

To amend Wollongong LEP 2009

27 September 2023

LOCAL GOVERNMENT AREA

Wollongong City Council

NAME OF LEP

Wollongong Local Environment Plan 2009

Wilga Street Block Planning Proposal

ADDRESS OF LAND

The lots bound by Wilga Street, Collins Street, Princes Highway and Memorial Park, Corrimal including:

Lot 1 DP 719289	Lot 1 DP 206297	Lot 2 DP 164022	Lot 102 DP 776944
Lot 1 DP 197991	Lot 1 DP 782673	Lot 2 DP 617913	Lot 101 DP 776944
Lot 102 DP 825910	Lot A DP 154206	Lot 3 DP 617913	Lot 500 DP 1003704
Lot 1 DP 504196	Lot 1 DP 1036220	Lot 5 DP 37769	Lot 100 DP 1090992

And the lots within Memorial Park Corrimal including:

Lot 1 DP 160127	Lot 42 DP 234461	Lot 5371 DP 1174381, RES D580087
Lot 1 DP 1163544	Lots 1-3 DP 162253	Lot 7310 CROWN 1148196, RES D580087
Lot 101 DP 716006	Lots 1-3 DP 162363	Lot 22 DP 804962
Lot 1 DP 1221598	Lots 1-2 DP 163779	



Figure 1 – The study area, comprising the Wilga Street Block and adjoining public open space, Corrimal

Contents

INTRODUCTION	2
1.1 Site Description	3
SECTION 2 – BACKGROUND AND CONTEXT SETTING	7
2.1 Planning Context	7
2.3 Wollongong Local Planning Panel.....	11
2.4 Council meeting.....	12
SECTION 3 – THE PLANNING PROPOSAL	13
PART 1: OBJECTIVES AND INTENDED OUTCOMES.....	13
PART 2: EXPLANATION OF PROVISIONS	14
2.1 Summary of proposed amendments to Wollongong Local Environmental Plan 2009	14
2.2 Proposed inclusions Wollongong Development Control Plan 2009 Chapter B4 – Development in Business Zones	15
2.2 Detailed explanation of proposed amendments to <i>Wollongong Local Environmental Plan 2009</i>	16
PART 3: JUSTIFICATION OF OBJECTIVES, OUTCOMES AND PROVISIONS AND PROCESSES FOR THEIR IMPLEMENTATION.....	46
Section A – Need for the planning proposal.....	46
Section B – Relationship to strategic planning framework	46
Section C – Environmental, social and economic impact.....	49
Section D – Infrastructure (Local, State and Commonwealth)	52
Section E – State and Commonwealth Interests	52
PART 4: MAPPING	54
PART 5: COMMUNITY CONSULTATION	55
PART 6: PROJECT TIMELINE	56
 APPENDIX 1_WOLLONGONG LOCAL PLANNING PANEL ADVICE	
APPENDIX 2_COMPLIANCE WITH SEPPS AND MINISTERIAL DIRECTIONS	
APPENDIX3_MAP BOOK	

INTRODUCTION

Corrimal Town Centre is a Major Town Centre serving Wollongong's Northern Suburbs. The Wilga Street Block (the Block) occupies the north-east end of the Town Centre. The Block has a split zoning and a lower height of building and floorspace ratio control than the remainder of the Town Centre. The ownership, amalgamation and access arrangements are also complicated. These conditions have constrained redevelopment of the site, and present ongoing challenges in achieving high-quality built form and public domain outcomes.

A revitalised Wilga Street Block is well positioned to contribute to employment floorspace, increase housing diversity and supply, and provide the community with a vibrant, mixed-use precinct with an upgraded and green public domain.

In 2015 Wollongong City Council adopted the *Corrimal Town Centre Plan 2015-2025* (the Plan). This Plan set a long-term aspiration for a liveable and vibrant town centre. The Plan identifies the Wilga Street Block as a Key Site stating that there is merit in investigating increasing height controls and floor space ratio (FSR) consistent with the rest of the Corrimal town centre and to develop accompanying design guidelines, principles and development controls to ensure high quality outcomes. The Plan confirms that development capacity is currently limited by the split zoning, height and FSR controls.

The purpose of this Planning Proposal is to seek amendment to the *Wollongong Local Environmental Plan 2009* based on the findings of the *Wilga Street Block Urban Design Study* and recommendations of the *draft Wilga Street Planning Strategy*. It relates to the lots contained within the block bound by Wilga Street, Collins Street, the Princes Highway and Memorial Park, as well as Wilga Street and Memorial Park themselves. The Planning Proposal presents key changes to land use, height, FSR, overshadowing, minimum subdivision lot size and design excellence controls.

This Planning Proposal is supported by detailed precinct-based planning controls proposed to sit within the Wollongong DCP Chapter B4 – Development in Business Zones (draft DCP). The draft DCP is to be publicly exhibited in conjunction with this planning proposal.

This report has been prepared in accordance with the Department of Planning & Environments (DPE) *Local Environmental Plan Making Guideline (August 2023)* and the obligations under the *Environmental Planning and Assessment Act 1979*. It demonstrates strategic merit for amendments proposed, outlines changes to planning controls and considers planning implications of these changes.

As Council is a landholder within the Block, it is not seeking to be authorised as the Local Plan-Making Authority (LPMA) for this planning proposal. The LPMA is identified in a Gateway determination and identifies the authority who will undertake the statutory functions of making the LEP.

SECTION 1 – SITE IDENTIFICATION

1.1 Site Description

The planning proposal relates to the north-eastern end of the Corrimal Town Centre, east of the Princes Highway (Figure 2). The focus of most planning control changes sought by this planning proposal is to the developable area within the Block bound by Wilga Street, Collins Street, the Princes Highway and Memorial Park (Figure 3). The Block is approximately 2.5ha, excluding public roads. It is located close to existing bus services and approximately 950m from Corrimal Train Station.



Figure 2 – Corrimal Town Centre (SJB)

The Wilga Street Block provides a northern anchor to the Corrimal Town Centre. Its four boundaries interface with a range of different urban conditions. The Block's western boundary addresses Corrimal's fine grain high street – the Princes Highway. To the south the block shares a boundary with Corrimal Memorial Park, a key place for users of all ages for gathering, playground and recreation uses. To the east is Wilga Street, a cul-de-sac with a mixed residential, commercial, and recreational street frontage which provides primary vehicle access, including access to a loading dock, to many uses within the Block. Collins Street to the north marks the transition point of the town centre to the surrounding low-density residential area.



Figure 3 – Wilga Street Block, Corrimal (SJB)

Within the Block there are a range of different land uses present including retail premises, business premises, a club, an at grade carpark and residential dwellings, including single detached dwellings and residential flat buildings. Existing buildings are one or two storeys high and are concentrated on the boundaries and address the street. Currently, activation to Memorial Park is limited to one entry/exit point from the mall, generally aligned with Luke's Place playground.

There are three major land holders whose land holdings account for approximately 75% of the Block (Figure 4):

1. Corrimal RSL and Memorial Club and Corrimal RSL Sub-Branch (~5,108m²)
2. Wollongong City Council (~3,781m²)
3. Corrimal Park Mall (~9,537m²)



Figure 4 – Land Ownership

Ad hoc development over time has created haphazardly aligned, unusually shaped and fragmented lot amalgamations. This has resulted in several lots that are highly constrained due to size, shape, alignment or access and presents challenges for future redevelopment.

The ownership patterns across the Block have an impact on the capacity of the Block to accommodate future development. It is more likely to see large-amalgamated lots turn over because they allow greater flexibility in development. Lots with strata subdivision are less likely to develop, as are small lots in single ownership.

Wollongong City Council is one of the major landowners, with a land holding in the centre of the Block (see 2, within Figure 4). This Council owned landholding is legally described as Lot 5 DP 37769 and known as 101 Wilga Street, Corrimal (the parking lot). It is an approximately 3,781m² irregular shaped allotment which is classified as 'Operational Land' under the Local Government Act 1993. The parking lot has been leased to an adjoining landowner since the 1980s and is utilised as an off-street carpark providing approximately 80 spaces, and is used by visitors to the Block, Town Centre and Memorial Park. The parking lot also provides rear vehicle access to the properties fronting the Princes Highway.

The draft Wilga Street Block Planning Strategy (details provided in Section 2.1 below) recommends an alternative height and FSR scheme is introduced to encourage lot consolidation and to facilitate improved public benefit including affordable housing. It also recommends a range of other LEP and DCP amendments to shape positive change within the Block. The analysis in the draft Wilga Street Block Planning Strategy found that the parking lot is constrained by its narrow lot street frontage (12.23m), and that its current layout and location limits the potential of adjacent landowners to redevelop. Due to the location of the parking lot within the centre of the Block it has the potential to contribute to the vision for the Block and support improved outcome for the Centre. Amalgamation with neighbouring lots could enable a clear street address and facilitate future redevelopment by diversifying the offer of the Block whilst delivering clear public benefit. The parking lot has therefore been included in preferred lot consolidation options in the draft site-specific development control

plan (DCP) controls, see Figure 26 - Proposed Special Area Map below, and within the special area map. The proposed LEP amendments and draft DCP has been informed by the analysis undertaken in the documents described in Section 2 below, community engagement and advice from the Local Planning Panel.

This planning proposal and associated draft precinct specific DCP controls provides a strategic planning framework to guide future development within in the Block with the aim facilitating a vibrant mixed-use precinct, additional employment floorspace, increased housing diversity and supply, whilst protecting the adjacent public open space from unreasonable overshadowing and ensuring the built form responds to the site context.

Details on the proposed amendments to the Wollongong Local Environmental Plan 2009 that apply the Block, including the parking lot, are provided in Section 3 of this document.

SECTION 2 – BACKGROUND AND CONTEXT SETTING

2.1 Planning Context

A range of documents have informed this Planning Proposal, demonstrated in Figure 5.

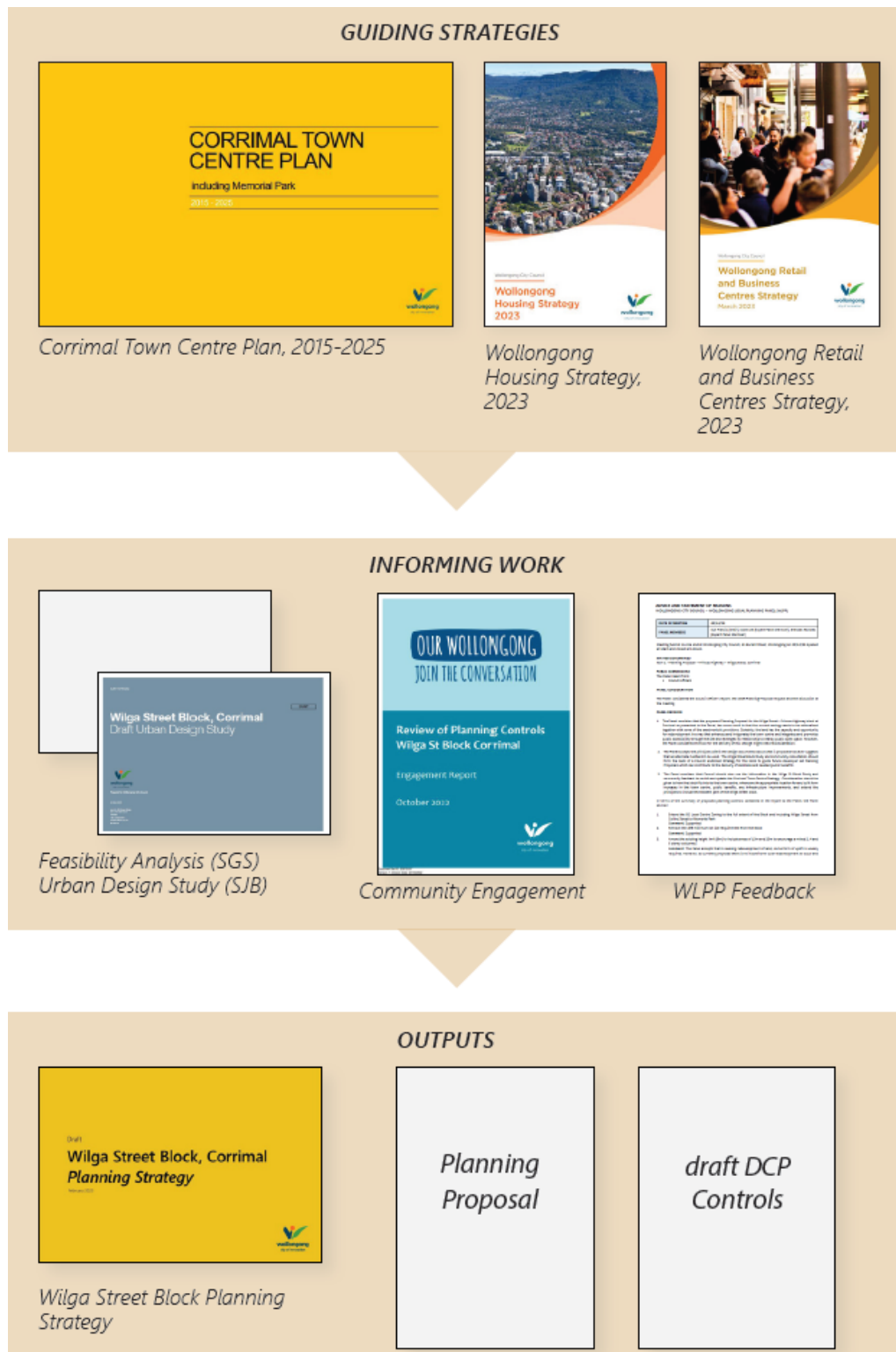


Figure 5: Line of sight (Corrimal Town Centre Plan to this Planning Proposal) (adapted from Wilga Street Block Planning Strategy)

This Planning Proposal has been further informed by:

- Traffic Impact Assessment - Bitzios Consulting
- Flood Assessment - Advisian

Note: The *Employment Zones Reform*, implemented by the NSW Department of Planning & Environment in April 2023, is applicable to certain land within the Planning Proposal. The Reform reduced the number of employment zones, by consolidating the existing zones into broader zone categories. Under the reforms B2 Local Centre was transitioned to E1 Local Centre. Some of the supporting documents for this Planning Proposal were prepared prior to the implementation of the Reform and therefore reference the zone “B2 Local Centre” which has now been translated to zone “E1 Local Centre”.

2.1.1 Corrimal Town Centre Revitalisation Strategy 2009

Rohan Dickson + Associates Pty Ltd (now Urbis Pty Ltd) were engaged by Wollongong City Council in 2007 to develop a Revitalisation Strategy for Corrimal Town Centre. The primary role of the Corrimal Revitalisation Strategy was to review Town Centre planning controls.

Changes to height and floor space ratio (FSR) controls were tested across the Corrimal Town Centre, including the business zoned portion of the Wilga Street Block. No recommendation to increase height or floor space ratio controls applying to the Wilga Street Block was made. The reason for this is not clearly documented.

The recommendations from this Strategy informed amendments relating to the Corrimal Town Centre in the then draft Wollongong Local Environmental Plan 2009 (WLEP 2009).

2.1.2 Wollongong Local Environmental Plan Review 2009

In 2010, the WLEP 2009 replaced the *Wollongong Local Environmental Plan 1990*. The transition to the WLEP 2009 included a review of existing controls, consideration of new strategies and recommendations, and updates to the instrument to align with the Standard Instrument (Local Environmental Plans) Order 2006. The changes were notified in 2010. The controls brought into place for Corrimal Town Centre were mostly reflective of revisions needed to bring the planning controls into alignment with the Standard Instrument LEP.

Table 1 summarises and compares the relevant WLEP 2009 controls applying to the Corrimal Town Centre in force at time of writing. The table demonstrates that the WLEP 2009 controls that apply to the E1 Zone (formally B2 Local Centre Zone) across the Wilga Street Block are lower than the rest of town centre.

To note, the Employment Zones Reform came into effect 26 April 2023 and translated the B1 Neighbourhood Centre and B2 Local Centre zone into the E1 Local Centre. As part of this process an additional permitted use (number 33) was introduced to maintain the permissibility (permissible with consent) of Residential Flat Buildings and Self-Storage units on land that was formerly zoned B2 and maintain the prohibition of those uses on land that was formerly zoned B1.

Table 1: summary of existing WLEP 2009 controls

Planning Controls	Corrimal Town Centre	Wilga Street Block
Zoning	E1 Local Centre	E1 Local Centre R2 Low Density Residential
Floor Space Ratio (FSR)	1.5:1	1.5:1 (E1) 0.5:1 (R2)

Height of Building (HOB)	15m	9m
Additional Permitted Uses	APU 33 applies to land zoned E1 Local Centre	APU 33 applies to part of the site, in line with to the E1 zoning and states development for the purposes of residential flat buildings or self-storage units is permitted with development consent.

2.1.3 Corrimal Town Centre Plan 2015 (current)

The adopted *Corrimal Town Centre Plan 2015 - 2025* was built on the *Corrimal Town Centre Revitalisation Strategy* and sets the vision and strategic direction for the Corrimal Town Centre.

The *Plan* identifies 5 key sites that may have future redevelopment potential, and notes that further studies are required to test possible development capacity in on these sites. The Wilga Street Block was identified as a key site (identified as 1 in Figure 6 below). The *Plan* states, specific to the Wilga Street Block, that there is merit in investigating increasing planning controls that apply to this block.



Figure 6 - Key Sites Diagram, Wilga Street Block denoted as Site 1. Source: Corrimal Town Centre Plan

The Corrimal Town Centre Plan outlines the following considerations for the Block (p.21):

- *Development capacity of this block is currently limited - height restricted to 9m and FSR varies 0.5:1 (R2) and 1.5:1(B2). This block has a split zoning of B2 Local Centre and R2 Low Density Residential*

- *Site comprises several large lots in close proximity to all centre services*
- *Public car park servicing Town Centre and Memorial Park is in the middle of the block*
- *Flood affected areas are limited and do not impose a constraint on intensified development*
- *Opportunity to activate Memorial Park with redevelopment to improve safety and surveillance and increase residential population in centre and support local business*
- *Merit in investigating increasing height controls and floor space ratio in this block, consistent with rest of Town Centre. Develop accompanying design guidelines, principles and development controls to ensure high quality-built form.*

The review of planning controls across the Wilga Street Block was the focus of Action 2.1 of an implementation action of the Plan.

2.1 TOWN CENTRE RESIDENTIAL CAPACITY REVIEW	<i>Through the Housing Study Review, test the residential capacity of the town centre to cater for intensified residential living, <u>with a focus on the Wilga Street Block</u>, ensuring the strategic direction for residential capacity and built form in the town centre aligns with the Floodplain Risk Management Study.</i>
---	---

To deliver on this recommendation Council has undertaken a planning and design review of the Block.

2.1.4 Wilga Street Block Planning and Design Review

In line with the recommendations of the *Corrimal Town Centre Plan* and *Council's Planning Proposal Policy*, Council has undertaken a planning and design review to inform amendments to the LEP and DCP. The outputs of this review include:

- Wilga Street Block Urban Design Study
- Draft Wilga Street Block, Corrimal – Planning Strategy
- Planning Proposal (this document) and attachments

Draft amendments to *DCP Chapter B4 – Development in Centres and Peripheral Sales Precincts*, the *draft Strategy* and this *Planning Proposal* were informed by detailed feasibility and urban design analysis documented in the *Wilga Street Urban Design Study* (SJB Architecture and Planning) and the *Wilga Street Block Feasibility Report* (SGS Economics and Planning) and supported by a *Traffic Impact Assessment* (Bitzios Consulting) and *Flooding Assessment* (Advisian).

The *Urban Design Study* interrogates the existing planning framework and, tests different development outcomes to inform changes to planning controls.

The planning controls on the Block are more restrictive than those for the rest of the Town Centre and have led to the existing low-density condition which has seen minimal redevelopment over the past 30 years. Existing development sits at or below the level of development that is currently permissible. Despite the low scale, the existing buildings along Memorial Park cause partial overshadowing of Luke's Place Playground, and the northern edge of the sports field.

Under current controls and without amalgamation, there is minimal incentive for redevelopment to occur or revitalisation to take place. The available 'uplift' in yield under the current controls is minimal. Feasibility analysis completed by SGS Economics and Planning, determined that the current LEP controls would be unlikely to lead to revitalisation in the foreseeable future.

The *Urban Design Study* tested different layouts and development densities that achieve a more permeable, activated and rationally arranged Block. This testing demonstrated that an increase in density on the Block has merit, and that a built form response equal to, and in some areas, above, the town centre controls can perform well against the objectives for the Block.

The *draft Strategy* acknowledges that the revitalisation of the Block is an opportunity to deliver a mixed-use precinct in line with the community's future needs. It provides the strategic direction for the Block, enabling a line of site between the Corrimal Town Centre Plan and putting forward recommendations for changes to the *WLEP 2009* and *Wollongong DCP 2009: Chapter B4 Development in Centres and Peripheral Sales Precincts*.

The recommendations for changes to planning controls are guided by existing strategic policy, and developed through context analysis, design principles and built form testing. Recommendations have been informed and refined through community consultation, peer review and advice from the Wollongong Local Planning Panel (WLPP).

The planning and design review proposes that planning controls facilitate the following outcomes:

1. *Retain Princes Highway character with active frontages and fine grain retail*
2. *Improve block permeability and through-site links to provide pedestrian priority*
3. *Locate servicing focused on Wilga Street that is discreet*
4. *Maintain key view lines to Broker's Nose from Memorial Park and Collins Street*
5. *Minimise overshadowing to Memorial Park and Luke's Place*
6. *Strengthen the block definition and allow for logical amalgamation*
7. *Enhance the permeability and the interface with the park*
8. *Investigate the potential for a gateway to Corrimal town centre in the north-west corner*

2.3 Wollongong Local Planning Panel

In accordance with s9.1 Ministerial Direction *Local Planning Panels Direction – Planning Proposals* the planning proposal was reported to the 20 December 2022 meeting of the WLPP for advice.

Overall, the Panel accepted the principles within the documents and noted the proposal has merit in that the current zoning needs to be rationalised together with refreshed controls. The Panel recommended, in summary, the following areas for further investigation:

- The Panel had concerns that some sites within the block may be redeveloped in isolation from others without public benefit being realised.
- The Panel supported overshadowing controls and recommended ensuring that they were realistic for Winter
- The panel recommended a clearer line of sight and alignment between the Corrimal Town Centre Plan and proposed planning controls through the development of an endorsed strategy
- The panel recommended that any increase to planning controls above that of the surrounding town centre should be dependent on amalgamation and clear public benefit, and supported by an adopted site-specific strategy

A copy of the detailed advice provided by the WLPP is contained in appendix 1.

In response to the advice of the WLPP, the Draft Wilga Street Block Planning Strategy was prepared by Council, informed by the previous studies completed. The proposed provisions were revised to the form described in this Planning Proposal, and as reported to Council for consideration.

Specific changes to proposed development standards included moving from a set height and FSR control, to a base control of 15m and 1.5:1, and an alternative control for certain land of up to 21m and 2:1 FSR where amalgamation and affordable housing provision was delivered.

2.4 Council meeting

On 3 April 2023 Council considered a report on the Wilga Street Planning Proposal including proposed maps, draft DCP controls, and the draft Wilga Street Block Planning Strategy. Council resolved the following:

- 1. The draft Wilga Street Block Planning Strategy (Attachment 3) be endorsed for exhibition.*
- 2. The draft Wollongong Development Control Plan 2009 – Chapter B4 Development in Business Zones: Corrimal Major Town Centre – Precinct 1: Wilga Street (Attachment 5) be endorsed for exhibition.*
- 3. A draft Planning Proposal be prepared for the Wilga Street Block to amend the Wollongong Local Environmental Plan 2009 Maps (Attachment 4) and controls as indicated in this report.*
- 4. The draft Planning Proposal be forwarded to the NSW Department of Planning and Environment for a Gateway Determination to enable exhibition.*
- 5. Following the receipt of the Gateway Determination, the draft Planning Proposal, draft Wollongong Development Control Plan 2009 – Chapter B4 Development in Business Zones: Corrimal Major Town Centre – Precinct 1: Wilga Street (Attachment 5) and the draft Wilga Street Block Planning Strategy (Attachment 3) be exhibited for a minimum period of 28 days.*
- 6. Following the combined exhibition of the forementioned documents, the issues raised in submissions be reported to Council.*
- 7. The NSW Department of Planning and Environment be advised that as Council is a landowner, Council is not seeking delegation to progress the finalisation of the Planning Proposal after exhibition and the consideration of submissions.*

SECTION 3 – THE PLANNING PROPOSAL

PART 1: OBJECTIVES AND INTENDED OUTCOMES

The *Corrimal Town Centre Plan* is the foundation for the Vision, Objectives and Design Principles defined for the Wilga Street Block. This foundation was built upon through the analysis of the *Urban Design Study* and the recommendations of the *draft Wilga Street Block Planning Strategy*, to produce a site-specific strategic direction for the Block. The importance of these documents' objectives and principles to the community was reinforced through the Wilga Street Block Community Survey.

The objective of the Planning Proposal is to amend the WLEP 2009 to facilitate the revitalisation of the Wilga Street Block Corrimal including:

- Ensuring that there is a simple, clear and consistent planning control framework that promotes high-quality built form that supports and interacts with Memorial Park, surrounding streets and enhances the Corrimal Town Centre streetscape character.
- Resolving challenges caused by split zonings occurring across large land holdings and the block as a whole.
- Ensuring the ongoing provision of retail and other non-residential floor space to meet local employment and retail needs.
- Responding to the need for a greater supply and diversity of housing, as identified in the Wollongong Housing Strategy
- Ensuring that key development standards respond to place and promote the desired character identified in the Corrimal Town Centre Plan.
- Ensuring that Memorial Park playground and sports fields have solar access throughout the year to safeguard public enjoyment of this land and health of the sports field ground cover.
- Ensuring diversity and flexibility of built form and a diversity of uses.
- Encouraging a rational amalgamation pattern across the Block.
- Introducing a framework for contributions towards affordable housing.

The intended outcomes as defined through the *Draft Wilga Street Urban Design Study and the draft Wilga Street Block Planning Strategy*, include:

- **A place for all.** A high-quality town centre supported by accessible, diverse and attractive offerings
- **A vibrant mixed-use precinct.** A place-based approach that is sensitive to the needs and desires of the community it serves.
- **A high-amenity precinct.** Create a network of cool, comfortable and connected places where people can dwell.
- **An improved pedestrian experience.** Prioritise a walkable neighbourhood where the pedestrian experience is safe and comfortable.
- **Consolidated access and servicing.** Parking and servicing is functional, adequate and discreet.

