



SOURCE: GOOGLE EARTH PROFESSIONAL ACCESSED 1-6-16

Regional Context



LOCATION PLAN
SOURCE: GOOGLE MAPS

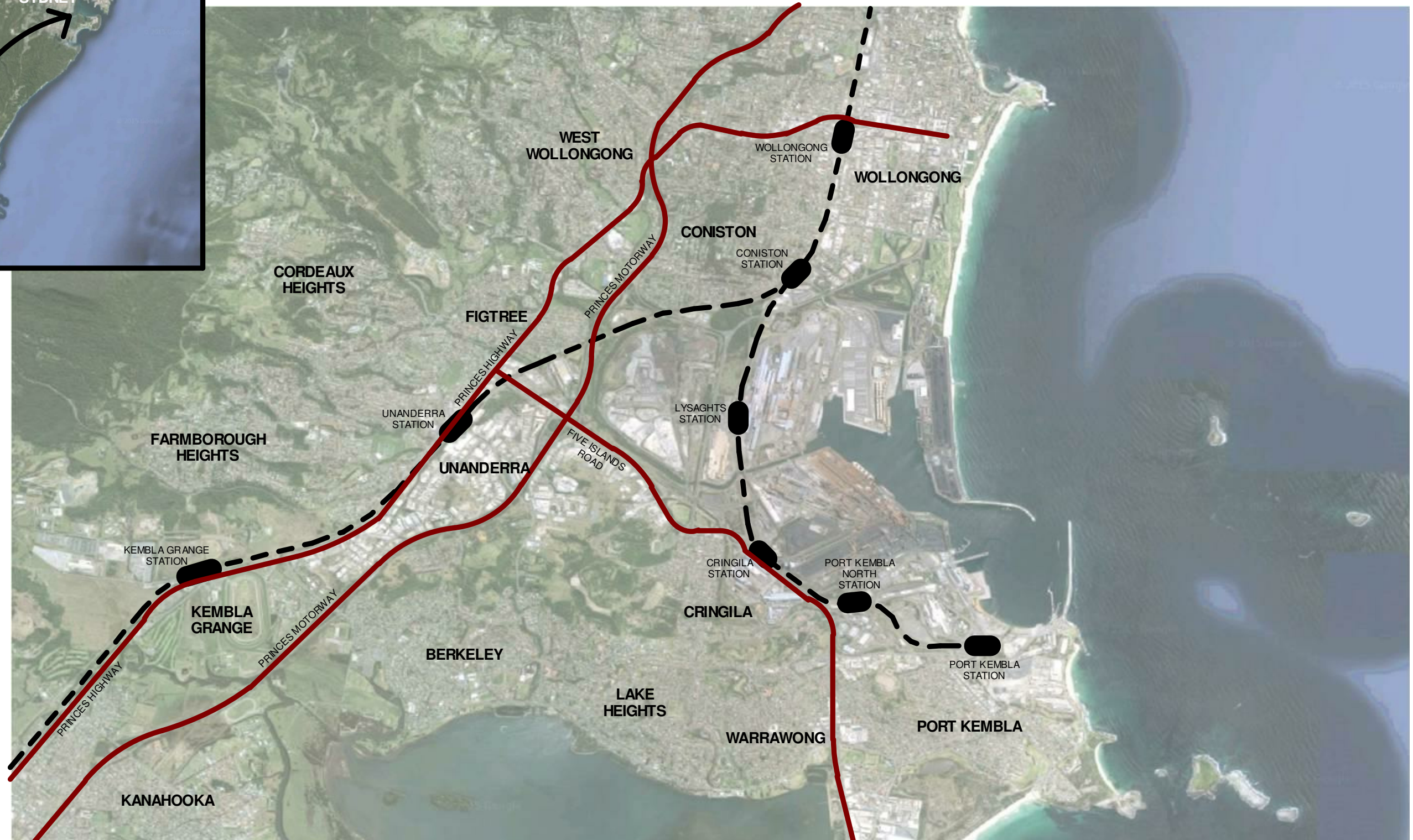
Regional Context

Located in Port Kembla the subject site is situated within the Illawarra region and forms part of the State Government Illawarra Regional Plan comprising the Wollongong, Kiama and Shellharbour Local Government areas (LGA).

Port Kembla is some 1.5 hours drive south of the Sydney CBD. The site is on the southern side of Port Kembla Harbour, around 5km from the Wollongong city centre and immediately north of Lake Illawarra.

Port Kembla has a high industrial ratio with BlueScope Steel to the north and the former Port Kembla Copper to the east. The western side of Port Kembla is bounded by low density residential development. It also contains significant areas of open space including the Coomaditchy Lagoon, Fishermans and North Beach and the Hill 60 Reserve.

The sub-regional Warrawong retail centre (Westfield Warrawong) is also located nearby.



Port Kembla Region

The subject site is in a prominent location on Military Road, continuing on from Five Islands Road.

Port Kembla is endowed with a number of highly desirable attributes, which if appropriately harnessed could be the catalyst for a high quality environment, vastly improving and strengthening the economy. These attributes include established transport connections (railway and main roads), established residential and industrial developments, established main retail strip (Wentworth Street), close proximity to the beach and public open spaces (King George V Park).

