

ITEM 2

PUBLIC EXHIBITION - DRAFT PLANNING PROPOSAL AND DCP AMENDMENT - WILGA STREET BLOCK, CORRIMAL

In November 2015, Council adopted the Corrimal Town Centre Plan 2015-2025 and supporting Implementation Plan. The Plan identifies the Wilga Street Block, Corrimal as a key site that may have future redevelopment potential, stating that there is merit in investigating increasing the planning controls.

In 2021 work commenced on the Wilga Street Block Planning and Design Review, informed by the strategic direction of the Wollongong Housing Strategy and Wollongong Retail and Business Centres Strategy.

An Urban Design Study (prepared by SJB) supported by Feasibility Analysis (prepared by SGS Economics and Planning) has been commissioned to interrogate whether the current planning framework aligns with the strategic direction for the Corrimal Town Centre and to test an appropriate structure, land use and built form across the Block. The Study concluded that development under the current planning framework results in a poor urban outcome and there is merit in progressing planning policy amendments to facilitate the revitalisation of Wilga Street Block.

In August 2022, Council completed informal community consultation on the draft Urban Design Study. The feedback from this consultation, which focused on key design principles, has been used to inform the preparation of the draft Wilga Street Block Planning Strategy and proposed planning controls.

It is recommended that a draft Planning Proposal be prepared, and the draft Wilga Street Block Planning Strategy, draft Wilga Street Block Planning Proposal and draft Wollongong Development Control Plan 2009 - Chapter B4 Development in Business Zones: Corrimal Major Town Centre – Precinct 1: Wilga Street be endorsed for Gateway determination and subsequent exhibition. Following the exhibition, a report on submissions will be prepared for further consideration by Council.

RECOMMENDATION

- 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.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Engagement Report
- 2 Wollongong Local Planning Panel advice
- 3 Draft Wilga Street Block Planning Strategy
- 4 Draft Planning Proposal Maps

5 Draft Wollongong DCP – Chapter B4 Development in Business Zones: Corrimal Major Town Centre – Precinct 1: Wilga Street

BACKGROUND

Planning Context

Over the past 15 years, Corrimal Town Centre has been subject to two centre-specific strategic planning studies, and one major LEP amendment.

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 over the Corrimal Town Centre, including the business zoned portion of the Wilga Street Block. No recommendation to increase density on 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 draft Wollongong Local Environmental Plan (LEP) 2009.

Wollongong LEP 2009

In 2010, the Wollongong LEP 2009 replaced the Wollongong LEP 1990. The Wollongong LEP 2009 included a review of existing controls, consideration of new strategies and recommendations, and updates to the instrument to align with the Standard Instrument LEP. The changes were notified in 2010, and the controls which apply to the Corrimal Town Centre remain in place and unchanged. The changes to Corrimal Town Centre were mostly reflective of revisions needed to bring the planning controls into alignment with the Standard Instrument LEP.

The tables below summarise the current LEP controls relevant to the town centre and Wilga Street precinct. Note, the LEP controls that apply to the B2 Zone across the Wilga Street Block are lower than the rest of town centre.

Planning Controls:	Corrimal Town Centre:	Wilga Street Block:
Zoning	B2 Local Centre	B2 Local Centre R2 Low Density Residential
FSR	1.5:1	1.5:1 (B2) 0.5:1 (R2)
Height	15m	9m

Corrimal Town Centre Plan 2015 (current)

The adopted Corrimal Town Centre Plan 2015 -2025 sets the vision and strategic direction for the Corrimal Town Centre.

The Plan identifies 5 key sites that may have future redevelopment potential, and further studies are required to test possible development capacity in these areas including the Wilga Street Block (Block). The Plan states that there is merit in investigating increasing planning controls that apply to the Block.



Figure 1 - Key Sites Diagram, Wilga Street Block (Site 1). Source: Corrimal Town Centre Plan

The Corrimal Town Centre Plan outlines the following considerations for this 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 the implementation plan of the Corrimal Town Centre Plan. This review is the subject of this Council report.

<p>2.1 TOWN CENTRE RESIDENTIAL CAPACITY REVIEW</p>	<p><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></p>
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To deliver on this recommendation Council has undertaken a strategic planning and design review of the Block. The review involved a number of technical studies including the Urban Design Study (SJB) supported by a Feasibility Analysis (SGS Economics and Planning).

The Urban Design Study interrogates the existing planning framework, testing different development outcomes to inform changes to planning controls. The planning controls regulating development on the Block are more restrictive than those for the rest of the Town Centre.

The planning controls on the Block have led to the existing low-density development which has seen minimal revitalisation over the past 30 years. The existing built form is not in a desirable condition and renewal of the Block would lead to greater amenity and community benefit. 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 of adjoining lots, there is minimal incentive for redevelopment to occur or revitalisation to take place. The available 'uplift' in yield is minor or even reduced and in some instances would require existing use rights to maintain retail uses (due to the split zoning). Feasibility analysis completed by SGS Economics and Planning, determined that the LEP controls would be unlikely to lead to feasible revitalisation in the foreseeable future.

