

Relationship of Concept Plan Design Controls to Existing Planning Controls

JBA Urban Planning Consultants

RELATIONSHIP OF CONCEPT PLAN DESIGN CONTROLS TO EXISTING PLANNING CONTROLS

	Document	Consistent with Council Development Control/s
	SHELLHARBOUR COUNCIL	
1.	Shellharbour Residential Development Control Plan 2004	This DCS replaces some of the standards contained in this Council document.
2.	Shellharbour Residential Subdivision Development Control Plan 2004	This DCS replaces some of the standards contained in this Council document.
3.	Advertising & Identification Signs DCP	The Calderwood proposal replaces some of the standards contained in this Council document. Advertising is a permitted use in most zones at Calderwood and SEPP64 will apply where relevant.
4.	Car Parking DCP	This DCS replaces some of the standards contained in this Council document.
5.	Child Care Centre Guidelines	This DCS replaces some of the standards contained in this Council document.
6.	Contaminated Land Policy	The Calderwood proposal replaces some of the standards contained in this Council document. SEPP55 will apply, where relevant.
7.	Exempt DCP	No change
8.	Floodplain Risk Management DCP April 2006	The Calderwood proposal replaces some of the standards contained in this Council document.
9.	Landscape Guidelines DCP	The Calderwood proposal replaces some of the standards contained in this Council document.
10.	Notifications DCP	No change
11.	Social Impact Assessment	The Calderwood proposal may replace some of the standards contained in this Council document.
12.	Stormwater Policy	The Calderwood proposal replaces some of the standards contained in this Council document.
13.	Subdivision Design Code	The Calderwood proposal and this DCS replace some of the standards contained in this Council document.
14.	Telecommunications Facilities DCP	The Calderwood proposal may replace some of the standards contained in this Council document.
15.	Waste Minimisation & Management DCP	The Calderwood proposal may replace some of the standards contained in this Council document.
16.	Albion Park Aerodrome Buffer Area DCP	Not Applicable
17.	Albion Park Rural Residential DCP	Not Applicable
18.	Blackbutt Rural Residential DCP	Not Applicable
19.	Design Guidelines for Waste Services and Facilities in Medium Density Residential Development	The Calderwood proposal may replace some of the standards contained in this Council document.
20.	Dunmore Lakes Estate DCP	Not Applicable
21.	Dunmore Wetlands DCP	Not Applicable
22.	Former School Site, Shellharbour Road, Shellharbour (Tawana Site) DCP	Not Applicable

	Document	Consistent with Council Development Control/s
23.	Maquarie Rivulet Delta DCP	Not Applicable
24.	Medium Density DCP	The Calderwood proposal and this DCS replace some of the standards contained in this Council document.
25.	On-Site Waste Water Management for Single Residences DCP	The Calderwood proposal may replace some of the standards contained in this Council document.
26.	Residential DCP Part 1	The Calderwood proposal and this DCS replace some of the standards contained in this Council document.
27.	Residential DCP Part 2	The Calderwood proposal and this DCS replace some of the standards contained in this Council document.
28.	Residential DCP Part3	The Calderwood proposal and this DCS replace some of the standards contained in this Council document.
29.	Residential Infill DCP	Not Applicable
30.	Residential Subdivision DCP	This DCS replaces some of the standards contained in this Council document.
31.	Shell Cove DCP Sept 2007	Not Applicable
32.	Temporary Accommodation for Aged Persons Policy	No change
33.	Woodlands Estate Development Control Plan (Amendment No. 2) August 2008	Not Applicable
34.	Albion Park Commercial DCP	Not Applicable
35.	Commercial DCP	The Calderwood proposal replaces some of the standards contained in this Council document.
36.	Lake Entrance Road, Blackbutt DCP	Not Applicable
37.	Motor Showroom DCP	The Calderwood proposal may replace some of the standards contained in this Council document.
38.	Service Station DCP	The Calderwood proposal may replace some of the standards contained in this Council document.
39.	Alfresco Dining DCP	The Calderwood proposal may replace some of the standards contained in this Council document.
40.	Warilla Professional Suites DCP	Not Applicable
41.	Shellharbour City Centre Master Plan	Not Applicable
42.	Shellharbour City Centre DCP	Not Applicable
43.	Industrial DCP	The Calderwood proposal may replace some of the standards contained in this Council document.

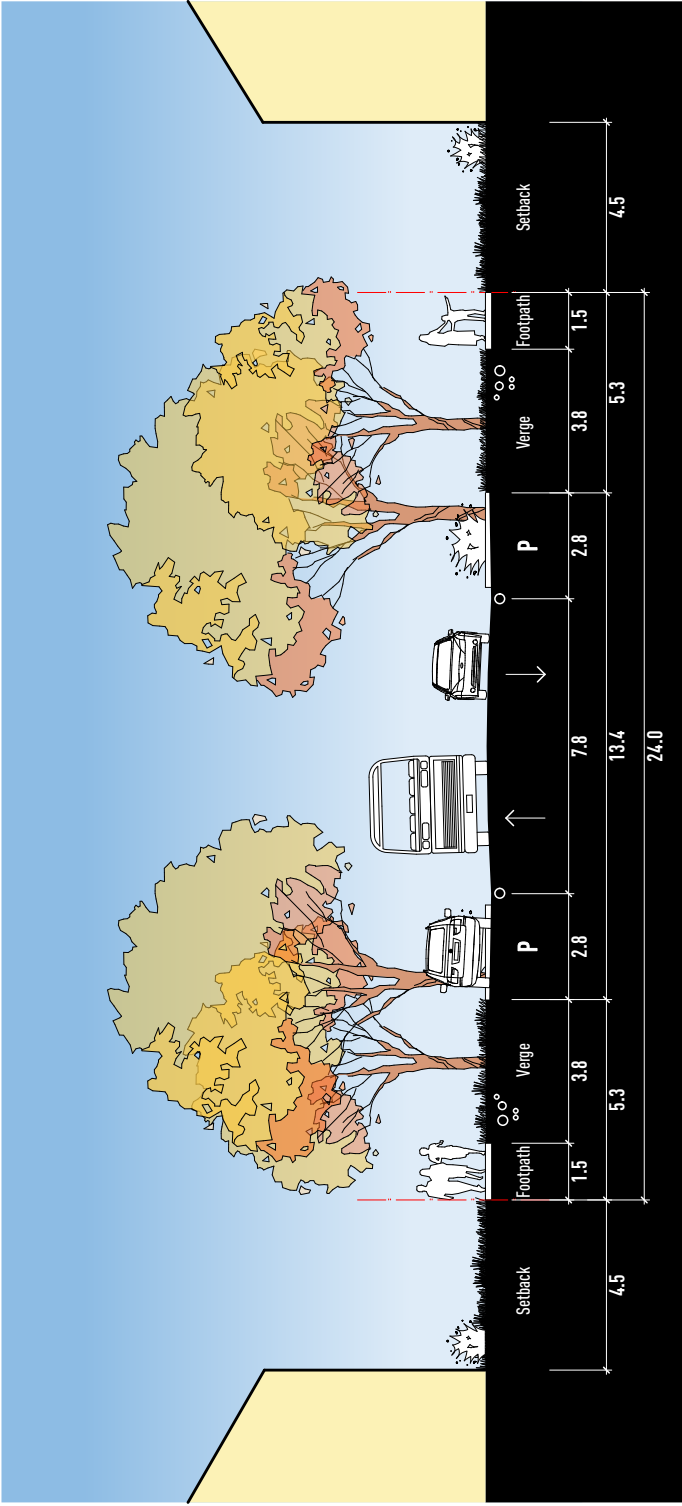
	WOLLONGONG COUNCIL	
1.	Abrasive Blasting Industry – Code of Practice	Not Applicable
2.	Advertising of Significant Engineering Works	Not Applicable
3.	Amusement Devices	Not Applicable
4.	Bed and Breakfast Accommodation Technical Policy 98-3	Not Applicable
6.	City Beach Plan of Management	Not Applicable
7.	City of Wollongong Bicycle Plan 2006-2011	Not Applicable

8.	Commercial and Industrial Development – DCP 6	The Calderwood proposal may replace some of the standards contained in this Council document.
9.	Community Consultation	Not Applicable
10.	Control of Specific Activities on Premises	Not Applicable
11.	DCP 49 Residential Development	This DCS replaces some of the standards contained in this Council document.
12.	DCP 53 Brompton Road Redevelopment	Not Applicable
13.	DCP 55 Thirroul Village Centre	Not Applicable
14.	DCP94.24 Brighton Lawn Management Plan	Not Applicable
15.	DCP 94.7 Community Land Management Plan	Not Applicable
16.	DCP 95.4 Management Plan for Helensburgh	Not Applicable
17.	DCP 99.1 Complying Development	No change
18.	Development Administrative Unit	Not Applicable
19.	Development Application Referral Guidelines to WCC Access Reference Group	Not Applicable
20.	Development Assessment and Compliance Notification Policy	Not applicable
21.	Erection of a Fence	No change
22.	Evacuate Premises	No change
23.	Fire Safety	No change
24.	Geotechnical Development Control Plan	The Calderwood proposal replaces some of the standards contained in this Council document.
25.	Helensburgh Commercial Centre - DCP 34	Not Applicable
26.	Identification and Protection of Significant Trees and Vegetation Habitats	The Calderwood proposal replaces some of the standards contained in this Council document.
27.	Independent Hearing and Assessment Panel (HAP)	No change
28.	Industrial Codes of Practice – Smash Repair Industry, Automobile Dismantlers and Service Stations	No change
29.	Industrial Land at Berkeley Road, Berkeley – DCP 00-6	Not Applicable
30.	Informal Planning Conferences	Not Applicable
31.	Installation of Solid Fuel Heaters	No change
32.	Keeping of Animals or Birds	No change
33.	Keeping of Pigeons	No change
34.	Land Between Sandon Point and East Thirroul – DCP 94-17	Not Applicable
35.	Leave Premises or not to Enter Premises	No change
36.	Major Events – Technical Policy 96-6	No change
37.	Management of All Wastes Associated with Building Sites – Technical Policy	The Calderwood proposal may replace some of the standards contained in this Council document.
38.	Mobile Food Vans and Retail Kiosks in Wollongong Mall	Not Applicable
39.	Paynes Road, West Dapto DCP 37	Not Applicable

40.	Princes Highway, Fairy Meadow – Technical Policy 96-1	Not Applicable
41.	Public Domain Technical Manual	The Calderwood proposal will replace some of the standards contained in this Council document.
42.	Public Exhibitions of Development Applications	No change
43.	Railway Street, Corrimal – Technical Policy 94-14	Not Applicable
44.	Rainwater Tanks	The Calderwood proposal will replace some of the standards contained in this Council document.
45.	Remediation of Contaminated Land	The Calderwood proposal replaces some of the standards contained in this Council document. SEPP55 will apply, where relevant.
46.	Retail Markets – Technical Policy 94-1	No change
47.	Road Closure and Purchase applications	No change
48.	Road Naming Policy	No change
49.	Siting of Telecommunications and Radio Communication Facilities	No change
50.	Small Rural Holdings – Reddalls road, West Dapto – DCP 45	Not Applicable
51.	Spring Hill road, Coniston – DCP 41	Not Applicable
52.	Subdivision Code	The Calderwood proposal and this DCS replace some of the standards contained in this Council document.
53.	TP 95.6 Foothills View Estate Tarrawanna	Not Applicable
54.	TP 98.4 Landscape Technical Policy	The Calderwood proposal replaces some of the standards contained in this Council document.
55.	Urban Design Assessment Policy	The Calderwood proposal and this DCS replace some of the standards contained in this Council document.
56.	Use of Capacity in Bulk Mailing of Rate Notices	Not Applicable
57.	Use of Fill Material at Construction Sites – Impact on Water and Air Quality – Technical Policy and DCP 96-7	The Calderwood proposal replaces some of the standards contained in this Council document. The POEO Act will apply, as relevant.
58.	Draft Wollongong DCP 2009	The Calderwood proposal and this DCS replace some of the standards contained in this Council document.