The dominant health and educational precincts also contribute to Port Kembla region. The subject site is principally located to the south-east of the region's centre with commercial buildings, mixed use buildings and residential buildings surrounding the site. The future development of large mixed use buildings will establish and characterise the area.



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Existing Site and Context

Site Description

The site is bounded by Military Road, Electrolytic Street, Reservoir Street and Marne Street and includes 1 parcel of land being Lot 1 DP811699, known as Lot 1 Military Road, Port Kembla.

The site is an irregular shape and has an area of 2.19 hectares with major frontages to all surrounding streets (Military Road, Marne Street, Reservoir Street and Electrolytic Street). The site slopes towards street frontages of Military Road, approximately 301m and Marne Street, approximately 97m. The site was formally Port Kembla Primary School with one main building surrounded by open spaces.

Surrounding Development

The site marks a prominent link from Wollonong to Port Kembla. Military road is a major road which leads down to Port Kembla Beach and Lookout.

Adjacent to the subject site is St Stephens Anglican Church at the corner of Church Street and Military Road. The site is surrounded vacant land to the north (the site of former PKC smelter and refinery), a mixture of commercial and light industrial land to the north west and residential development to the east, south east and south west.



SOURCE: GOOGLE EARTH PROFESSIONAL ACCESSED 1-6-16

Site and Surrounds

SOURCE: DWA ARCHITECTS PHOTODATE: 3-6-16



1.



4.



7.



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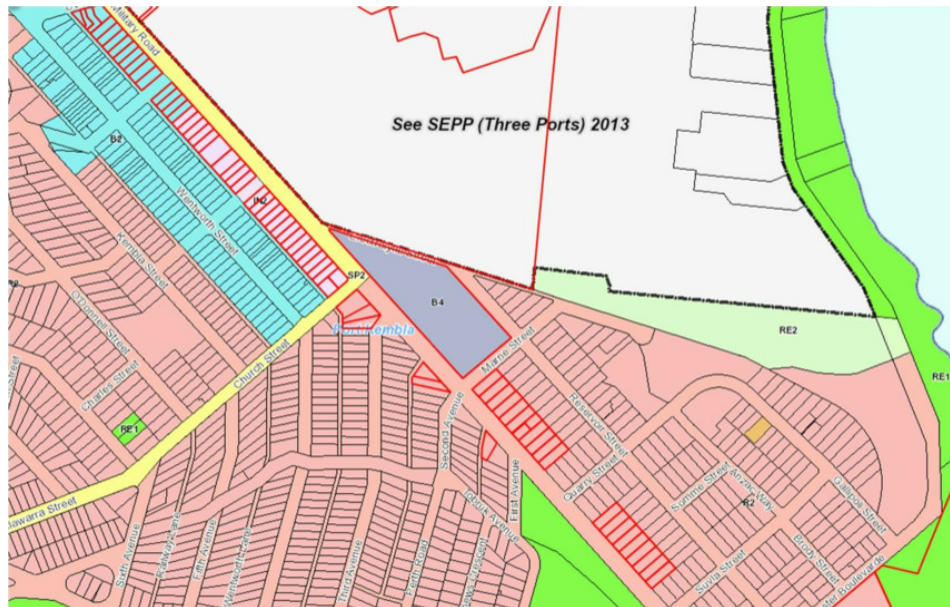
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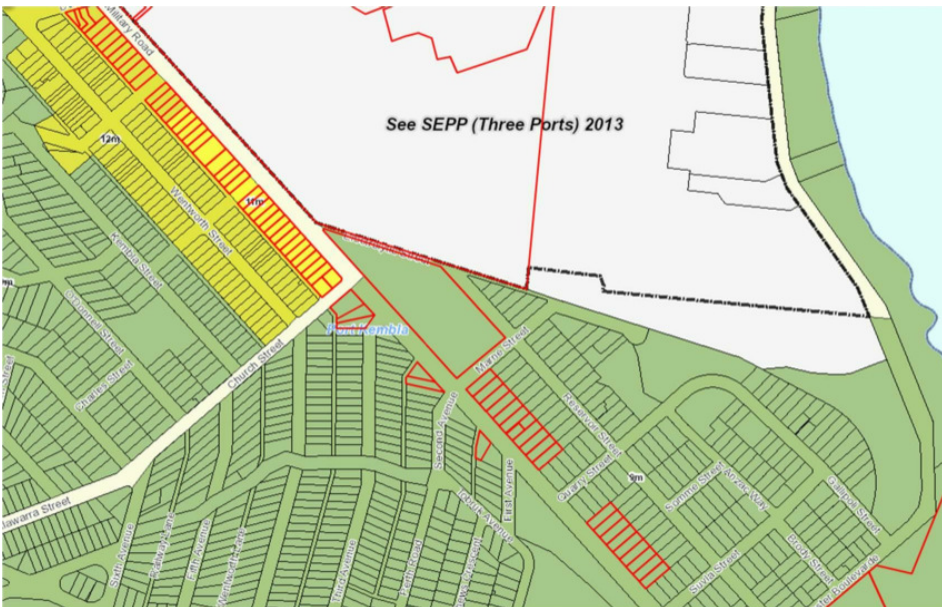
6.