An improved development outcome. Encourage revitalisation of the town centre through redevelopment of this key block to provide greater public benefit.

PART 2: EXPLANATION OF PROVISIONS

The proposed new controls are informed by the *Corrimal Town Centre Plan* vision, *draft Urban Design Study*, *Wollongong Housing Strategy*, *Retail and Business Centres Strategy* and non-statutory community consultation. The recommendations for changes to planning controls are outlined in the *draft Wilga Street Block Planning Strategy*. The draft controls have been tested to understand their broad implications on development outcomes across the Block and on individual properties.

The revitalisation of the Block is an opportunity to meet future demand for employment needs and housing diversity and growth and transform it into a vibrant mixed-use precinct with an upgraded and green public domain. The Block is well positioned to accommodate increased residential density being close to jobs, services and public transport. The Block revitalisation is also a potential opportunity to increase the amount of affordable housing stock in the LGA.

2.1 Summary of proposed amendments to Wollongong Local Environmental Plan 2009

The proposed amendments to WLEP2009 are sought to facilitate the Objectives and Intended Outcomes in Part 1 of this Planning Proposal, and are summarised below:

- a) Amend the Land Use Zone to rezone land from R2 Low Density Residential to E1 Local Centre for certain land:
 - Rezone Lot 102 DP 825910, Lot 100 DP 1090992, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913, Lot 3 DP 617 913, Lot 5 DP 37769, and Lot 500 DP 1003704 from R2 Low Density Residential to E1 Local Centre. Map the E1 Local Centre across Wilga Street between Collins Street and Memorial Park.
- b) Amend the Additional Permitted Uses Map to extend the application of APU 33 in line with the proposed E1 Local Centre Zone.
- c) Amend the Minimum Subdivision Lot Size map to remove the application of a minimum lot size as it applies to certain land:
 - Remove the 499 minimum lot size requirements from Lot 102 DP 825910, Lot 100 DP 1090992, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913, Lot 3 DP 617 913, Lot 5 DP 37769, and Lot 500 DP 1003704.
- d) Amend the Height of Buildings and Floor Space Ratio Maps, as they apply to certain land:
 - Amend Height Of Building controls on Lot 2 DP 164022, Lot 1 DP 206297, Lot 100 DP 1090992, Lot 5 DP 37769, Lot 2 DP 617913, Lot 3 DP 617 913 and part of Lot 500 DP 1003704, Lot 1 DP 782673, Lot 102 DP 776944, Lot 101 DP 776944, Lot A DP 154206, Lot 1 DP 1036220, Lot 102 DP 825910, Lot 100 DP 1090992, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913, Lot 500 DP 1003704 from 9m to 15m.
 - Amend Floor Space Ratio controls on Lot 102 DP 825910, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913, Lot 3 DP 617913, and part of Lot 5 DP 37769, Lot 100 DP 1090992 and Lot 500 DP 1003704 from 0.5:1 to 1.5:1.
- e) Amend Cl 7.19 Active Street Frontages and accompanying maps to include reference to public open space, and apply to certain land:
 - Amend Clause 7.19 *Active Street Frontages* to *Active Frontages* and include reference to Public Open Space (in addition to streets) in the clause.
 - Amend Active Street Frontage Map title to remove word "Street".

- Map active frontages to Lot 500 DP 1003704 (facing the Princes Hwy, Memorial Park, and Wilga Street), Lot 1 DP 782673, Lot 102 DP 776944, Lot 101 DP 776944, Lot A DP 154206, Lot 1 DP 1036220, Lot 100 DP 1090992 (facing the Princes Highway), Lot 2 DP 164022, Lot 1 DP 206297 (Princes Highway and Collins Street)
- f) Introduce a new local provision under Part 7 Local Provisions – General and associated mapping to facilitate alternative building height and floor space ratio provisions in certain circumstance for certain land ('Special Area').
 - This Special Area will apply to Lot 2 DP 164022, Lot 1 DP 206297, Lot 1 DP 20629, Lot 5 DP 37769, Lot 100 DP 1090992, Lot 2 DP 617913, Lot 3 DP 617913 and part of and Lot 500 DP 1003704.
 - Introduce an alternative Height and FSR control for consolidated sites that contribute to Affordable Housing.
- g) Introduce a new provision under Part 7 Local Provisions - General to levy contributions for affordable housing on defined sites.
- h) Amend cl7.18 Design Excellence in Wollongong City Centre and at key sites to include additional considerations and reference the Overshadowing Map
- i) Amend the Key Sites Map to include additional sites:
 - Map the Block as a Key Site, including Lot 2 DP 164022, Lot 1 DP 206297, Lot 100 DP 1090992, Lot 5 DP 37769, Lot 2 DP 617913, Lot 3 DP 617 913, Lot 500 DP 1003704, Lot 1 DP 782673, Lot 102 DP 776944, Lot 101 DP 776944, Lot A DP 154206, Lot 1 DP 1036220, Lot 102 DP 825910, Lot 100 DP 1090992, Lot 1 DP 197991, Lot 1 DP 719289, Lot 2 DP 617913.
- j) Introduce a new local provision under Part 7 Local Provisions – General to protect solar access to Memorial Park including the sports grounds and Luke's Place Playground
 - Introduce overshadowing controls to protect sunlight to Luke's Place Playground and the Memorial Park Sportsgrounds.
 - Amend the Overshadowing map to include additional sites as noted.
- k) Amend cl 4.6 to include reference to the proposed overshadowing clause (7.XX Overshadowing of Memorial Park, Corrimal)

A detailed description of each proposed amendment is provided in Part 2, 2.3 below.

2.2 Proposed inclusions Wollongong Development Control Plan 2009 Chapter B4 – Development in Business Zones

Supporting the proposed amendment to the WLEP 2009 are recommendations for additional DCP controls. It is proposed to add a new precinct section to Part 7 Planning Requirements for Development in the Major Town Centres. The amendments include -

- Define the desired future character for the Wilga Street Block, street interfaces and Memorial Park interface
- Define key public views along Collins Street and from the Park towards the Escarpment
- Define a new framed view of Brokers Nose via an open-air pedestrian link aligned with Russell Street
- Define pedestrian links from the Princes Highway to Wilga St and to the Park. 24 hour accessible links are preferred.

- Define consolidated access and internal circulation for vehicles. Rear access to access denied properties on Princes Hwy is to be provided from Wilga Street. Service and Access streets are to be pedestrian priority environments.
- Define preferred lot amalgamation options.
- Define ground floor setbacks which respond to the varied street and park interfaces. Uses facing Princes Highway are to maintain the 0m setback. Uses facing Memorial Park are to be setback to allow a publicly accessible area for outdoor dining and pedestrian movement, and to maintain solar access to Luke's Playground and the sports fields at appropriate times. Uses facing Wilga and Collins Streets are to provide a landscaped (private) setback.
- Define street wall heights and setbacks above street wall which respond to the varied built form contexts and preserve views to the Escarpment. Maintain a 1-2 storey street wall around the block. Provide varied setbacks to meet overshadowing, view and street character requirements.
- Define side and rear setbacks at ground and upper levels to accommodate through site links, provide light and air to the street and open spaces and provide a strong built form edge to the street where appropriate.
- Control the quality and amenity of street interfaces through detailed active frontage design controls and controls for residential frontages at ground.
- Control the design, integration and access to car parking within the Block.

The draft DCP amendment has been endorsed for public exhibition by Council, and it is recommended that the document is placed on public exhibition with the Planning Proposal.

2.2 Detailed explanation of proposed amendments to *Wollongong Local Environmental Plan 2009*

a) Amend the Land Use Zone to rezone land from R2 Low Density Residential to E1 Local Centre for certain land

The Wilga Street Block is 25,014 m² and includes 16 lots. 12,084m² (or approximately 48%) of the block is zoned E1 Local Centre. This includes all lots facing the Princes Highway, including eight (8) whole lots and portions of two (2) large lots that have a split zoning. 12,930m² (or approximately 52%) of the block is zoned R2 Low Density Residential, this includes the remaining six (6) lots facing Wilga and Collins Street, and the remainder of the split zoned lots. The Wilga Street road reserve is zoned R2.

The existing zoning is shown in Figure 7 - Existing Land Zoning Map

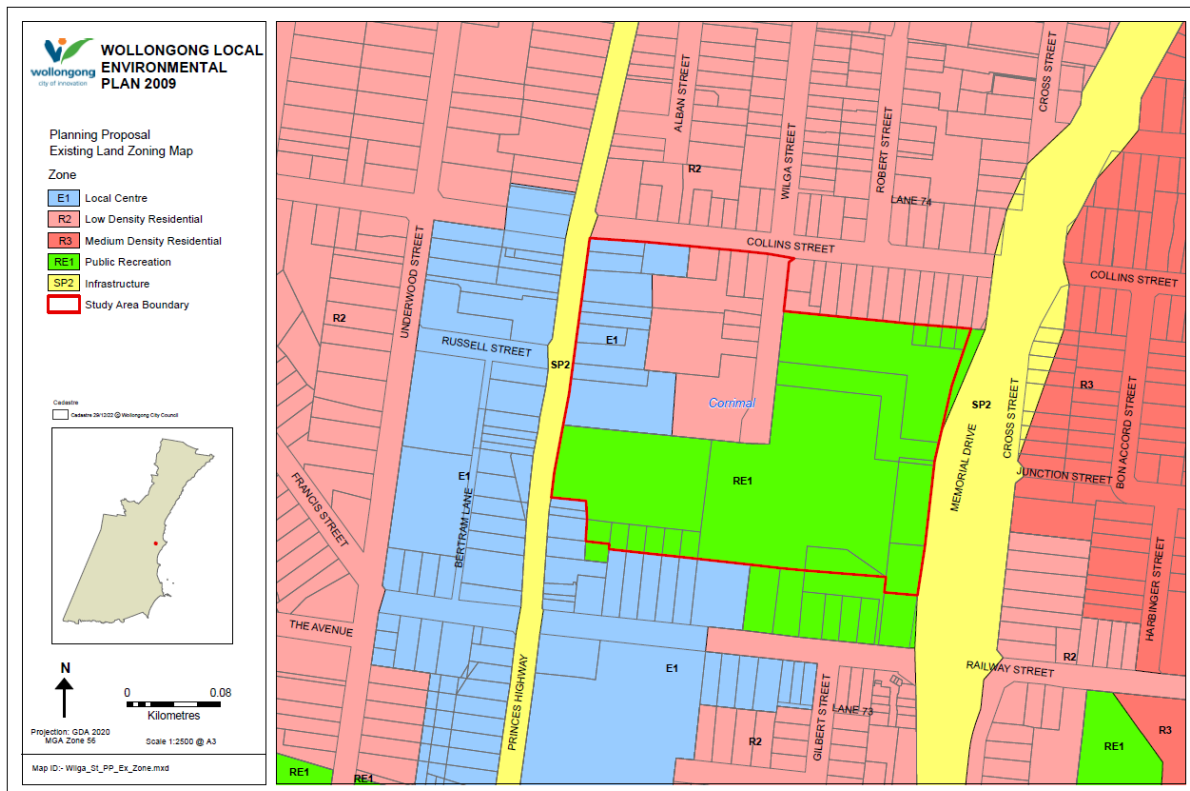


Figure 7 - Existing Land Zoning Map

Strategic Justification/Merit

The current extent of the E1 Local Centre zoning across the Wilga Street Block does not allow for an efficient use of land holdings concurrent with the purpose of the Town Centre and the immediate context of the adjacent Public Open Space. Providing for a consistent zoning across the Block, together with active frontage controls, will enable a more flexible approach to redevelopment which activates the public domain whilst still permitting residential development at ground in locations facing existing residential neighbourhoods.

The increase in the E1 Local Centre Zone will result in a corresponding decrease to the R2 Low Density Residential Zone.

Proposed amendments to the WLEP 2009

The Land Zoning boundary should be amended as shown in Figure 8 - Proposed Land Use Zoning.

It is proposed that six (6) whole lots and two (2) part lots and a section of Wilga Street be rezoned from R2 Low Density Residential to E1 Local Centre, an area of 12,932m².

Suggested drafting instructions

Amend the Land Zoning Map to reflect the boundary as outlined in red in Figure 8 - Proposed Land Use Zoning below.

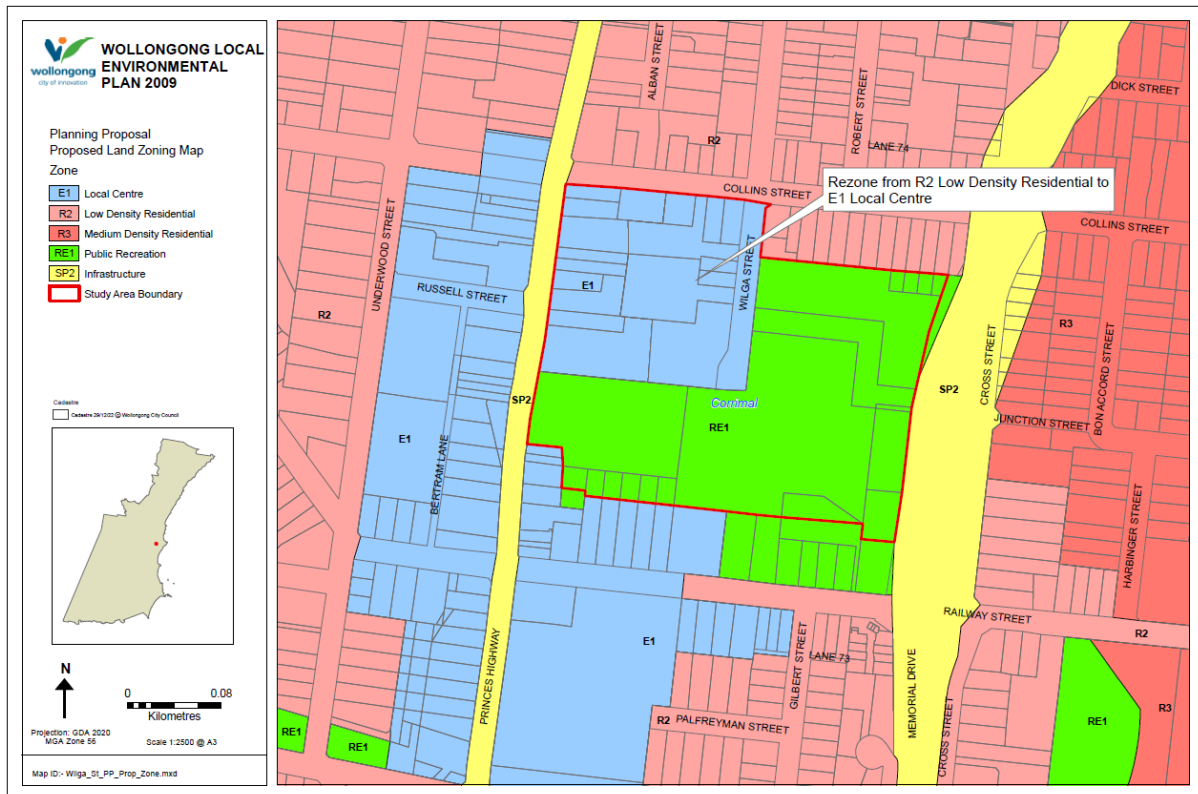


Figure 8 - Proposed Land Use Zoning

b) Amend the Additional Permitted Uses Map to extend the application of APU 33 in line with the proposed E1 Local Centre Zone,

As part of the NSW State Government Employment Zones reform an Additional Permitted Use was introduced to maintain the permissibility of Residential Flat Buildings and Self-Storage Units on land that was previously zoned B2 Local Centre.

The application of APU 33 currently aligns with the area zoned E1 Local Centre, and therefore part of the Block, as shown in Figure 9

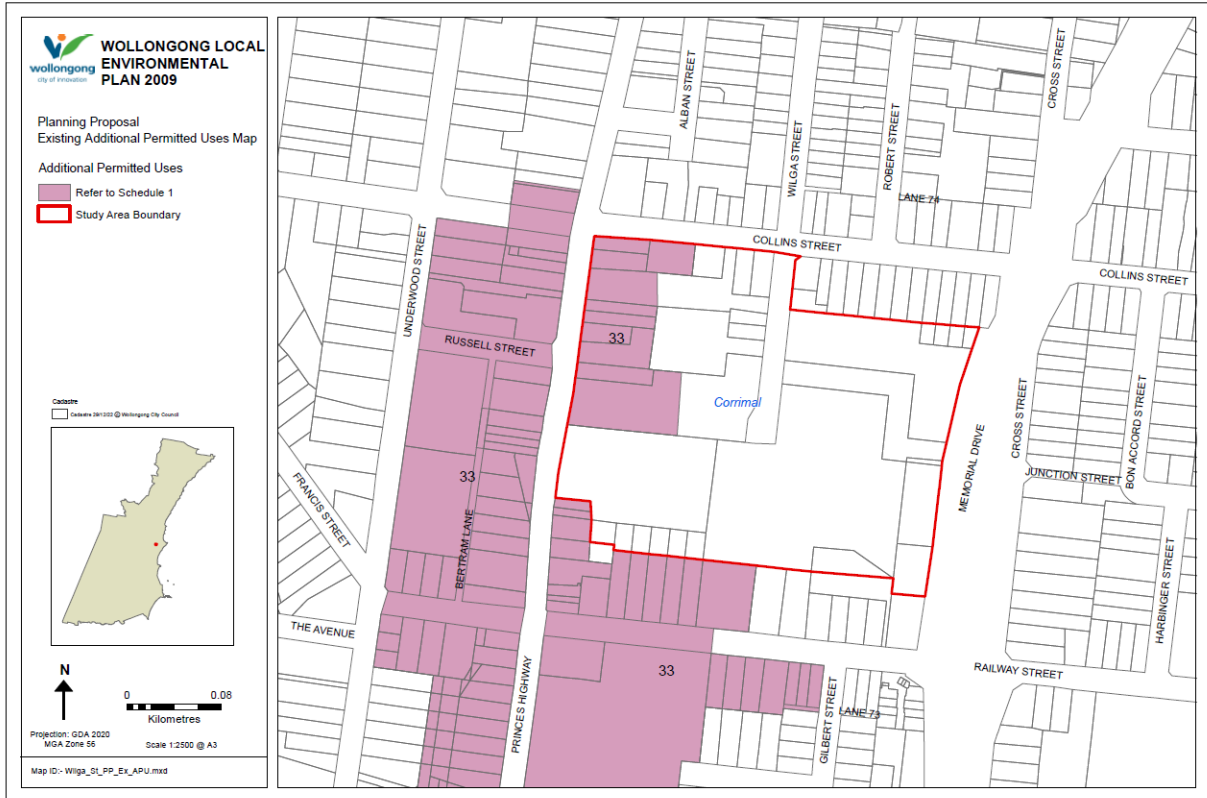


Figure 9 - Existing Additional Permitted Uses Map

Strategic Justification/Merit

The extension of APU 33 is considered a consequential and logical amendment in line with the extension of the E1 Local Centre zone, and approach across the Corrimal town centre broadly. APU 33 enables residential flat buildings (RFBs) as permissible with consent and facilitates another housing typology within the Block. The permissibility of RFBs is consistent with the approach considered in the Urban Design Study and draft Block Strategy.

Proposed amendments to the WLEP 2009

Amend the application of the APU 33 to align with the proposed E1 Local Centre zone, across the Block.

Suggested drafting instructions

Amend the APU map as identified in Figure 10 below.

No changes are proposed to the wording of APU 33 as contained in Schedule 1 of the WLEP2009.

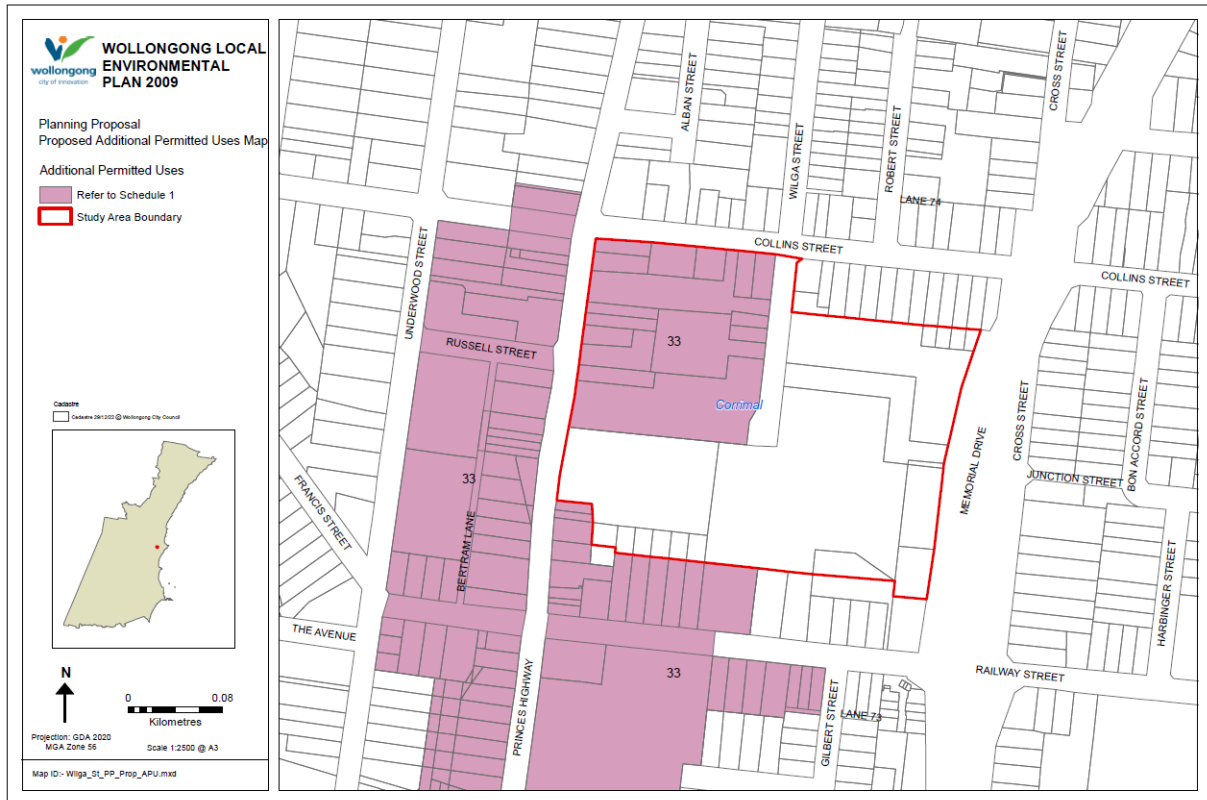


Figure 10 - Proposed Additional Permitted Uses Map

c) Amend the Minimum Lot Size Map to remove the application of a minimum lot size as it applies to certain land.

Minimum Lot Size provisions controls subdivision density in accordance with the character of the location, site constraints and available services, facilities and infrastructure. The control also ensures that lots are of a sufficient size and shape to accommodate development.

The existing Minimum Lot Size controls applying to the Block are shown in Figure 11.

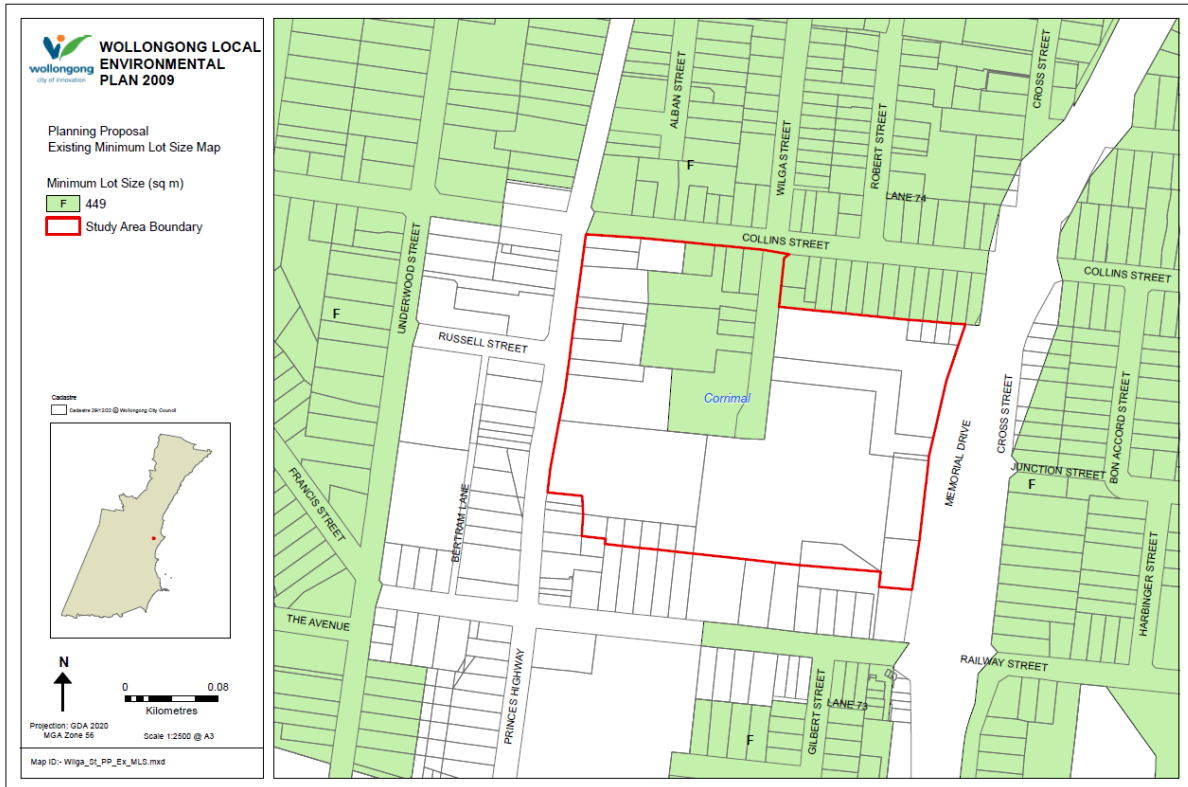


Figure 11 - Existing Minimum Lot Size Map

Strategic Justification/Merit

In the WLEP 2009 Minimum Lot Size controls are not applied to certain zones, including employment zones. With the proposed extension of the E1 Local Centre zoning across the Block the existing Minimum Lot Size control of 449m which applies to the existing R2 zoned land should subsequently be removed.