Street Typologies

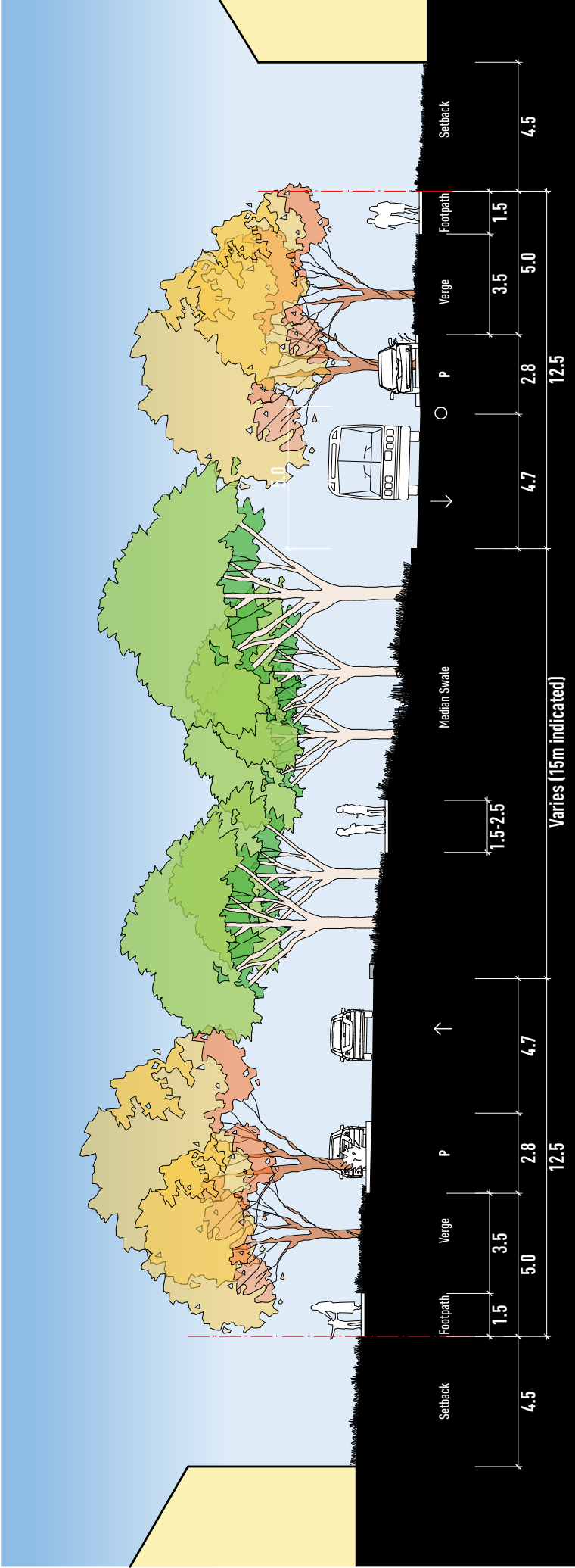
Delfin Lend Lease



Section A1 - Sub Arterial Road Typical

Sub Arterial Road

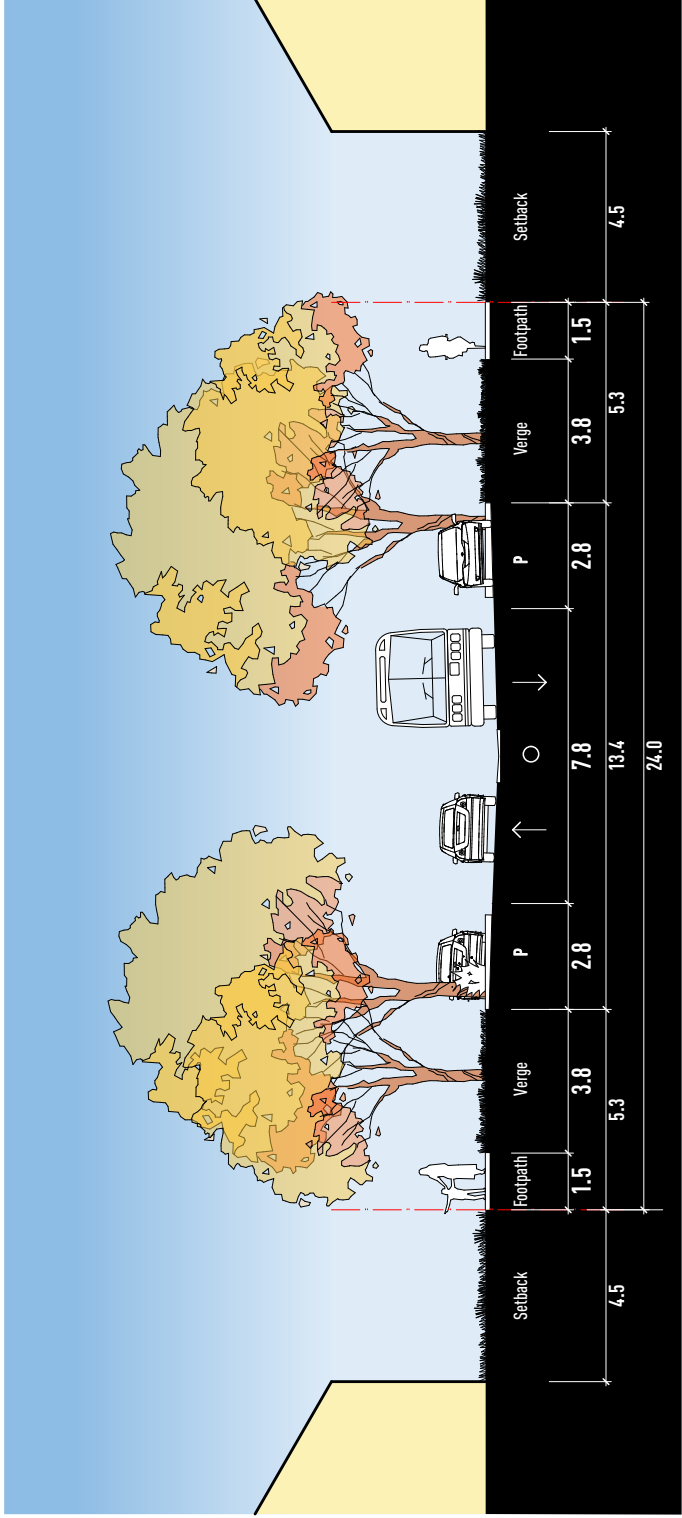
Parking Bays on Both Sides, Bus Service



Section A2

Sub Arterial Road with WSUD Median (10m+)

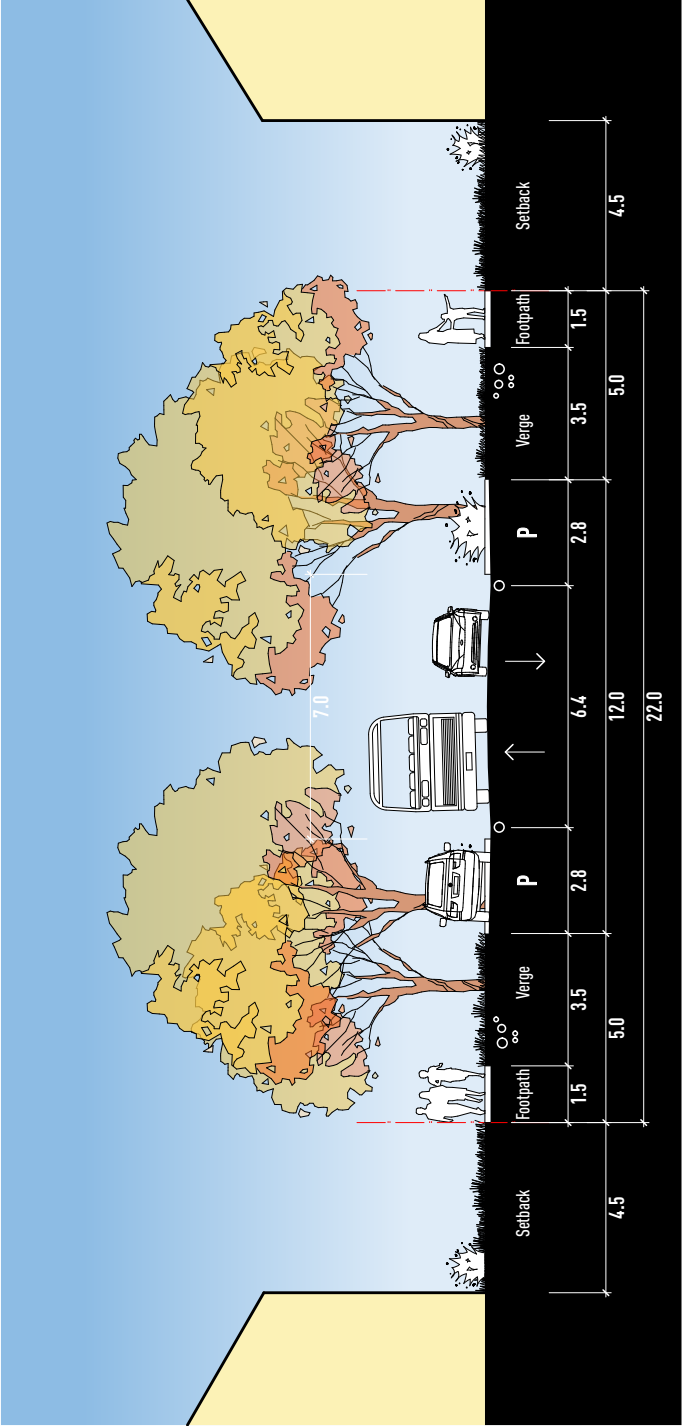
one way traffic lanes with parking / 3m fall across slope indicated



Section A3

Sub Arterial Road with Centre Drainage

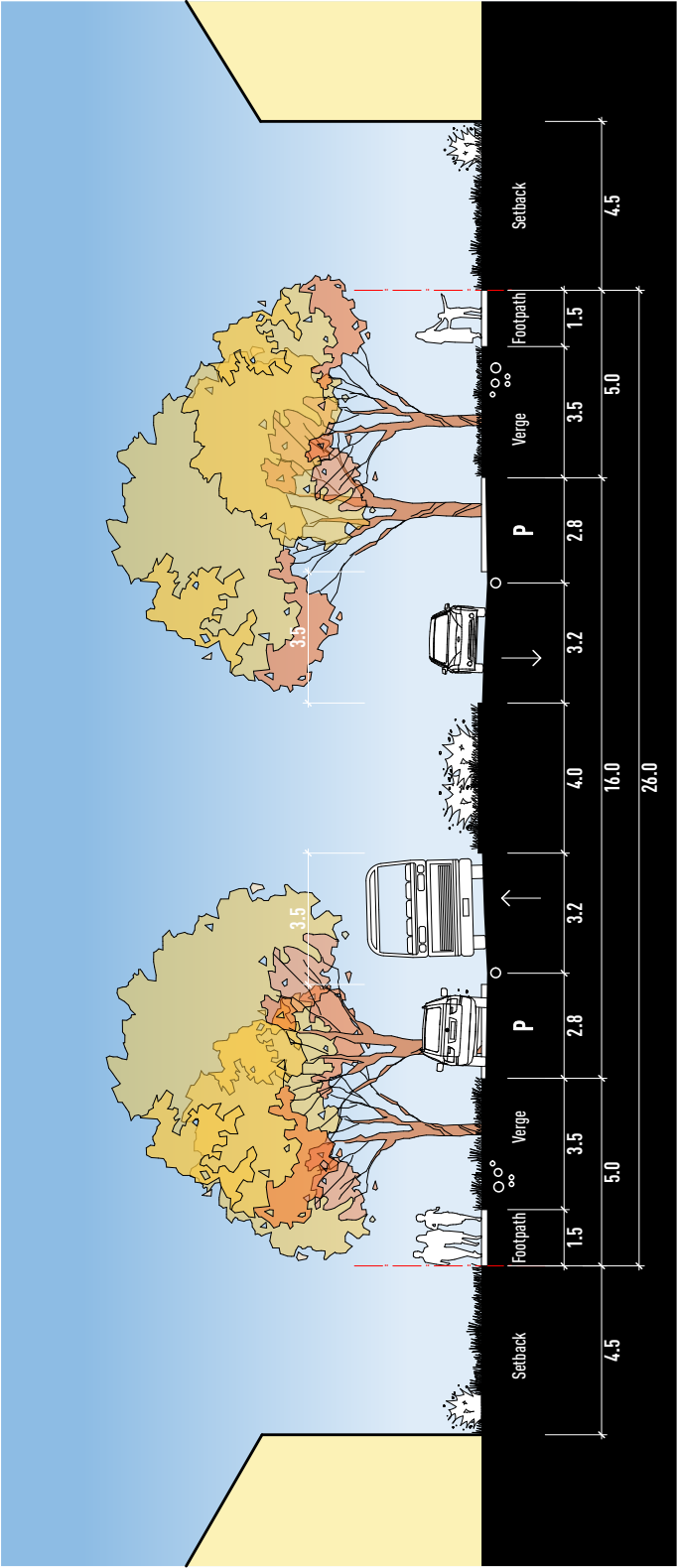
one lane in each direction with parking bays | centre drainage where section A2 meets for short sections



