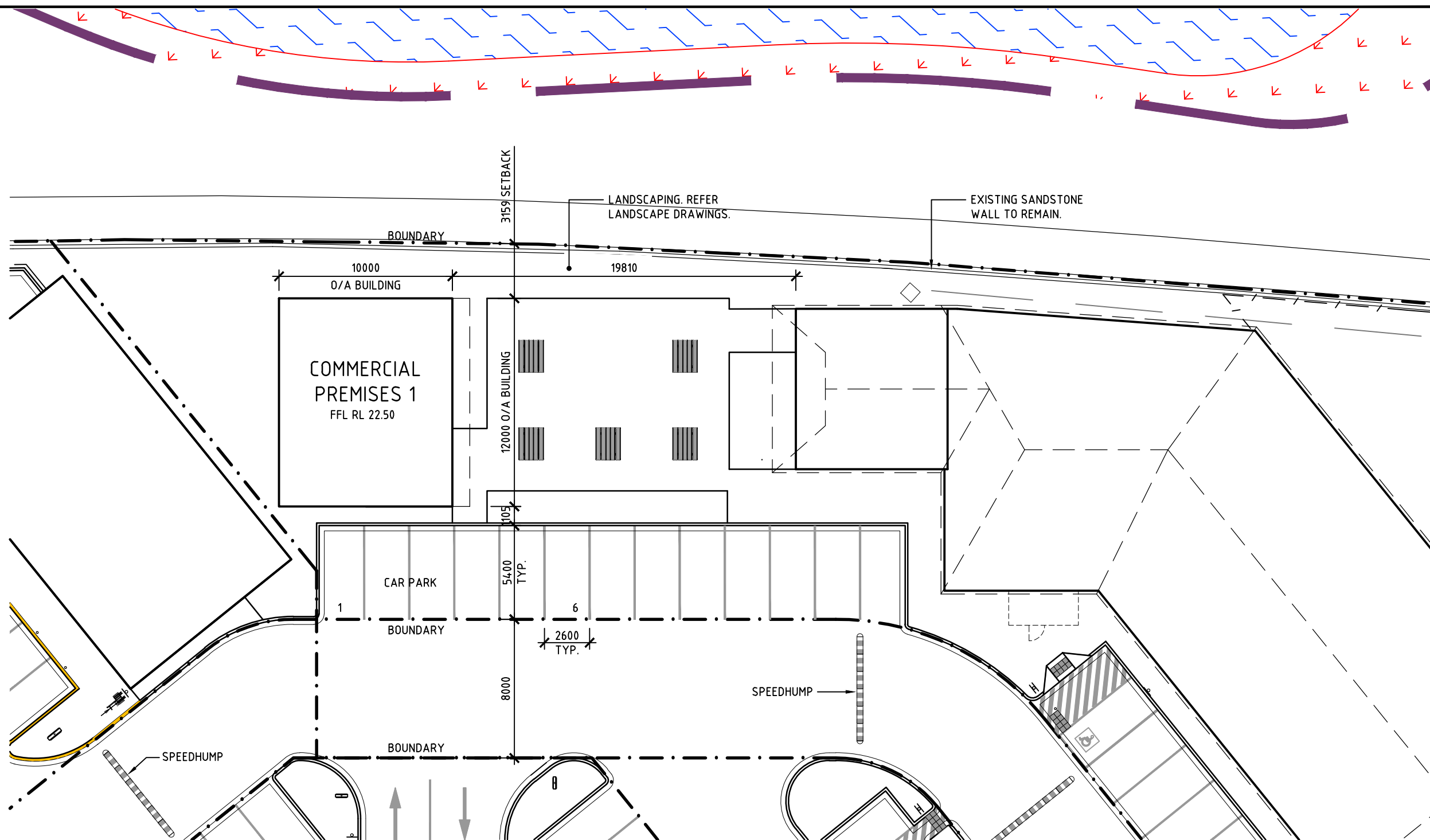
REV No.	COMMENTS	DATE	INIT.
A	DA ISSUE	17.10.19	JK
B	DA ISSUE	23.10.19	JK