Proposed amendments to WLEP 2009

It is proposed that the Minimum Lot Size control be removed from the Block and the adjacent portion of Wilga Street as shown in Figure 12

Suggested Drafting

Amend the Minimum Lot Size Map to reflect the boundary as outlined in red in Figure 12 - Proposed Minimum Lot Size Map

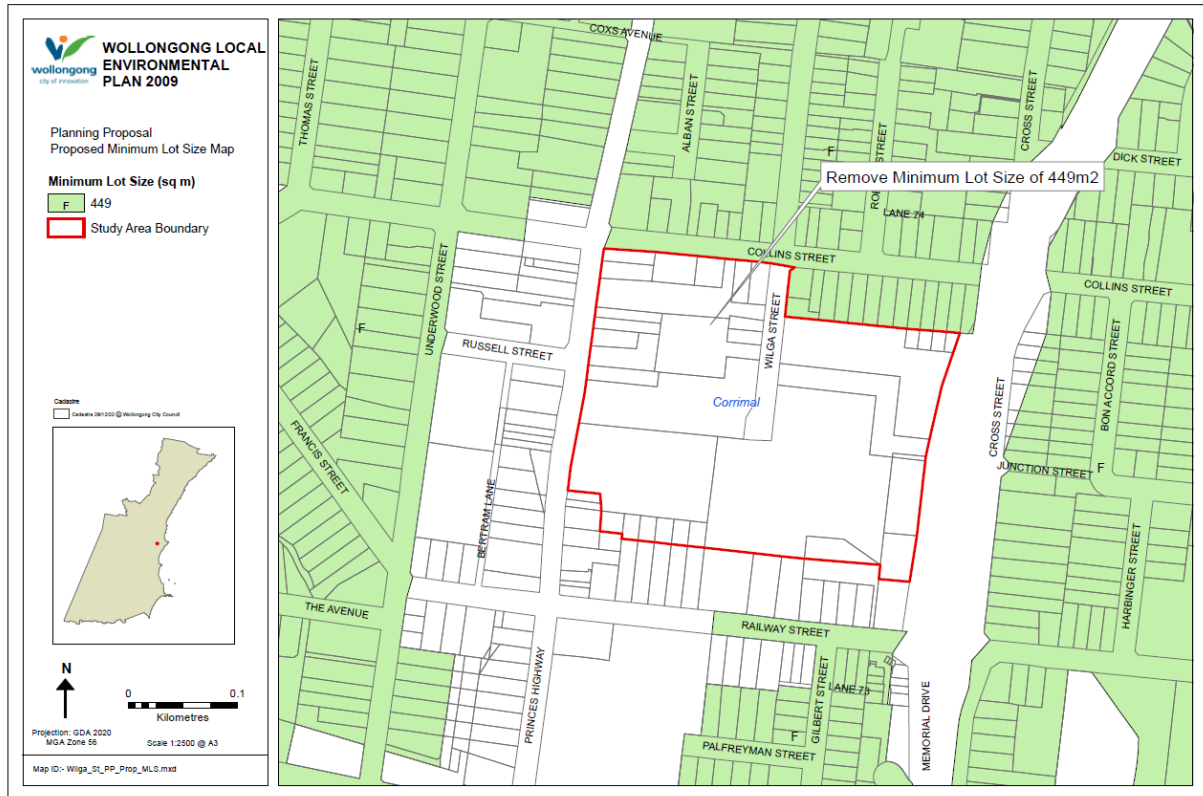


Figure 12 - Proposed Minimum Lot Size Map

d) Amend height of buildings and floor space ratio maps

Currently, WLEP 2009 permits heights of buildings (HOB) up to 9m (J) across the Block. In the context of a town centre, where there are commercial uses at ground, this allows for developments of up to two storeys. The existing HOB controls are shown in Figure 13 - Existing Height of Building Map

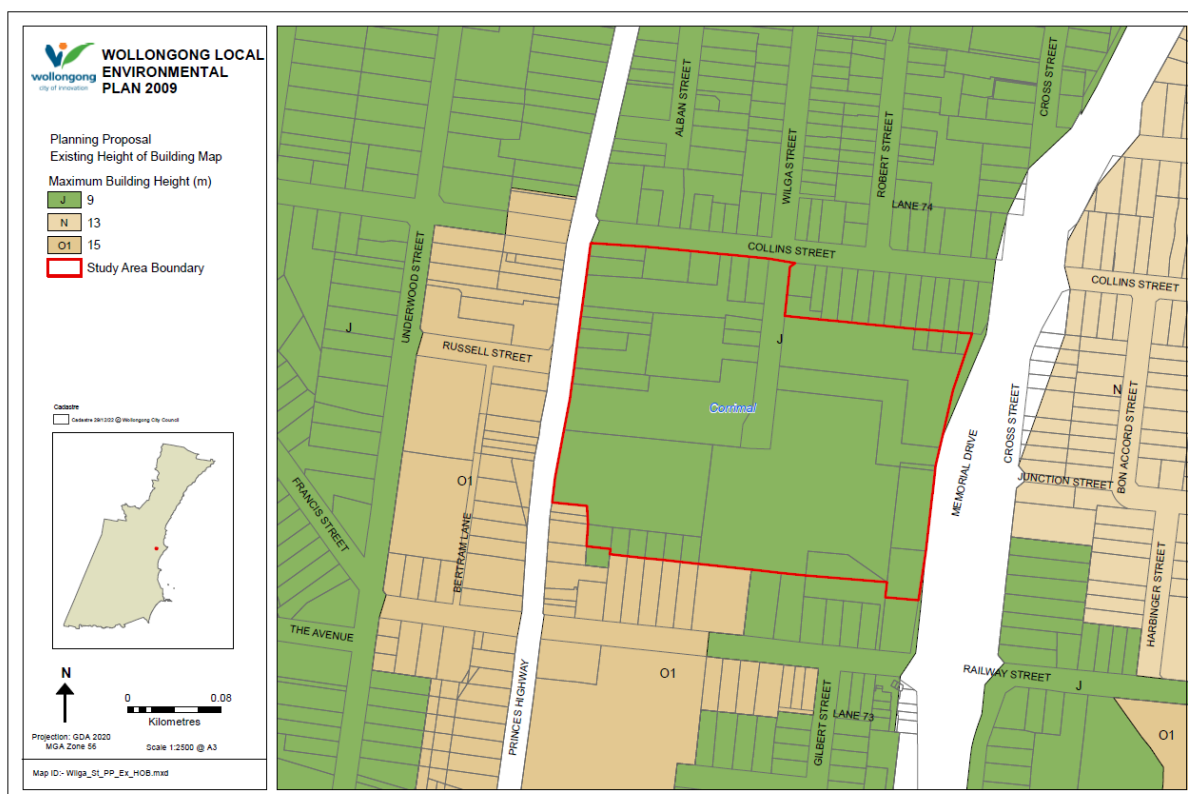


Figure 13 - Existing Height of Building Map

In addition to the WLEP2009 HOB controls, the existing planning framework includes floor to ceiling requirements in Wollongong DCP. DCP *Chapter B3 Mixed Use Development* requires that mixed use buildings in Local Centres must have 3.3m floor to ceiling height clearances on the ground and first floors, to maximise flexibility in the future use of buildings. Upper residential levels are required to have a minimum of 2.7m floor to ceiling clearances. In some cases, ground floors in commercial areas will have floor to ceiling heights in excess of 3.3m, to incorporate mechanical requirements relating to commercial kitchens etc. The DCP controls are consistent with the guidance provided in the *Apartment Design Guideline* (4C Ceiling Heights). Structure typically adds 400-500mm to each floor and roof structure at least 1m.

The relationship between height and storeys in a mixed-use setting is illustrated in Table 2.

Storeys	Height (m)	Cumulative Total (m)
1	4.5-6	5
2	3.2	8.2
3	3.2	11.4
4	3.2	14.6
5	3.2	17.8
6	3.2	21

Table 2 - Relationship between Height and Storeys

The existing HOB controls for the E1 Local Centre zoned land on the Wilga Street Block are inconsistent with the remainder of the Corrimal town centre, which has a HOB control of 15m. They are instead aligned with the 9m HOB control of the surrounding R2 Low Density Residential Area.

Corrimal is considered a Major Town Centre, and heights are shown in the context of Wollongong's other Centres in Figure 14. The spread of height across the centres is

reflective of the Centres hierarchy, with permissible HOB stepping down as you move from Regional City, to Major Regional Centre, Major Town Centre, to Town Centre. Corrimal's existing height across the majority of the town centre (15m) is consistent with the hierarchy. The 9m portion on the Wilga Street Block is not. An incentive HOB control of 21m is not considered out of the acceptable height range for a Town Centre.

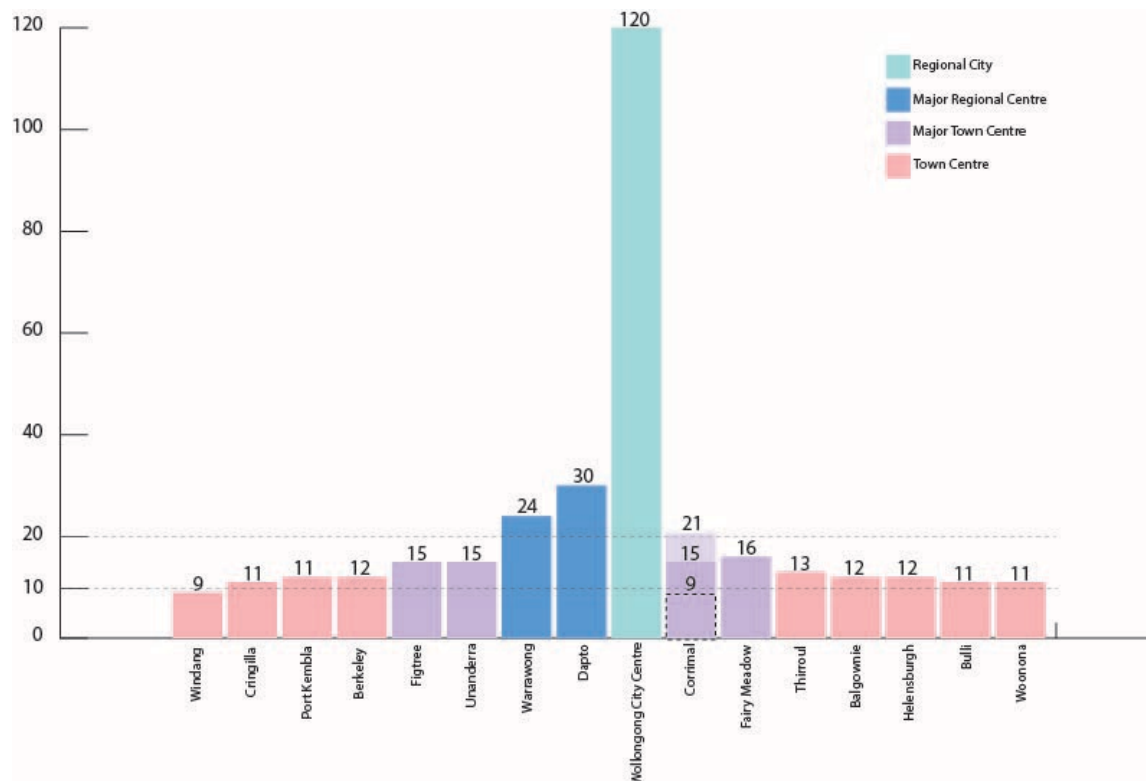


Figure 14 - Centre maximum HOB controls

The existing Floor Space Ratio controls pertaining to the Wilga Street Block are shown in Figure 15.

The WLEP 2009 permits Floorspace Ratio (FSR) of up to 1.5:1 for lots zoned E1 Local Centre and 0.5:1 for lots zoned R2 Low Density Residential across the entire Wilga Street Block. The existing FSR controls are shown in Figure 15 below

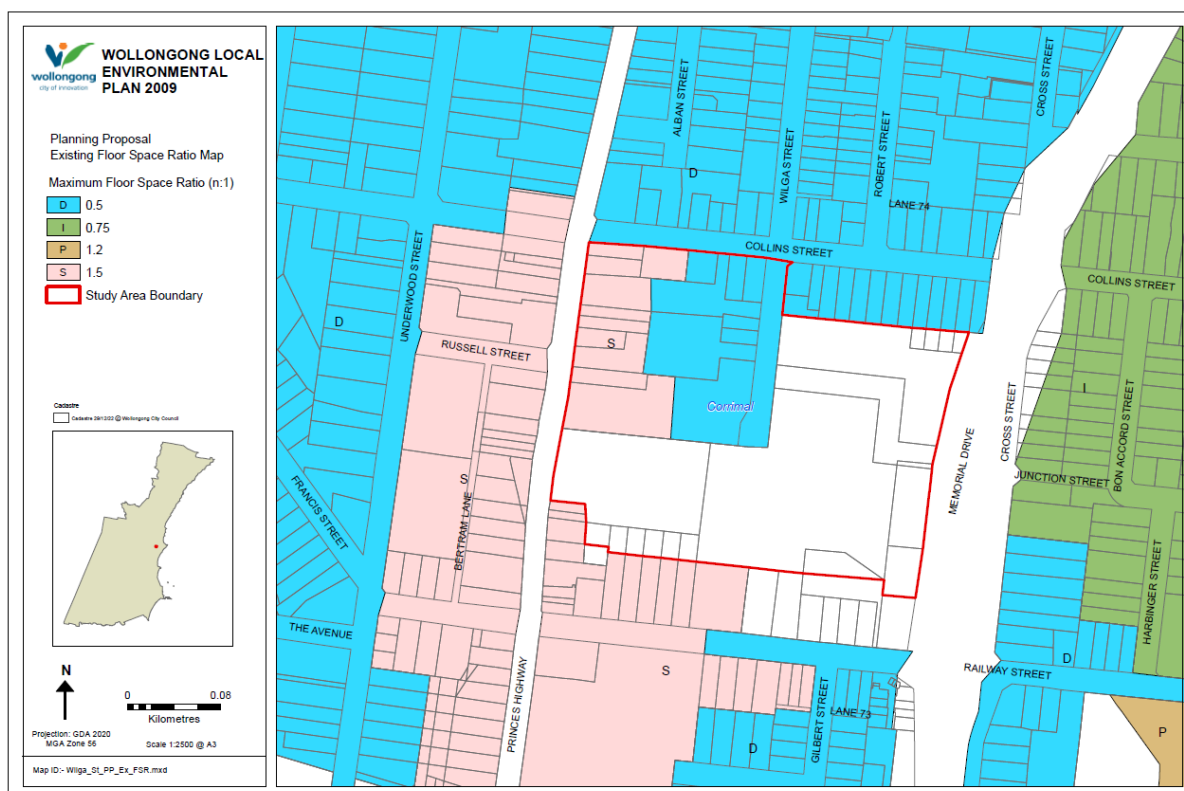


Figure 15 – Existing Floor Space Ratio Map

Strategic Justification/Merit

The *Corrimal Town Centre Plan 2015-2025* identified that there was opportunity to consider an increase to height and density on the Wilga Street Block, based on the outcome of further studies.

The *Wilga Street Block Urban Design Study* tested three development scenarios:

1. the existing planning framework,
2. the 'Town Centre Controls' (15m HOB, 1.5:1 FSR) and;
3. a 'design led' scenario (beyond the density of 1 and 2).

A number of principles informed the testing and provided a framework against which to evaluate the different proposed controls. These principles were generated through Urban Design Analysis.

- Limit overshadowing to Memorial Park
- Frame key public views and maintain key view lines to the escarpment, creek and park
- Manage built form transitions at edges to fit in with surrounding context
- Establish a planning framework that supports appropriate investment in and revitalisation of the Block

The following diagrams illustrate these principles and inform the basis of the proposed building envelope controls. These are derived from site specific appreciation of the local context, key development constraints, as well as best practice urban design outcomes.

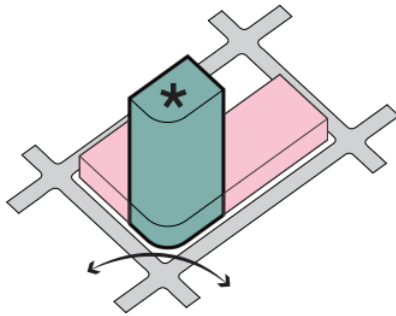


Figure 16 - Use buildings to define the Centre

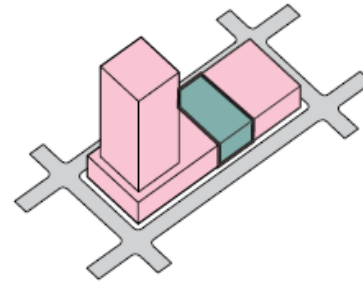


Figure 17 - Allow flexibility to development

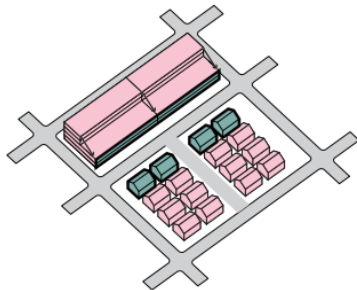


Figure 18 - Transition form to surrounding context

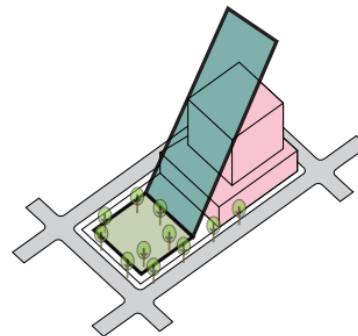


Figure 19 – Protect sunlight to the Park

The importance of these principles to the community was reinforced through the *Wilga Street Block Community Survey*. The Our Wollongong webpage received 1,350 visits by 1,138 unique visitors. 421 documents were downloaded including 285 of the Corrimal Town Centre Plan and 135 of the draft Urban Design Study. 53 survey responses were received and 21 submissions (17 letters and four (4) emails).

Combining the results from the online surveys, feedback forms, emails and letters, the community told us the following were very important:

- Mid-block connections.
- Retaining views of the escarpment and Brokers Nose.
- Comfortable places to sit and meet with others.
- Protection of sunlight to Memorial Park

There were mixed views on allowing new buildings to be above that of the surrounding town centre controls, up to nine storeys, on the Wilga Street Block. One third of respondents said increased height was very important and two thirds said it was not important, with a preference for the Town Centre Controls to be applied to the Block.

A comparison of the feedback received is included in Table 3 - Survey and Submission feedback

Statements	Very important		Slightly important		Not important	
	Survey	Submiss.	Survey	Submiss.	Survey	Submiss.
The playground and sportsgrounds are not overshadowed by building on the Block	42	2	6	-	5	-

Buildings open onto the park, offering surveillance and activity	32	1	18	-	3	-
View of the Escarpment and Brokers Nose from the Park and Sportsground are retained	40	5	9	2	4	1
The uses around and within the Block are linked by pedestrian connections making it easy and safe to walk around and through	45	3	7	-	1	-
There are comfortable places to sit and meet with others	40	5	9	-	4	-
The character of the main street (Princes Highway) is enhanced	40	1	9	-	4	-
There are a range of different shops, places to eat and services available	41	8	9	-	3	-
There are more people living on the block in a mix of townhouses and apartments	10	7	15	-	28	-
New buildings are as tall as they are in the rest of the Town Centre (up to 4 storeys)	33	2	9	-	11	
New buildings are taller than the rest of the Town Centre (up to 9 storeys)	9	16	5	-	39	1

Table 3 - Survey and Submission feedback

Existing controls

The *Study* found that the current LEP controls on the Wilga Street Block have led to the low-density condition that currently exists, which has seen minimal redevelopment over the past 30 years. Existing developments sits at or below the level of development that is currently permissible.

Despite the current low scale, the height and form of current development, which has been constructed without set back or street wall controls, partially overshadows Luke's Place Playground, and the northern edge of the Memorial Park Outer Field. Pedestrian connectivity through the block is also limited by the operational hours of certain businesses, and the street and park facing presentation of the buildings is generally poor and does not take advantage of its position.

Under current controls and without amalgamation, there is no incentive for development to occur or revitalisation to take place. The available 'uplift' in yield is minor or for some properties it is reduced. Feasibility analysis completed by specialist consultants, SGS Economics and Planning, determined that existing LEP controls would be unlikely to lead to renewal in the foreseeable future.

The existing planning controls are limiting the ability for the site to be redeveloped and current arrangement and presentation of buildings contributes to a low amenity outcome for

users. For this reason, new planning controls are important to enable the revitalisation of this key site within the Corrimal Town Centre.

Town Centre Controls and Design Led Controls

Both the Town Centre and Design Led controls were tested on two different site layouts. In Figure 20 below, the 'A' options include the Town Centre Controls (15m HOB, and 1.5:1 FSR) and the 'B' options include the 'design led' controls (a range of heights up to 27m/9 storeys and FSRs up to 2.26:1).

The Option numbers refer to the layout configuration. Layout 1 proposed minimal amalgamation whereas Layout 2 proposed more significant amalgamation and was subsequently able to incorporate additional public benefits including larger setbacks and more through site pedestrian links.

When assessed against detailed design principles, the Layout 2 options scored significantly higher than Layout 1. Across both layouts, the different height and FSR controls did not result in a different overall score, though differences in performance against individual principles was apparent.



Figure 20 - assessment of options against design principles

A difference was revealed in the feasibility testing, which rated both B options higher. This was largely due to the quantum of residential development possible under controls with increased height and FSR controls and the subsequent viability this facilitates.

Public parking offer	4	Public parking offer	4	Public parking offer	4	Public parking offer	4	Public parking offer	4
Amalgamation complexity	5	Amalgamation complexity	4	Amalgamation complexity	4	Amalgamation complexity	1	Amalgamation complexity	1
Quantum of specialty retail	1	Quantum of specialty retail	3	Quantum of specialty retail	3	Quantum of specialty retail	5	Quantum of specialty retail	5
Quantum of residential	1	Quantum of residential	2	Quantum of residential	4	Quantum of residential	2	Quantum of residential	5
Economic viability	1	Economic viability	2	Economic viability	4	Economic viability	1	Economic viability	4
Total	12	Total	15	Total	19	Total	13	Total	19

Figure 21 - Development Feasibility

The chances of any renewal occurring within the Block are increased when the development yield is higher. Higher FSR and building heights will enable greater change within the precinct to occur.

When the outcomes of the two tests above are combined, the option with the highest score against both the design principles and the feasibility considerations is Option 2B, which involves some height and FSR controls which exceed those in the existing Corrimal Town Centre and more significant lot amalgamation than what is shown in Option 1A and 1B.

Summary

The aim of this planning proposal and the accompanying DCP controls is to facilitate and ensure that the proposed planning controls provide a flexible framework that balances the interests of the public, enables increased housing diversity, includes the protection of key values, and the need to catalyse renewal.

SJB tested a range of layout and density options. This testing demonstrated that a built form outcome in excess of current controls can perform well against the objectives for the Block. It is important to note that the built form responses demonstrated were only able to perform in this way due to specific arrangements of built form, and required significant setbacks made possible by significant site consolidation and does not represent all possible development scenarios or design solutions for the Block.

The Community Survey responses and submissions received demonstrated that there is a wide range of views within the community relating to increasing height and density on the block. There is community support for the Block to have the same height controls as the rest of the Town Centre (15m HOB) as long as solar access, views, and pedestrian permeability are maintained and enhanced. There was also some support for increasing heights beyond the Town Centre Heights.

The planning proposal seeks an FSR and HOB consistent with the surrounding Town Centre, and other Major Town Centres in Wollongong LGA. This approach balances a range of factors including feasibility, reinforcing the centres hierarchy, delivery of development uplift and additional housing, the urban context and community feedback.

In acknowledgement of the positive outcomes of SJB's testing of the design led scenario, and in order to incentivise amalgamation and the provision of affordable housing, a special provision to allow for higher heights and densities on certain land within the Block is also proposed. The mechanism to facilitate this approach is described in section 2.2 (f).

Proposed amendments to WLEP 2009

It is proposed to amend the Height of Building and FSR controls across the Block to 15m to permit a 4-storey built form outcome.

Suggested drafting Instructions

Amend the Height of Buildings Map to reflect Figure 22. Amend the Floor Space Ratio Map to reflect Figure 23.