Section B1 - Major Collector Road Typical

Major Collector Road

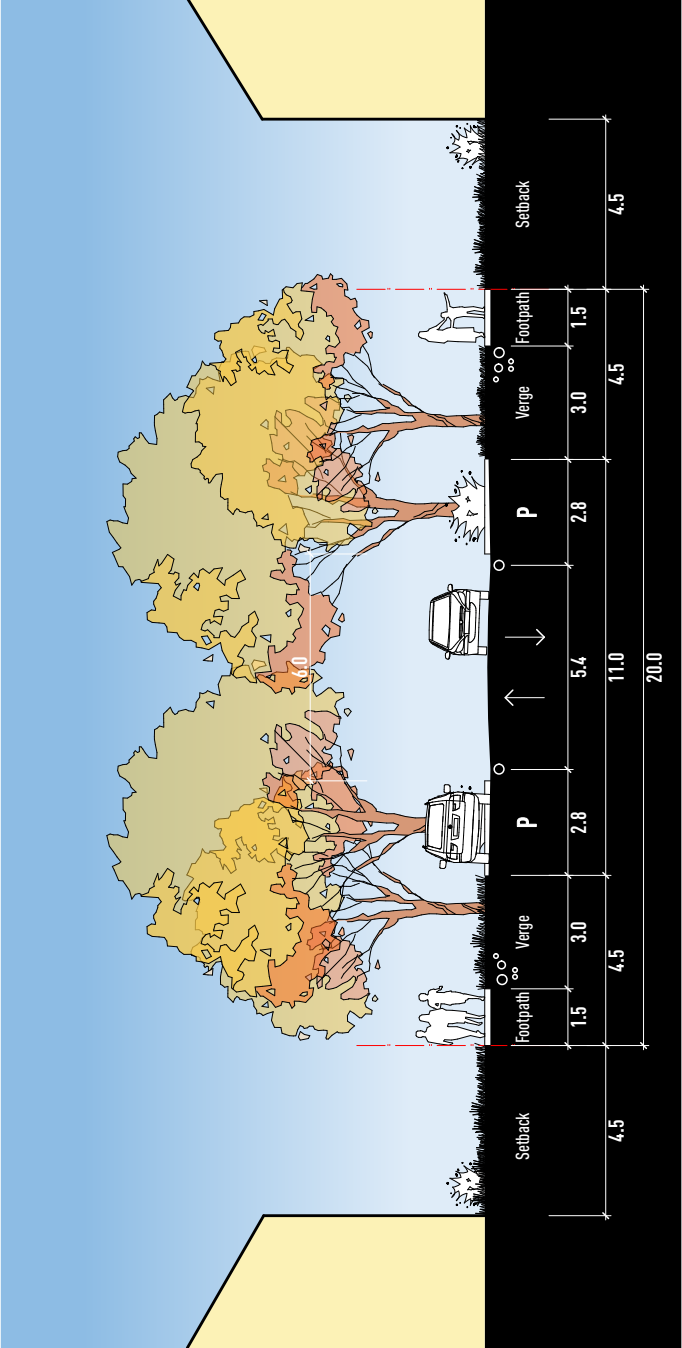
Parking Bays on Both Sides, Bus Service



Section B2 - Major Collector with Median

Major Collector Road

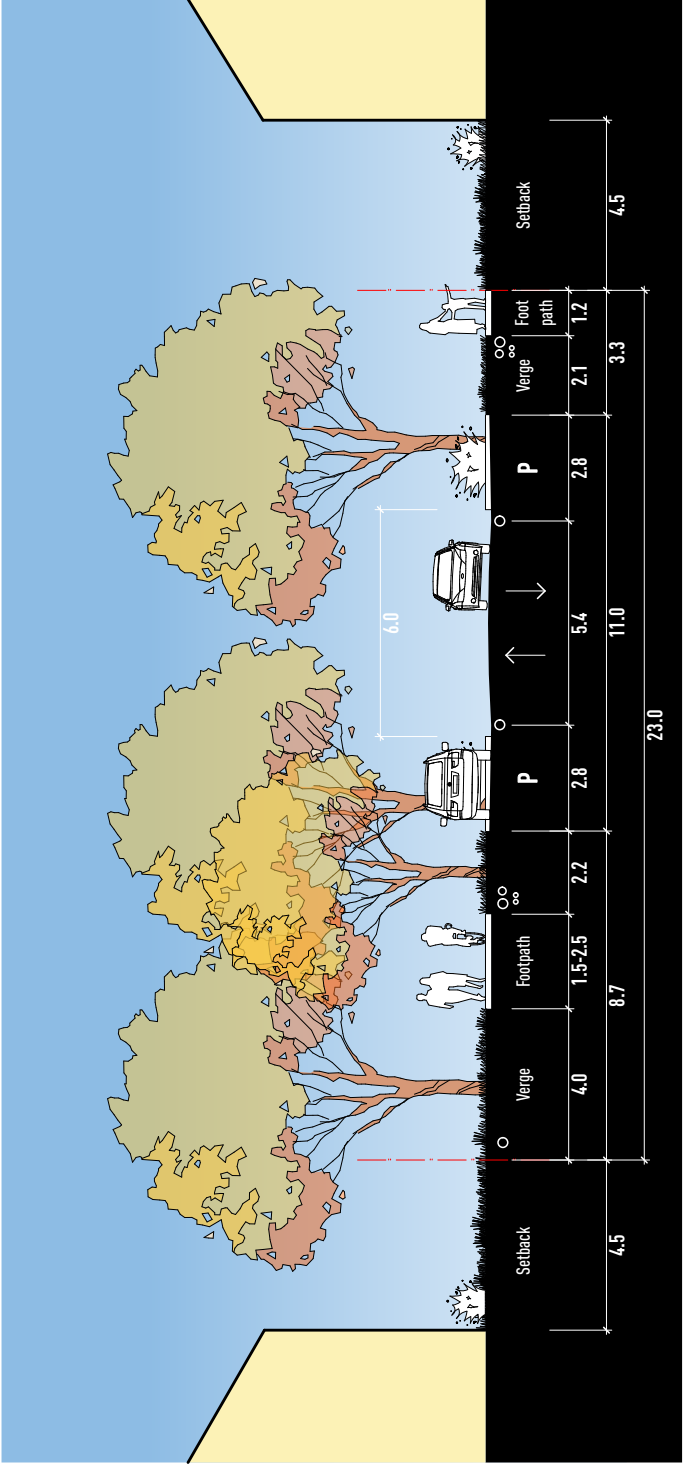
Parking Bays on Both Sides, Bus Service



Section C1 - Minor Collector Road Typical

Minor Collector Road

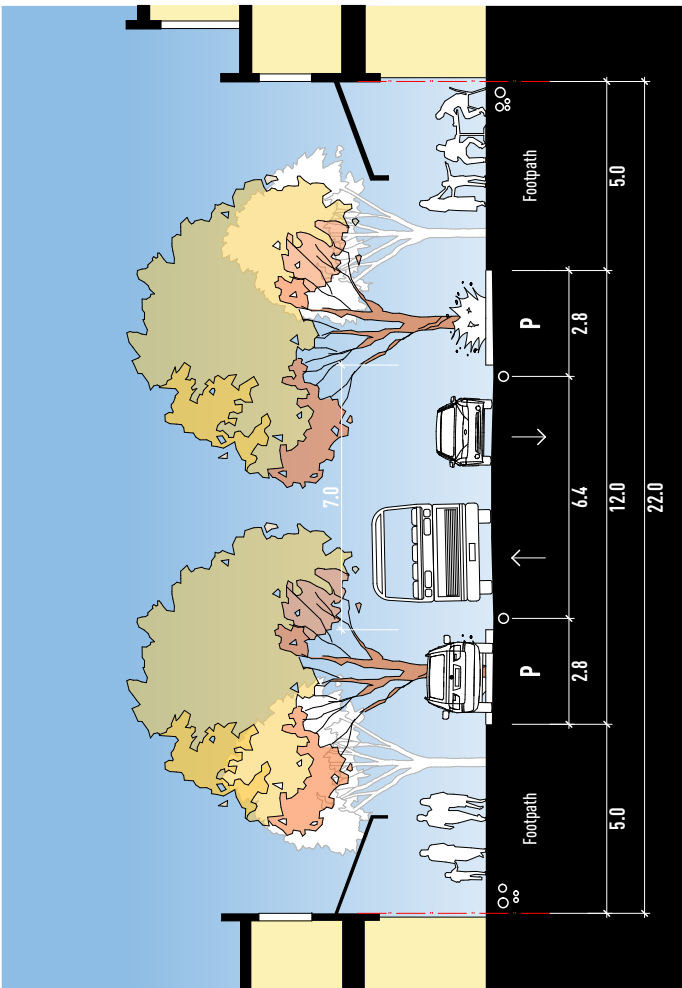
Parking Bays on Both Sides



Section C2 - Open Space Linking Local Street

Pedestrian Priority Street

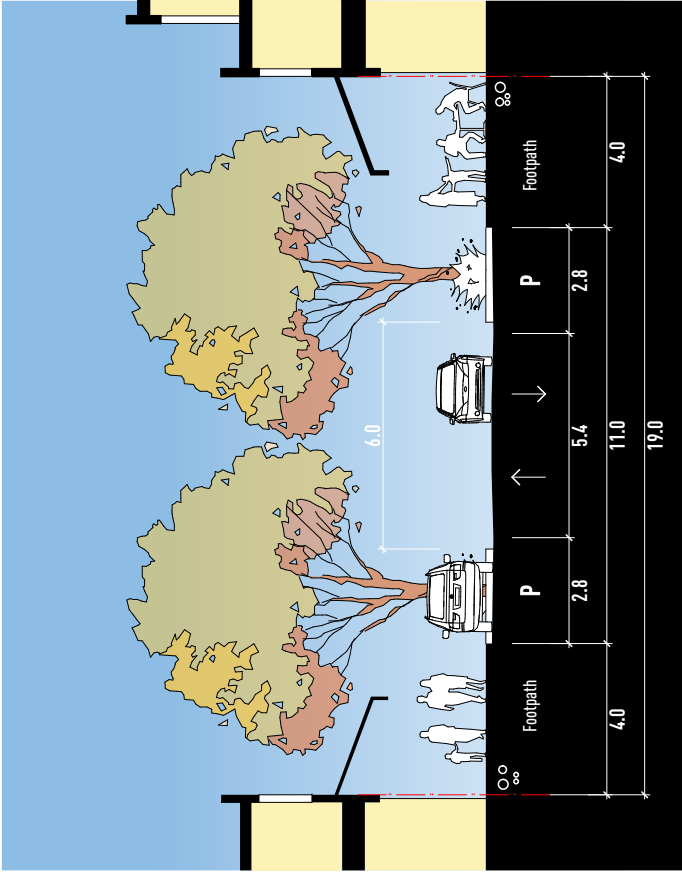
Parking Bays on Both Sides



Section D1 - Village Centre Collector Road

Village Centre Collector Road

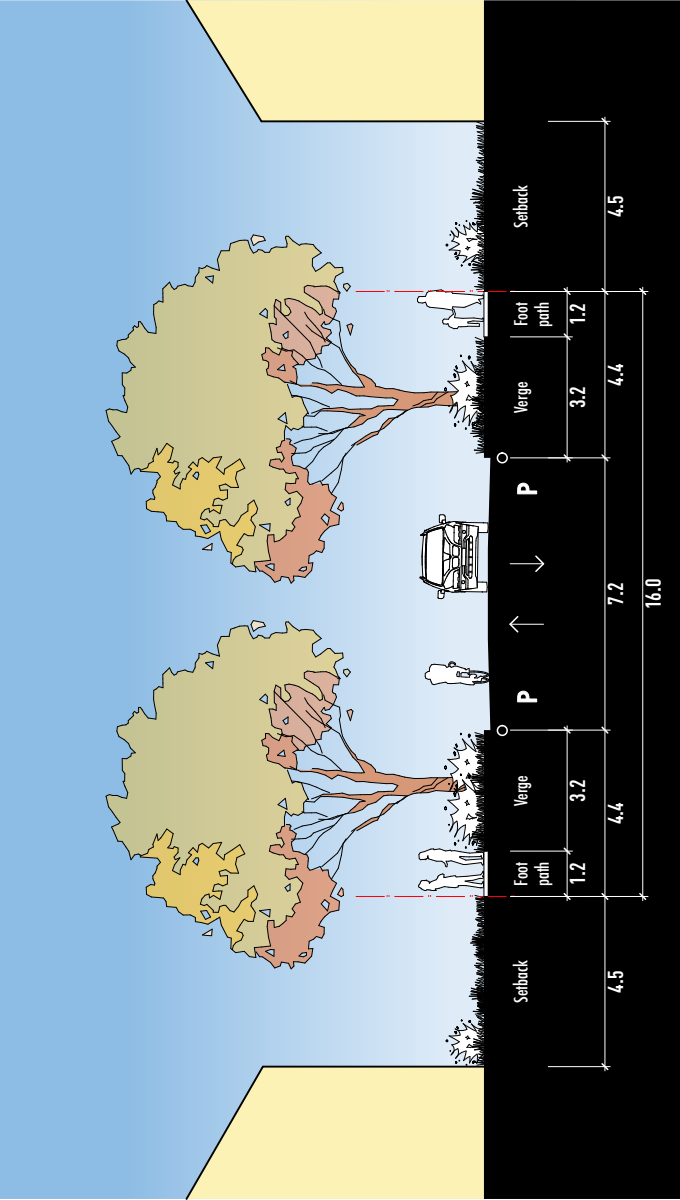
Parking Bays on Both Sides | Fully paved verge with tree pits | Bus Service



Section D2 - Village Centre Access Street

Village Centre Access Street

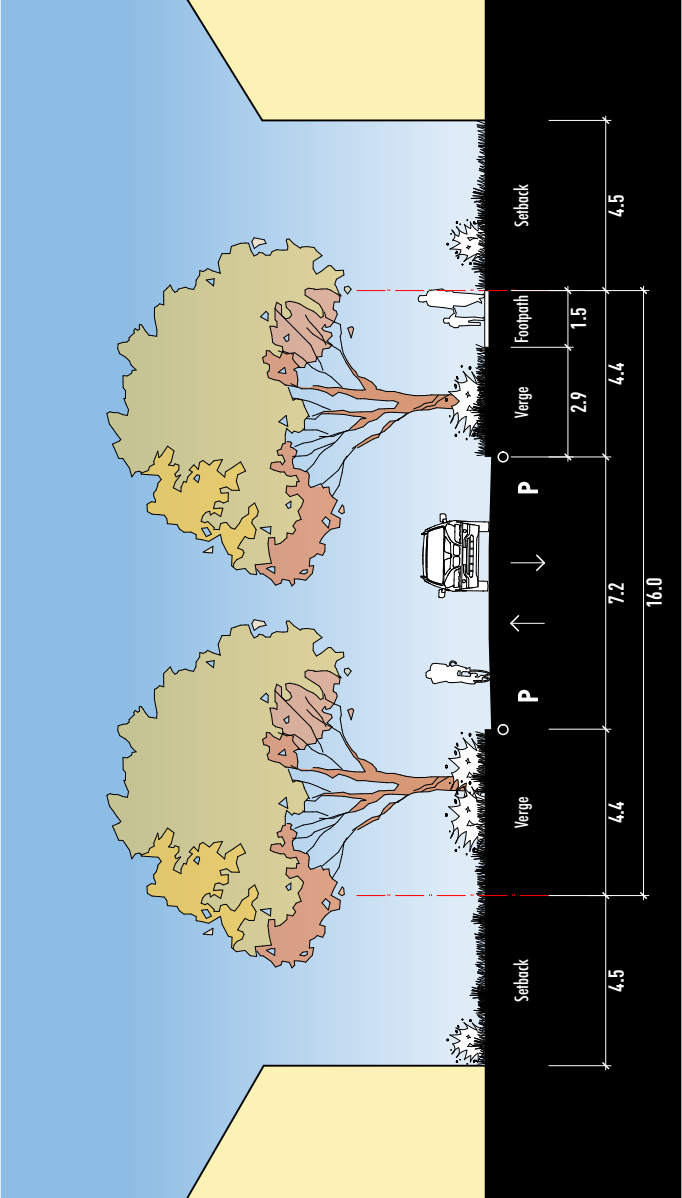
Parking Bays on Both Sides | Fully paved verge with tree pits



Section E1 - Access Street - Town

Access Street

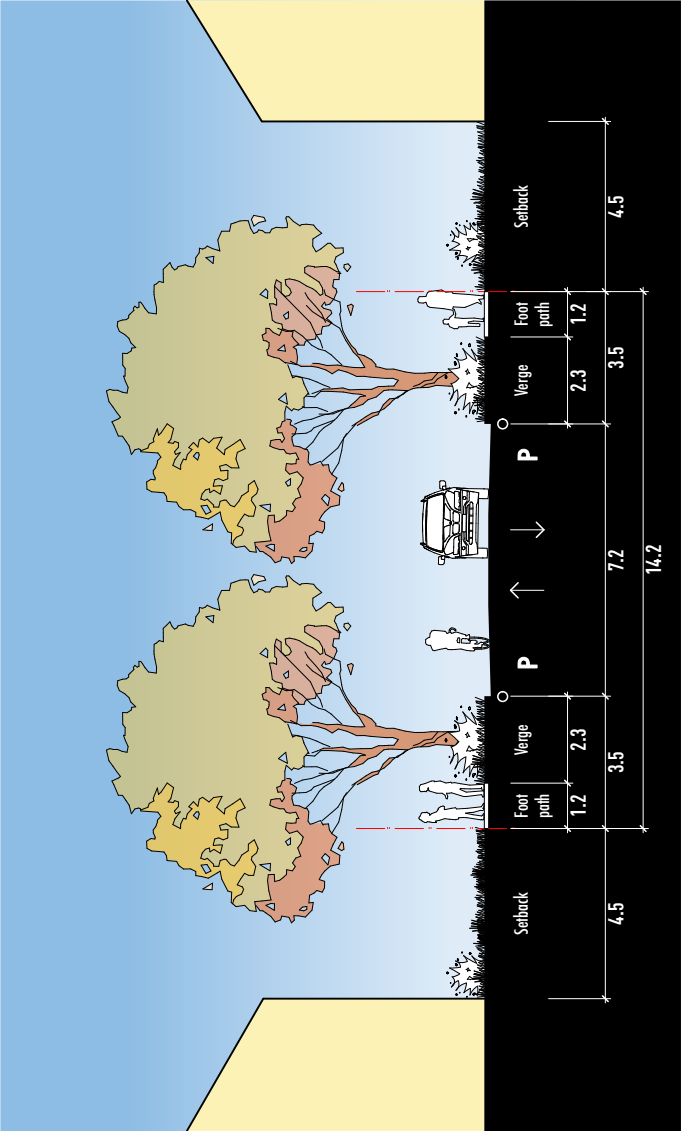
On Street Parking | Footpath on both sides



Section E2 - Access Street

Access Street

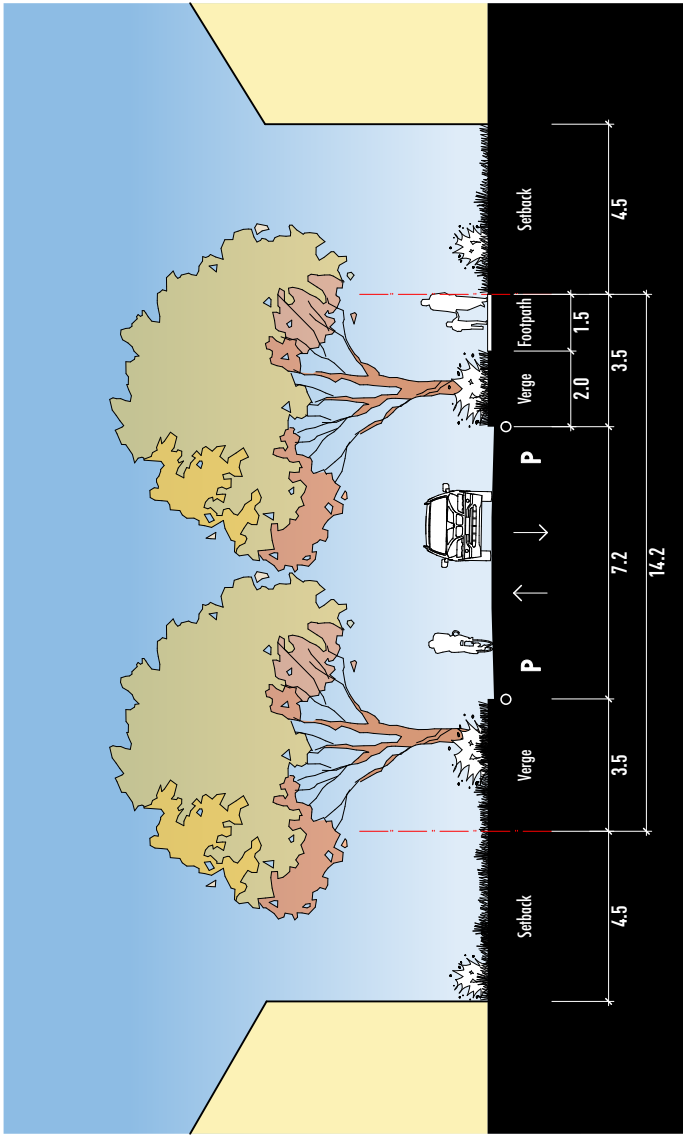
On Street Parking | Footpath on one side