DA ISSUE

PROJECT: PROPOSED DEVELOPMENT AT 1 RAVEN STREET WONGAWILLI, NSW 2530
CLIENT:

Richmond+Ross PTY LIMITED CONSULTING ENGINEERS AND PROJECT LEADERS ABN 34 001 485 436
38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065 TEL : (02) 9490 9600 FAX : (02) 9438 1224

CHILD CARE / COMMERCIAL PREMISES 2 SIGNAGE DETAILS	
DATE: AUG 2019	DRG.No.
SCALE: 1:50 @ A3	CH801
JOB No. 180109	REV B



NOTES

- 1. BUILDING GFA = 120 m²
- 2. PARKING: 6 X 2600 X 5400 CAR SPACES.



REV No.	COMMENTS	DATE	INIT.
A	DA ISSUE	23.10.19	JK
B	DA ISSUE	01.11.19	JK

DA ISSUE

PROJECT:
PROPOSED DEVELOPMENT AT
1 RAVEN STREET
WONGAWILLI, NSW 2530

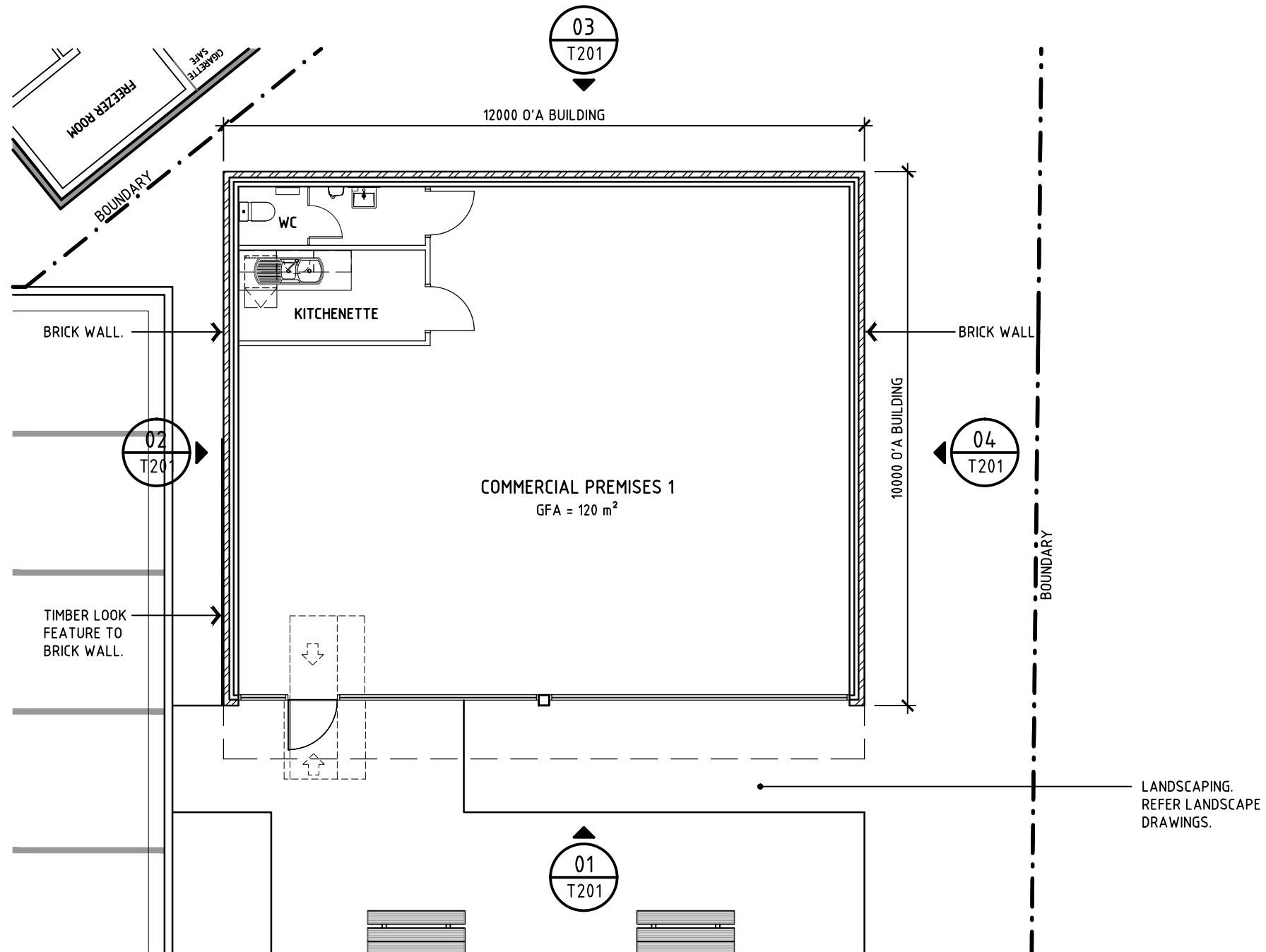
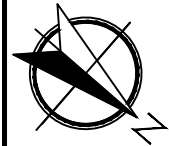
CLIENT:

Richmond+Ross PTY LIMITED
CONSULTING ENGINEERS AND PROJECT LEADERS
ABN 34 001 485 436

38 WILLOUGHBY ROAD,
CROWS NEST, NSW 2065
TEL : (02) 9490 9600
FAX : (02) 9438 1224

COMMERCIAL PREMISES 1
SITE PLAN

DATE:	AUG 2019	DRG.No.
SCALE:	1:250 @ A3	T001
JOB No.	180109	REV B



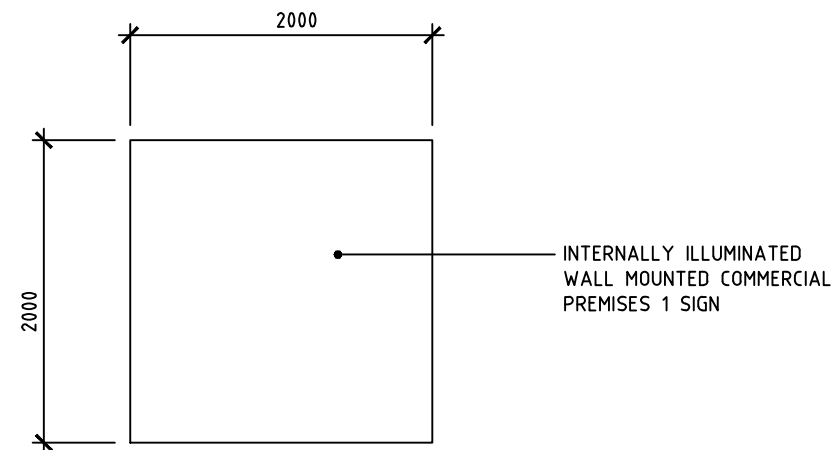
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B	DA ISSUE	10.10.19	JK
C	DA ISSUE	23.10.19	JK

DA ISSUE	

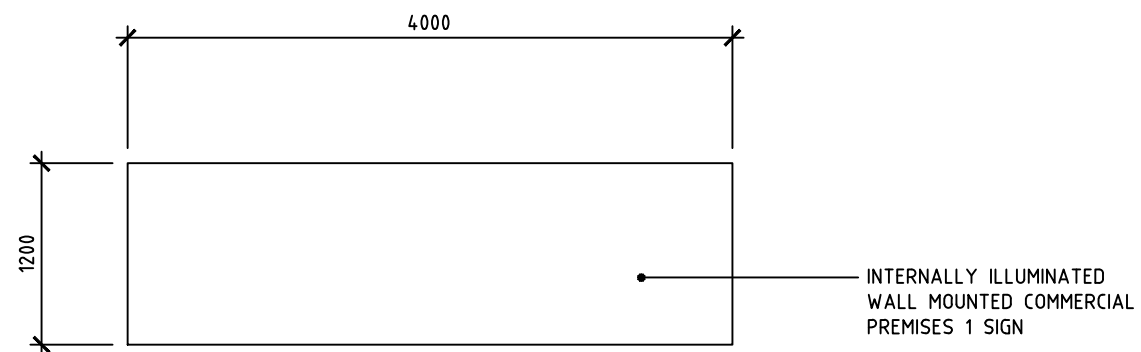
PROJECT: PROPOSED DEVELOPMENT AT 1 RAVEN STREET WONGAWILLI, NSW 2530
CLIENT:

Richmond+Ross PTY LIMITED CONSULTING ENGINEERS AND PROJECT LEADERS ABN 34 001 485 436
38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065 TEL : (02) 9490 9600 FAX : (02) 9438 1224

COMMERCIAL PREMISES 1 FLOOR PLAN	
DATE: AUG 2019	DRG.No.
SCALE: 1:100 @ A3	T101
JOB No. 180109	REV C



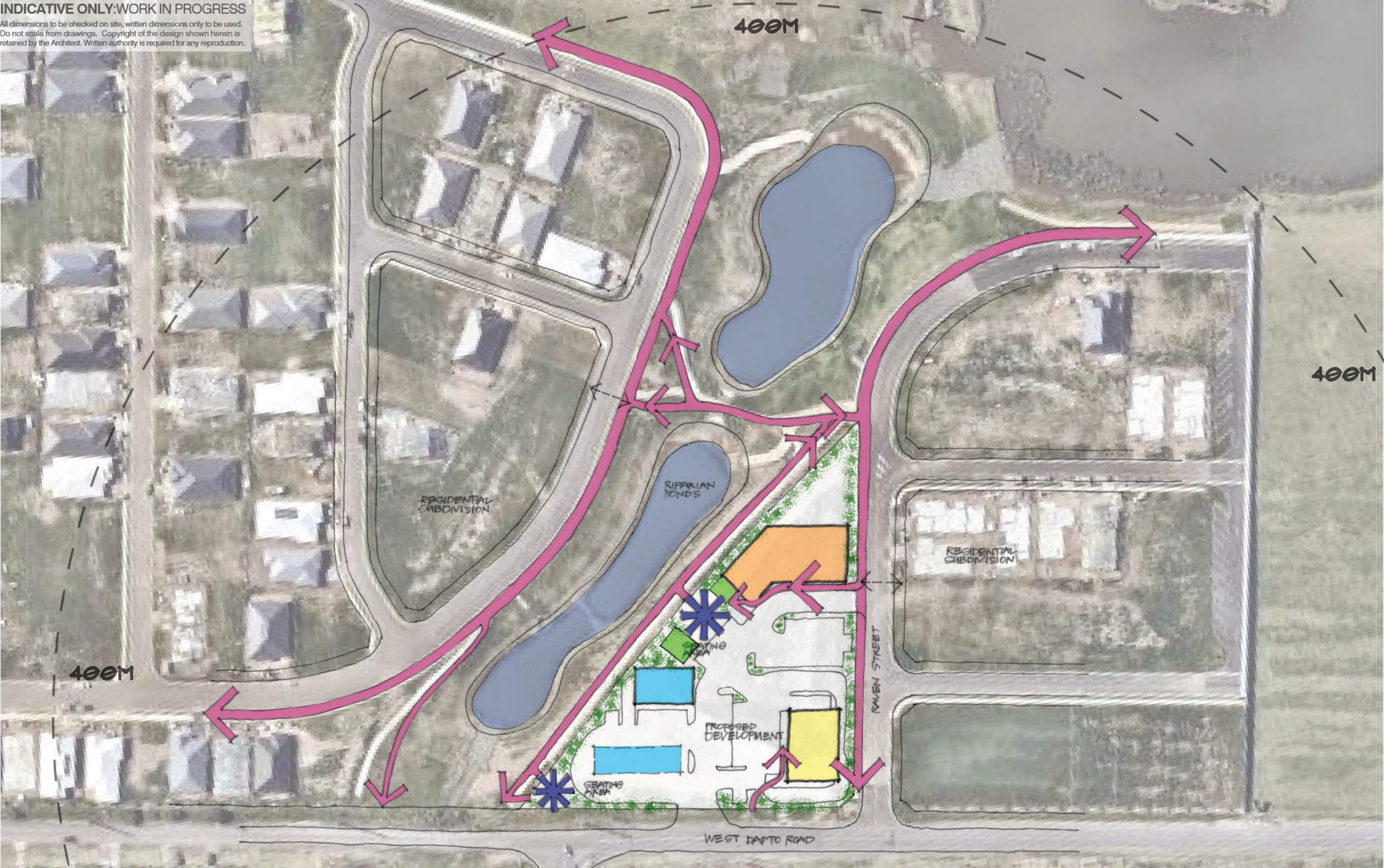
ST01 WALL SIGN
T201 COMMERCIAL PREMISES 1