- 1. View 1
View along Wentworth St - facing to west - showing Retail/Commercial precinct within short walk from subject site.
- 2. View 2
View at Marne St - facing south-west - showing nearby residential area evidencing trend towards gentrification.
- 3. View 3
View from Military Rd. facing south down Marne St. - opposite site - showing the detached single family housing which typifies development to the south-west, south and south-east of the site.
- 4. View 4
View to site facing west on Electrolytic St.
- 5. View 5
View to site from Military Rd. near intersection of Marne St. facing to north
- 6. View 6
View from middle of site site facing to north-west.
- 7. Street View 7
View from Military Rd. near intersection with Marne St. facing to south-east.
- 8. Street View 8
View from north-western corner of site facing to north.

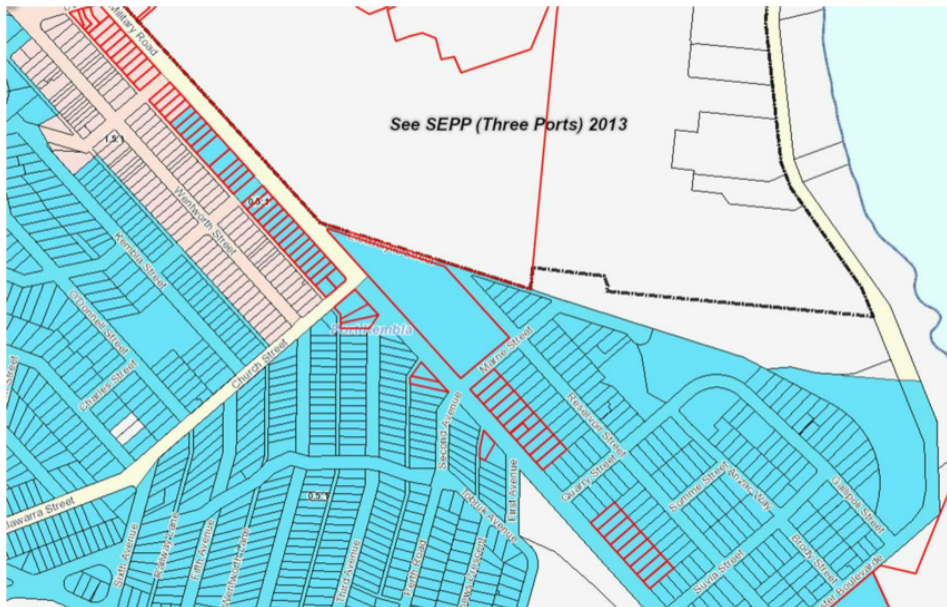
City of Wollongong L.E.P. Controls



EXTRACT OF LAND ZONING MAP
SOURCE: WOLLONGONG LEP 2009



EXTRACT OF BUILDING HEIGHT MAP
SOURCE: WOLLONGONG LEP 2009



EXTRACT OF FLOOR SPACE RATIO MAP
SOURCE: WOLLONGONG LEP 2009

Land Zoning - B4 Mixed Use

The objectives of the B4 Mixed Use zone are:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To support nearby or adjacent commercial centres without adversely impacting on the viability of those centres.

Height of Buildings - 9m

The objectives of the Height of Buildings are:

- To establish the maximum limit which buildings can be designed and floor space can be achieved
- To permit building heights that encourage high quality urban form
- To maintain satisfactory sky exposure and daylight to buildings and public areas
- To provide building heights that ensure sunlight access to key areas and public domain
- To nominate heights that will provide an appropriate transition in built form and land use intensity

Floor Space Ratio - 0.5 : 1

The objectives of the Floor Space Ratio are:

- To establish the maximum development density and intensity of land use, accounting for the availability of infrastructure and generation of vehicular and pedestrian traffic
- To control building density and bulk in relation to the site area and within building envelopes (maximum building height limits) in order to achieve the desired future character of the area
- To minimise any adverse environmental impact on the use or enjoyment of adjoining properties
- To maintain an appropriate visual relationships between new development and the existing character of areas or locations that are not undergoing or likely to undergo a substantial transformation.
- To provide an appropriate correlation between the size of a site and the extent of any development on the site
- To facilitate design excellence by ensuring the extent of floor space within building envelopes (maximum building height limits) leaves generous space for the articulation and modulation of design.

Opportunities and Constraints



IMAGE SOURCE: GOOGLE EARTH PROFESSIONAL ACCESSED 1-6-16

Opportunities

Built Form

- To create corner element markers, to enable site to become prominent to the surrounding areas,
- To provide a mix of housing and units, addressing the scale and proportions of surrounding sites,
- To create stages to allow for a sequence of building within the precinct,
- Respond to the already established patterns and scale for the surroundings developments,
- To address the streetscape to all roads on the sites boundaries, creating an active urban environment

Connections

- To create pedestrian access links through site to connect to surrounding roads and the Port Kembla town centre with the use of pathways and green zones
- To create a visible link to the main shopping strip (Wentworth Street) which is within walkable distance from subject site
- Address level differences by providing stairs and accessible pathways that are connected to the street and public domain.
- Residential development to connect to the existing residential zones surrounding the subject site
- To create a connection to existing green zone adjacent to subject site.

Environmental and Amenity

- To maximise district views for future residential developments
- Maximise amenity to the residential developments in terms of solar access and natural ventilation performance, through appropriate lot sizes and practical unit layouts,
- Adopt WSUD principles and,
- To maximise green zones on the subject site.