Section E3 - Access Street - Urban

Access Street

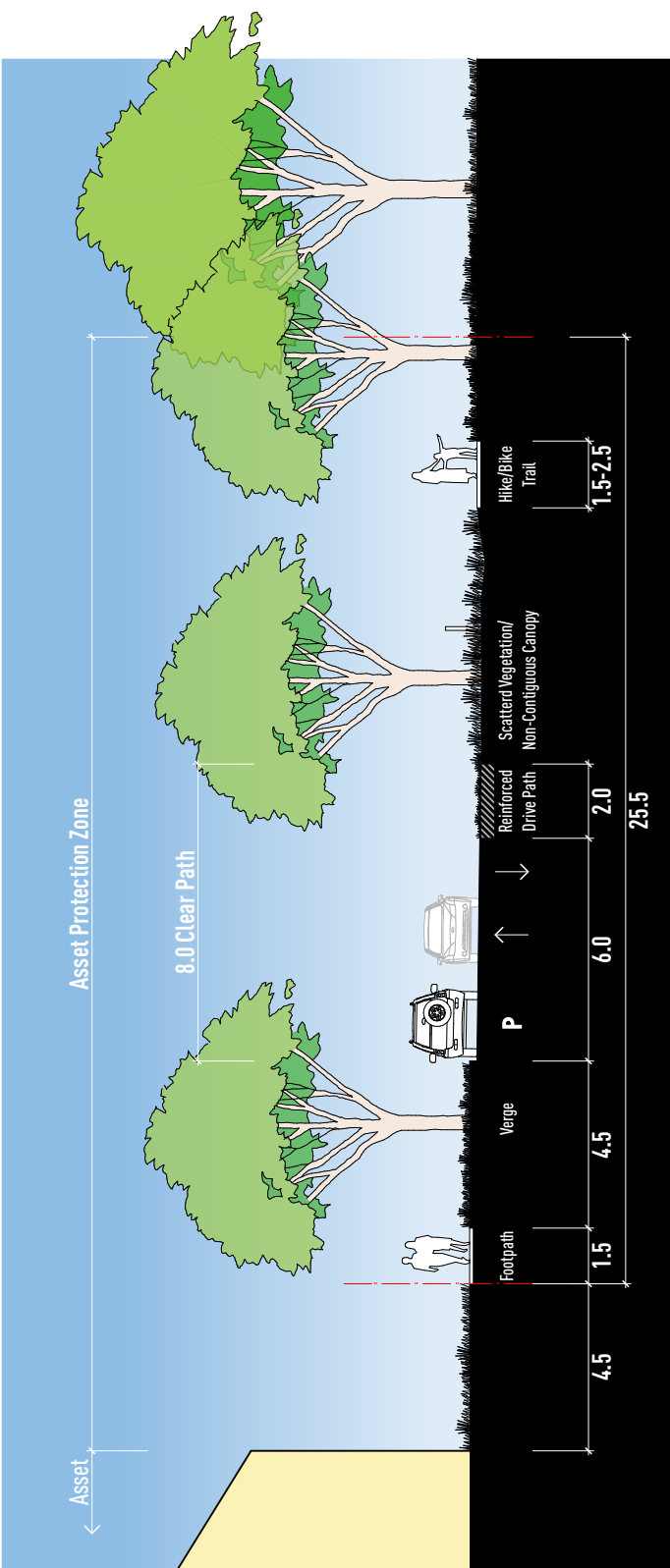
On Street Parking | Footpath on both sides



Section E4 - Access Street - Urban

Access Street

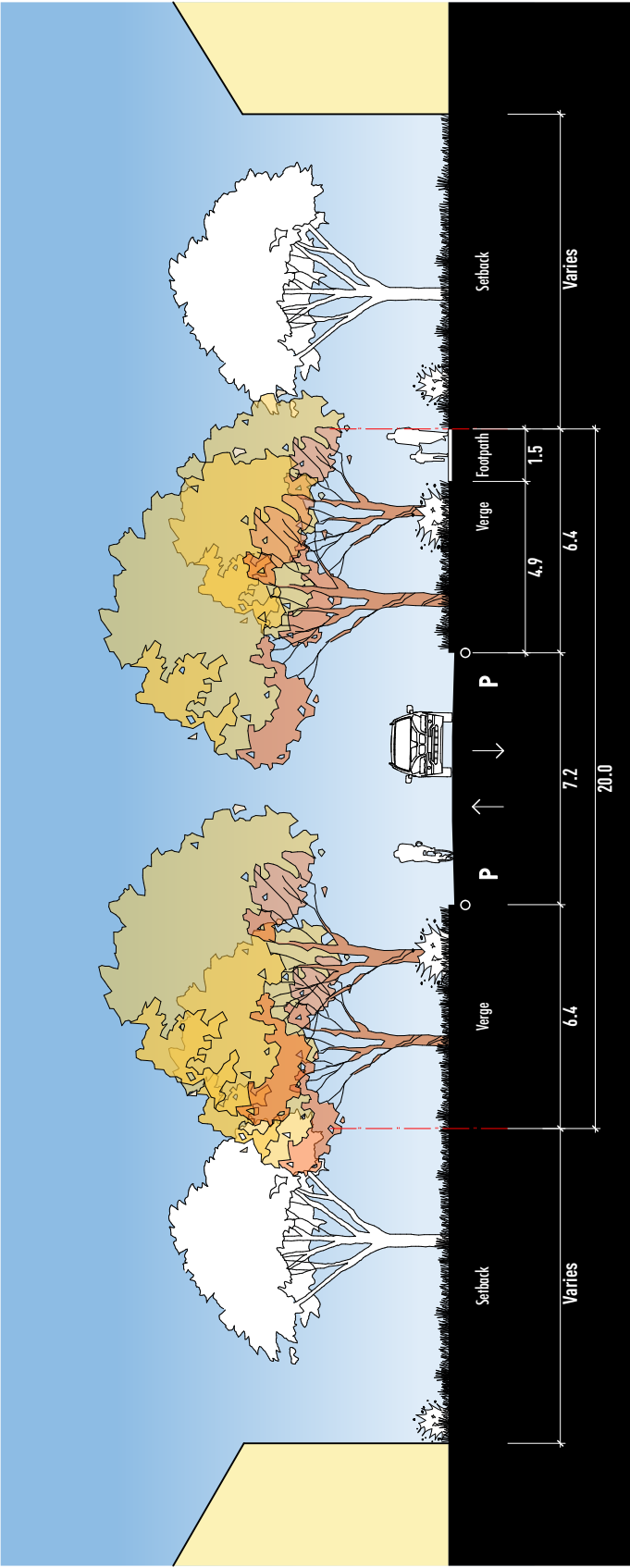
On Street Parking | Footpath on one side



Section E5 - Access APZ Street (30m APZ Shown)

Access APZ Edge Street

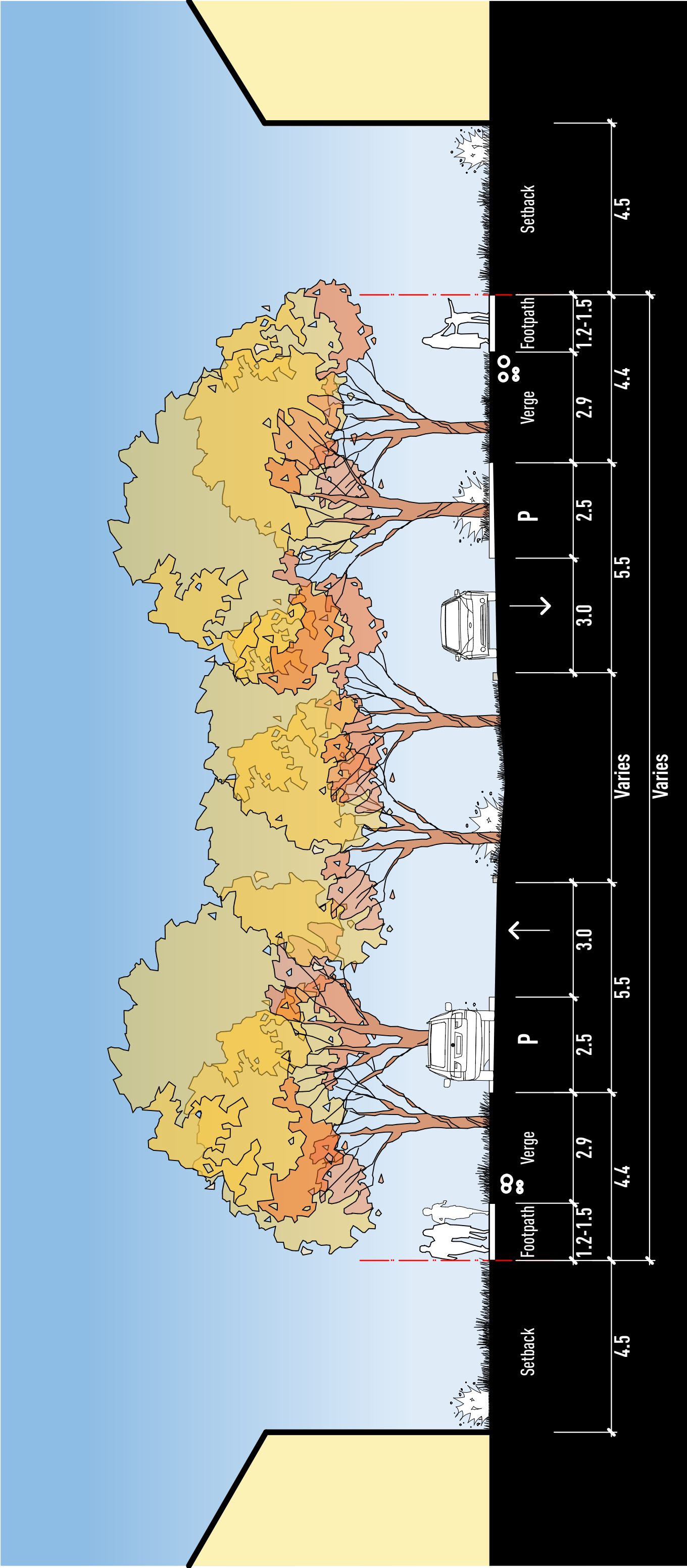
Asset Protection Zone Edges (Hike/Bike Trail and Footpath are Optional)



Section E6 - Access Street - Country

Access Street

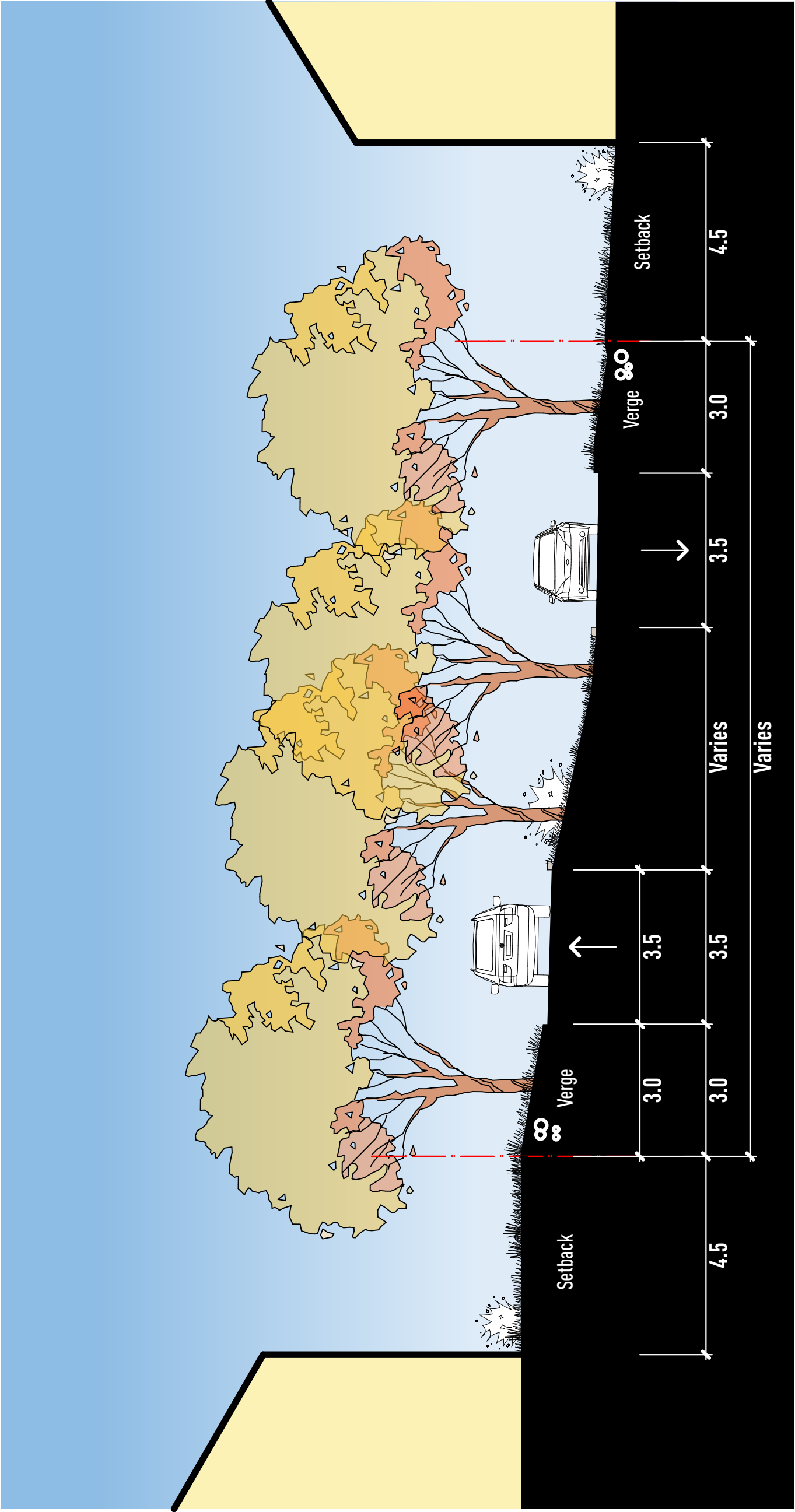
On Street Parking | Footpath on one side



Section E7 - Access Street with WSUD Median

Access Street with WSUD Median

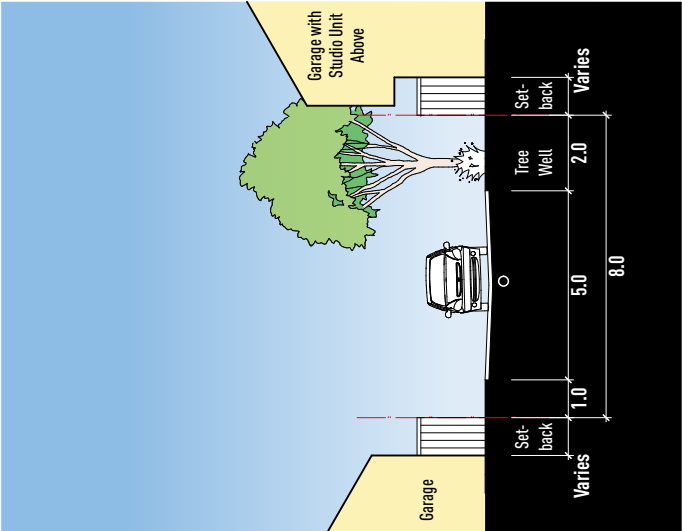
Parking Bays on Both Sides | Variable width WSUD median



Section E8 - Access Street - Hill Side

Access Street - Hill Side

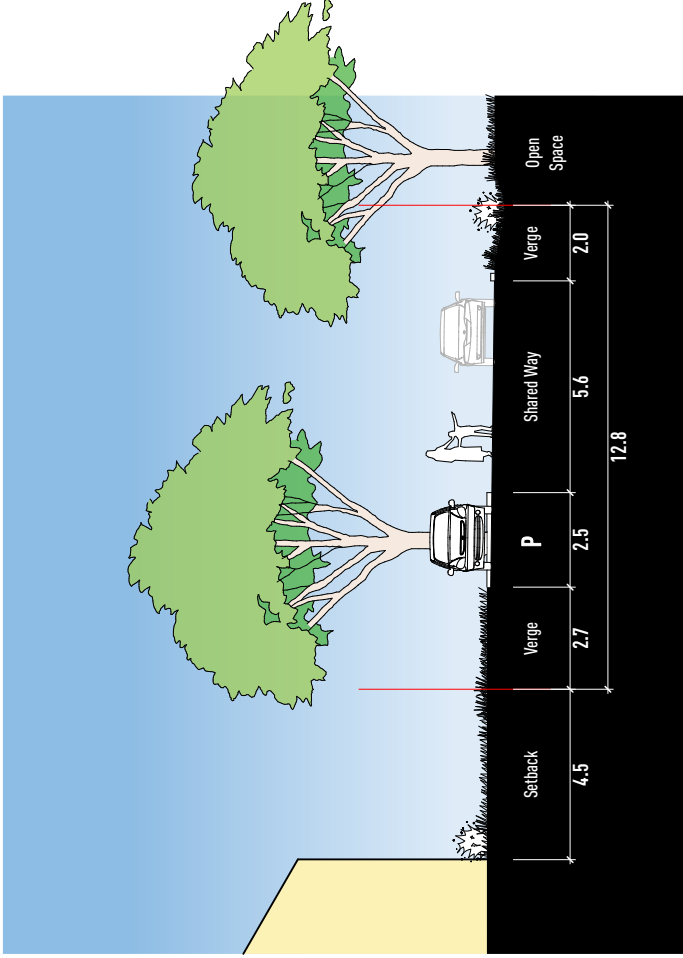
Variable width responding to terrain | Additional passing and parking bays in select locations