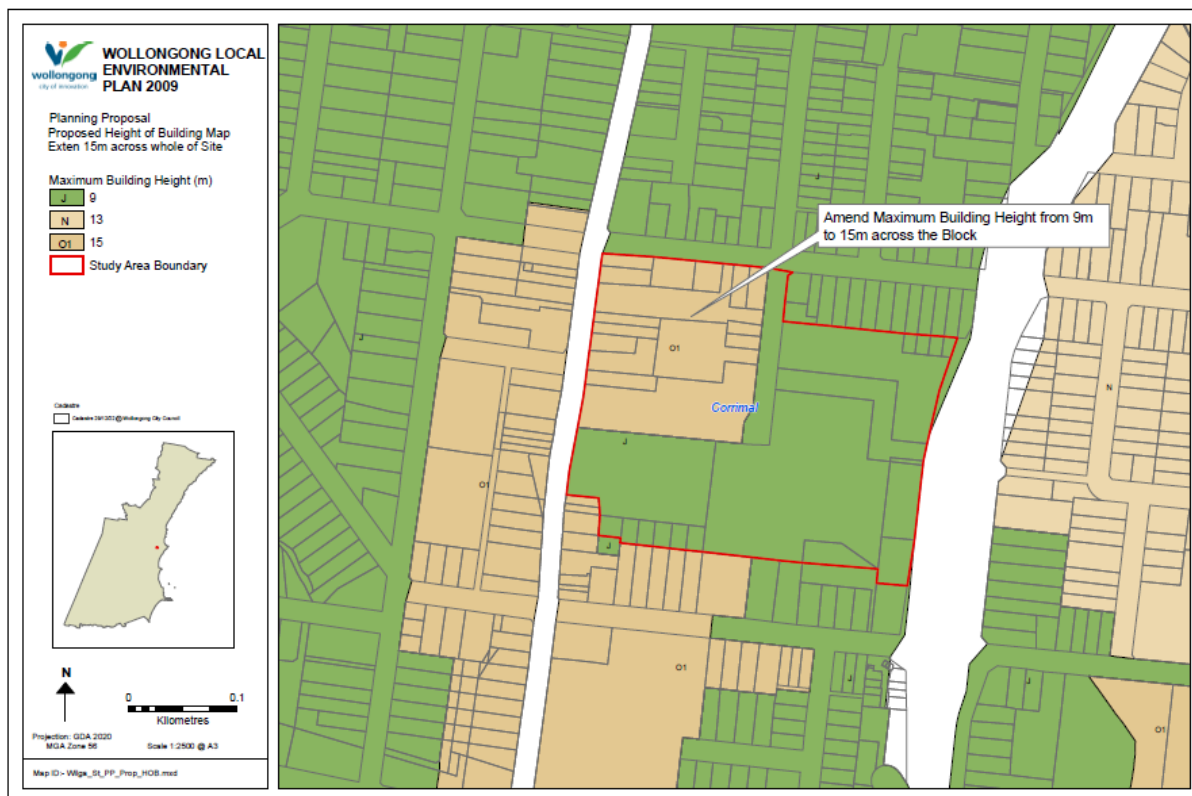


Figure 22 - Proposed Height of Building Map

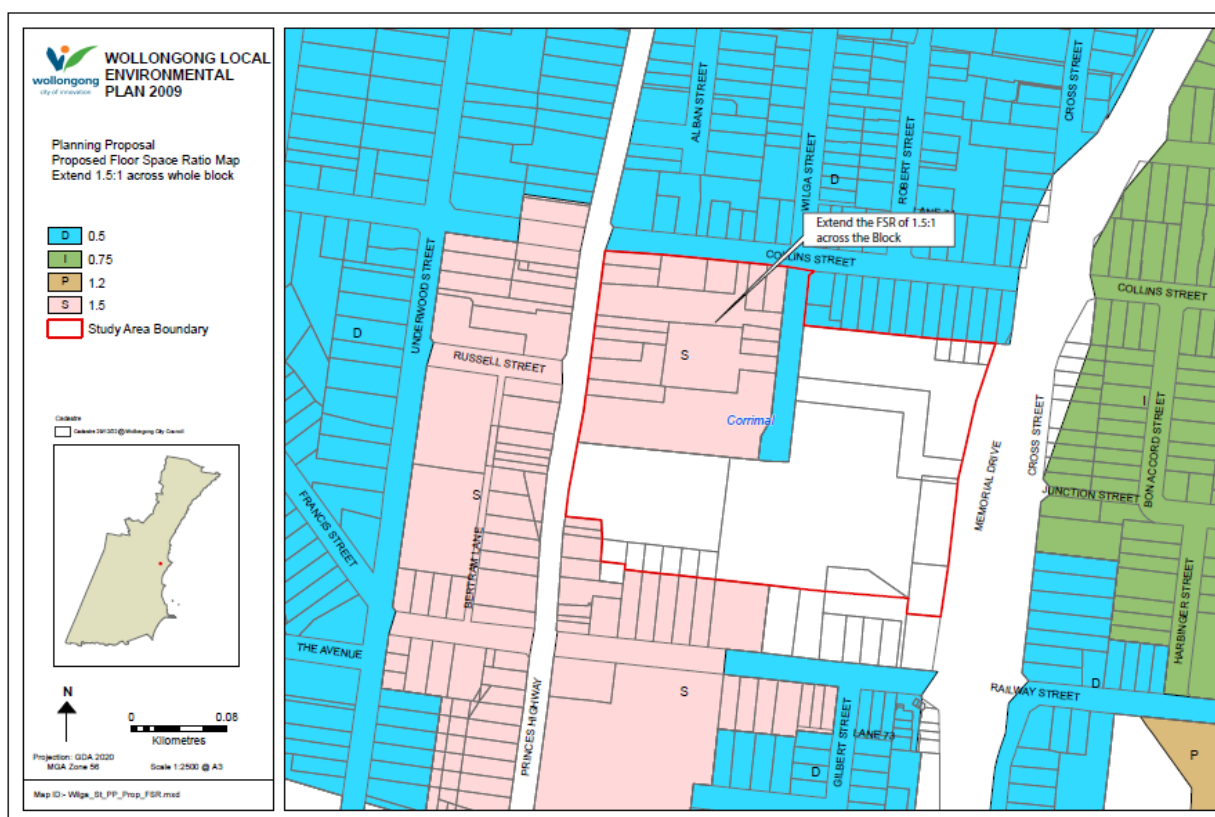


Figure 23 - Proposed Floor Space Ratio map

e) Amend cl 7.19 Active Street Frontage and accompanying maps to include reference to public open space and apply to defined land.

Clause 7.13 *Certain land within business zones* in WLEP2009 requires development within the Zone E1 Local Centre, Zone E2 Commercial Centre, or Zone MU1 Mixed Use to provide a non-residential ground floor use, to encourage the presence and movement of people (i.e., the clause effectively prohibits residential development unless non-residential active uses are provided at the ground floor). Clause 7.13 does not apply to land to which clause 7.19 applies.

Clause 7.19 *Active Street frontages* was introduced in 2018 and is an alternate method for encouraging and controlling active frontages. The clause is linked to the Active Street Frontages Map, which shows the location of required active street frontages. Clause 7.19 allows for active frontages to be purposefully and specifically applied to interfaces where activity in the form of non-residential uses, allow interaction with users of the street. Where the Land Use Table permits, this provides for a more nuanced approach to the distribution of ground floor uses in employment zones. For example, it gives a landowner the option to develop the portion of their land not mapped with an active street frontage control (i.e., the rear of a lot, or a lot facing a side street) for residential uses at ground. In many cases, this offers better passive surveillance than forcing a commercial outcome in areas where there is not the foot traffic to sustain the use.

The current Clause 7.19 *Active Street frontages*, in both its title and throughout the clause, only applies to 'street' frontages. This does not anticipate the need to activate frontages to other kinds of public domain, including Parks.

Strategic Justification/Merit

The objective of this amendment is to broaden the application of Clause 7.19 *Active Street frontages* to apply to public open space and to focus active uses on key frontages of the Wilga Street Block and allow the full application of the land uses permitted under the land use table (including Residential Flat Buildings through an APU) in areas that are not mapped.

Proposed amendments to WLEP 2009

It is proposed that Clause 7.19 *Active Street frontages*, be amended to include reference to public open space, see suggested drafting below.

It is proposed that the Active Street frontage Map title for existing and proposed maps be renamed to 'Active Frontage Map'.

It is proposed that the Active frontages Map be amended to include the extent of frontages shown in Figure 24.

Suggested Drafting – Clause 7.19 Active street frontage

Amend Clause 7.19 by adding text in ***bold red italics*** and deleting text in ~~red and struck out~~ as follows:

7.19 Active ~~street~~ frontages

(1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor ~~street~~ frontages in the following zones—

- (a) Zone E1 Local Centre,
- (b) Zone E2 Commercial Centre,
- (c) Zone MU1 Mixed Use

(d) (Repealed)

(2) This clause applies to land identified as “Active ~~street~~ frontages” on the Active ~~Street~~ Frontages Map.

(3) Development consent must not be granted to the erection of a building, or a change of use of a building, on land to which this clause applies unless the consent authority is satisfied that the building will have an active ~~street~~ frontage after its erection or change of use.

(4) Despite subclause (3), an active ~~street~~ frontage is not required for any part of a building that is used for any of the following—

(a) entrances and lobbies (including as part of mixed use development),

(b) access for fire services,

(c) vehicular access.

(5) For the purposes of this clause, a building has an **active ~~street~~ frontage** if—

(a) all premises on the ground floor of the building facing the street **or public open space** are used for the purposes of business premises or retail premises, and

(b) its ~~street~~ frontage enables direct visual and physical contact between the street **or public open space** and the interior of the building.

Note—

Clearly defined entrances, windows and shop fronts are elements of a building facade that contribute to an active ~~street~~ frontage.

Suggested drafting - mapping

Amend the Active Frontage Map to reflect the boundary and amended title as outlined below in Figure 24

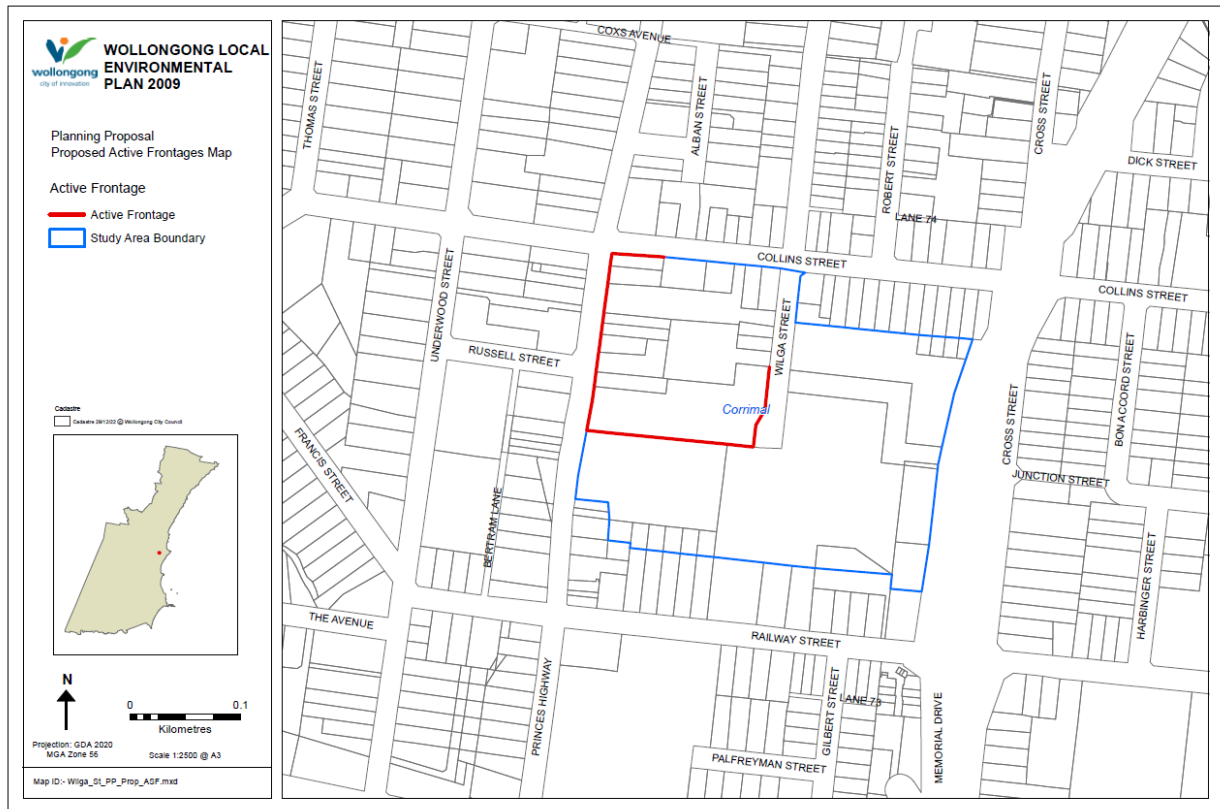


Figure 24 - Proposed Active Frontages Map

f) Introduce a new local provision under Part 7 Local Provisions – General and associated mapping to facilitate alternative height and floor space ratio provisions in certain circumstances, on defined land.

The combination of the existing floorspace ratio and height controls has led to a lack of renewal and revitalisation on the block. This planning proposal recommends an extension of the E1 Local Centre Zone as well as an increase to the Height and FSR controls across the Block, to make them consistent with the surrounding town centre. In addition, and in line with the findings of the Urban Design Study, this Proposal recommends that certain land within the Block could be built to an increased height and floorspace if consolidated with other lots. Public benefit associated with this increased development capacity would be delivered through affordable housing.

Strategic Justification/Merit

Further to the justification provided under 2.2 (d) *Amend Height of Building and Floor Space Ratio Maps* the Urban Design Study has found that the current planning framework and lot configuration delivers a poor urban outcome. Without amalgamation or increased density, there is minimal incentive for development to occur and revitalisation to take place and for public benefit to be captured.

The *draft Planning Strategy* aims to ensure that the revitalisation of the Block provides public benefit and best practice-built form outcomes.

It is proposed to introduce an alternative Height and FSR clause to encourage lot consolidation and to facilitate improved public benefit in the form of Affordable Housing. This would apply to a 'Special Area' within the Block where increased capacity is appropriate.

The proposed alternative height and FSR controls accessed through the Special Area are developed from the analysis and modelling scenarios in the draft Urban Design Study. They have been designed to concentrate height at the north-western corner and through the centre of the block in order to:

- facilitate a landmark as you enter the Town Centre from the north
- distribute height away from Memorial Park, preserving solar access
- create a step down towards adjacent residential areas and the Princes Highway, and to Memorial Park.

A maximum height of 21m has been proposed to allow up to a 6-storey outcome. This is appropriate for a Major Town Centre and provides for additional capacity for residential development in line with the Wollongong Housing Strategy encouraging increased residential density within a precinct that offers high amenity and access to key services. An increased FSR of 2:1 is proposed to correspond to the increased height limit.

To access this alternative height and FSR, lot consolidation will be required. Lot consolidation is encouraged to provide more flexibility for floorplates, consolidate vehicle access, improve street frontages and to introduce internal permeability to the block. The draft DCP amendment includes proposed lot consolidation diagrams to be linked to the Special Area clause as provided in Figure 25 below.

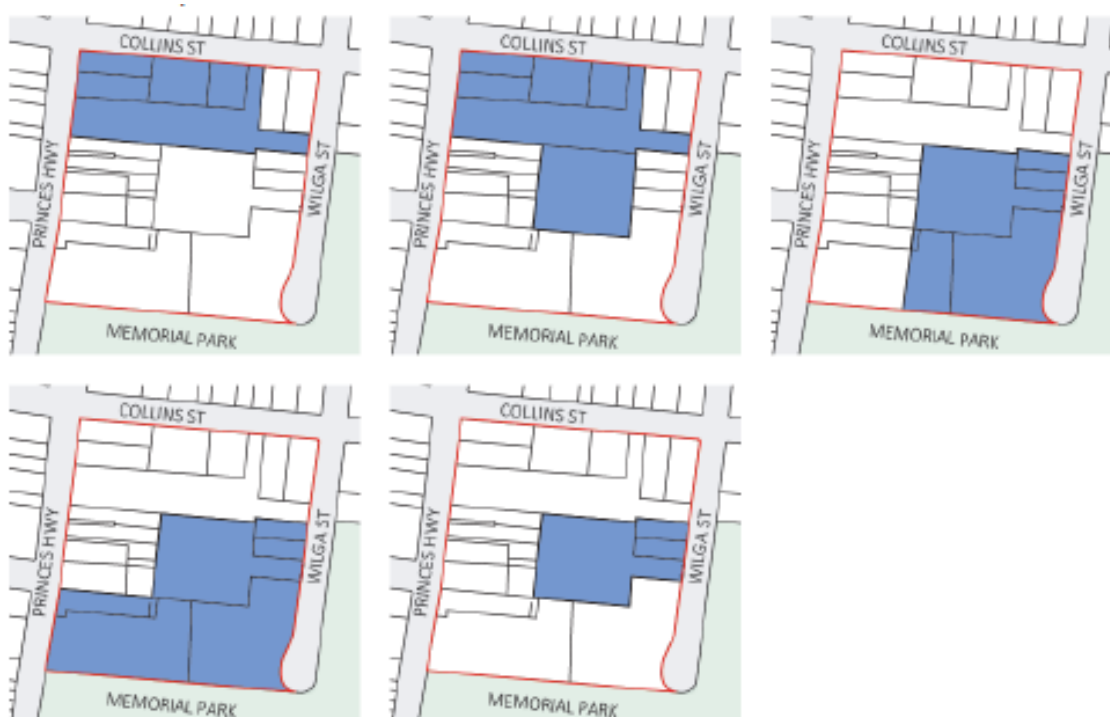


Figure 25 – Lot Consolidation Diagrams - Draft DCP Control

To access alternative Height and FSR, a contribution to Affordable Housing will need to be provided. The Draft Planning Strategy seeks to deliver a “A place for all - A high-quality town centre supported by accessible, diverse and attractive offerings”. The analysis has found that the current planning framework is compromising the ability for increased diversity and density of housing and limiting activation of the Block. This objective aims to ensure that the planning framework supports a diverse residential population with a form and offer that celebrates its site-specific qualities and is safe and welcoming to all. Because these areas

are receiving an uplift largely for the purposes of market residential housing, an affordable housing contribution will be applied to these sites.

The adopted Wollongong Housing Strategy seeks to address overall housing supply and demand, as well as examining various housing sectors that need support, including the homeless, social housing, affordable housing and accessible or supportive housing. The Strategy identifies that more Affordable Housing needs to be provided across the Wollongong LGA.

Proposed amendments to WLEP 2009

Map part of the Wilga Street Block as a Special Provisions Area. This Special Area will apply to Lot 2 DP 164022, Lot 1 DP 206297, Lot 1 DP 20629, Lot 5 DP 37769, Lot 100 DP 1090992, Lot 2 DP 617913, Lot 3 DP 617913 and part of and Lot 500 DP 1003704 as per Figure 28

Introduce a new Clause under 'Part 7 Local Provisions – general' of the WLEP2009 for 'Wilga Street Block Corrimal Special Area'. This clause will apply to land identified as 'Wilga Street Block Corrimal' on the Special Map.

This new Clause will outline the requirements of the alternative height and FSR clause for consolidated lots that contribute to public benefit in the form of Affordable Housing by:

- Requiring logical Site Consolidation and a contribution to Affordable Housing to access the alternative Height of up to 21m and FSR controls of up to 2:1 resulting in towers of up to 6 Storeys, with the uplift in FSR assumed to be to deliver additional housing on the Block.
- Requiring an Affordable Housing contribution to be captured at a rate specified as guided by the proposed provision with the WLEP2009, see (g) below.

Note that overshadowing controls, protecting sunlight to Luke's Place Playground and the Memorial Outer Field are proposed as non-discretionary controls.

Development Consent must not be granted under this Clause for sites that do not consolidate and contribute to Affordable Housing. For those sites, and sites outside the defined Special Area, the proposed Height of Buildings of up to 15m and Floor Space Ratio of 1.5:1 will apply. Lot consolidation is suggested to be in line with Figure 25.

Suggested Drafting Instructions

Introduce part of the Wilga Street Block as a Special Provisions Area and Map to reflect Figure 26

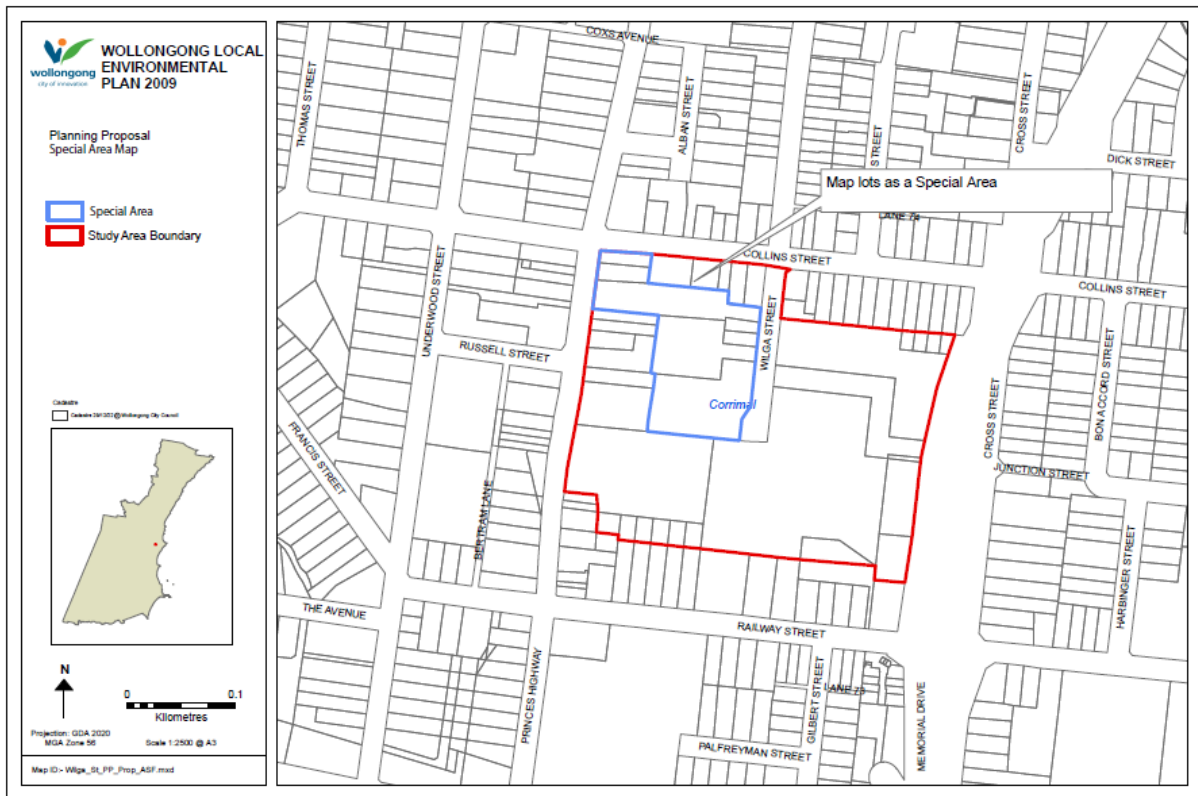


Figure 26 - Proposed Special Area Map

The approach and mechanisms to alternative Height and FSR provisions are to be explored further in consultation with Department of Planning & Environment to ensure an appropriate outcome, alternative approaches may be suggested as part of the Gateway Process.

g) Introduce new provisions to levy contributions for affordable housing on defined sites.

The *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) provides the mechanism for Wollongong City Council to develop an affordable housing contributions scheme and levy developer contributions for affordable housing, which includes affordable rental housing.

Currently there are no provisions that require contributions towards affordable housing in WLEP2009.

Strategic Justification/Merit

The *Environmental Planning & Assessment Act 1979* requires that any affordable housing condition imposed on development consent must be authorised by an LEP and must be in accordance with an Affordable Housing Contribution Scheme (AHCS).

It is intended that controls for affordable housing contributions will align with the following objectives:

- Affordable rental housing is to be provided and managed so that a socially diverse residential population, representative of all income groups, is maintained
- Affordable rental housing that is provided is to be made available to a mix of households on very low to moderate incomes
- Affordable rental housing that is provided is to be rented to very low to moderate income households at no more than 30% of gross household income
- Dwellings provided for affordable rental housing are to be managed to maintain the continued use for affordable rental housing
- Affordable rental housing is to consist of dwellings constructed to a standard which is consistent with other dwellings in the LGA.

The next step in the process is for the Council to prepare an AHCS. As required by the guideline, it is proposed to amend WLEP2009 to reference the AHCS for dedications or contributions set out in, or adopted by, WLEP2009.

The *Guideline for Developing an Affordable Housing Contribution Scheme* (the Guideline) (released by the Department of Planning & Environment in 2019 and still current under the Housing SEPP) outlines five (5) required steps in the development of an AHCS and amending the LEP. Wollongong Council has completed steps 1 to 3 as part of the Housing Strategy:

Step	Task	Status
1	Investigating the affordable housing need in their LGAs	Complete
2	Identify the areas to which an affordable housing contribution scheme will apply	Complete
3	Determine a viable affordable housing contribution rate	Complete
4	Prepare affordable housing contribution policy and scheme	In progress
5	Amend their LEPs through the planning proposal process to reference their affordable housing contribution schemes.	Future action

The Wollongong Housing Strategy seeks to address overall housing supply and demand, as well as examining various housing sectors that need support, including the homeless, social housing, affordable housing and accessible or supportive housing. The Strategy identifies that more Affordable Housing needs to be provided across the Wollongong LGA and puts forward the following strategies relevant to this planning proposal:

Housing Strategy Reference	Action
ARH4	<i>As part of submitted Planning Proposals requests seeking to permit residential development or increase the residential density, a minimum of 5% of the Gross Floor Area of proposed residential developments will be required to be provided as Affordable Rental Housing. A Financial Feasibility study will be required to accompany the draft Planning Proposal to determine the appropriate development contribution based on the uplift value being sought. Developers may choose to pay the equivalent value which will be collected and transferred to a not-for-profit Tier 1 or Tier 2 Community Housing Provider for the provision of affordable housing (mechanism to be determined). This will also apply to the West Dapto Urban Release Area where draft Planning Proposals propose residential development in a medium density zone or with a minimum lot size less than 300m² is proposed. Excludes Planning Proposals from NSW Land and Housing Commission for social housing</i>
ARH5	<i>An Affordable Housing Development Contribution Scheme will be introduced and the Wollongong LEP 2009 amended, for precincts proposed to be rezoned to permit increase the residential density or significant residential development, a minimum of 5% of the Gross Floor Area of proposed residential developments will be required to be provided as Affordable Rental Housing. Developers may choose to pay the equivalent value which will be collected and transferred to a not-for-profit Tier 1 or Tier 2 Community Housing Provider for the provision of affordable housing. This will also apply to the West Dapto Urban Release Area where draft Planning Proposals propose residential development in a medium density zone or with a minimum lot size less than 300m² is proposed</i>
ARH6	<i>As part of the proposed Affordable Housing Development Contribution Scheme, commencing in 3 years (1/1/2026), residential developments containing more than 20 dwellings will be required to have a minimum of 3% Floor Space as Affordable Rental dwellings to be managed by a Tier 1 or Tier 2 Community Housing provider, or equivalent funding provided. The size of the dwellings is to be proportional to the overall dwelling mix in the development. The percentage rate will increase by 1% each year (on 1 January) to be 10% on 1/1/2033. The scheme will not apply to dwellings provided under SH1, ARH4 and ARH5.</i>

Proposed amendments to WLEP 2009

It is proposed that WLEP2009 includes provisions that will require an affordable housing contribution rate that aligns with NSW Government requirements. The inclusion of this provision will enable Affordable Housing contributions to be captured on defined sites such as the Wilga Street Block as a requirement of the proposed Special Area.

Suggested Drafting

Final drafting and mechanism to be determined in consultation with the Department of Planning & Environment.

h) Amend cl7.18 Design Excellences in Wollongong City Centre and at key sites to include additional considerations including reference to the Overshadowing Map set

WLEP 2009 includes provisions to improve the design quality of significant developments in Wollongong LGA. Development consent currently cannot be granted to any development in the Wollongong City Centre and on key sites unless design excellence is exhibited in accordance with Clause 7.18 Design excellence in Wollongong City Centre and at key sites. This clause requires Council in their assessment to have regard to a range of criteria. Clause 7.18(5) also requires that a design review panel reviews the design of development above 35 metres, on key sites (when CIV is over \$1M) or at an applicant's request.