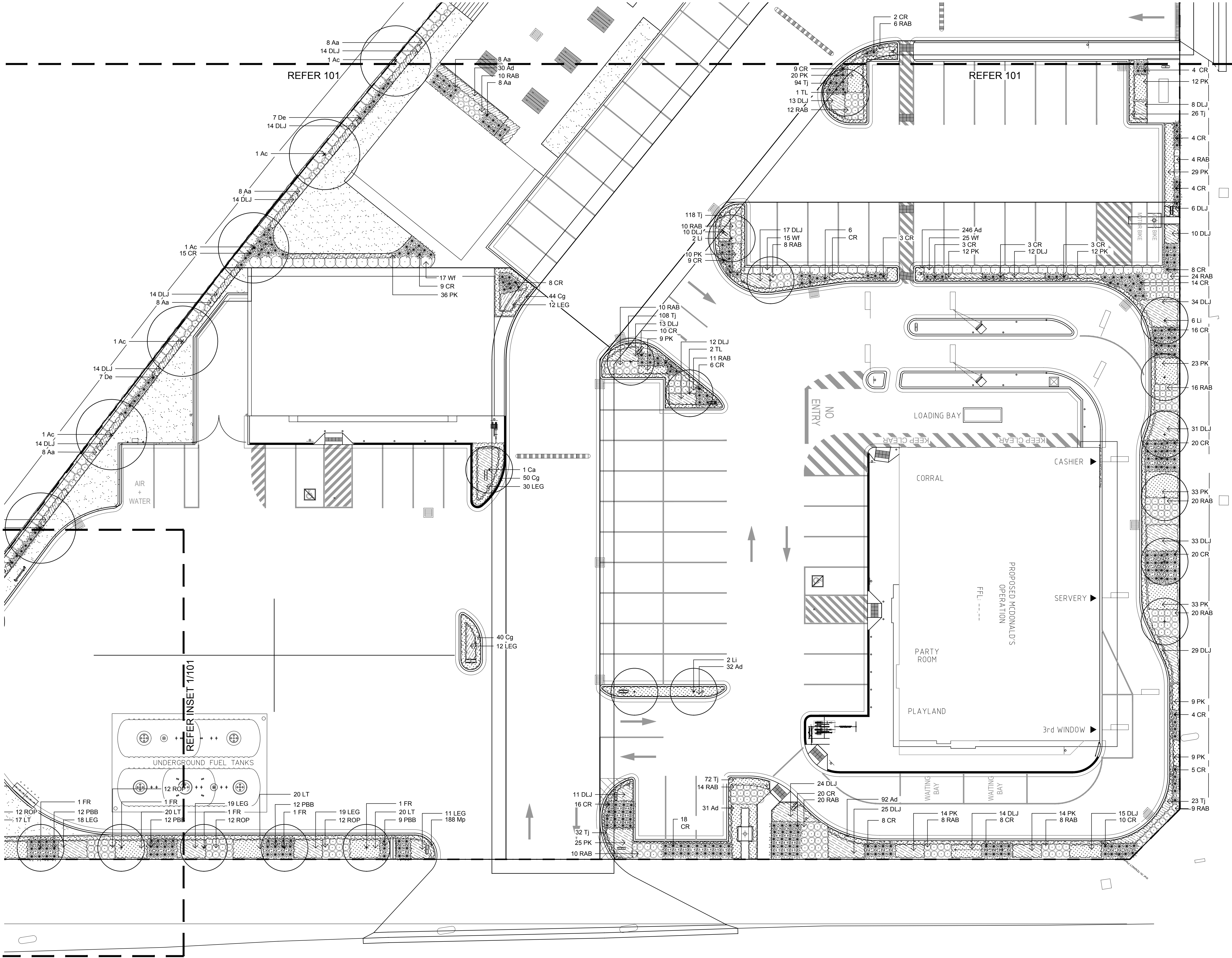
ST02 WALL SIGN
T201 COMMERCIAL PREMISES 1