Section F1 - Lane

Lane

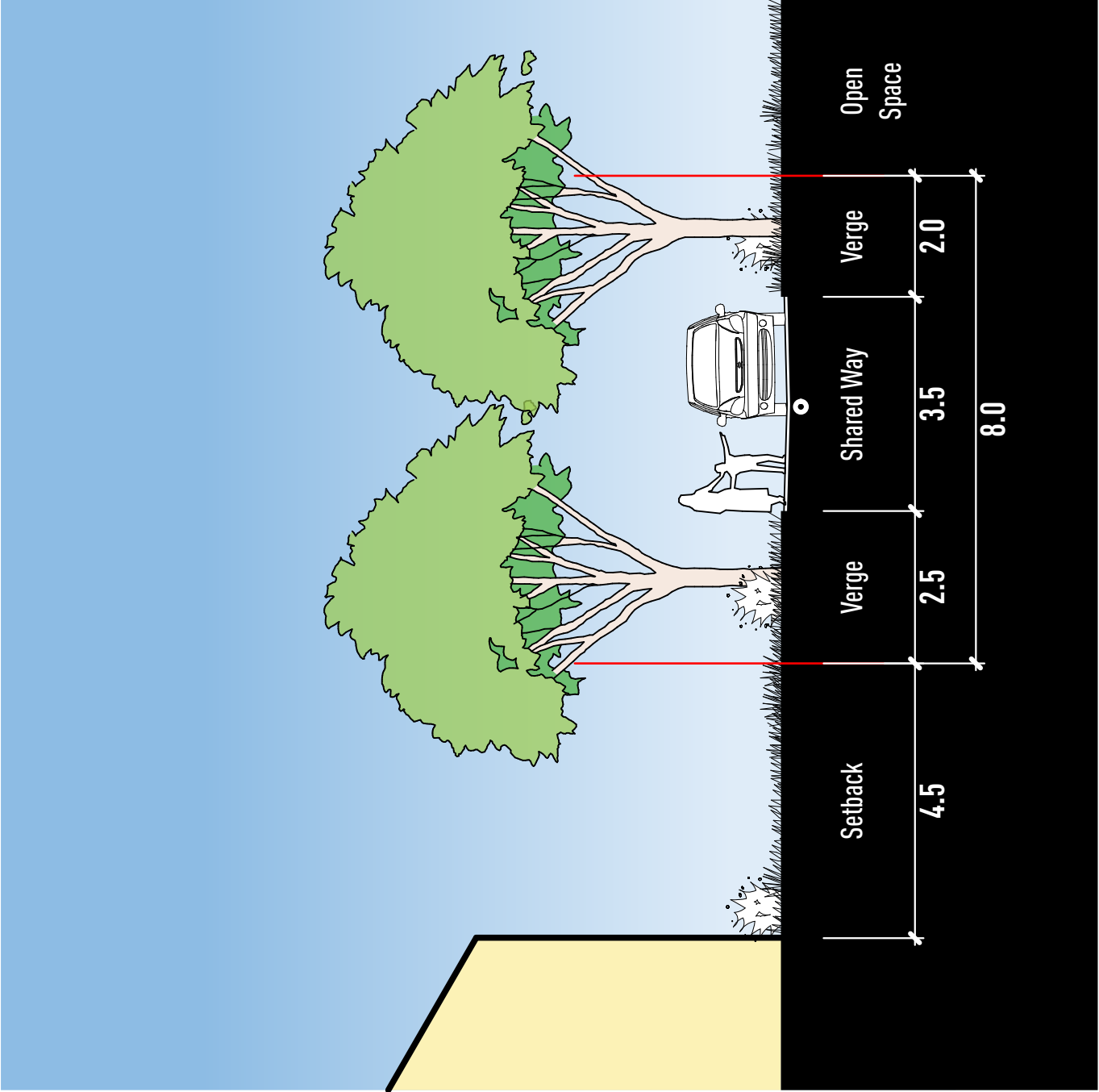
Rear Garage Service, Carriage House Address



Section F2

Open Space Edge Mews

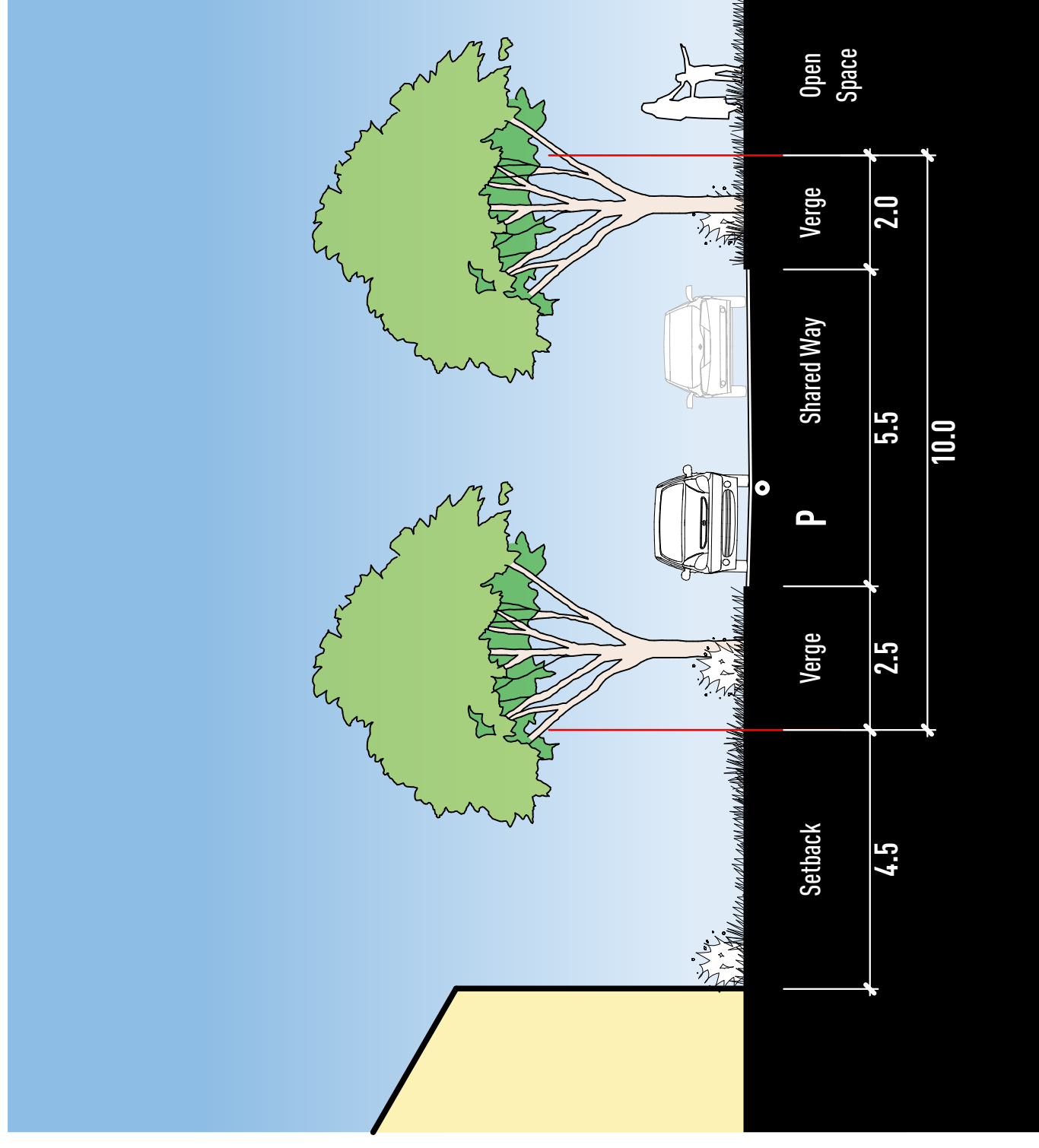
Shared Pedestrian Woonerf adjacent to open space



Section F3

Accessway

Access driveway with no parking



Section F4

Accessway

Dwelling Typologies

Delfin Lend Lease

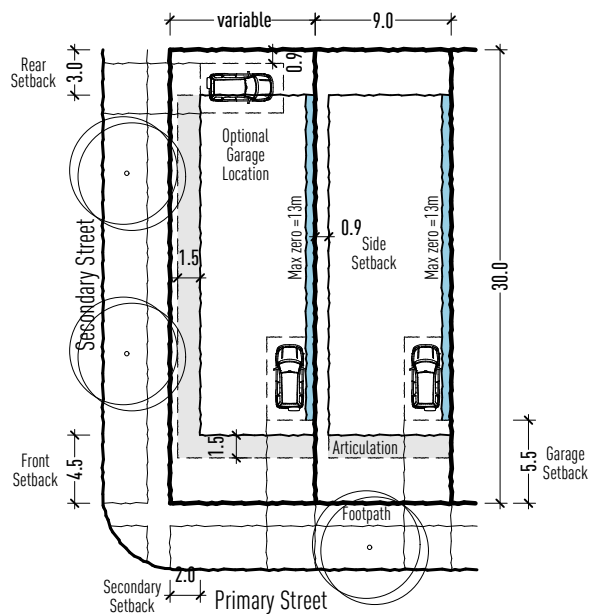
Calderwood

C1 - Standard Residential - Villa

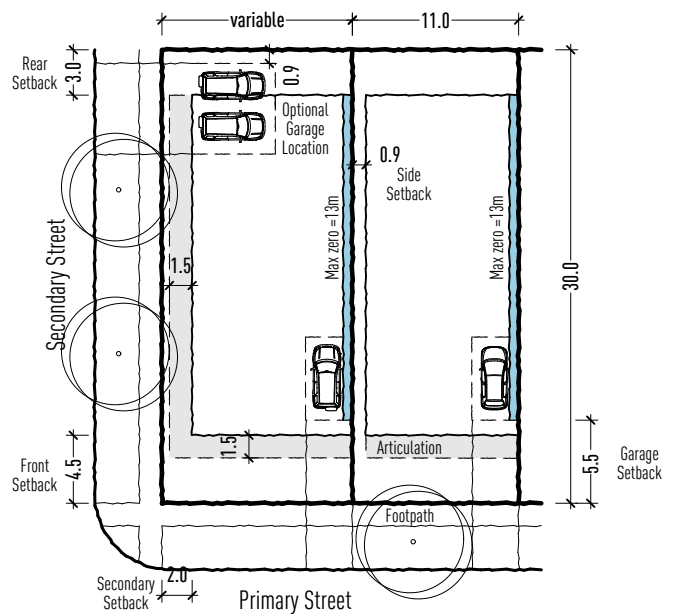
Area: 225-350 sqm

Typical Frontage: 7.5-20 m

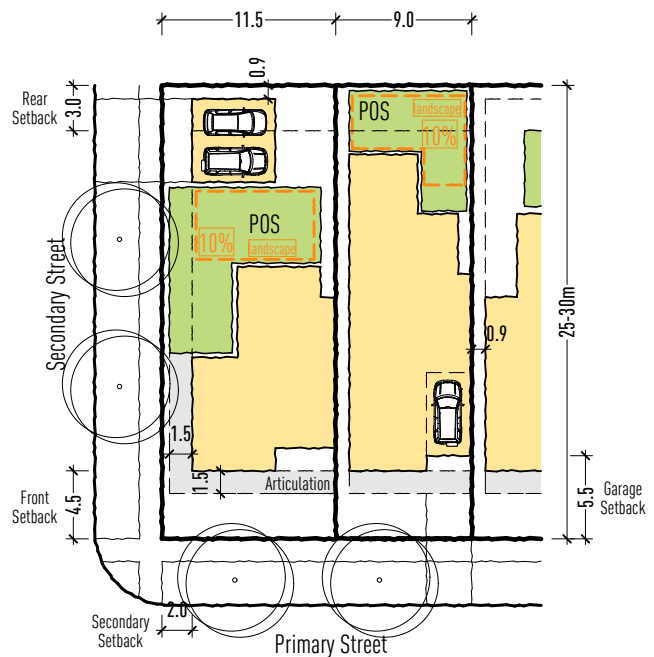
Typical Depth: 18-30 m



Typical Building Envelope Plan
Detached 9 x 30m (270msq)



Typical Building Envelope Plan
Detached 11 x 30m (330msq)



Example Built Form Typology
Detached 12.5 x 30 (375sqm)

IMPORTANT NOTE: Within the RZ1 Zone, Villas have a minimum lot size of 300m² (subject to the provisions of condition B6)

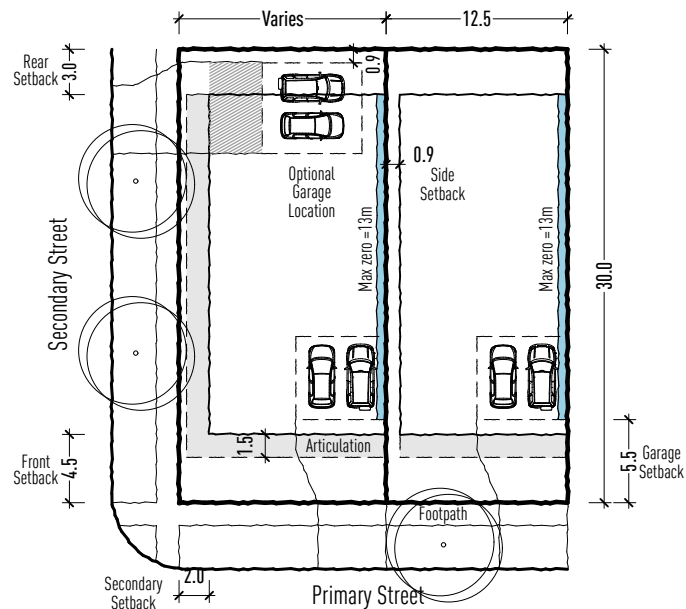
Calderwood

C2 - Standard Residential - Courtyard

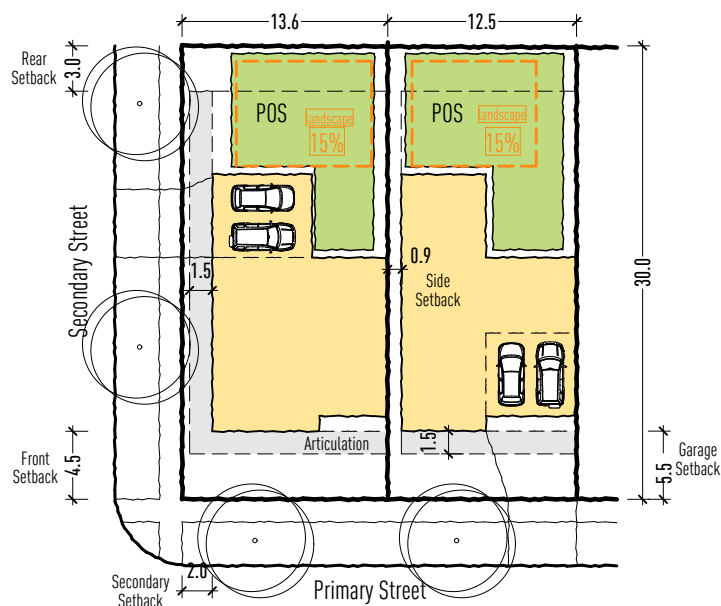
Area: 351-450 sqm

Typical Frontage: 9-20 m

Typical Depth: 24-32 m



Typical Building Envelope Plan
Detached 12.5 x 30m (375msq)



Example Built Form Typology
Detached 12.5 x 30 (375sqm)