Strategic Justification/Merit

The criteria referenced in cl7.18 is broad, however currently lacks sufficient reference to landscape design, ground floor interfaces and the Overshadowing controls present in the WLEP 2009.

Proposed amendments to WLEP 2009

It is proposed to update design excellence provisions in WLEP2009 to include references to street interfaces, landscape design and the Overshadowing Clause

Suggested Drafting Instructions

Amend Clause 7.18 Design excellence in Wollongong City Centre and at key sites, by adding text in ***bold red italics*** and delete text in ~~strike through~~ as follows:

7.18 Design excellence in Wollongong City Centre and at key sites

- (1) The objective of this clause is to deliver the highest standard of architectural, and urban, ***and landscape design.***
- (2) This clause applies to development on any of the following land involving the construction of a new building or external alterations to an existing building:
 - (a) land within the Wollongong City Centre,
 - (b) land shown edged heavy black and distinctively coloured on the Key Sites Map (a key site).
- (3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence
- (4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters:
 - (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,
 - (c) whether the proposed development detrimentally impacts on view corridors,
 - (d) whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map, ***or the Overshadowing Map.***
 - (e) how the proposed development addresses the following matters:

- (i) the suitability of the ~~land~~ **site** for **the** development,
- (ii) existing and proposed uses and use mix,
- (iii) heritage issues and streetscape constraints,
- (iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
- (v) bulk, massing and modulation of buildings,
- (vi) street frontage heights,
- (vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
- (viii) the achievement of the principles of ecologically sustainable development,
- (ix) pedestrian, cycle, vehicular and service access, circulation and requirements,
- (x) impact on, and any proposed improvements to, the public domain,
- (xi) achieving appropriate interfaces at ground level between the building and the public domain,**
- (xii) excellence and integration of landscape design.**

(5) Development consent must not be granted to the following development to which this clause applies unless a design review panel has reviewed the design of the proposed development:

- (a) development in respect of a building that is, or will be, greater than 35 metres in height,
- (b) development having a capital value of more than \$1,000,000 on a key site,
- (c) development for which the applicant has chosen to have such a review.

(6) In this clause:

design review panel means a panel of 2 or more persons established by the consent authority for the purposes of this clause.

i) Amend the Key Sites Map to include additional sites.

The Key Sites Map provides the spatial link to Clause 7.18 Design Excellence in Wollongong city centre and at key sites. The Key Sites Map does not currently identify the Wilga Street Block.

The Key Sites Map applying to the Corrimal area is shown in Figure 27.

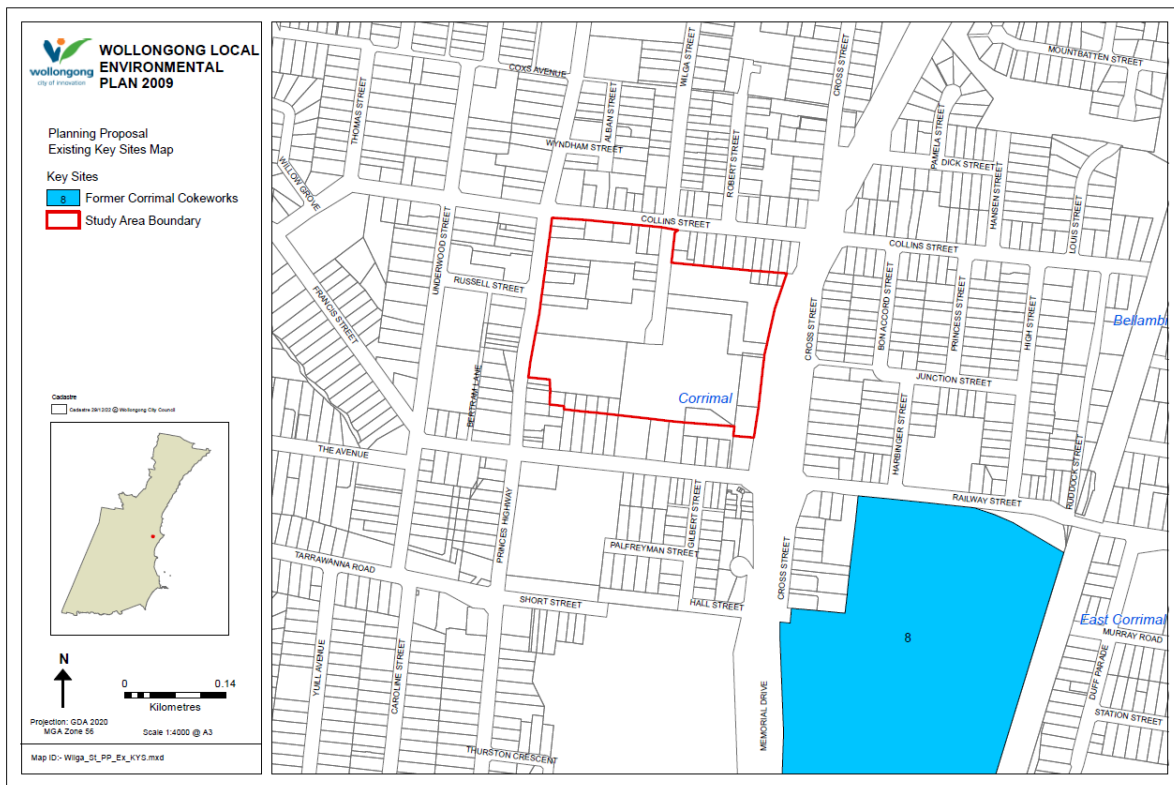


Figure 27 - Existing Key Sites Map

Strategic Justification/Merit

A key opportunity identified in the Wilga Street Urban Design Study was to create well resolved and improved design outcome for Corrimal. This is particularly important due to the interface with the recreation spaces, the need to create permeability and consolidating the fragmented lot configurations. These outcomes can be facilitated through a strong commitment to design excellence and a robust assessment process.

Proposed amendments to WLEP 2009

It is proposed to include the Wilga Street Block as a Key Site in the WLEP 2009.

Suggested Drafting Instructions

Update the Key Sites Map in WLEP2009 to include proposed Key Sites as shown in Figure 28.

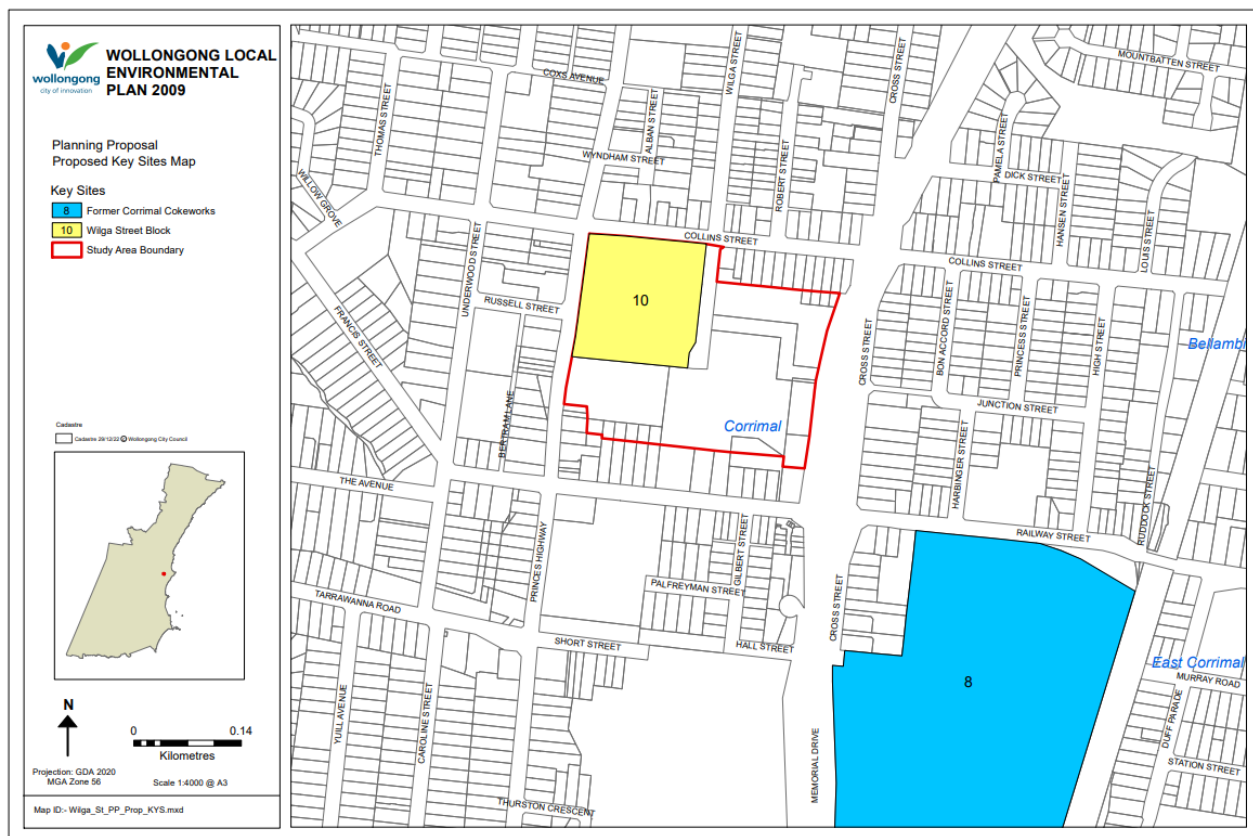


Figure 28 - Proposed Key Sites Map

- j) **Introduce a new local provision under Part 7 Local Provisions – General to protect solar access to Memorial Park including the sports grounds and Luke’s Place Playground.**

Clause 7.20 *Overshadowing of Heritage Plaza, Central Park and Southern Park* of the WLEP 2009 protects a number of specified public open spaces from detrimental overshadowing by specifying dates and times when the open spaces cannot be overshadowed. Development to which this clause applies is prohibited if it results in a building which would overshadow the open spaces at the specified dates and times set out in the clause. Currently this clause protects open spaces within the Former Corimal Cokeworks from overshadowing. The protected sites are identified on the Overshadowing Map, shown in Figure 29.

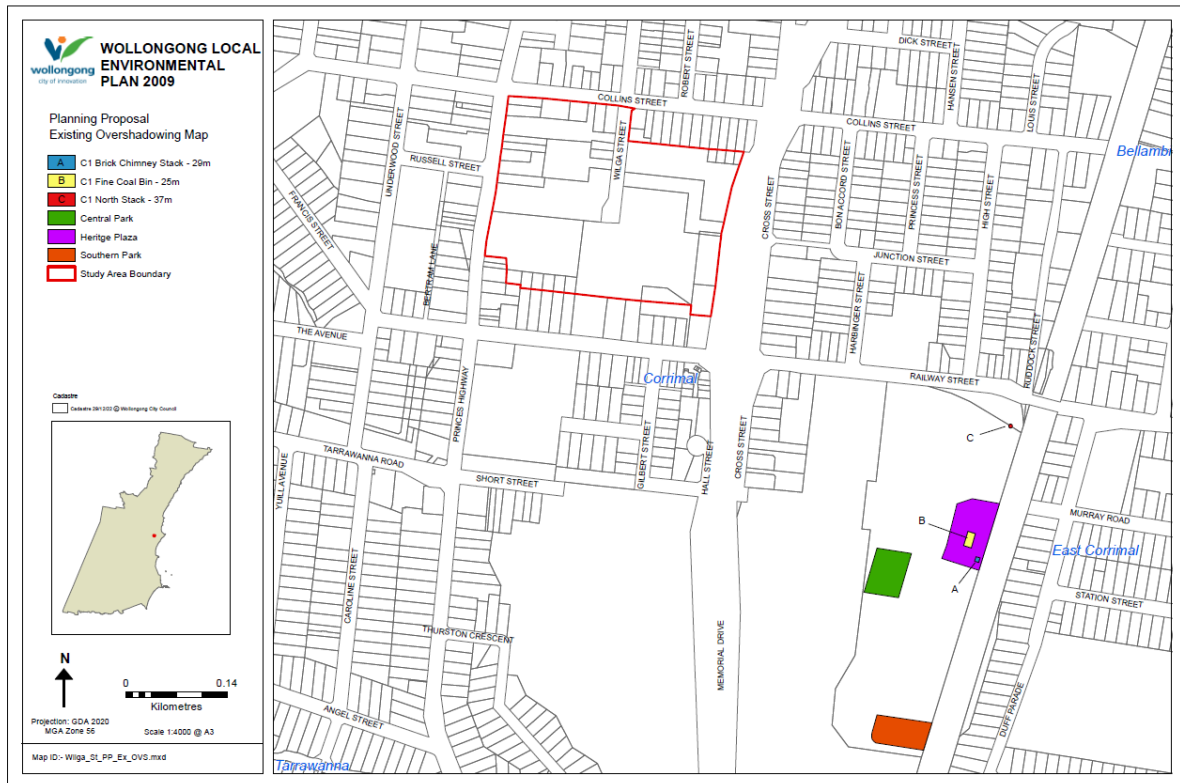


Figure 29 - Existing Overshadowing Map

Strategic Merit/Justification

Good solar access is a key contributor to the amenity of public spaces and streets, particularly during winter. Planning controls should ensure sufficient sunlight access to key public spaces at all times of the year during key times in the day when the spaces are likely to be most utilised such as lunchtime hours.

It is important to retain and strengthen the Sun Protection control framework in WLEP2009 to ensure continued enjoyment of important parks and public places in Wollongong LGA.

There is currently no LEP control protecting Memorial Park Corrimal from overshadowing. Whilst the height of buildings controls to the east, north and west of the park remain low, they act as quasi solar protection controls, albeit not to the extent required to protect locations in close proximity to the boundaries of the Park. The existing lack of protections, and the proposed increase to height controls requires a clear and robust set of sun protection controls for Memorial Park.

There are four (4) locations within Memorial Park which have been identified as important to protect from overshadowing. They include:

- **Luke's Place Playground:** Luke's Place is an inclusive all abilities playground. The playground includes various sensory activities, a water play area as well as both active and quiet play zones.
- **Memorial Main Ground:** The main Ground is a full-sized, fenced soccer field, oriented north-south. The field is naturally turfed.
- **Memorial Outside Ground:** The Outside Ground is a full-sized soccer field, oriented east-west. The field is naturally turfed.

- *Wilga Street Tennis Courts*: The complex includes five (5) Tennis Courts, oriented north-south. The courts have an artificial turf surface.

The justification for protecting sunlight to these locations is both for the amenity of users, and the health of the vegetation they contain.

The naturally turfed sports fields require at least four (4) hours of sunlight a day, across the full extent of the field to maintain healthy growth of the playing surface.

Luke's Place Playground is used by a range of user groups including families and school groups. The Urban Design Study recommended that areas of public open space that are programmed (e.g. BBQ areas, playground) should have controls to protect from any additional overshadowing. Best practice requires three (3) hours of sunlight between 9:00am - 3:00pm on the winter solstice (21 June). In addition to this, the site-specific considerations for Corrimal Memorial Park are intended to limit any additional overshadowing to Luke's Place Playground between 9:00am and 3:00pm.

The Memorial Park Tennis Courts are artificially turfed and therefore do not require protection for the health of vegetation. However, it is considered appropriate, that as a programmed public open space, this area should have at least 3 hours of sunlight between 9:00am - 3:00pm on the winter solstice (21 June).

Proposed Amendments to WLEP 2009

It is proposed to provide overshadowing controls to four (4) sites within Memorial Park Corrimal in alignment with the clause below and Figure 30.

Suggested Drafting

Insert a new Local provision into the WLEP 2009 as follows:

7.XX Overshadowing of Memorial Park, Corrimal

- (1) The objective of this clause is to protect public open space at Memorial Park Corrimal from overshadowing.
- (2) This clause applies to the Wollongong LGA.(3) Development consent must not be granted for development on land to which this clause applies if the development will result in overshadowing of the land identified as "Luke's Place" on the Overshadowing Map between 10am and 2pm on 21 June.
- (4) Development consent must not be granted for development on land to which this clause applies if the development will result in the land identified as "Memorial Main Ground" and "Memorial Outside Ground" on the Overshadowing Map receiving less than four (4) hours of sunlight to their full extent between 9am and 3pm on 21 June.
- (5) Development consent must not be granted for development on land to which this clause applies if the development will result in the land identified as "Wilga Street Tennis Courts" on the Overshadowing Map receiving less than three (3) hours of sunlight to their full extent between 9am and 3pm on 21 June.

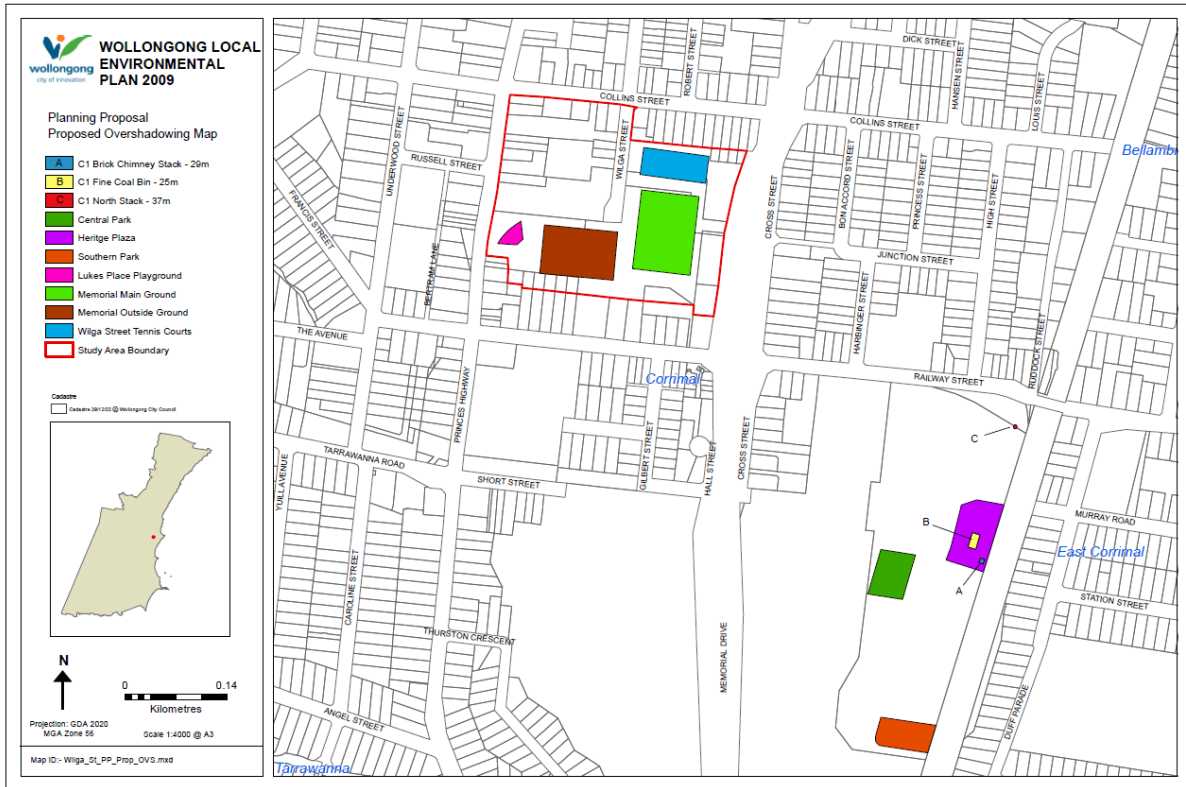


Figure 30 - Proposed Overshadowing Map

k) Amend clause 4.6 exceptions to development standards

The following should not be subject to Clause 4.6 Exceptions to development standards, and should be listed in Clause 4.6(8):

7.20 Overshadowing of Heritage Plaza, Central Park and Southern Park

7.XX Overshadowing of Memorial Park, Corrimal

The importance of maintaining solar access to Memorial Park is justified earlier in this report (see (j)) and therefore an exception to this development standard would not be appropriate or align with the intent of this planning proposal.

PART 3: JUSTIFICATION OF OBJECTIVES, OUTCOMES AND PROVISIONS AND PROCESSES FOR THEIR IMPLEMENTATION

Section A – Need for the planning proposal

Q1 Is the planning proposal a result of any strategic study or report?

Yes. The planning proposal is the result of analysis and testing undertaken as part of the draft *Wilga Street Block Urban Design Study* and *Wilga Street Block Feasibility Report*. This analysis was developed as a recommendation of the adopted *Corrimal Town Centre Plan 2015 -2025*.

The *Corrimal Town Centre Plan 2015 -2025* identifies the Wilga Street Block as a potential redevelopment site. The *Plan* states, specific to the Wilga Street Block, that there *is merit in investigating increasing planning controls that apply to this block and to develop accompanying design guidelines, principles and development controls to ensure high quality outcomes*.

Through scenario testing of the existing, 'Town Centre' and 'design led' the *draft Wilga Street Block Urban Design Study* and *Wilga Street Block Feasibility Report* established a clear set of parameters to guide changes to planning controls.

From these technical studies, Council produced a *draft Wilga Street Block Planning Strategy*.

The draft Planning Strategy provides the strategic direction for the Block, enabling a line of site between the Corrimal Town Centre Plan and recommendations for changes to the Wollongong LEP 2009 and Wollongong DCP 2009: Chapter B4 Development in Business Zones. The recommendations for changes to planning controls are guided by existing strategic policy, and developed through context analysis, design principles and built form testing. Recommendations have been informed and refined through community consultation, peer review and advice from the Wollongong Local Planning Panel.

The Strategy will be exhibited in line with the Public Exhibition of the Planning Proposal.

Q2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The Planning Proposal is the only means of achieving the objectives and intended outcomes.

Previous development applications and proposals for spot rezonings by landowners on the block have been incompatible with the community's objectives for the Town Centre, as identified in the *Corrimal Town Centre Plan 2015 -2025*.

This Planning Proposal which has been formed by community engagement and various technical studies puts forward a considered planning framework for the Block that will enable the Block to enact the vision for a "vibrant and flexible mixed-use precinct that strengthens the role and identity of Corrimal Town Centre."

Section B – Relationship to strategic planning framework

Q3 Will the planning proposal give effect to the objectives and actions of the applicable regional plan?

Illawarra-Shoalhaven Regional Plan.

The Illawarra Shoalhaven Regional Plan sets the strategic framework for the region, aiming to protect and enhance the region's assets and plan for a sustainable future. It is a 20-year land use plan prepared in accordance with section 3.3 of the Environmental Planning and Assessment Act 1979 and applies to the local government areas of Wollongong,

Shellharbour, Kiama and Shoalhaven. It will inform councils' land use planning, inform the work of infrastructure agencies to plan for growth and change, and inform the private sector and the wider community of the NSW Government's approach to creating a connected, sustainable, innovative and vibrant Illawarra Shoalhaven.

The Planning Proposal gives effect to the Illawarra-Shoalhaven Regional Plan (2021-2041) through the following:

Objective	Strategy	Comment
<i>Objective 7: Respond to the changing nature of retail</i>	<i>Strategy 7.1 Strategic planning and local planning should consider opportunities to provide flexibility and facilitate a broad range of commercial, business and retail uses within centres</i>	<p>The current planning controls applying to the Wilga Street Block constrain commercial, business and retail uses. The split land zoning restricts commercial development across the block. The height and FSR controls limit feasibility, which does not facilitate renewal and improvement of existing uses.</p> <p>The Planning Proposal seeks to amend planning land use zoning and active frontage controls across the block to provide a flexible approach to redevelopment, whilst ensuring critical commercial interfaces are maintained. The Planning Proposal also seeks to amend height, FSR, and minimum lot size controls to facilitate a broad range of development outcomes.</p>
<i>Objective 18: Provide housing supply in the right locations</i>	<i>Strategy 18.2 Facilitate housing opportunities in existing urban areas, particularly within strategic centres - review planning controls so that they are creating flexible and feasible conditions for housing supply</i>	<p>The Regional Plan identifies Corrimal as a Strategic Centre. Strategic centres are well serviced by utilities, public transport, walking and cycling, education, health and community infrastructure. They provide shopping, community and commercial services.</p> <p>The Planning Proposal seeks to amend planning controls, specifically height and FSR, to facilitate a range of appropriate development types, including medium density housing.</p>
<i>Objective 19: Deliver housing that is more diverse and affordable</i>	<i>Strategy 19.1: Strategic planning and local plans should consider opportunities to consider whether development standards, including minimum lot sizes, minimum frontage and floor space ratio are inadvertently inhibiting opportunities for diverse housing options</i>	
<i>Objective 21: Respond to the changing needs of local neighbourhoods</i>	<i>Strategy 21.1 Consider the changing needs of local neighbourhood centres. Strategic planning and local plans should consider opportunities to: explore</i>	<p>The Planning Proposal recognises the importance of Corrimal Town Centre to its community. The centre provides a high level of services to a broad catchment, including retail, business, community services and recreation.</p>

	<i>flexibility and supporting a mix of land uses so that local streets and spaces can be adapted to new uses and user needs over time, and; improve public space, in consultation with the community, to foster and support connectivity and great places to live for changing populations.</i>	The Planning Proposal seeks to support Corrimal's role as a Major Town Centre, by providing a flexible planning framework to facilitate renewal, whilst protecting and enhancing the adjacent public space in Memorial Park. The accompanying DCP amendments further support improvements to public space and pedestrian amenity and permeability.
--	---	--

Q4 Is the planning proposal consistent with an endorsed council LSPS?

The LSPS identifies Corrimal Town Centre as a Major Town Centre in the Centres Hierarchy. The Statement notes that Corrimal is the main shopping and commercial precinct for the northern suburbs, containing a range of retail, commercial and community services. It confirms Corrimal is an important focus for local jobs, community facilities, social interactions as well as increased housing opportunities.

The Planning Proposal is consistent with the Wollongong LSPS.

The adopted Corrimal Town Centre Plan (2015-2025) is listed in the LSPS as providing a vision and strategy to guide growth and planning changes. Investigating an increase in density across the Block is a recommendation of the Corrimal Town Centre Plan. The Corrimal Town Centre Plan is the foundation for the Vision, Objectives and Design Principles defined for the Wilga Street Block. This foundation was built upon through the analysis and recommendations of the Urban Design Study, in order to produce a site-specific strategic direction for the Block in the draft Planning Strategy. The importance of these objectives and principles to the community was reinforced through the Wilga Street Block Community Survey.