Constraints

Street Level Treatment

- To address the streetscape activity along all roads surrounding the site (Military Road, Electrolytic Street & Marne Street)
- To maximise vehicular and pedestrian amenities

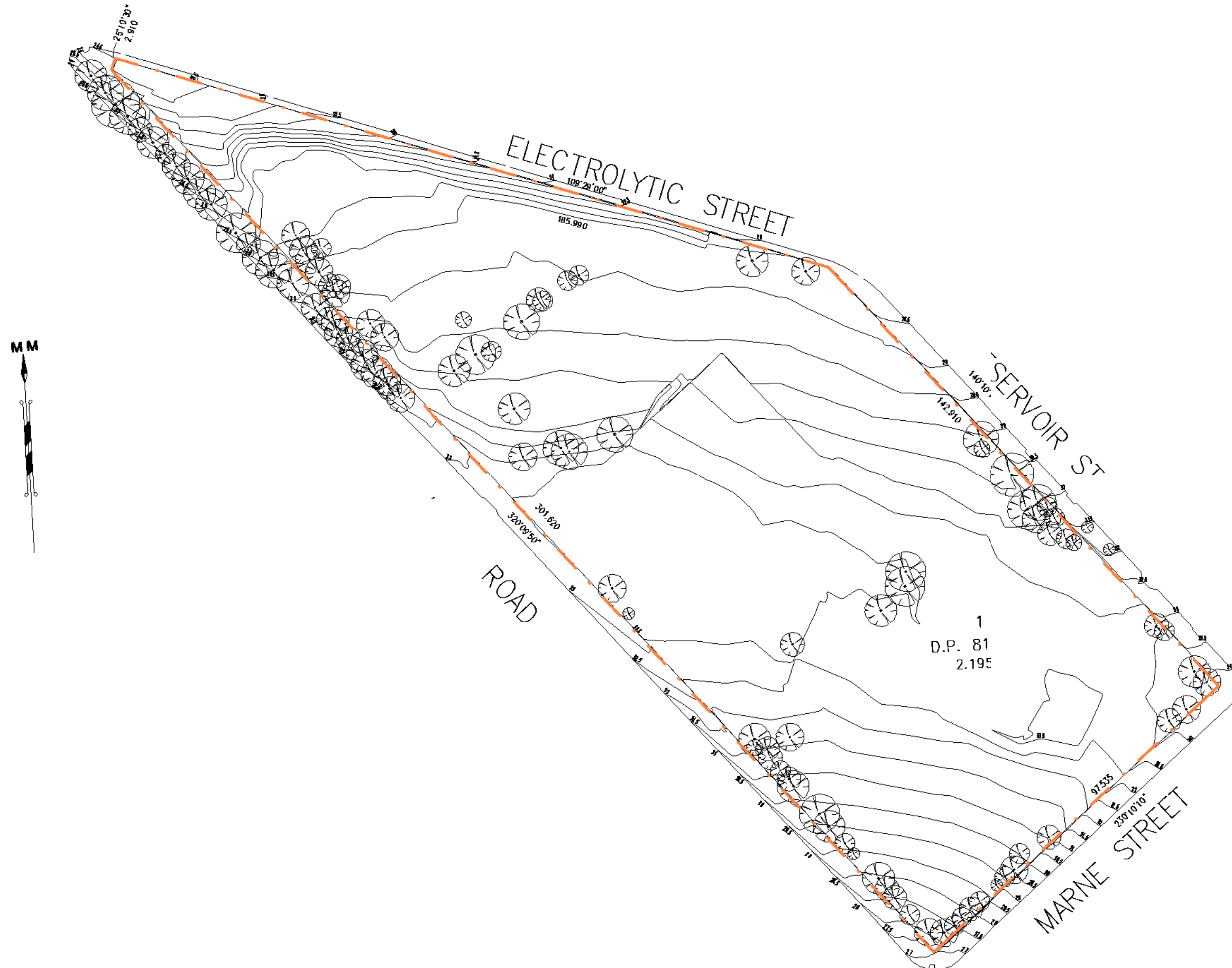
Environmental and Amenity Impacts

- To address the noise from the main road (Military Road) on the subject sites front boundary.
- To address the noise from the railway to the north-west of the subject site.
- To address the pollution from the surrounding industrial sites such as the former PKC Smelter and Refinery, Industrial Park, and BlueScope Steel.
- To address the pollution from the Port Kembla Station to the north-west of the subject site.