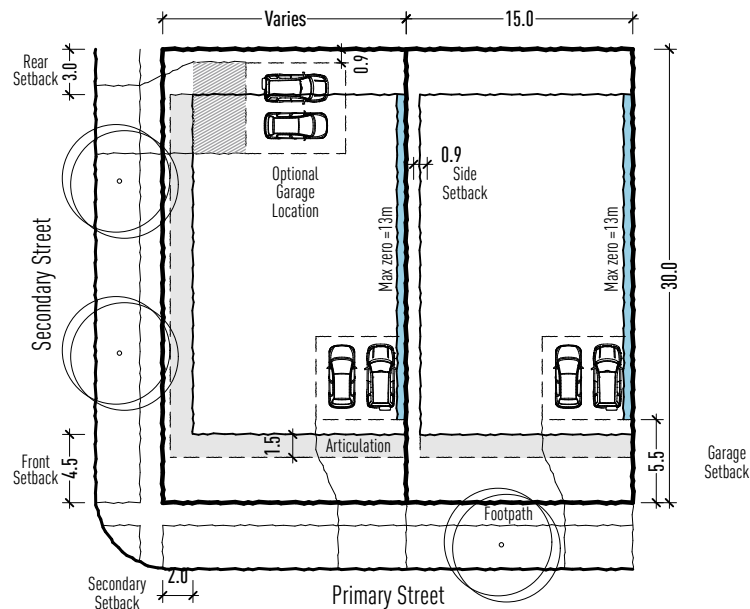
Calderwood

C3 - Standard Residential - Courtyard

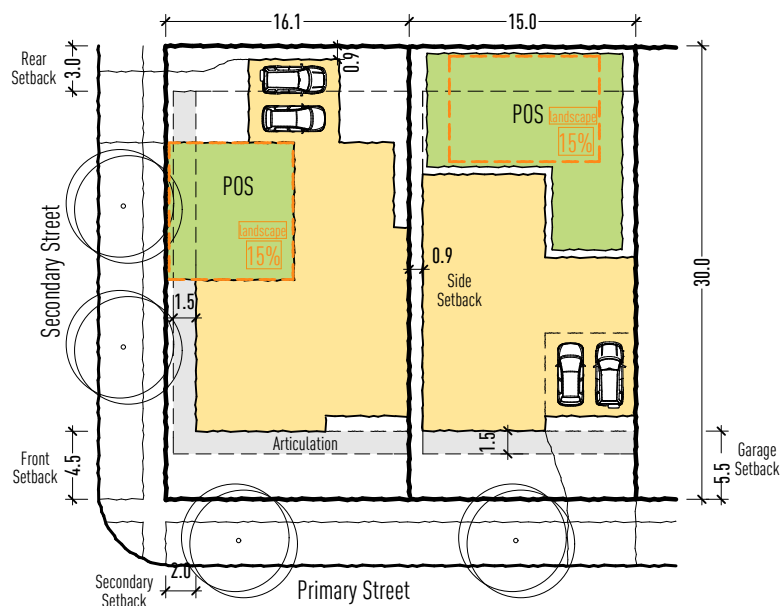
Area: 351-450 sqm

Typical Frontage: 9-20 m

Typical Depth: 24-32 m



Typical Building Envelope Plan
Detached 15 x 30 (450sqm)



Example Built Form Typology
Detached 15 x 30 (450sqm)

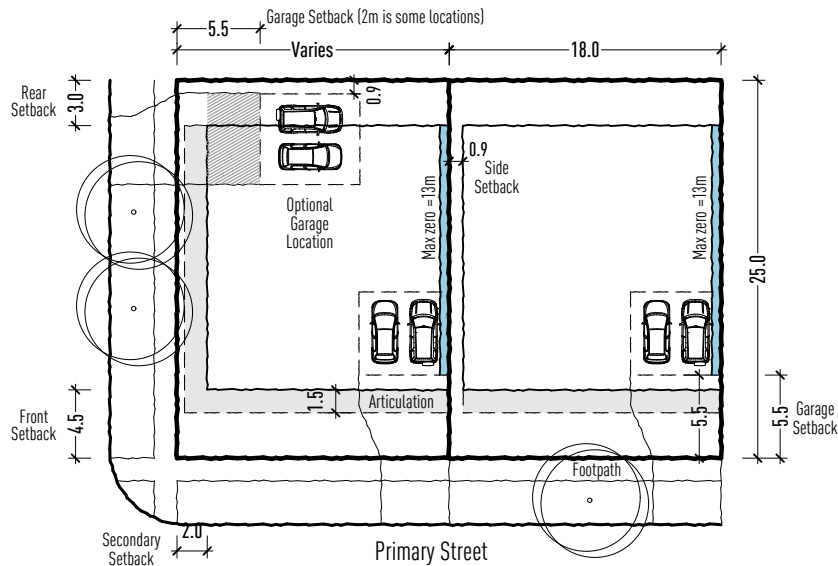
Calderwood

C4 - Standard Residential - Courtyard

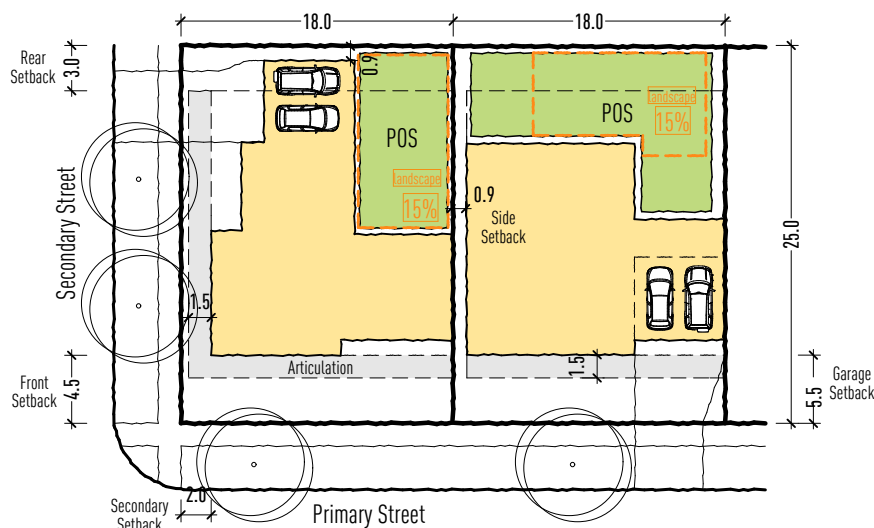
Area: 351-450 sqm

Typical Frontage: 9-20m

Typical Depth: 24-32m



Typical Building Envelope Plan
Detached 18 x 25 (450sqm)



Example Built Form Typology
Detached 18 x 25 (450sqm)

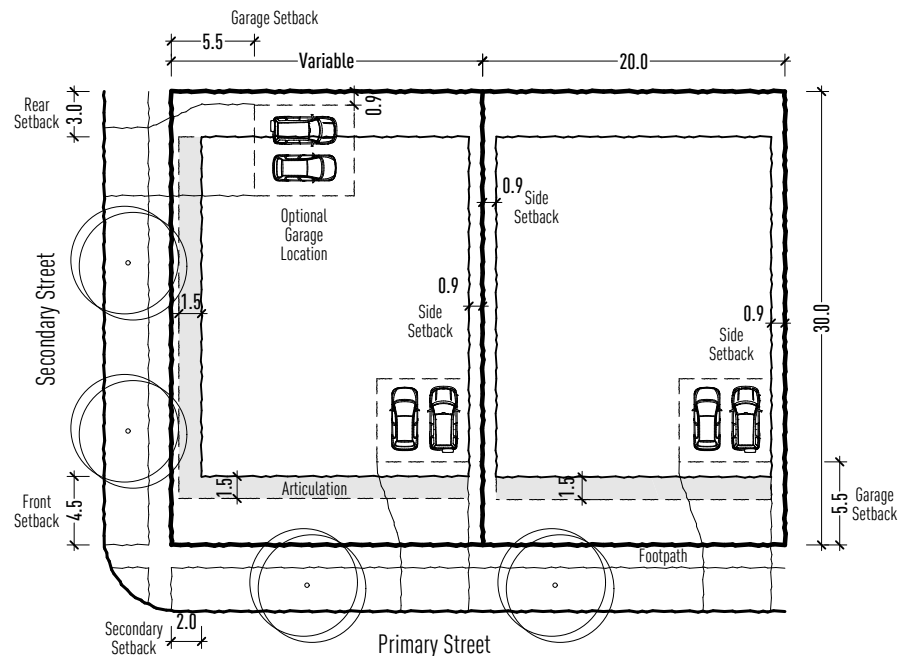
Calderwood

C5 - Standard Residential - Traditional

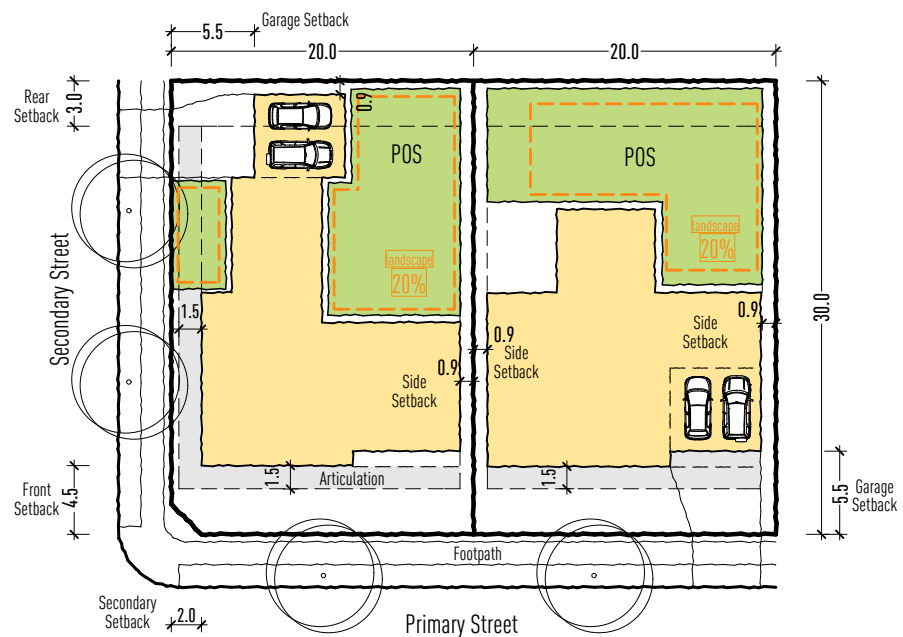
Area: 451-899 sqm

Typical Frontage: 15-25 m

Typical Depth: 24-40 m



Typical Building Envelope Plan
Detached 20 x 30 (600sqm)



Example Built Form Typology
Detached 20 x 30 (600sqm)

Calderwood

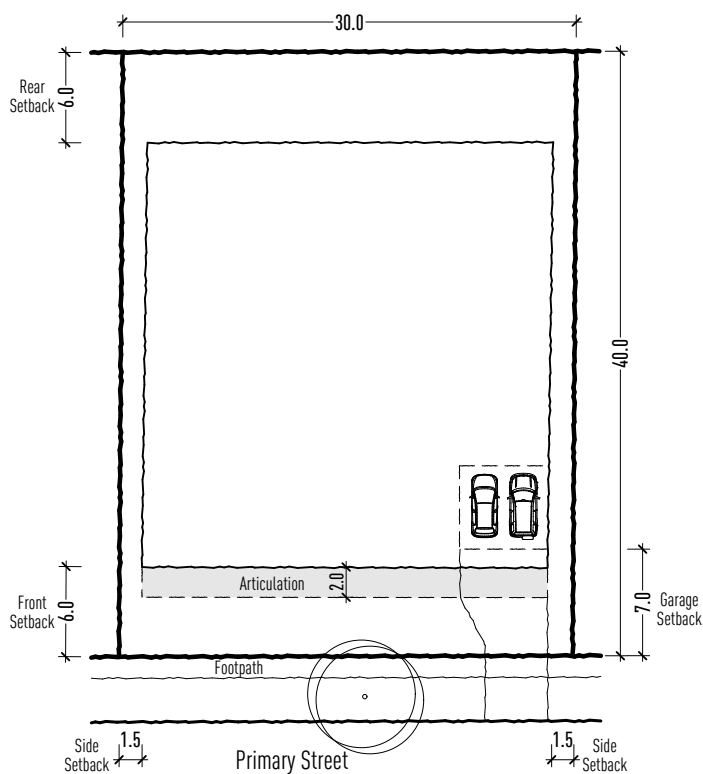
C6 - Standard Residential - Parkland

Area: 900 - 1,499 sqm

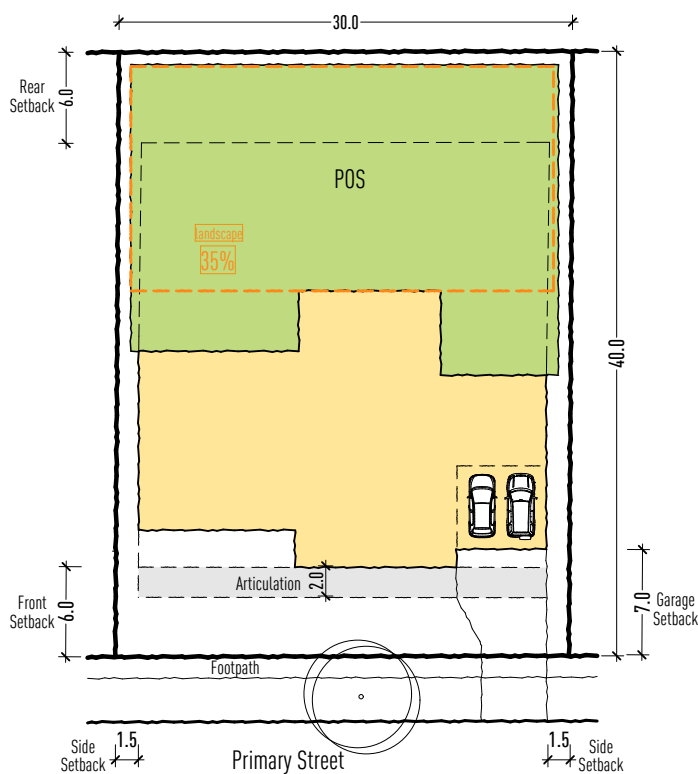
Typical Frontage: 20+ m

Typical Depth: 30+ m

Typical Building Envelope Plan
Detached 30 x 40 (1200sqm)



Example Built Form Typology
Detached 30 x 40 (1200sqm)