REV No.	COMMENTS	DATE	INIT.	<div>DA ISSUE</div>	PROJECT:	Richmond+Ross PTY LIMITED CONSULTING ENGINEERS AND PROJECT LEADERS ABN 34 001 485 436	COMMERCIAL PREMISES 1 SIGNAGE DETAILS		
A	DA ISSUE	17.10.19	JK <th>PROPOSED DEVELOPMENT AT 1 RAVEN STREET WONGAWILLI, NSW 2530</th> <th>DATE:</th> <td>AUG 2019</td> <th>DRG.No.</th>		PROPOSED DEVELOPMENT AT 1 RAVEN STREET WONGAWILLI, NSW 2530		DATE:	AUG 2019	DRG.No.
					CLIENT:	38 WILLOUGHBY ROAD, CROWS NEST, NSW 2065 TEL : (02) 9490 9600 FAX : (02) 9438 1224	SCALE:	1:50 @ A3	T801 REV A
							JOB No.	180109	

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PEDESTRIAN CONNECTIVITY

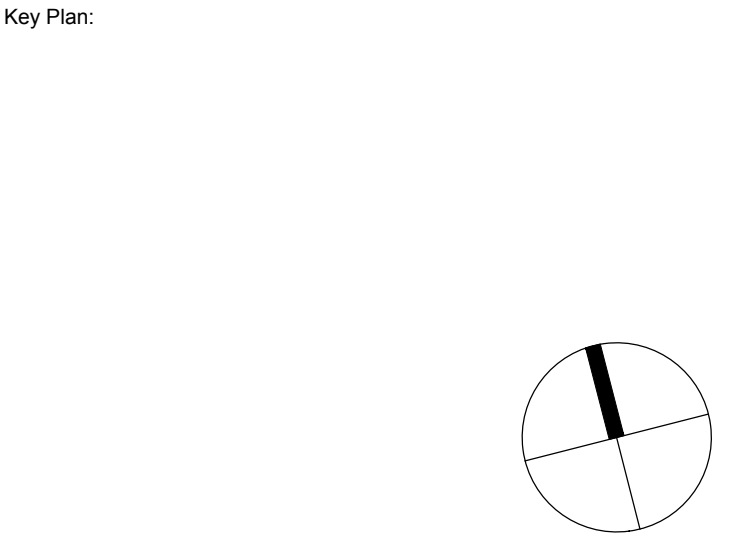


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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

C	ARCHITECTURAL COORDINATION	SM	NM	04.11.2019
B	UPDATED FOR COMMENT	MW	NM	12.09.2019
A	FOR COMMENT	MW	NM	28.08.2019
Issue	Revision Description	Drawn	Check	Date

- LEGEND**
- Scope of Works
 - Proposed Tree
(Refer plant schedule & Detail)
 - Shrubs & Accents
(Refer plant schedule & Detail)
 - Grasses & Groundcovers
(Refer plant schedule)
 - Turf
(Refer Detail)
 - Metal Security Fencing
 - Shade Sail



Client:
McDonald's Australia Limited

Project:
McDonald's Wongawilli
West Dapto Road,
Wongawilli NSW

SITE IMAGE
Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia
Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au
Site Image (NSW) Pty Ltd
ABN 44 801 262 380

Landscape Architects

PRELIMINARY

Drawing Name:
Landscape Plan 2

Scale: 1:150 @ A1
Job Number:
SS19-4208
Drawing Number:
102
Issue:
C

NOT FOR CONSTRUCTION

WEST DAPTO ROAD