Figure Ground



Survey



Pedestrian Access



SOURCE: GOOGLE EARTH PROFESSIONAL ACCESSED 1-6-16

Green Spaces



Vehicular Access To Site



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Staging



Proposed Land Zoning



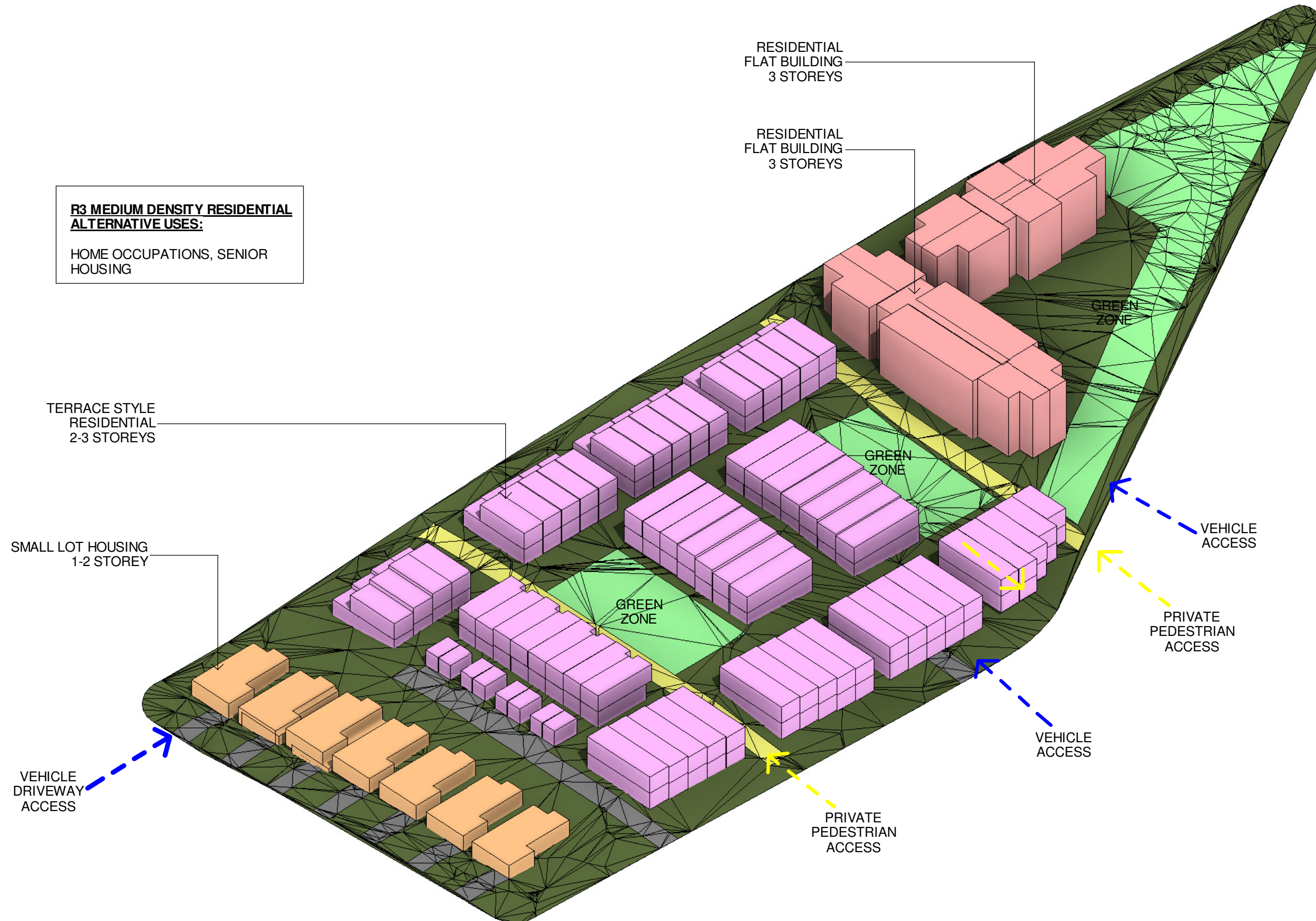
Proposed Height of Buildings



Proposed Site Development and Context

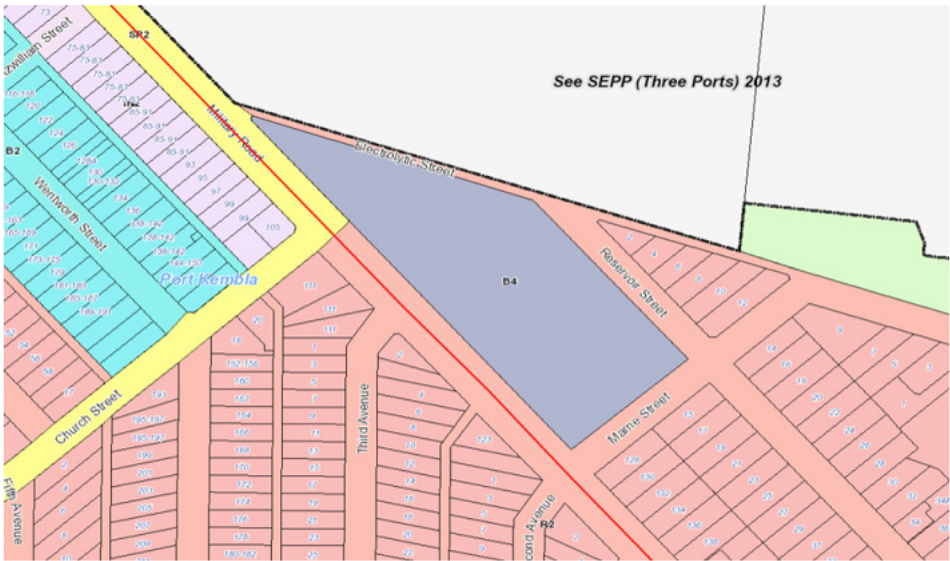