Q5 Is the planning proposal consistent with any other applicable state and regional studies or strategies?

Illawarra Shoalhaven Regional Transport Plan

This plan seeks to make walking, cycling and public transport an attractive alternative to the private vehicle for more people across the Illawarra-Shoalhaven regardless of age, ability and income.

The Plan does not outline any upgrades to the movement network in Corrimal.

The DCP amendments supporting this planning proposal seek to improve walking connections within and around the Wilga Street Block.

Q6 Is the planning proposal consistent with applicable SEPPs?

The Planning Proposal is considered consistent with the applicable SEPPs. A complete assessment of the Planning Proposal's consistency against applicable SEPPs is provided at Appendix 2 of this planning proposal.

Q7 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The Planning Proposal is consistent with the applicable Ministerial Directions, with the exception of 4.1 Flooding. The planning proposal could be considered inconsistent with 4.1 Flooding, however the inconsistency is considered of minor significance. A Flood Impact

and Risk Assessment report has been prepared by Advisian to address the Ministerial Direction in detail.

A complete assessment of the Planning Proposal's consistency against all s.9.1 Directions is provided at Appendix 2 of this Planning Proposal.

Section C – Environmental, social and economic impact

Q8 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Planning Proposal relates to an existing business precinct in a substantially urban area. As such, the Planning Proposal is unlikely to adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats.

Q9 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

It is unlikely that the proposed amendments to WLEP 2009 will result in development creating any environmental effects that cannot be controlled. It is envisaged that proposed controls will provide a positive contribution to the environmental conditions in Corrimal Town Centre. In particular, the proposed additions of overshadowing controls will ensure sunlight and the amenity of Memorial Park are given priority consideration in the assessment of development proposals. Other than making these places desirable places for recreational activities, this will ensure the healthy growth of trees, grass and other vegetation.

Q10 How has the planning proposal adequately addressed any social and economic effects?

The implementation of the proposed controls in the planning proposal will have a positive impact on the economic growth of Corrimal Town Centre, and facilitate improve access to goods and services, as well as housing options for the community.

Aboriginal cultural heritage

The proposed controls, as set out in the planning proposal and accompanying draft DCP, seek to acknowledge the important setting of the Corrimal Town Centre in the context of the Illawarra Escarpment. Proposed Height, View and through site link controls seek to protect existing views to the escarpment, and frame specific views to Mt Corrimal (Kurimul), now commonly known as Brokers Nose.

Non Aboriginal heritage

The Wilga Street Block does not contain any listed heritage items, proposed heritage items, nor are there any heritage items in the immediate vicinity. Corrimal Town Centre includes 1 listed item – the Palm Court Hotel, on the corner of the Princes Highway and Railway Street. The hotel has a strong presence to the street corner with a high parapet and built form alignment with the street. This strong corner presence is an outcome sought for the corner of Collins Street and Princes Highway on the Wilga Street Block.

Supporting housing growth and diversity

The Wilga Street Block currently includes four (4) single detached dwellings and 17 apartments in two (2) residential flat buildings. The location of the site provides access to amenities and services.

SJB's testing of built form scenarios under increased height and FSR controls estimated the potential for a significant increase of medium density dwellings. This ranged between 195 dwellings (15m height limit, up to 1.5:1 FSR) and 428 dwelling (up to 27m height, FSR average 1.5:1, ranging between 0.52:1 and 2.24:1 across the block).

The Wollongong Housing Strategy guides the future housing directions within the Wollongong Local Government Area for the next 10-20 years.

The Housing Strategy addresses overall housing supply and demand, as well as examining various housing sectors that are in need of support, including the homeless, social housing, affordable housing and accessible or supportive housing.

In relation to Corrimal, the Housing Strategy proposes the modification of the planning controls for housing around the Corrimal Town Centre where there is more capacity for development (excluding Illawarra Escarpment Foothills and constrained locations).

The proposal is a partial implementation of the following recommendations from the Housing Strategy -

- *CW1. Enable housing of the appropriate type in appropriate locations, with suitable landform, access to public transport, town centres and supporting infrastructure that is planned, costed and programmed within an achievable timeline*
- *L11. Corrimal – increase development potential around the town centre (excluding Illawarra Escarpment Foothills and constrained locations). The boundaries are to be defined.*
- *L13. Town Centres – review the floor space ratio and building height limits to increase the opportunity for shop top housing. The floor space ratio and building height will need to be defined for each centre. Centres with adequate public transport will be a higher priority for review.*

Supporting employment

The Wilga Street Block currently includes approximately 8,400sqm of employment uses across retail goods and services, the Club, and some small businesses. Based on feasibility analysis undertaken by SGS, under the existing controls with no change, the most likely scenario for the Wilga Street Block is that we will see no renewal of the existing sites. Some of the existing buildings are aged and in need of renewal to meet current commercial requirements. Others have the potential to expand to include a broader range of commercial uses, including tourist accommodation.

Action is required to attract investment which will sustain current levels of employment associated with existing uses, and potentially grow these in the future.

Amended controls will ensure that there is adequate land to sustain existing employment levels and accommodate growth.

Impact on existing retail Centres

On 20 March 2023 Council adopted the Retail and Business Centres Strategy. The Retail and Business Centres Strategy focuses on how our planning controls can support successful centres and facilitate an appropriate mix and quality of development.

The Retail and Business Centres Strategy notes the increased population growth in Corrimal compared with other Wollongong suburbs, and the growth of apartment development in the Town Centre. Retail modelling indicated there is a sufficient supply of retail floor space in the Corrimal Town Centre, however increases in population as envisaged under the endorsed Housing Strategy is likely to increase demand for retail and commercial floor space into the future.

This proposal recommends an extension to the E1 Local Centre zone, however this largely reflects the uses already present on the Block. Overall, the change to planning controls are focused on formalising the existing commercial uses and simplifying development application processes for these properties. The proposed changes also facilitate an increase in residential density across the block in order to increase supply and diversity of housing in proximity to services and transport.

The Centres Strategy reinforces Corrimal Town Centres role as a Major Town Centre. The Draft B4 Chapter – Development in Centres and Peripheral Sales Precincts defines the characteristics of Major Town Centres as shown in Table 4.

The Planning Proposal proposes amendments to Land Use Zoning, specifically, to extend the E1 Local Centre Zoning across the entire block and control for where residential uses will not be permitted at ground through active frontage controls. This removes the constraints imposed by the current split land zones, whilst allowing a demand led response to the provision of commercial uses at ground within the Block.

Table 4 – Desired Characteristics of a Major Town Centre (Wollongong DCP: Chapter B4 – Development in Centres and Peripheral Sales Precincts)

Major Town Centre	
Retail Floorspace	20,000-40,000m ²
Population catchment	Up to 50,000
Function	Providing for the major weekly shopping and convenience retail needs of the surrounding population (generally more than one suburb) as well as a large range of specialty retail shops and services. Large community facilities and public recreation provision. Restaurants, cafes and bars contribute to active streets and a vibrant evening economy.
Accessibility	On major public transport network with access to frequent transport by train or bus. Highly accessible for logistics and private vehicles. Active transport connections to and within the Centre. Developments integrate with and enhance existing active transport infrastructure and prioritise the safety and amenity of people who walk and cycle.
Retail uses	Major Town Centres provide a range of retail, business, entertainment and community uses that serve the needs of people who live or work in the surrounding suburbs. Major Town Centres are generally anchored by at least one or two medium to full line supermarkets and other specialty retail shops. Some Major Town Centres include a department store. Major towns operate daytime and limited evening hours. Restaurants, cafes and bars contribute to active streets and an evening economy appropriate for the surrounding neighbourhood.
Business Uses	Services including banks, community services, customer facing professional offices, gyms and medical services. Limited large format commercial office space.
Residential Uses	The Major Town Centre caters for medium density residential development which supports the retail and business function of the centre and contributes to greater housing choice for the local population. These Centres have a role in providing well serviced and located affordable housing to the community. Diverse housing options are provided, including a range of bedroom numbers and typologies within the scope of the controls.
Other Uses	The Major Town Centre provides local scale community facilities and services, as well as local scale public open space.

Impact on public open space

The Planning Proposal seeks to mitigate impacts on adjacent public open space through the introduction of overshadowing controls for Memorial Park. These controls ensure the Park is a desirable place for recreational activities, and ensure the healthy growth of trees, grass and other vegetation. Additionally, the proposal seeks to activate public space through the addition of active frontage controls facing the public open space.

Section D – Infrastructure (Local, State and Commonwealth)

Q11 Is there adequate public infrastructure for the planning proposal?

The proposal will result in a development capacity uplift for commercial and residential uses, this will create a level of additional demand on public infrastructure and services.

A Traffic Impact Assessment (TIA) has been completed and identified that minimal difference in traffic network impacts is expected between the 1.5:1 FSR and 1.5-2.1:1 FSR scenarios. The TIA notes that the Princes Highway / Collins Street signals are predicted to operate with significant congestion at the northern approach in the 2036 Do Minimum scenario. An upgrade option to extend the right turn lane north by approximately 30m was developed for the intersection, and was assessed using the Aimsun model. The proposed upgrade would allow for additional queuing space for the right turn and reduce the likelihood of queues blocking the kerbside lane. The TIA also identified the following upgrades to ensure satisfactory outcomes in terms of delays and queues:

- Upgrade of the Wilga Street / Rothery Street intersection to a round-about will be required when 50% of the development is complete in both scenarios
- Upgrades of the Wilga Street / Collins Street to a roundabout will be required when the development when 100% of the development is complete in both scenarios.

These upgrades are based on a number of development assumptions and subject to change based on actual development over time. Council will monitor this as part of the development assessment process.

The TIA notes the Block is in close proximity to bus stops and within 950m of the Corrimal Train Station, and that additional trips generated from the proposal are unlikely to have a significant impact on the capacity of these services. Further, the TIA recommends a range of initiatives to encourage active and public transport, these can be incorporated into the site specific DCP as appropriate and where not covered by existing controls

The full range of utility services including electricity, telecommunications, water and sewer are all currently available across the Corrimal Town Centre. It is expected that these services will be upgraded where required as individual development occurs.

Section E – State and Commonwealth Interests

Q12 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with public authorities has not yet been undertaken.

The Gateway Determination will advise the full list of public authorities that will need to be consulted with as part of the planning proposal process. As a guide it is recommended consultation is undertaken with the following authorities/entities:

- Biodiversity, Conservation and Science, within Environment & Heritage Group of Department of Planning & Environment
- Endeavour Energy
- Fire & Rescue NSW
- Illawarra Shoalhaven Local Health District (separate letter)
- Illawarra Local Aboriginal Land Council (separate letter)

- NSW State Emergency Services
- Department of Education - School Infrastructure NSW
- Sydney Trains (within Transport for NSW)
- Sydney Water Corporation
- Transport for NSW

PART 4: MAPPING

The existing and proposed maps have been embedded within the body of the planning proposal document. A full set of existing and proposed maps is included in Appendix 3.

The relevant map sets are to be amended:

Map Set	Change	Map sheet reference
Land Zoning	Rezone R2 Low Density Residential to E1 Local Centre for certain land	LZN_024
Floor Space Ratio	Amend maximum FSR from 0.5 to 1.5 for certain land	FSR_024
Height of Building	Amend maximum Building Height from 9m (J) to 15m (Q1) for certain land	HOB_024
Lot Size	Remove 499 (F) minimum lot size for certain land	LSZ_024
Additional Permitted Uses	Extend application of APU 33 in line with proposed E1 Local Centre zoning	APU_024
Active Frontages	Amend title from “Active Street Frontage” to “Active Frontage”	New map sheet to be created for subject site. Consequential update to Map sheet ASF_014 to reflect new title
	Map active frontage for certain land	New map sheet to be created
Key Sites	Identify the Wilga Street Block as Key Site 10	KYS_024
Special Area	Identify a Special Area within the Wilga Street Block	New map set and sheet to be created
Overshadowing	Identify the following sites on the map: <ul style="list-style-type: none"> • Luke’s Place Playground • Memorial Main Ground • Memorial Outside Ground • Wilga Street Tennis Courts 	OVS_024

PART 5: COMMUNITY CONSULTATION

The future public exhibition will take place in accordance with Wollongong Community Participation Plan and the Gateway Determination made in accordance with Division 3.4 of the *Environmental Planning & Assessment Act 1979*.

A comprehensive package of documents including this planning proposal will be made available for the public exhibition and public agency consultation. This package includes supporting draft Wilga Street Block Planning Strategy and draft development control plan controls.

The statutory public exhibition and agency consultation requirements will be adhered to.

The City of Wollongong will engage through a range of media to seek comment and feedback from stakeholders including landowners and the community on the package of documents.

Initial and early engagement with some key stakeholders has occurred and will be expanded as part of the engagement process.

It is intended that Planning Proposal will be publicly exhibited with the exhibition of accompanying draft DCP controls.

PART 6: PROJECT TIMELINE

Stage	Timeframe	Timeline
Consideration by Wollongong Local Planning Panel		December 2022
Consideration and decision by Council		April 2023
Submit to Department of Planning & Environment for Gateway		September 2023
Gateway determination issued	Max 25 days	October 2023
Pre-exhibition/Post Gateway	Max 50 days	November 2023
Commencement and completion of public exhibition period	Max 95 days	December - February 2023
Consideration of submissions		March 2023
Post -exhibition review and additional studies		March 2024
Final Council decision		April 2024
Submission to the Department for finalisation	Max 55 days	May 2024
Gazettal of LEP amendment		June 2024

APPENDIX 1_ WOLLONGONG LOCAL PLANNING PANEL ADVICE

ADVICE AND STATEMENT OF REASONS

WOLLONGONG CITY COUNCIL – WOLLONGONG LOCAL PLANNING PANEL (WLPP)

DATE OF MEETING	20/12/22
PANEL MEMBERS	Sue Francis (Chair), Scott Lee (Expert Panel Member), Brendan Randles (Expert Panel Member)

Meeting held at on-line and at Wollongong City Council, 41 Burelli Street, Wollongong on 20/12/22 opened at 10am and closed at 12noon.

MATTER DETERMINED

Item 1 - Planning Proposal – Princes Highway – Wilga Street, Corrimal

PUBLIC SUBMISSIONS

The Panel heard from:

- Council officers

PANEL CONSIDERATION

The Panel considered the Council officer's report, the draft Planning Proposal request and the discussion at the meeting.

PANEL DECISION

1. The Panel considers that the proposed Planning Proposal for the Wilga Street – Princes Highway block at Corrimal as presented to the Panel, has some merit in that the current zoning needs to be rationalised together with some of the anachronistic provisions. Certainly, the land has the capacity and opportunity for redevelopment in a way that enhances and invigorates the town centre and integrates and promotes public accessibility through the site and leverages its relationship to nearby public open space. However, the Panel considered the tool for the delivery of this change might need reconsideration.
2. The Panel accepts the principles within the design documents about what is proposed however suggests that an alternate mechanism be used. The Wilga Street Block Study and community consultation should form the basis of a Council endorsed Strategy for the block to guide future developer led Planning Proposals which can contribute to the delivery of desirable and needed public benefits.
3. The Panel considers that Council should also use the information in the Wilga St Block Study and community feedback to revisit and update the Corrimal Town Centre Strategy. Consideration should be given to how the block fits into to the town centre, where are the appropriate location for any built form increases in the town centre, public benefits, any infrastructure improvements, and extend the principles to include the eastern part of the Wilga Street block.

In terms of the summary of proposed planning controls contained in the report to the Panel, the Panel advises:

1. Extend the B2 Local Centre Zoning to the full extent of the Block and including Wilga Street from Collins Street to Memorial Park
Comment: Supported
2. Remove the 499 minimum lot size requirement from the Block
Comment: Supported
3. Amend the existing height limit (9m) to include areas of 15m and 20m to encourage a mixed 2, 4 and 6 storey outcomes.
Comment: The Panel accepts that in seeking redevelopment of land, some form of uplift is usually required. However, as currently proposed there is no incentive for such redevelopment to occur and

the Council risks the 'cream' sites being developed in isolation of the remainder of the sites. Potentially, no integrated redevelopment will occur, and no public benefits will be secured. The Panel would rather a Strategy be endorsed focusing on the desired future outcome for the whole of the Block, including public domain and public benefit attributes, with a mechanism, including site consolidation and public benefit incentives, that need to be utilised in any developer led Planning Proposal in order to achieve the maximum yields in terms of FSR and height

4. Amend floor space ratio controls to reflect amended zoning and height outcomes

Comment: see 3. above

5. Map the Block as a Key Site, meaning future development will need to be assessed against the design excellence requirements of clause 7.18

Comment: Supported. Any developer led PP could be accompanied by a concept DA establishing the design and massing principles with the taller built forms and public domain the subject of a design competition or review by a Design Excellence Panel.

6. Map where active frontages are required across the block (clause 7.19)

Comment: The introduction of an Active frontage control is supported, in principle. However, it is not demonstrated that its location(s) aligns with a resilient and well resolved master plan. While active frontage along the Highway and partial interfaces to the north and south are understood, the long park interface will require a continuous public street or pedestrian path for this to work - is this on the subject site or requiring an excised portion of the public park? It is also not clear what would be commercially feasible deep into the site (e.g., southeast corner); this has not been demonstrated by a comprehensive master plan. Nor is it clear what extent of Wilga Street should be designated as active uses (if any) or if this interface should be proposed as row or alternate lower scale development.

In terms of detail, consideration needs to be given to how the active frontage statutory provision would be addressed should redevelopment not occur. Eg, as currently drafted it is triggered by a change of use and the erection of a building. So, it would be triggered by a DA to change the use of any of the existing buildings or any alterations and additions to those buildings. As drafted it is a provision that needs satisfaction in order to grant approval to a DA. No discretion is inbuilt into the provision.

7. Introduce overshadowing controls to protect sunlight to Luke's Place Playground and the Memorial Park Sportsgrounds.

Comment: Supported. These should be enshrined in the Strategy but given the Park is to the south of the development area, they should not be too stringent to prevent good urban design outcomes and some overshadowing in winter may be unavoidable. The DCP should provide interface sections to demonstrate good built form and acceptable overshadowing along the southern interface


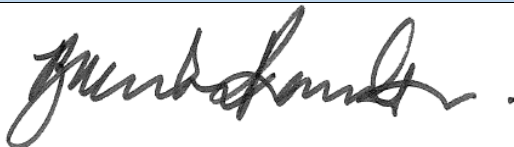
8. Amend Additional Permitted Use mapping to enable residential flat buildings to be permitted on lots with no active frontage mapping

Comment: Supported in principle but this highly dependent on a concise master plan - layouts currently provided are not appropriate.

9. Prepare provisions to levy contributions for affordable housing;

Comment: Agree. This should be done concurrently with any Strategy as well as consideration for and the delivery of other public benefits.

The decision was unanimous

PANEL MEMBERS	
 Sue Francis (Chair)	 Brendan Randles



Scott Lee

APPENDIX 2_COMPLIANCE WITH SEPPS AND MINISTERIAL DIRECTIONS

State Environmental Planning Policies

State Environmental Planning Policy		Compliance	Comment
SEPP	(Biodiversity and Conservation) 2021	Consistent	The site is not mapped within the State Environmental Planning Policy (Biodiversity and Consideration) 2021. The Planning Proposal is not mapped as Koloa habitat. The site is not within bushland urban area. The Planning Proposal is not mapped as being within the Sydney Water catchment. The planning Proposal is not mapped as being within the foreshore area.
SEPP	(Building Sustainability Index: BASIX) 2004	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Exempt and Complying Development Codes) 2008	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Housing) 2021	Consistent	The Planning Proposal proposes an incentive provision for Affordable Rental Housing.
SEPP	(Industry and Employment) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	No 65—Design Quality of Residential Apartment Development	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP. Any future development subject to this SEPP will need to demonstrate compliance with the relevant provisions of the SEPP.
SEPP	(Planning Systems) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Precincts—Central River City) 2021	Not Applicable	
SEPP	(Precincts—Eastern Harbour City) 2021	Not Applicable	
SEPP	(Precincts—Regional) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Precincts—Western Parkland City) 2021	Not Applicable	
SEPP	(Primary Production)	Not Applicable	

State Environmental Planning Policy		Compliance	Comment
	2021		
SEPP	(Resilience and Hazards) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Resources and Energy) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Sustainable Buildings) 2022	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.
SEPP	(Transport and Infrastructure) 2021	Consistent	The Planning Proposal will not contain provisions that will contradict or would hinder the application of the SEPP.

S9.1 Ministerial Directions

	Consistency	Comment
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Consistent.	The Planning Proposal is consistent with the overall intent of the Illawarra-Shoalhaven Regional Plan 2041.
1.2 Development of Aboriginal Land Council land	N/A	Not applicable to Wollongong
1.3 Approval and Referral Requirements	Consistent.	The proposal is consistent with this Direction because it does not alter the provisions relating to approval and referral requirements
1.4 Site Specific Provisions	N/A	No site-specific provisions are proposed
Focus area 1: Planning Systems – Place based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not applicable to Wollongong
1.6 Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not applicable to Wollongong
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A	Not applicable to Wollongong
1.8 Implementation of	N/A	Not applicable to Wollongong

Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan		
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A	Not applicable to Wollongong
1.10 Implementation of the Western Sydney Aerotropolis Plan	N/A	Not applicable to Wollongong
1.11 Implementation of Bayside West Precincts 2036 Plan	N/A	Not applicable to Wollongong
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	N/A	Not applicable to Wollongong
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	N/A	Not applicable to Wollongong
1.14 Implementation of Greater Macarthur 2040	N/A	Not applicable to Wollongong
1.15 Implementation of the Pyrmont Peninsula Place Strategy	N/A	Not applicable to Wollongong
1.16 North West Rail Link Corridor Strategy	N/A	Not applicable to Wollongong
1.17 Implementation of the Bays West Place Strategy	N/A	Not applicable to Wollongong
1.18 Implementation of the Macquarie Park Innovation Precinct	N/A	Not applicable to Wollongong
1.19 Implementation of the Westmead Place Strategy	N/A	Not applicable to Wollongong
Focus area 2: Design and Place		
[this focus area was blank when the directions were made]		
Focus area 3: Biodiversity and Conservation		
3.1 Conservation Zones	Direction does not apply	The site does not include or propose Conservation (C) zones
3.2 Heritage	Direction	The site does not include any known heritage

Conservation	does not apply	items.
3.3 Sydney Drinking Water Catchments	Direction does not apply	The site is not located with drinking water catchment
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not Applicable to Wollongong
3.5 Recreation Vehicle Areas	Direction does not apply	The planning proposal does not include provisions that would enable the land to be developed for the purposes of a recreational vehicle area.
3.6 Strategic Conservation Planning	N/A	Not applicable to Wollongong
3.7 Public Bushland	Direction does not apply	Not Applicable
3.8 Willandra Lakes Region	N/A	Not Applicable to Wollongong
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	Not Applicable to Wollongong
3.10 Water Catchment Protection	Direction does not apply	The site is not within a regulated catchment area.
Focus area 4: Resilience and Hazards		
4.1 Flooding	Minor inconsistency	<p>The Wilga Street Block is located within the Towradgi Creek Catchment and is considered partly flood affected, generally in the north-east and south-west corners of Block.</p> <p>A Flood Impact and Risk Assessment (FIRA) has been prepared by Advisian to accompany this planning proposal. The report makes a number of recommendations to manage flood risk in keeping with the existing framework set out in Chapter E13 Flood Plain Management of the Wollongong Development Control Plan 2009. Detailed design of any future development will need to consider the impacts of flooding in line with the planning context at time of lodgement.</p> <ul style="list-style-type: none"> The planning proposal does not rezone any land currently zoned for Recreation (RE), Rural (RU), Special Purposes (SP) or Conservation (C) The Wilga Street Block is not within any Floodway areas for the Defined Flood

		<p>Event (DFE)</p> <ul style="list-style-type: none"> Existing controls contained with Wollongong Development Control Plan 2009 will continue to apply, including an assessment against applicable impacts The Wilga Street Block does not contain any flood hazard higher than H3 classification during the 1% AEP floor of PMF 5.22 Special Flood Considerations has not been adopted within the Wollongong Local Environmental Plan 2009 <p>The FIRA acknowledges that the planning proposal could be: <i>“considered inconsistent with items 3(d) and 4(c) [of the ministerial direction] given that the planning proposal will permit an increase in development density at the site, including residential development.”</i></p> <p>It is noted that this increase in residential development is not considered significant, given the permissibility of medium density residential outcomes on the block currently, and the limited increase to height and FSR proposed.</p> <p>Detailed commentary, including supporting figures, addressing relevant parts of Ministerial Direction 4.1 Flooding can be found in Part 6 of the FIRA.</p>
4.2 Coastal Management	Direction does not apply	The Planning proposal does not seek to rezone land to a more intensive land use within the Coastal Protection Zones.
4.3 Planning for Bushfire Protection	Direction does not apply	The subject site is not identified as Bush Fire Prone land
4.4 Remediation of Contaminated Land	Capable of consistency	<p>The site has been progressively developed over time, with the majority of the site now covered by either buildings or hard stand. A mix of residential and commercial uses are currently occurring across the site.</p> <p>For the land described as the Wilga Street Block, Council has <u>not</u> been advised that:</p> <ul style="list-style-type: none"> The land is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997 The land is subject to a management order within the meaning of the Contaminated Land Management Act 1997 The land is subject to an approved voluntary

		<p>management proposal within the meaning of the Contaminated Land Management Act 1997</p> <ul style="list-style-type: none"> • The land is subject to an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997 • The land is the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997. <p>A review of Council records has not indicated any approvals for development for a purpose referred to in table 1 of the Contaminated Land Planning Guidelines</p> <p>Further, a review of available aerial imagery has not indicated any apparent development for purposed referred to within afore mentioned table 1.</p> <p>Any unknown or unexpected contamination will be appropriately managed via the development application process as the site redevelops. Further applications will be required to demonstrate consistency with the relevant legislation at the time of development.</p>
4.5 Acid Sulfate Soils	Direction does not apply	The subject site is not mapped as having Acid Sulfate Soils
4.6 Mine Subsidence and Unstable Land	Direction does not apply	The subject site is not mapped as being within a declared Mine Subsidence District nor identified as unstable land.
Focus area 5 Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Capable of consistency	<p>The site is located within the Corrimal Major Town Centre and convenient to existing community facilities. Corrimal Town Centre is serviced by public transport (bus) and Corrimal suburb has a railway station approximately 1km from the subject site. The site is also well serviced within the existing road infrastructure network.</p> <p>A Traffic Impact Assessment has been completed on behalf of Council by Bitzios Consulting. The Traffic Impact Assessment is a supporting document accompanying this planning proposal. The key findings from the modelling assessment are as follows:</p> <ul style="list-style-type: none"> • The proposed revisions to the planning controls of the Wilga Street Block to allow a maximum floor space ratio (FSR) of 1.5:1 is expected to generate an additional 326 vehicle