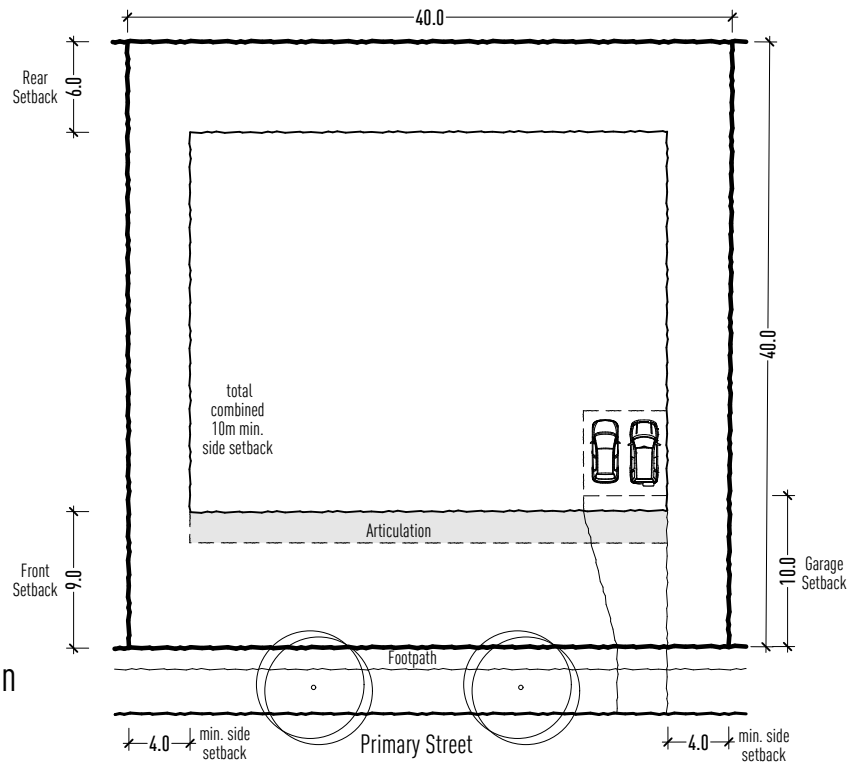
C7 - Standard Residential - Parkland +

Area: 1,500+ sqm

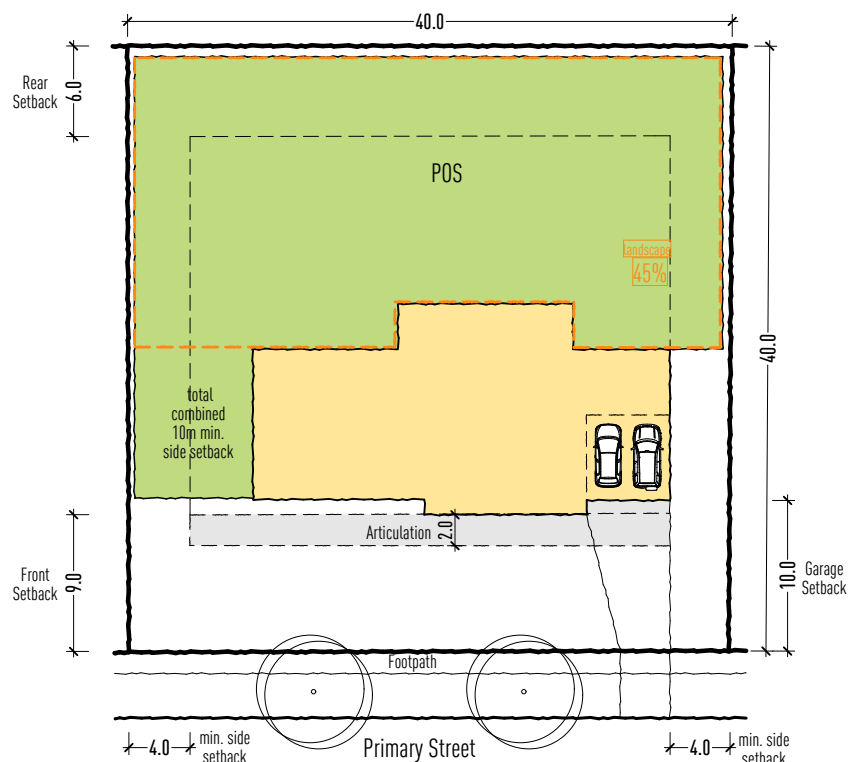
Typical Frontage: 35+ m

Typical Depth: 35+ m

Typical Building Envelope Plan
Detached 40 x 40 (1600sqm)



Example Built Form Typology
Detached 40 x 40 (1600sqm)



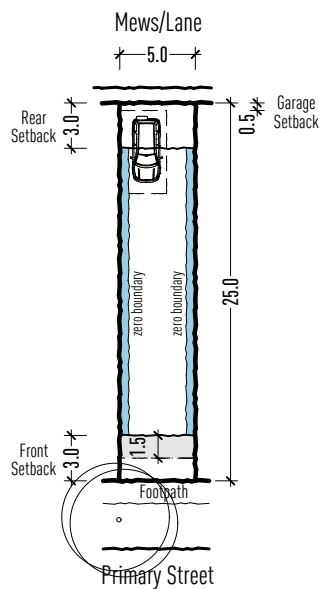
Calderwood

C8 - Integrated Housing - Attached

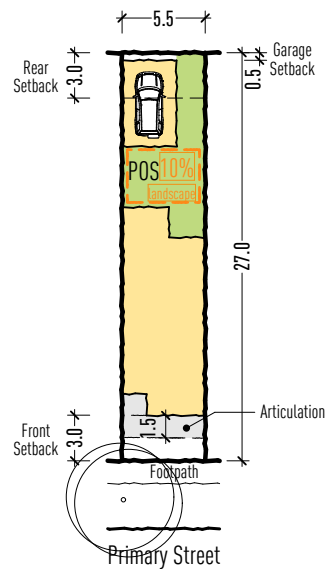
Area: 125-300 sqm

Typical Frontage: 5-20m

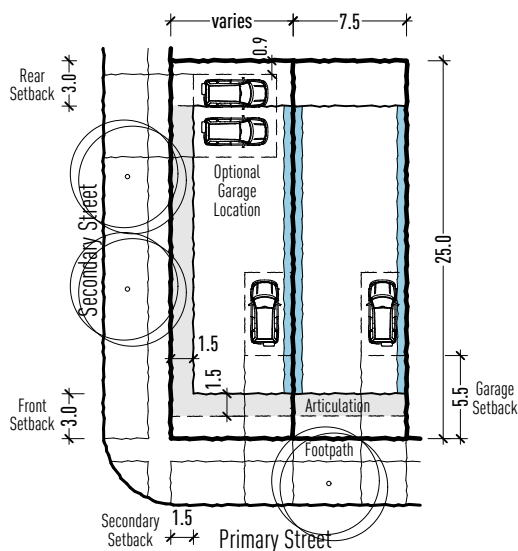
Typical Depth: 15-30m



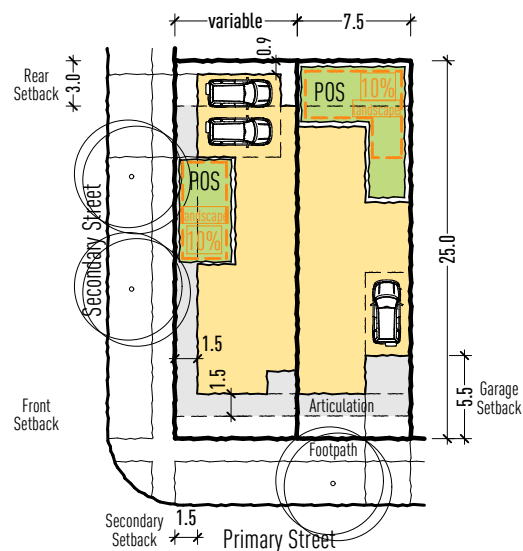
Typical Building Envelope Plan
Attached 5 x 25m (125sqm)



Example Built Form Typology
Attached Rear Loaded 5 x 25m (125sqm)



Typical Building Envelope Plan
Attached 7.5 x 25m (187sqm)



Example Built Form Typology
Attached 7.5 x 25m (187sqm)

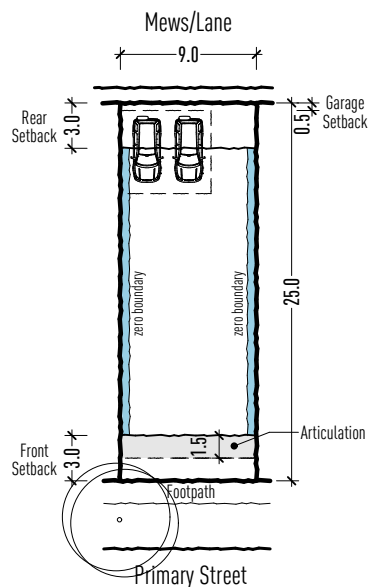
Calderwood

C9 - Integrated Housing - Attached

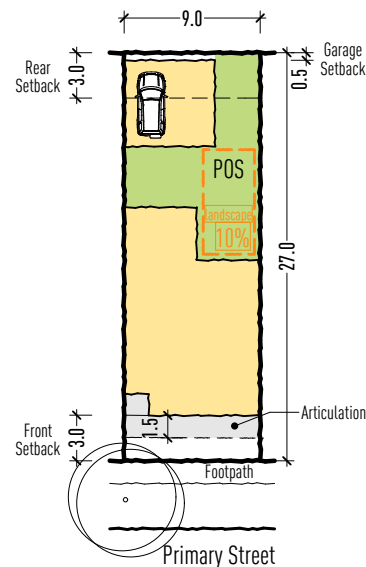
Area: 125-300 sqm

Typical Frontage: 5-20m

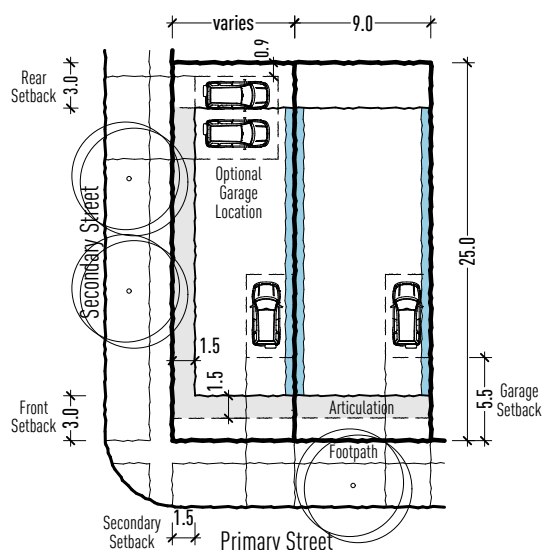
Typical Depth: 15-30m



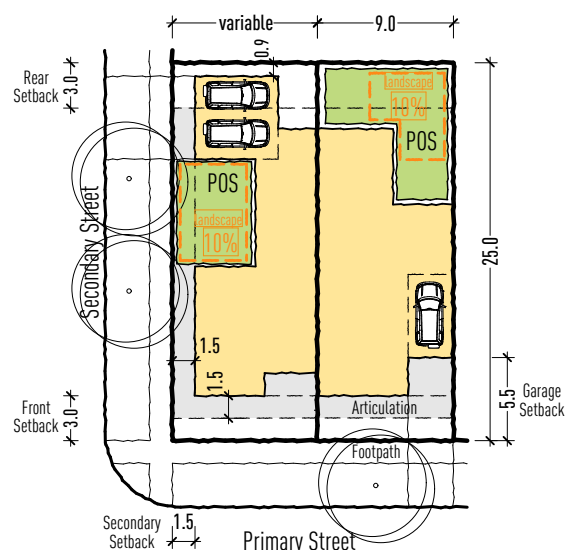
Typical Building Envelope Plan
Attached 9 x 25m (225sqm)



Example Built Form Typology
Attached Rear loaded 9 x 25m (225sqm)



Typical Building Envelope Plan
Attached 9 x 25m (187sqm)



Example Built Form Typology
Attached Front loaded 9 x 25m (225sqm)

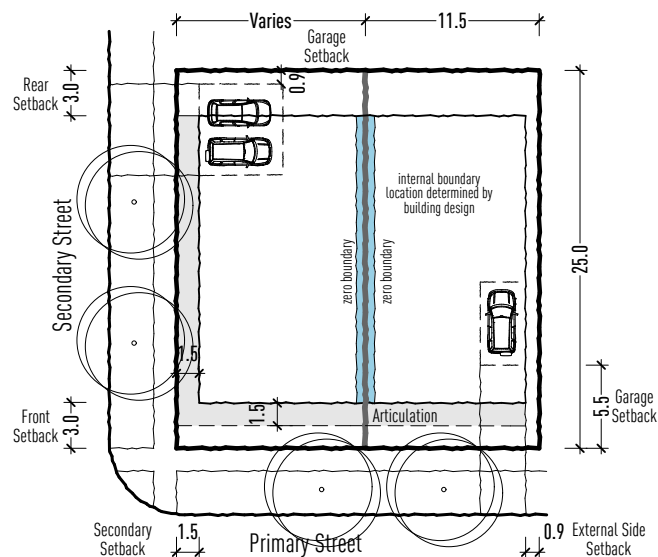
Calderwood

C10 - Integrated Housing - Semi-Detached

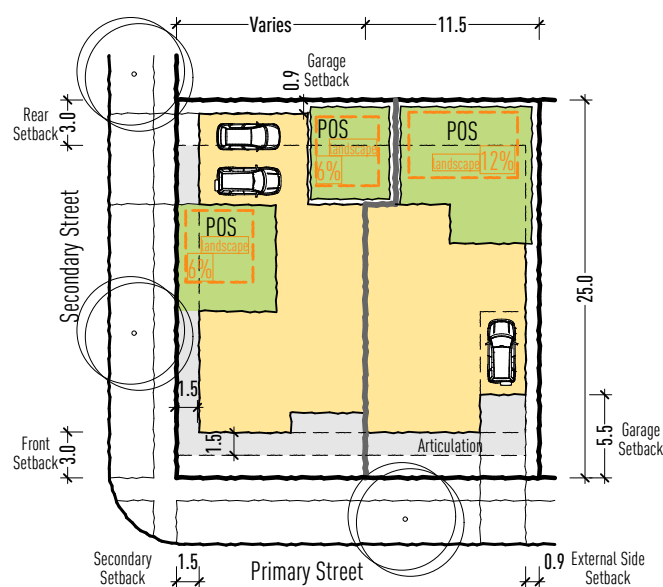
Area: 125-350 sqm (ea. lot)

Typical Frontage: 5-20m

Typical Depth: 15-30m



Typical Building Envelope Plan
Semi Detached Corner Duplex



Example Build Form Typology
Semi Detached Corner Duplex

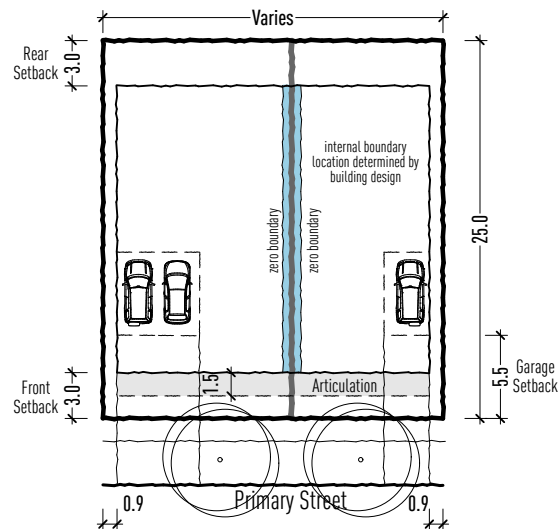
Calderwood

C11 - Integrated Housing - Semi-Detached

Area: 125-350 sqm (ea. lot)

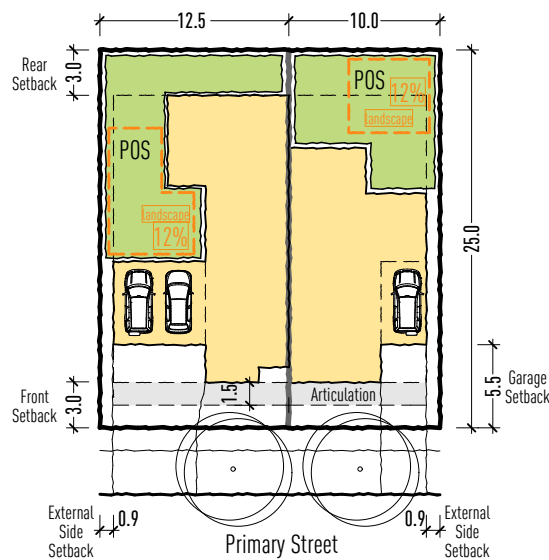
Typical Frontage: 5-20m

Typical Depth: 15-30m



Typical Building Envelope Plan

Semi Detached Duplex 10/12.5 x 25m (125-350msq)



Example Built Form Typology

Semi Detached Duplex 10/12.5 x 25m (125-350msq)