Proposed Site Development - 3d



LEP Maps Proposed Site and Context

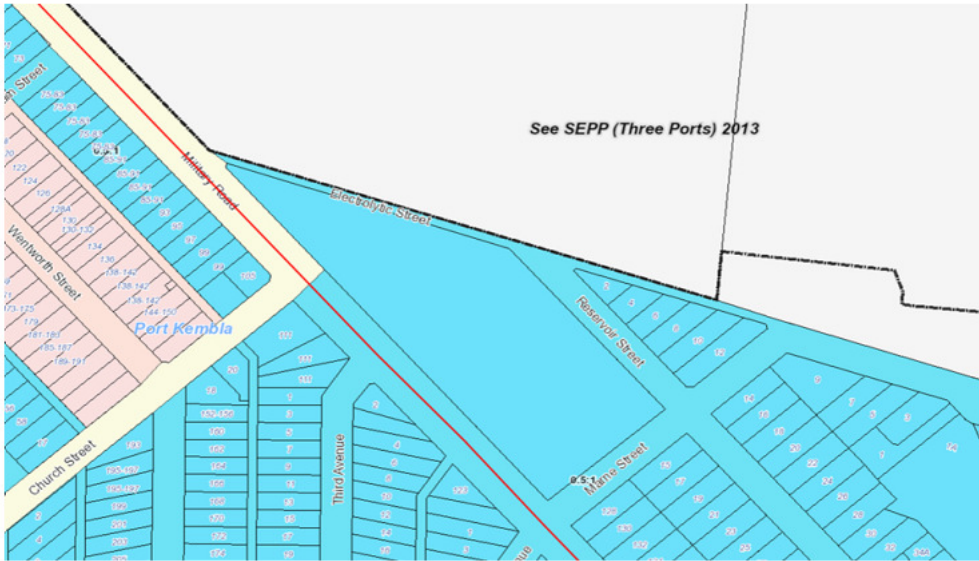
CURRENT WOLLONGONG LEP MAPS



Land Zoning - B4 Mixed Use

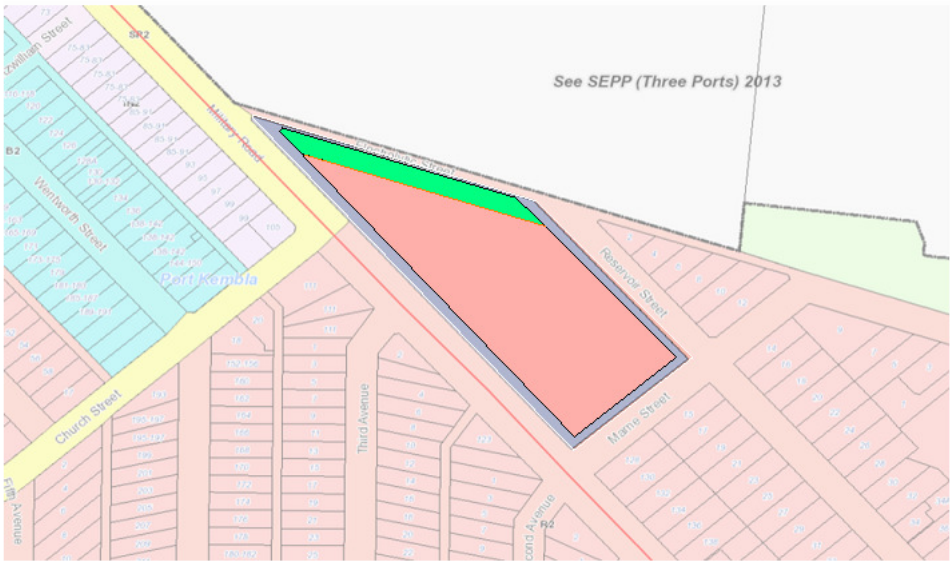


Height of Buildings - 9m

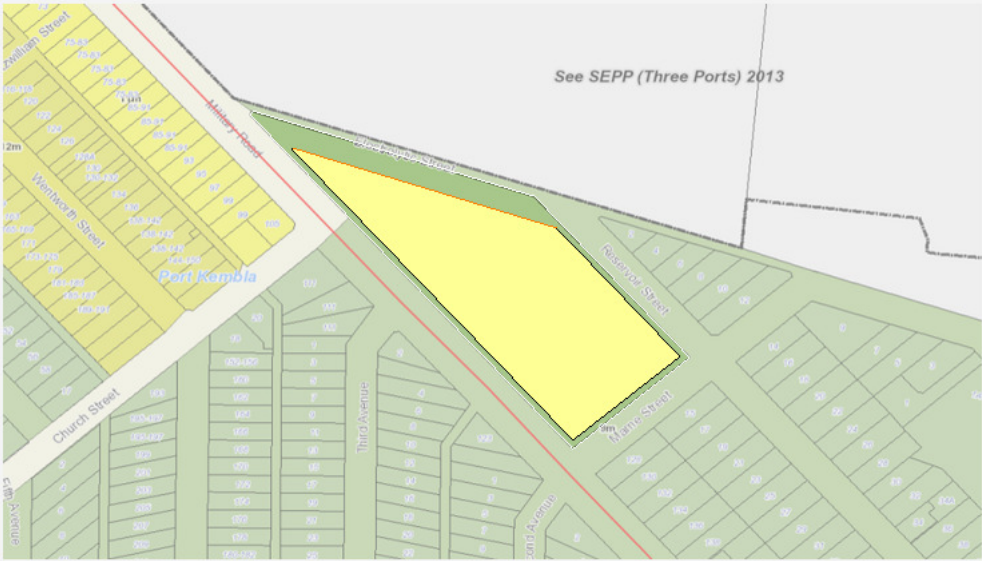


Floor Space Ratio - 0.5 : 1

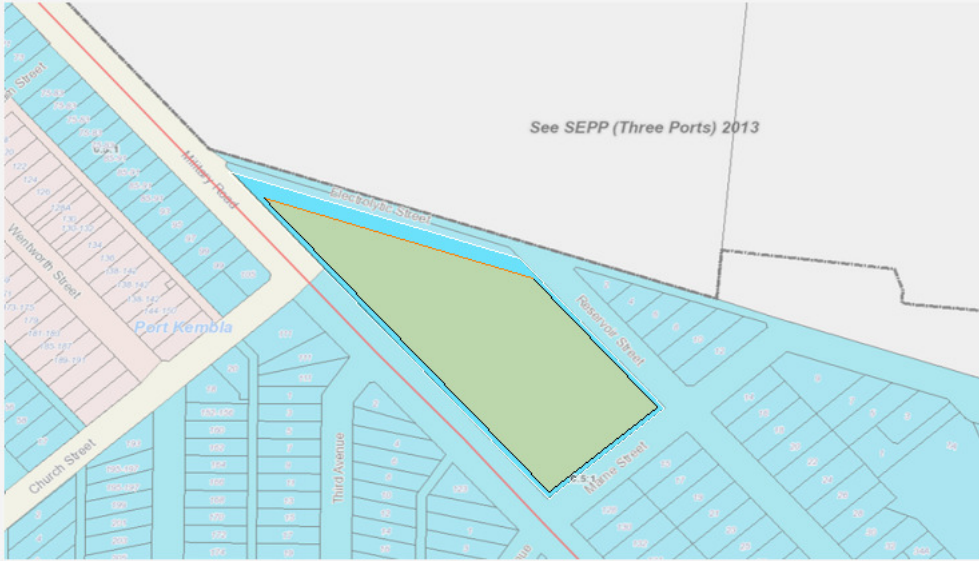
PROPOSED AMENDMENTS TO WOLLONGONG LEP MAPS