		<p>trips in the AM peak and 513 vehicle trips in the PM peak compared to the existing situation</p> <ul style="list-style-type: none"> • An increased FSR allowance of 2:1 at selected sites is expected to generate an additional 383 vehicle trips in the AM peak and 548 vehicle trips in the PM peak compared to the existing situation • Without any upgrades, the additional traffic is expected to result in: <ul style="list-style-type: none"> ○ increase travel times along Princes Highway between Collins Street and Tarrawanna Street by between 10 and 15s in both directions and both peak periods. ○ Unacceptable levels of queuing and delays at the Wilga Street / Rothery Street intersections, which is currently a stop-controlled intersection ○ Queues along northbound Wilga Street between the development and the Collins Street intersection, but would not extend to affect other parts of the road network. • Minimal differences in traffic network impacts are expected between the 1.5:1 FSR and 2:1 FSR scenarios • At Wilga Street / Collins Street, upgrading the intersection to a roundabout would provide satisfactory outcomes in terms of delays and queues in both scenarios, and will cause minimal impacts to the Princes Highway / Collins Street intersection • At Wilga Street / Rothery Street, upgrading the intersection to a roundabout would provide satisfactory outcomes in terms of delays and queues in both scenarios, and it is extremely unlikely that eastbound queue Rothery Street will reach the Princes Highway / Rothery Street signals • However, implementing roundabouts at both Wilga Street / Collins Street and Wilga Street Rothery Street may increase traffic on Wilga Street as it could be used as an alternative route to Princes Highway • A cycleway has been proposed to run along the northern and eastern perimeter of the Wilga Street Block, and there are opportunities for encouraging bicycle trips with end-of-trip facilities and the extension of off-road shared paths to nearby residential zones • In both 1.5:1 FSR and 1.5-2:1 FSR scenarios,
--	--	---

		<p>the Wilga Street / Rothery Street roundabout will be required by the time 50% of the development is complete. The Wilga Street / Collins Street roundabout will be required when the development is 100% complete in both scenarios.</p> <ul style="list-style-type: none"> • A cycleway has been proposed to run along the northern and eastern perimeter of the Wilga Street Block, and there are opportunities for encouraging bicycle trips with end-of-trip facilities and the extension of off-road shared paths to nearby residential zones • The Wilga Street Block is located in close proximity to bus stops on both sides of Princes Highway, and within 950m of Corrimal Railway Station. Additional trips from the development are unlikely to have a significant impact on the capacity of these services, and measures should be implemented to encourage public transport usage.
5.2 Reserving Land for Public Purposes	Direction does not apply	The planning proposal does not relate to reservation of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	Direction does not apply
5.4 Shooting Ranges	N/A	Direction does not apply.
Focus area 6: Housing		
6.1 Residential Zones	Consistent	<p>The Planning Proposal includes provisions that will encourage the delivery of housing, broaden the choice of housing types, reduce the consumption of land for housing (through infill intensification) and ensure good quality design.</p> <p>The Planning Proposal does not include provisions that will reduce the permissible residential density.</p> <p>The Planning Proposal is consistent with Wollongong City Council's adopted <i>Housing Strategy</i>.</p>
6.2 Caravan Parks and Manufactured Home Estates	Direction does not apply	Not Applicable
Focus area 7: Industry and Employment		
7.1 Business and Industrial Zones	Consistent	<p>The Planning Proposal directly supports the viability of Corrimal Major Town Centre and protects the existing employment uses on the subject site.</p> <p>The Planning Proposal is consistent with Wollongong City Council's adopted <i>Retail and</i></p>

		<i>Business Centres Strategy.</i>
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Not Applicable to Wollongong
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable to Wollongong
Focus area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Direction does not apply	No known state or regionally significant reserves of coal, other minerals, petroleum and extractive mineral are in the vicinity of the site
Focus area 9: Primary Production		
9.1 Rural Zones	Direction does not apply	The site is not currently, nor does it propose, a rural zone
9.2 Rural Lands	N/A	Not Applicable to Wollongong
9.3 Oyster Aquaculture		Not Applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable to Wollongong

APPENDIX 3_MAP BOOK



WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

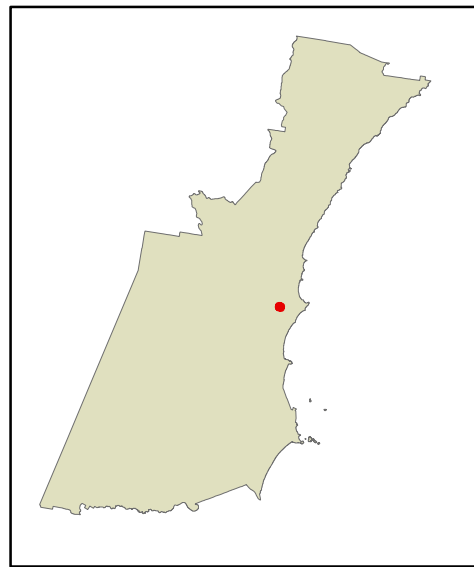
Planning Proposal Existing Land Zoning Map

Zone

- E1 Local Centre
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- SP2 Infrastructure
- Study Area Boundary

Cadastral

Cadastral 29/12/22 © Wollongong City Council

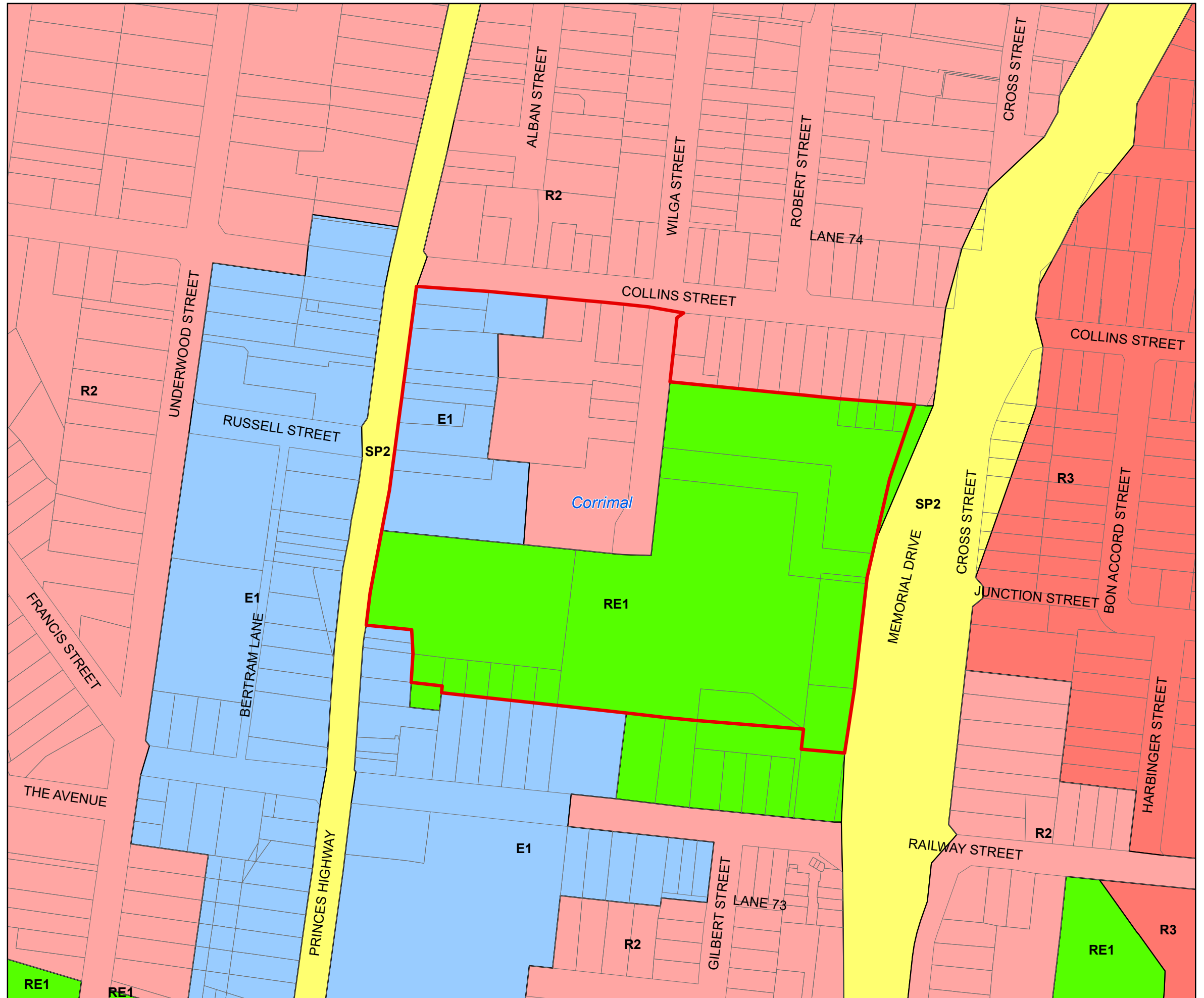


0 0.08
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2500 @ A3

Map ID:- Wilga_St_PP_Ex_Zone.mxd





WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

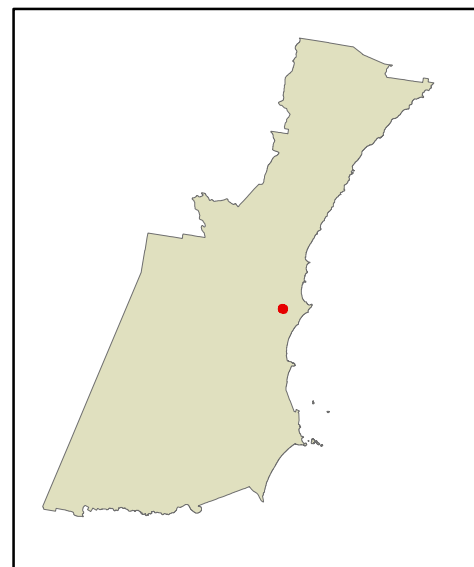
Planning Proposal Proposed Land Zoning Map

Zone

- E1 Local Centre
- R2 Low Density Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- SP2 Infrastructure
- Study Area Boundary

Cadastral

Cadastral 29/12/22 © Wollongong City Council

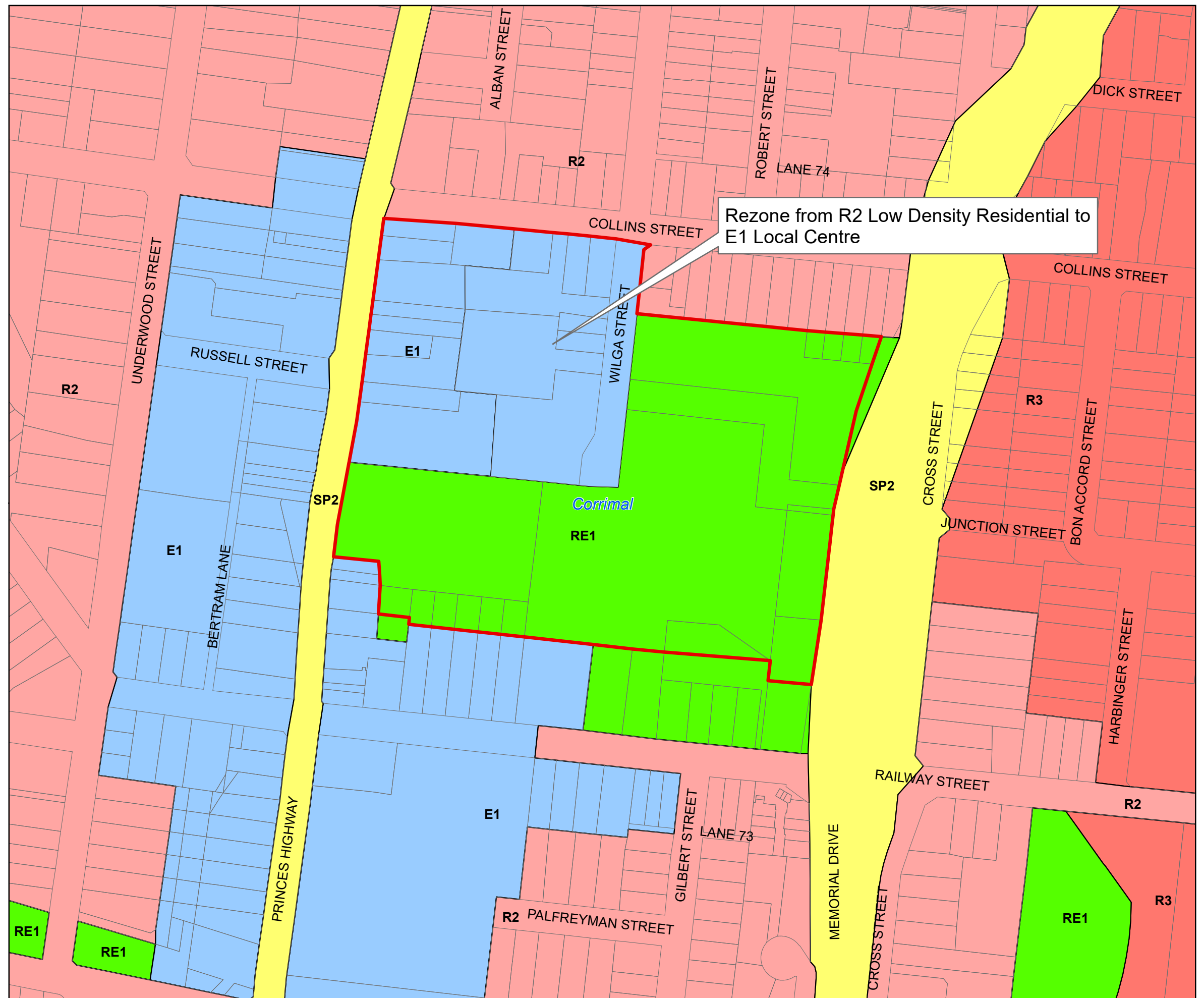


0 0.08
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2500 @ A3

Map ID:- Wilga_St_PP_Prop_Zone.mxd





WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

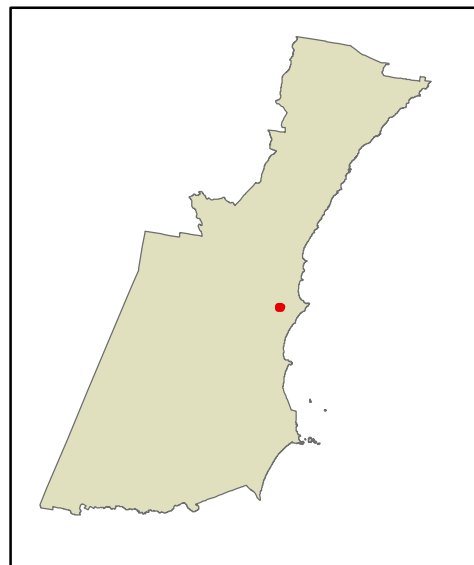
Planning Proposal
Existing Floor Space Ratio Map

Maximum Floor Space Ratio (n:1)

- D 0.5
- I 0.75
- P 1.2
- S 1.5
- Study Area Boundary

Cadastral

Cadastral 29/12/22 © Wollongong City Council

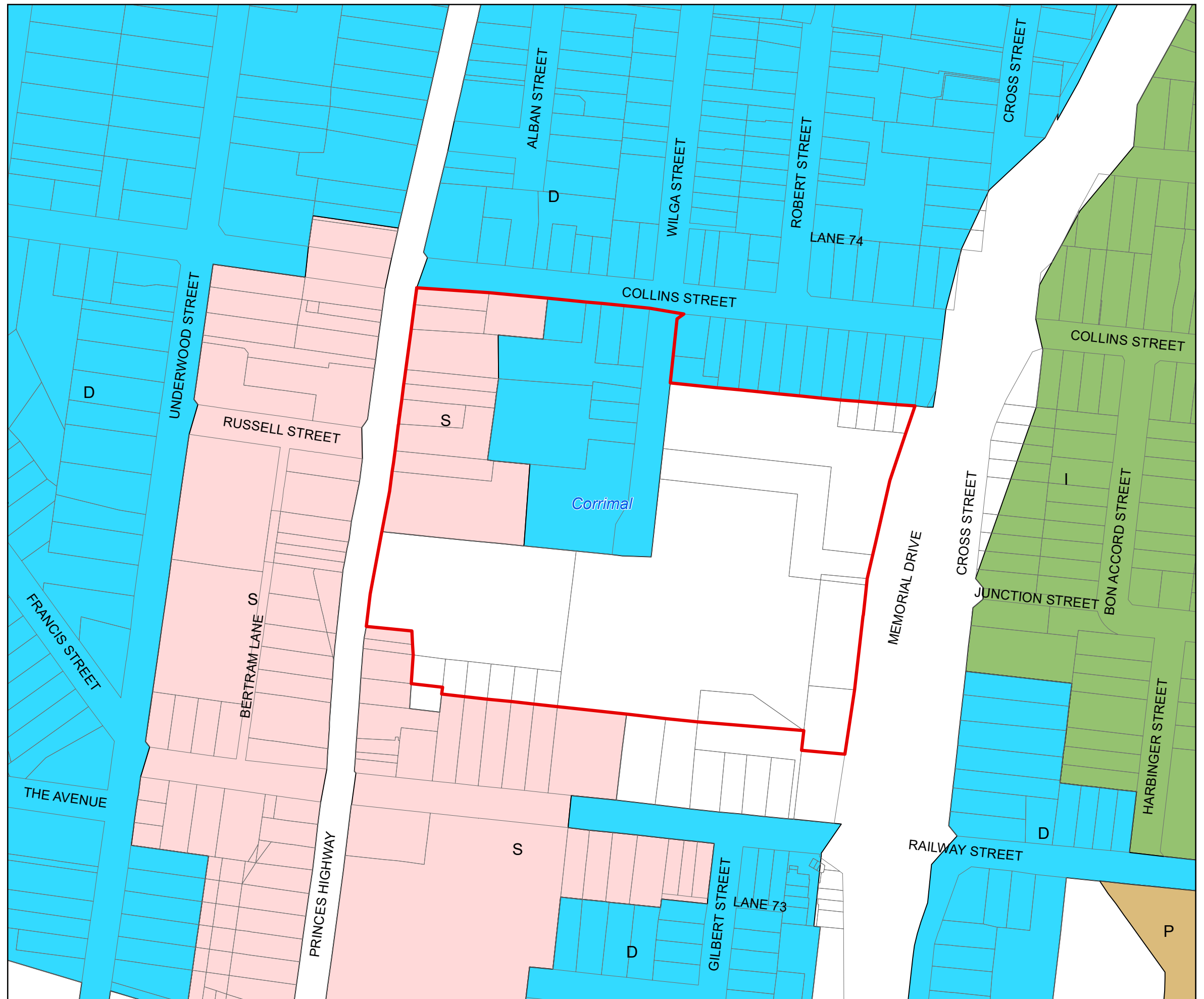


0 0.08
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2500 @ A3

Map ID:- Wilga_St_PP_Ex_FSR.mxd





WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal

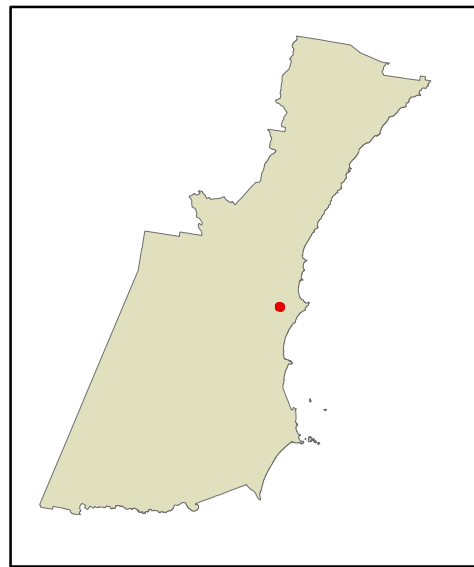
Proposed Floor Space Ratio Map

Extend 1.5:1 across whole block

- D 0.5
- I 0.75
- P 1.2
- S 1.5
- Study Area Boundary

Cadastral

Cadastral 29/12/22 © Wollongong City Council

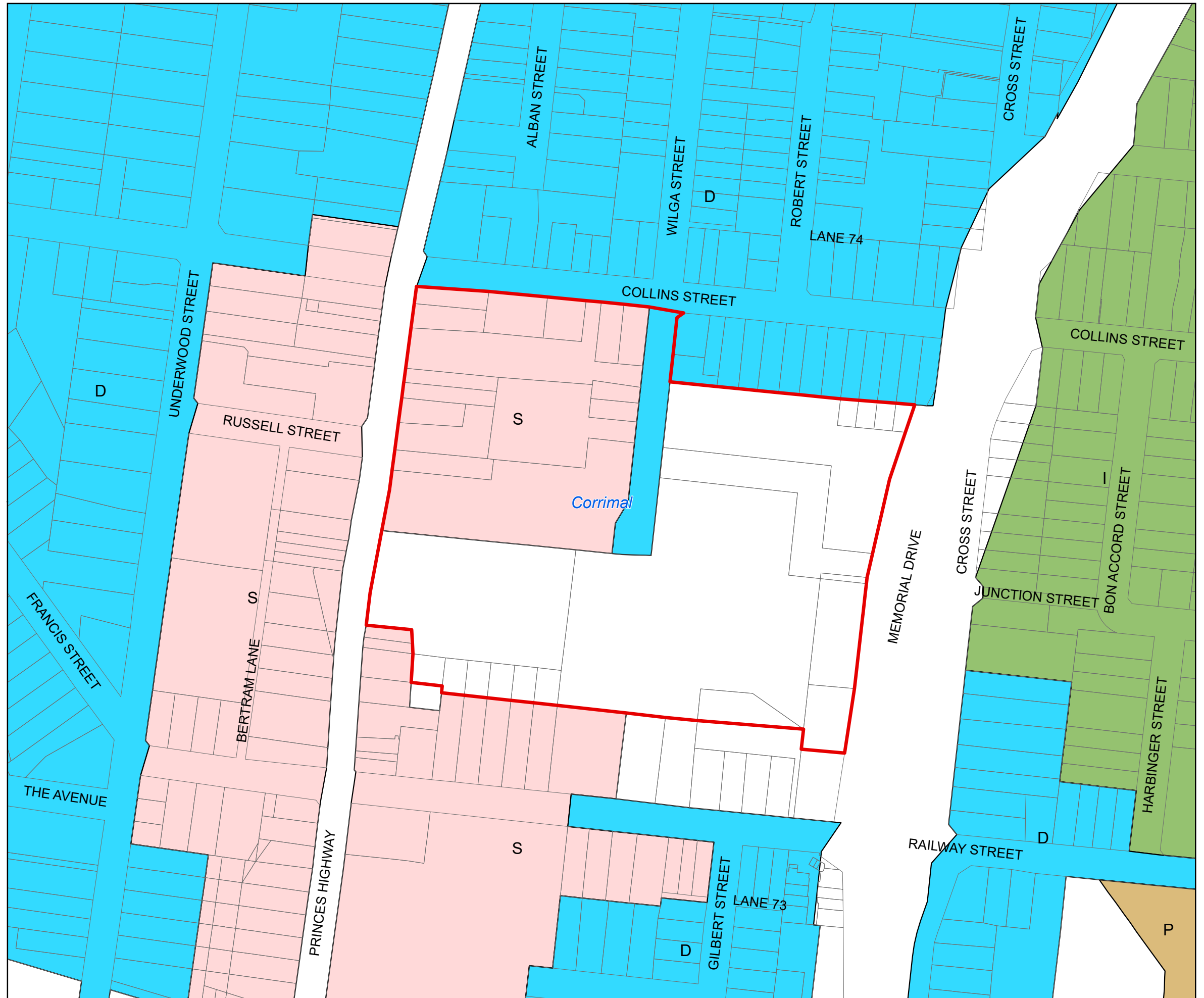


0 0.08
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2500 @ A3

Map ID:- Wilga_St_PP_Prop_FSR.mxd





WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal

Existing Height of Building Map

Maximum Building Height (m)

J 9

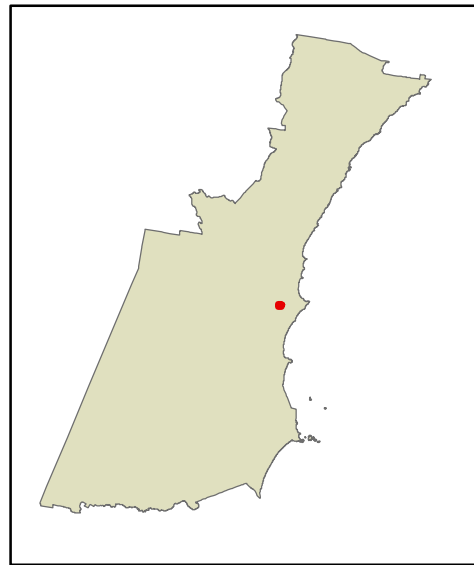
N 13

O1 15

Study Area Boundary

Cadastral

Cadastral 29/12/22 © Wollongong City Council



0 0.08
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2500 @ A3

Map ID:- Wilga_St_PP_Ex_HOB.mxd





WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal

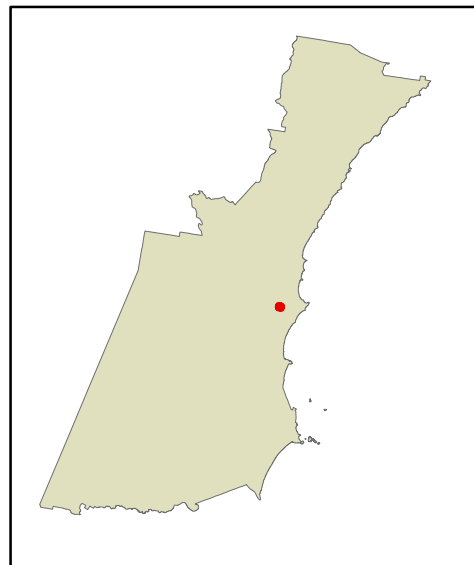
Proposed Height of Building Map

Extend 15m across whole block

- J 9
- N 13
- O1 15
- Study Area Boundary

Cadastral

Cadastral 29/12/22 © Wollongong City Council



0 0.08
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2500 @ A3

Map ID:- Wilga_St_PP_Prop_HOB.mxd





WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

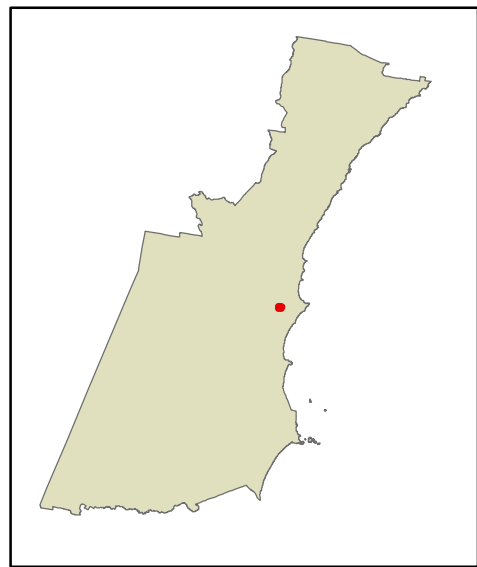
Planning Proposal
Existing Minimum Lot Size Map