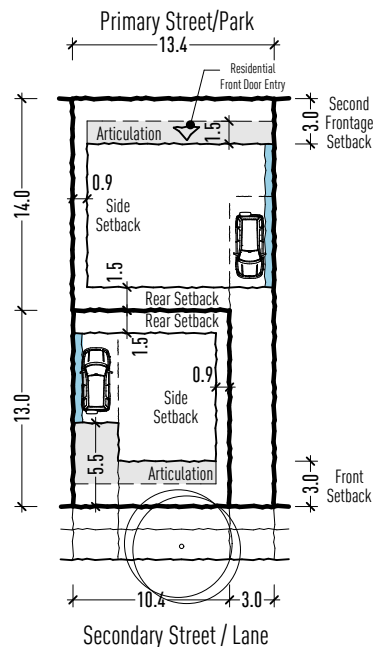
Calderwood

C12 - Integrated Housing - Detached

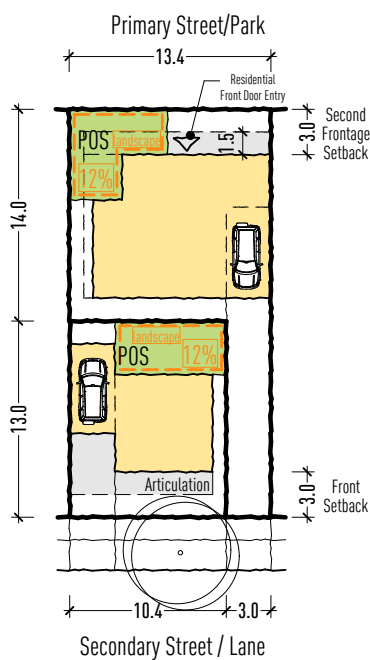
Area: 125-300 sqm

Typical Frontage: 7-16m

Typical Depth: 12-25m

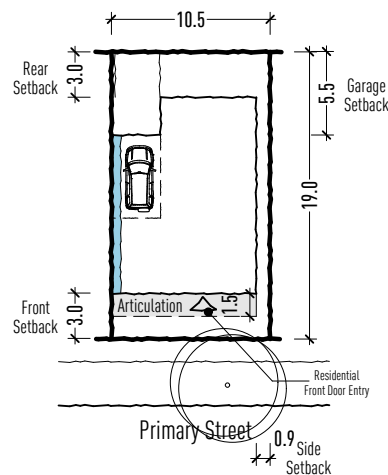


Typical Building Envelope Plan
Detached and Rearloaded parkfront

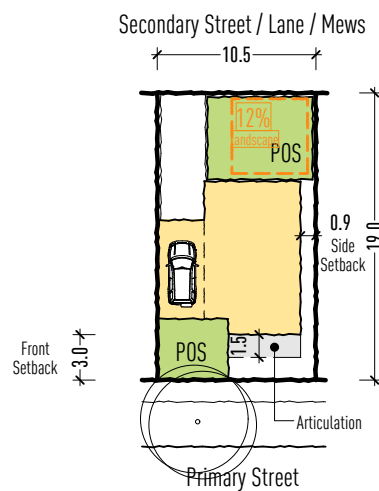


Example Built Form Typology
Detached and Rearloaded Parkfront

C13 - Integrated Housing - Detached



Typical Building Envelope Plan
Detached Rear Loaded 10.5 x 19 (199sqm)



Example Built Form Typology
Detached Rear Loaded 10.5 x 19 (199sqm)

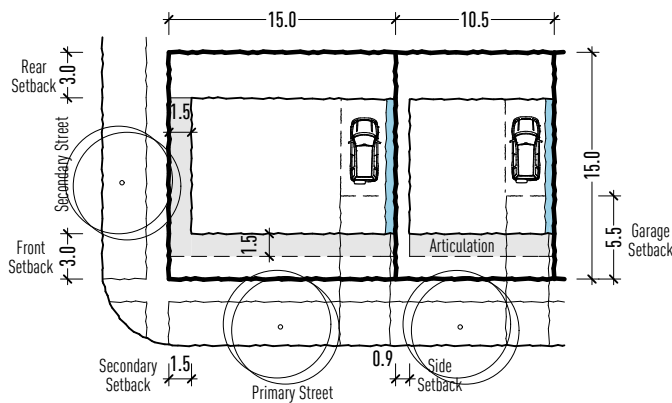
Calderwood

C14 - Integrated Housing - Detached

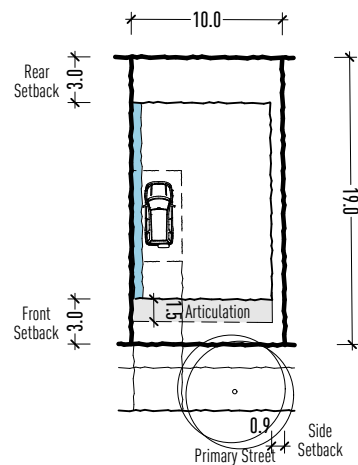
Area: 125-300 sqm

Typical Frontage: 7-16m

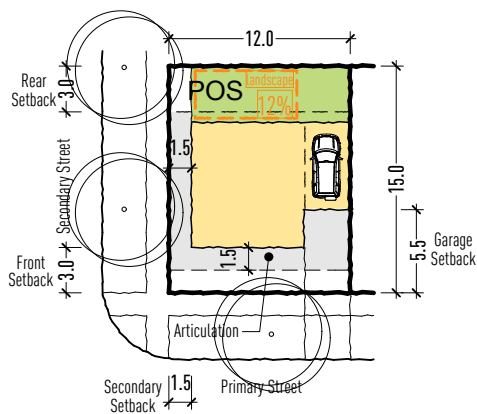
Typical Depth: 12-25m



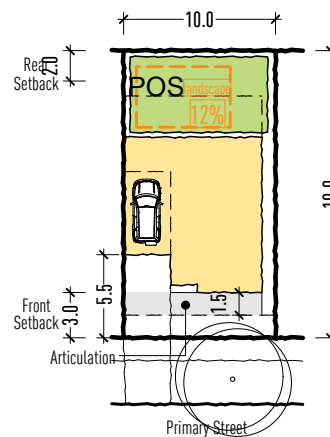
Typical Building Envelope Plan
Detached 10.5 x 15 (165-285sqm)



Typical Building Envelope Plan
Detached 10 x 19 (190 sqm)



Example Built Form Typology
Detached 12 x 15 (180 sqm)



Example Built Form Typology
Detached 10 x 19 (190 sqm)

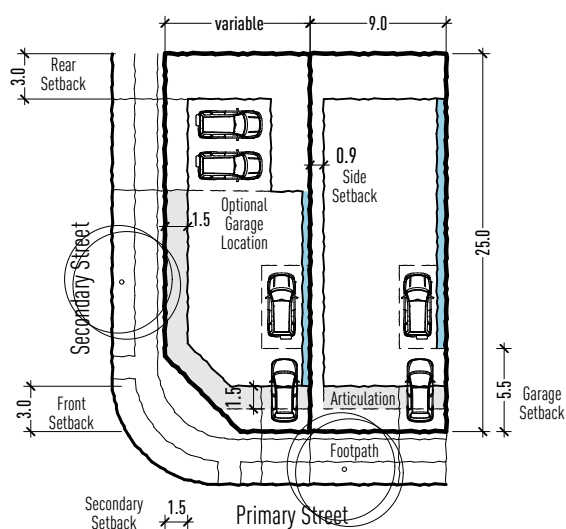
Calderwood

C15 - Integrated Housing - Detached

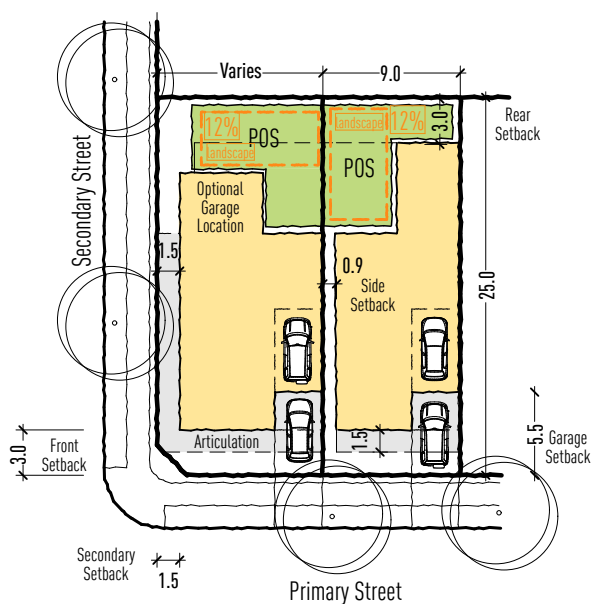
Area: 150-300 sqm

Typical Frontage: 7-16m

Typical Depth: 12-25m



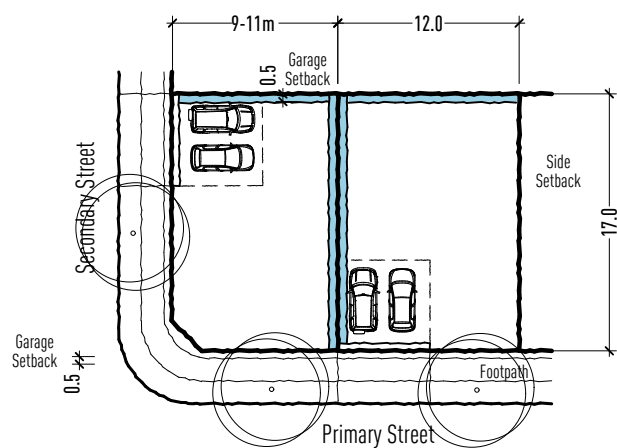
Typical Building Envelope Plan
Detached 9 x 25 (225sqm)



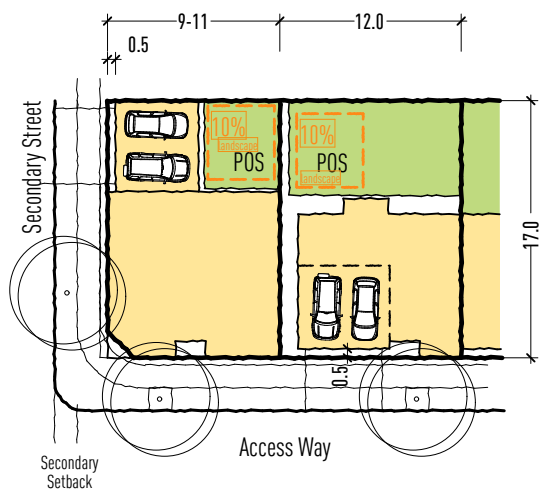
Example Built Form Typology
Detached 9 x 25 (225sqm)

Calderwood

C16- Warehouse
Area: 150-300sqm
Frontage: 10-15m



Typical building Envelope Plan
Warehouse



Example Built Form Typology
Warehouse

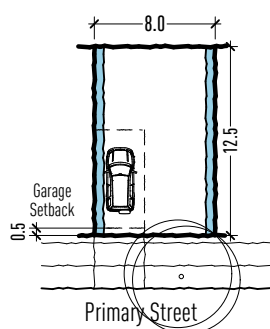
Calderwood

C17 - Integrated Housing (TC/VC) - Urban Sleeve

Area: 80+ sqm

Typical Frontage: 8-20 m

Typical Depth: 8-30 m



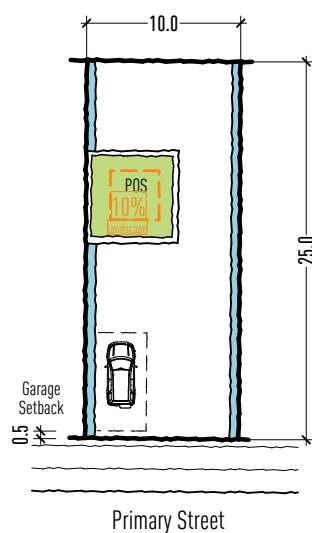
Typical Building Envelope Plan
Urban Sleeve 8 x 12 (100sqm)

C18 - Integrated Housing (TC/VC) - Live Work

Area: 180+ sqm

Typical Frontage: 5-15 m

Typical Depth: 12-30 m



Typical Building Envelope Plan
Live Work 10 x 25 (250sqm)

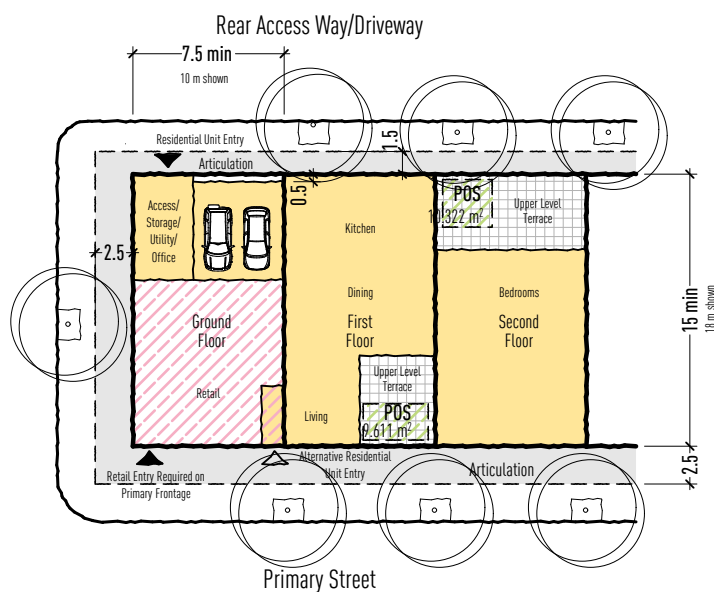
Calderwood

C19 - Integrated Housing (TC/VC) - Shop-Top

Area: 80+ sqm

Typical Frontage: 6+ m

Typical Depth: 8+ m

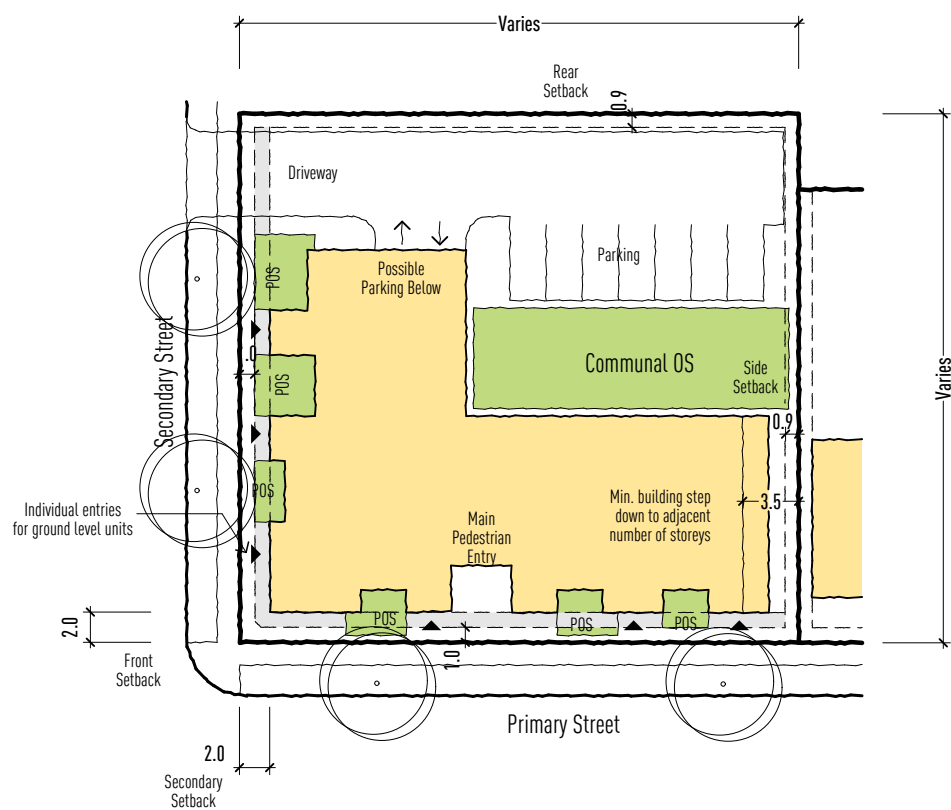


Shop Top Housing

Calderwood

C20 - Integrated Housing (TC/VC) - Apartments

Area: na
Typical Frontage: na
Typical Depth: na



Example Built Form Typology
Apartments