R3 (Medium Density Residential) ■
RE2 (Private Recreation) ■

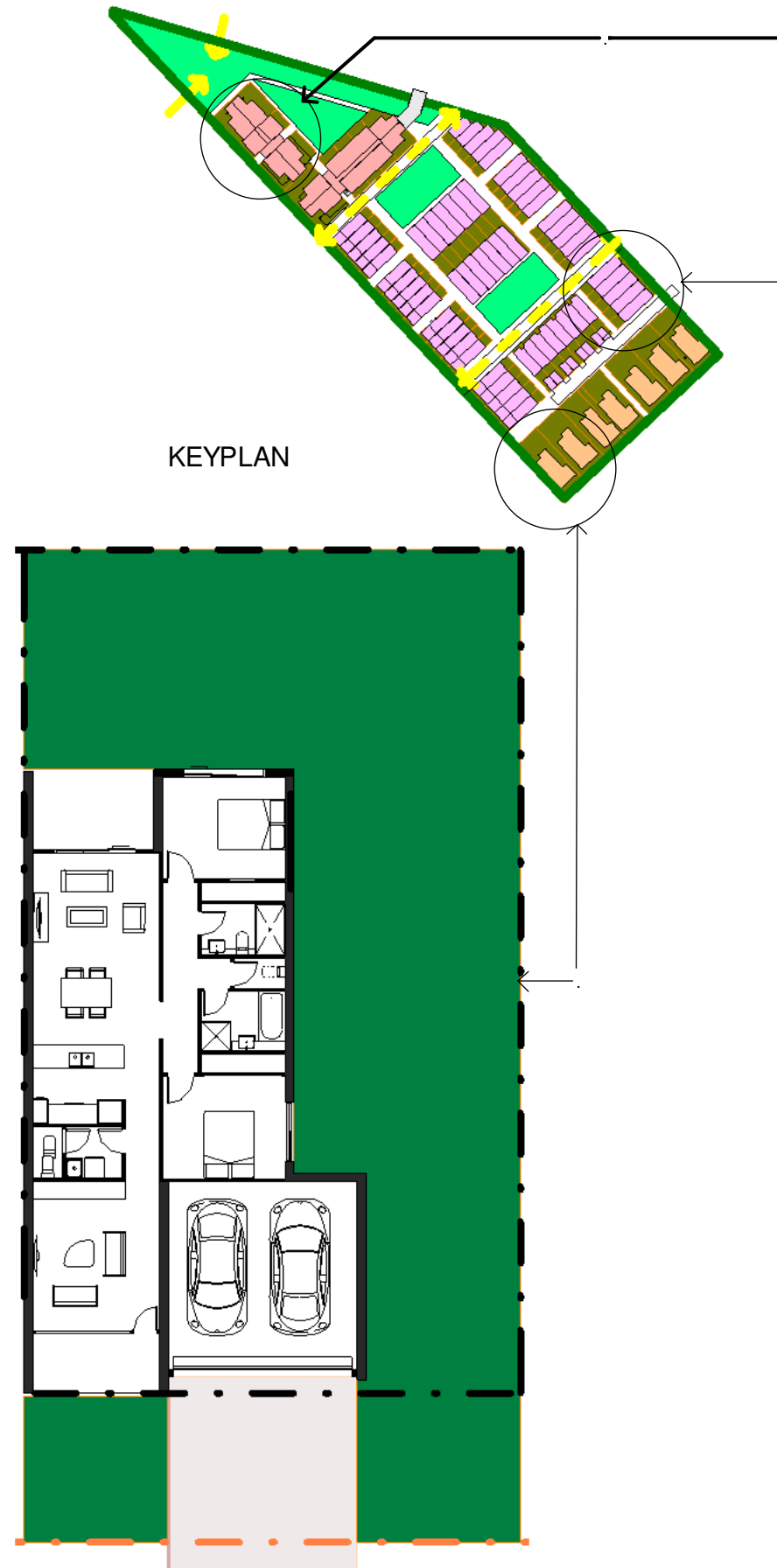


11 METER
HEIGHT LIMIT ■



0.75:1 FSR ■

TYPICAL FLOOR PLANS

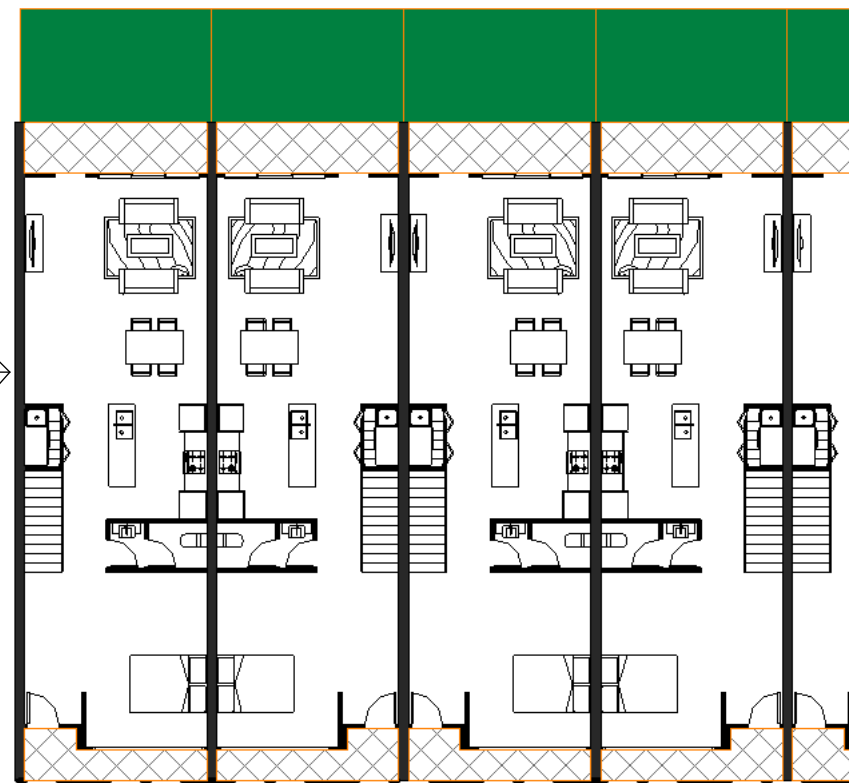