Minimum Lot Size (sq m)

- F 449
- Study Area Boundary

Cadastral

Cadastral 29/12/22 © Wollongong City Council



0 0.08
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2500 @ A3

Map ID:- Wilga_St_PP_Ex_MLS.mxd





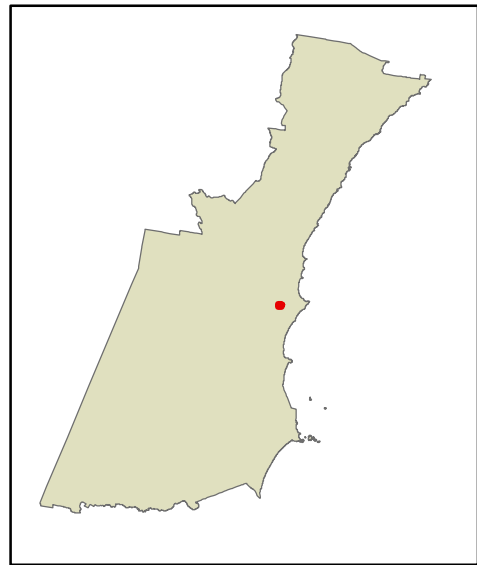
WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal
Proposed Minimum Lot Size Map

Minimum Lot Size (sq m)

- F 449
- Study Area Boundary

Cadastre
Cadastre 29/12/22 © Wollongong City Council



0 0.1
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2500 @ A3

Map ID:- Wilga_St_PP_Prop_MLS.mxd





**WOLLONGONG LOCAL
ENVIRONMENTAL
PLAN 2009**

Planning Proposal
Existing Additional Permitted Uses Map

Additional Permitted Uses

- Refer to Schedule 1
- Study Area Boundary

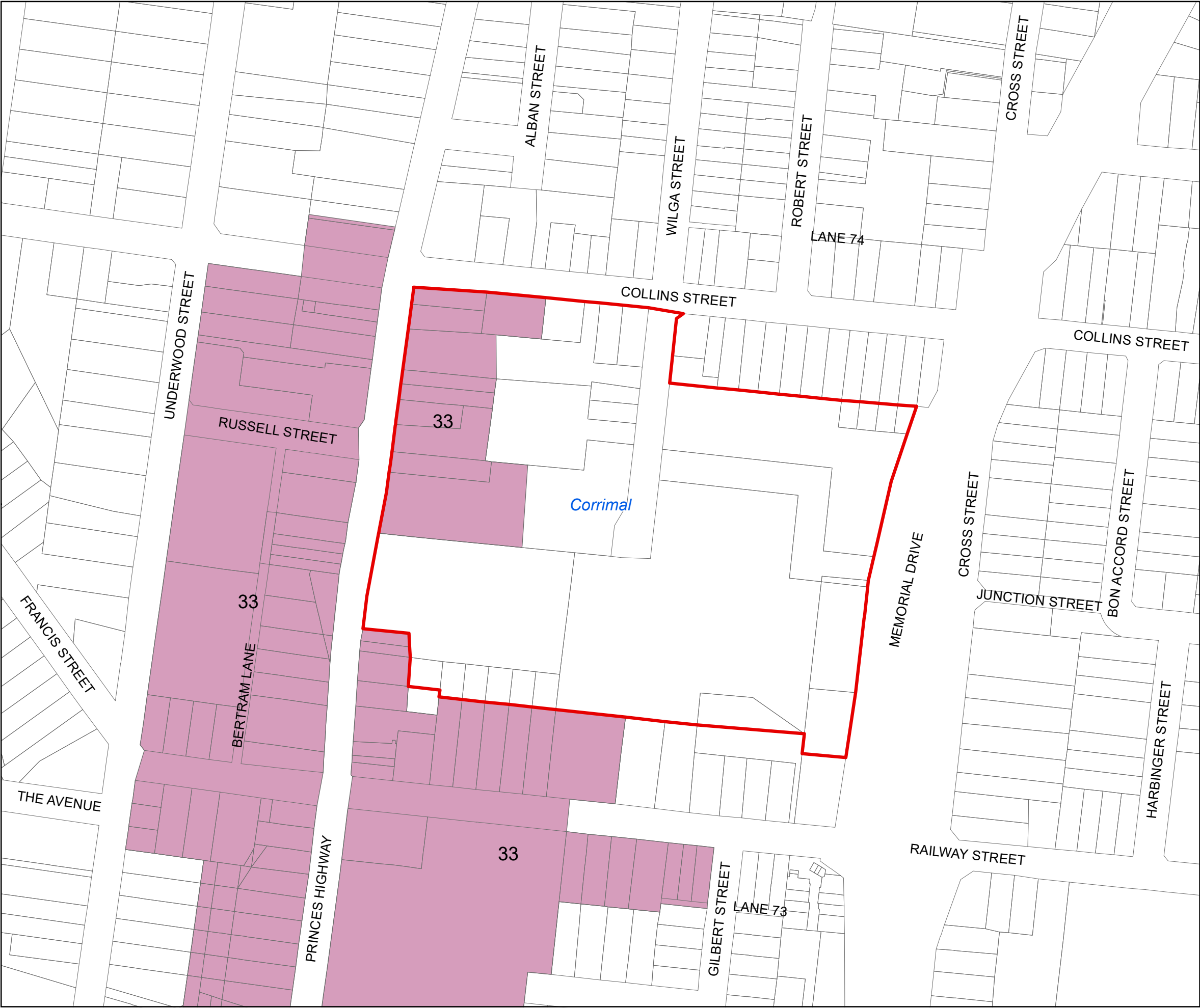
Cadastral
Cadastral 29/12/22 © Wollongong City Council



0 0.08
Kilometres

Projection: GDA 2020
MGA Zone 56
Scale 1:2500 @ A3

Map ID:- Wilga_St_PP_Ex_APU.mxd








WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

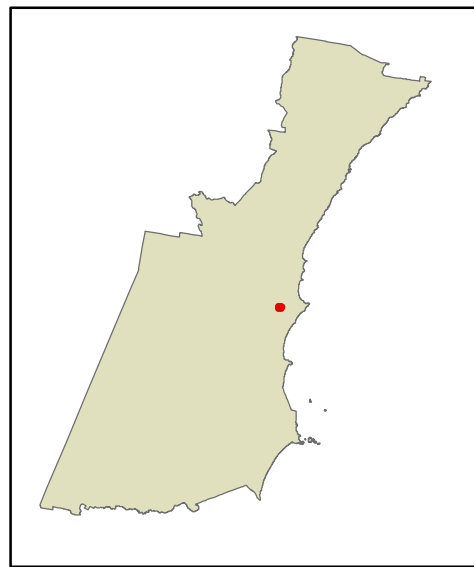
Planning Proposal
Proposed Additional Permitted Uses Map

Additional Permitted Uses

-  Refer to Schedule 1
-  Study Area Boundary

Cadastral

 Cadastral 29/12/22 © Wollongong City Council

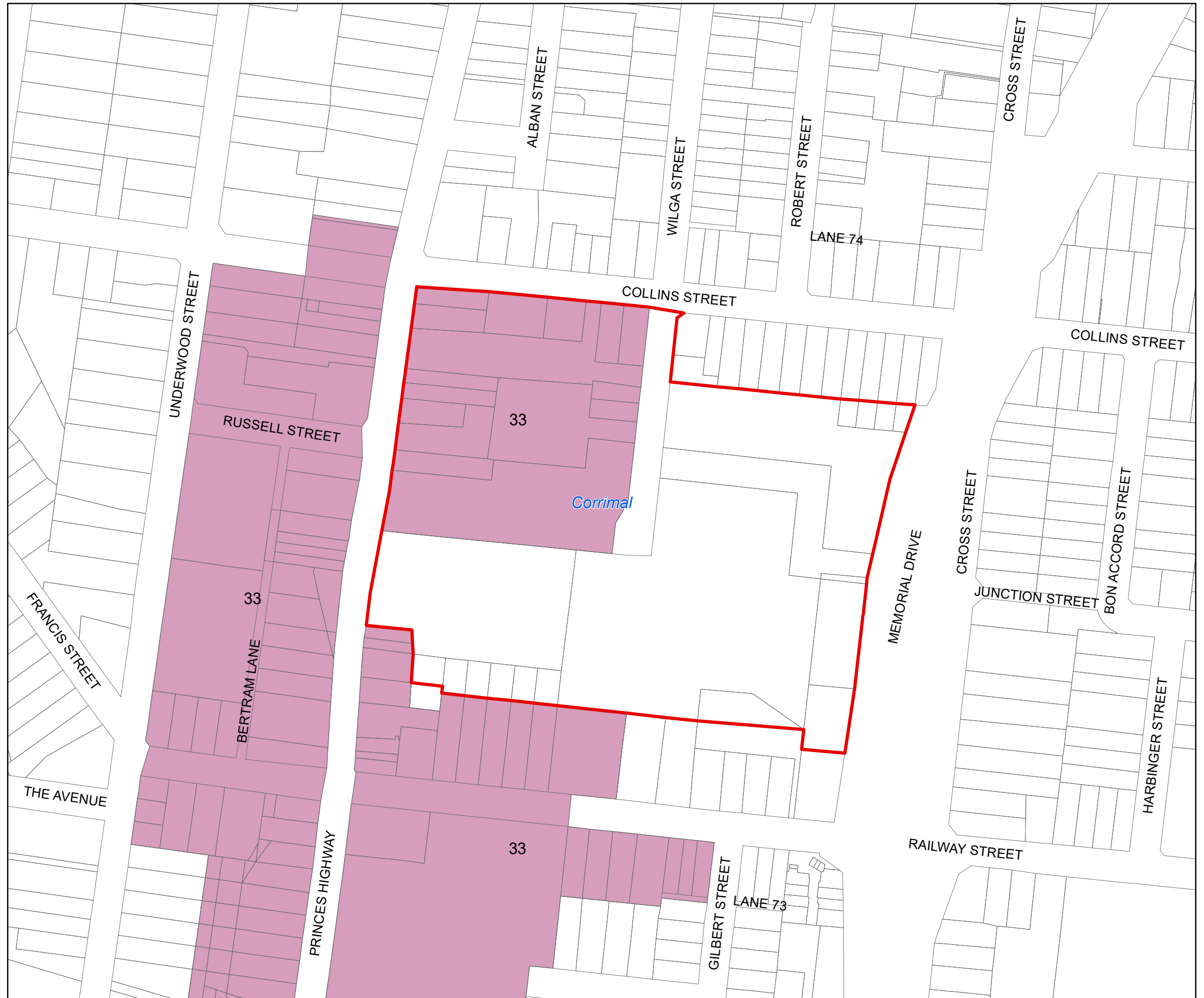


0 0.08
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2500 @ A3

Map ID:- Wilga_St_PP_Prop_APU.mxd





WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

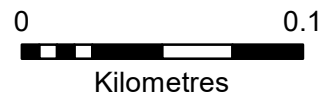
Planning Proposal
Proposed Active Frontages Map

Active Frontage

- Active Frontage
- Study Area Boundary

Cadastral

Cadastral 29/12/22 © Wollongong City Council



Projection: GDA 2020
MGA Zone 56

Scale 1:2500 @ A3



Map ID:- Wilga_St_PP_Prop_ASF.mxd



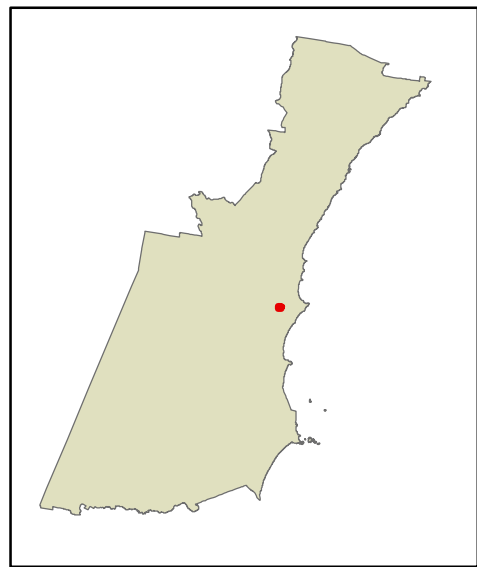


WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal
Special Area Map

-  Special Area
-  Study Area Boundary

Cadastral
Cadastral 29/12/22 © Wollongong City Council

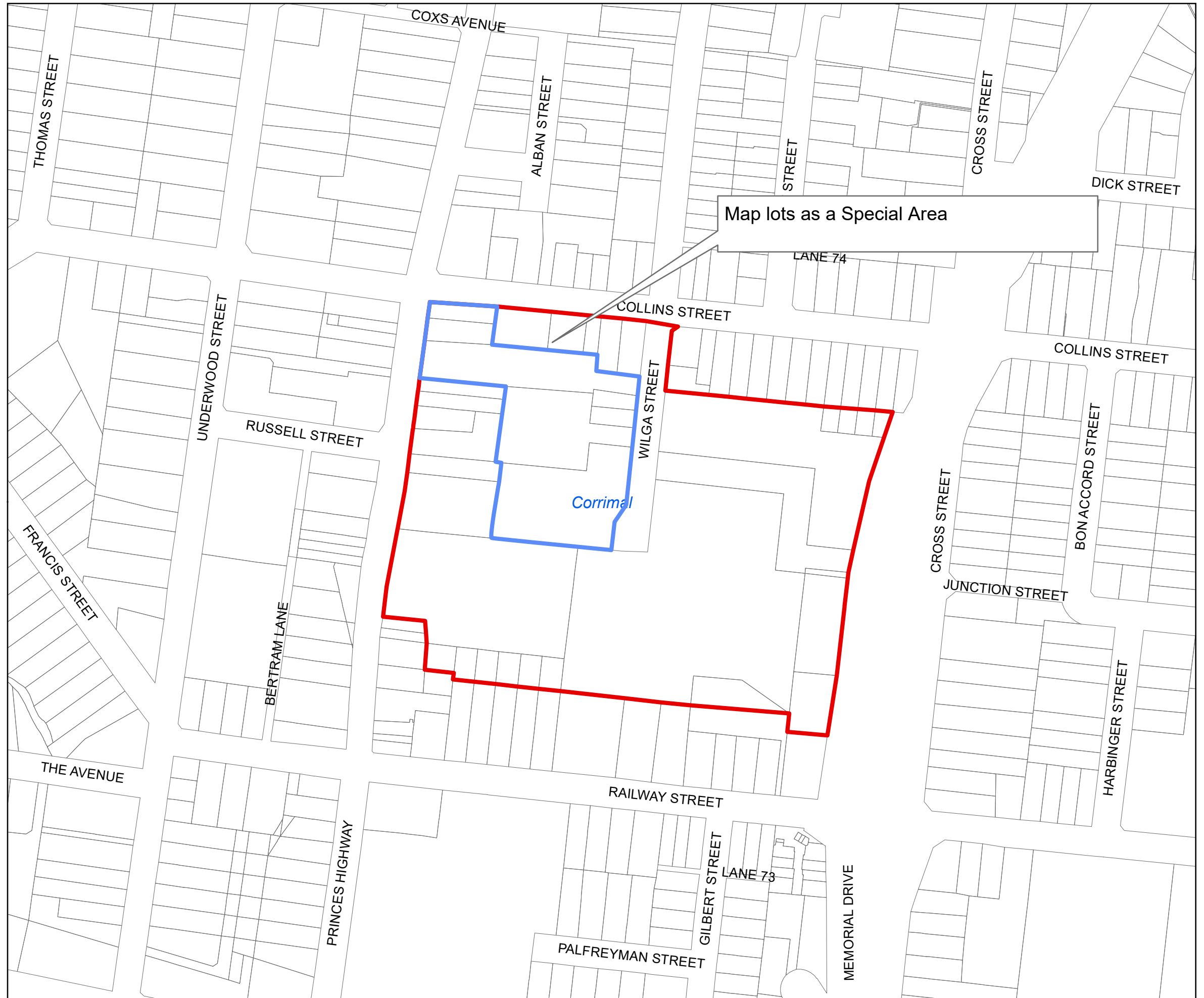


0 0.1
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:2500 @ A3

Map ID:- Wilga_St_PP_Prop_ASF.mxd





WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal
Existing Key Sites Map

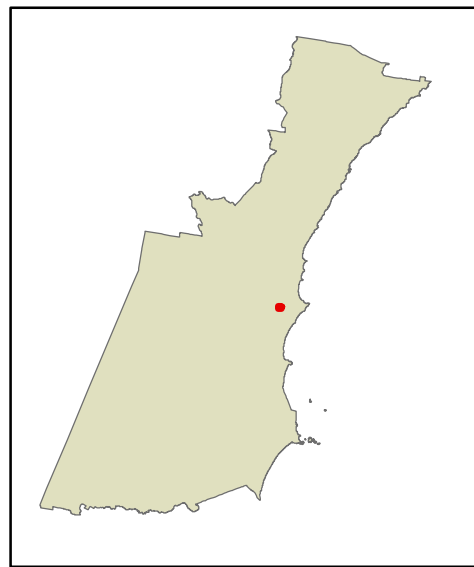
Key Sites

8 Former Corrimal Cokeworks

 Study Area Boundary

Cadastral

Cadastral 29/12/22 © Wollongong City Council



0 0.14
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:4000 @ A3

Map ID:- Wilga_St_PP_Ex_KYS.mxd

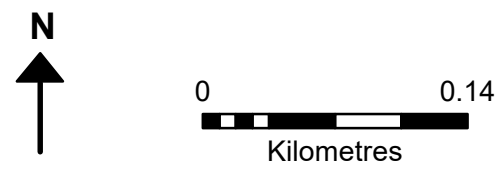
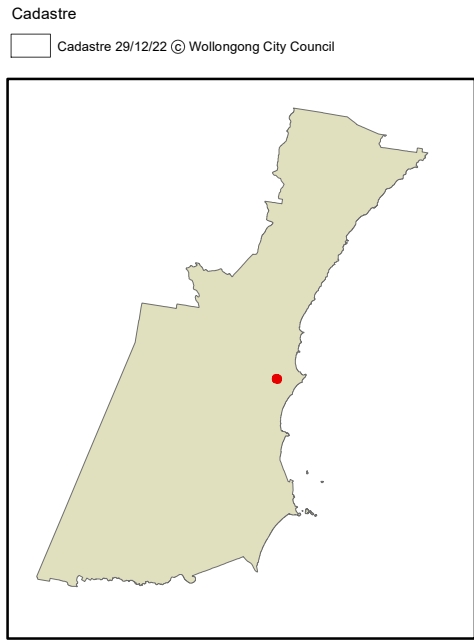




**WOLLONGONG LOCAL
ENVIRONMENTAL
PLAN 2009**

Planning Proposal
Proposed Key Sites Map

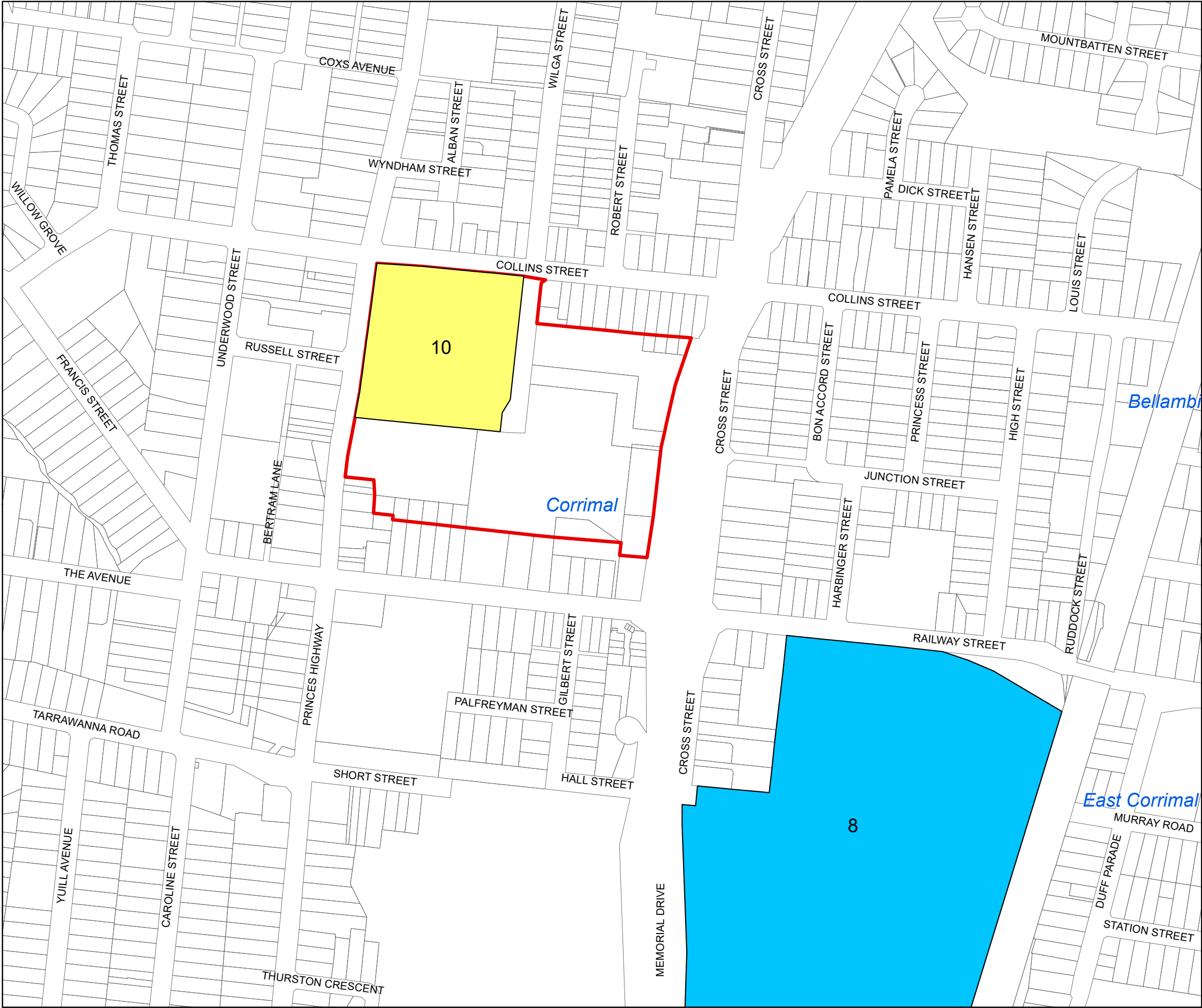
- Key Sites**
- 8 Former Corrimal Cokeworks
 - 10 Wilga Street Block
 - Study Area Boundary



Projection: GDA 2020
MGA Zone 56

Scale 1:4000 @ A3

Map ID:- Wilga_St_PP_Prop_KYS.mxd





WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal Existing Overshadowing Map

- A** C1 Brick Chimney Stack - 29m
- B** C1 Fine Coal Bin - 25m
- C** C1 North Stack - 37m
- Central Park
- Heritage Plaza
- Southern Park
- Study Area Boundary

Cadastral

Cadastral 29/12/22 © Wollongong City Council



0 0.14
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:4000 @ A3

Map ID:- Wilga_St_PP_Ex_OVS.mxd



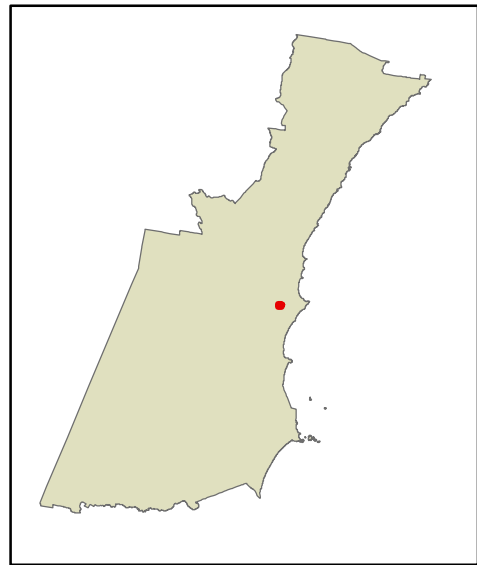


WOLLONGONG LOCAL ENVIRONMENTAL PLAN 2009

Planning Proposal Proposed Overshadowing Map

- A** C1 Brick Chimney Stack - 29m
- B** C1 Fine Coal Bin - 25m
- C** C1 North Stack - 37m
- Central Park
- Heritage Plaza
- Southern Park
- Lukes Place Playground
- Memorial Main Ground
- Memorial Outside Ground
- Wilga Street Tennis Courts
- Study Area Boundary

Cadastral
Cadastral 29/12/22 © Wollongong City Council



0 0.14
Kilometres

Projection: GDA 2020
MGA Zone 56

Scale 1:4000 @ A3

Map ID:- Wilga_St_PP_Prop_OVS.mxd



Bellambi

Corrimal

East Corrimal

Tarrawanna