KEYPLAN

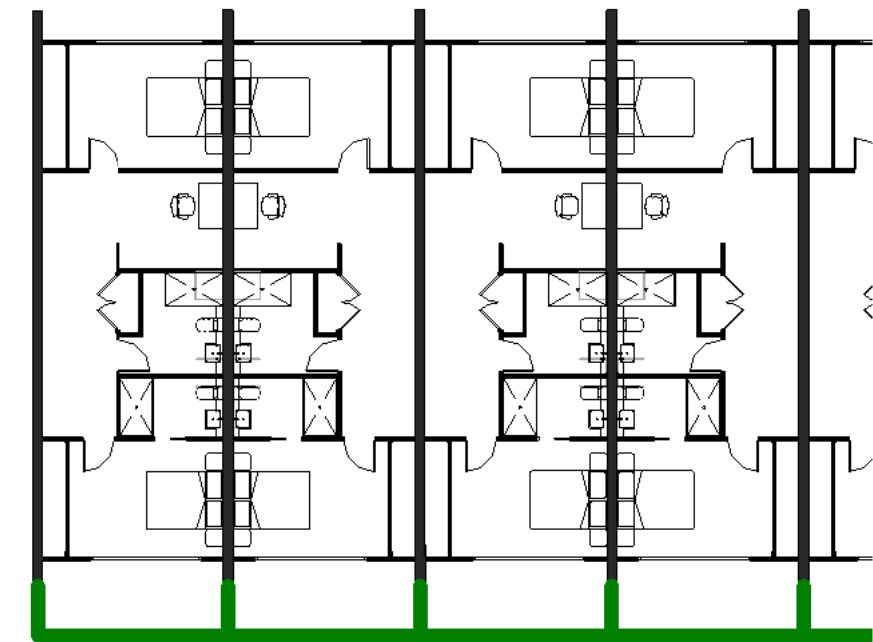
STAGE 1 - TYPICAL SMALL LOT HOUSING



STAGE 3 - TYPICAL FLOOR OF UNIT BLOCK



STAGE 2 - TYPICAL TOWNHOUSES - GROUND FLOOR



STAGE 2 - TYPICAL TOWNHOUSES - UPPER FLOOR