The Urban Design Study tested different layouts and development densities that achieve a more permeable, activated and consolidated 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 existing planning controls are limiting the ability for the site to be redeveloped and the existing amenity is very low. For this reason, revised planning controls are important to enable the revitalisation of this key site within the Corrimal Town Centre.

The draft Wilga Street Block Planning Strategy (Attachment 3) acknowledges that the revitalisation of the Block is an opportunity to deliver a mixed-use precinct in line with the community's future needs. The Planning Strategy provides the strategic direction for the Block, enabling a line of sight between the Corrimal Town Centre Plan and recommendations for changes to the Wollongong LEP 2009 and Wollongong Development Control Plan (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 (Attachment 2).

Retail and Business Centres Strategy

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 project recommends an extension to the B2 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 while also facilitating an increase in residential density across the block.

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 follows –

Major Town Centre	
<i>Floorspace</i>	20,000-40,000m ²
<i>Population catchment</i>	Up to 50,000
<i>Function</i>	Providing for the major weekly shopping and convenience retail needs of the surrounding population (generally more than 1 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.
<i>Accessibility</i>	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.
<i>Retail uses</i>	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 (1) or two (2) 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.
<i>Business Uses</i>	Services including banks, community services, customer facing professional offices, gyms and medical services. Limited large format commercial office space.
<i>Residential Uses</i>	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.
<i>Other Uses</i>	The Major Town Centre provides local scale community facilities and services, as well as local scale public open space.

Wollongong Housing Strategy

On 27 February 2023 Council adopted the Wollongong Housing Strategy. The Housing Strategy has been prepared to guide the future housing directions within the Wollongong Local Government Area (LGA) 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.*

Employment Zone Reforms

The NSW Department of Planning and Environment (DPE) have been progressing Employment Zone Reforms. The Reform seeks to provide a more flexible planning framework for existing Business and Industrial zoned land by transitioning to fewer zones with broader objectives and permissible land uses. The zone translation is shown in the following table –

Existing Zones	New Zone
Business and Industrial Zones	Employment Zones
B1 Neighbourhood Centre B2 Local Centre	E1 Local Centre
B3 Commercial Core	E2 Commercial Centre
B5 Business Development; B6 Enterprise Corridor; B7 Business Park	E3 Productivity Support
IN1 General Industrial IN2 Light Industrial	E4 General Industrial
IN3 Heavy Industrial	E5 Heavy Industrial
IN4 Working Waterfront	W4 Working Waterfront
B4 Mixed Use	MU1 Mixed Use
B8 Metropolitan Centre (does not apply to Wollongong)	SP4 Enterprise (does not apply to Wollongong)

On 21 February 2022 and 27 June 2022, Council considered reports on the draft Reforms. Of particular concern is the merger of the B1 Neighbourhood Centre and B2 Local Centre zones, which impacts on the current hierarchy of village centres. Council endorsed a submission which included measures to mitigate any negative impacts of these reforms through the introduction of several local provisions, intended to maintain the nuanced approach to centres in different tiers of the retail hierarchy. The DPE agreed to some of Council's requests.

On 16 December 2022, the DPE published a State Environmental Planning Policy amendment to make the changes to the Wollongong LEP 2009, and on 24 February 2023 published minor amendments. The zone changes will commence on 26 April 2023. Until 26 April 2023, Development Applications can be lodged and assessed based on the existing zones. Development Applications can also be lodged based on the new zones, but if they rely on the new zone provisions, they will not be able to be determined until 26 April 2023 when the new zones commence. After 26 April 2023 all Development Applications in employment zones will need to be lodged and assessed under the new zones.

This report refers to the current zones, noting the B2 Local Centre zone will become the E1 Local Centre zone on 26 April 2023.

Subject Site – Wilga Street Block

The study area includes the lots bounded by Wilga Street, Collins Street, Princes Highway and Memorial Park, Corrimal and including Wilga Street from the intersection with Collins to Memorial Park.

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 an important interface 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 wide cul-de-sac with a mixed residential, commercial and recreational street frontage which provides primary vehicle access 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 2 - Wilga Street Block, Corrimal - Study Area

The Wilga Street Block includes the following lots bound by Wilga Street, Collins Street, Princes Highway and Memorial Park.

Street Address	Lot DP	Owner	Area (m2)
172 Princes Highway CORRIMAL NSW 2518	Lot A DP 154206	Private	620
170 Princes Highway CORRIMAL NSW 2518	Lot 1 DP 1036220	Owners SP 67658	566
176 Princes Highway CORRIMAL NSW 2518	Lot 102 DP 776944	Telstra Corporation Limited	1,390
174 Princes Highway CORRIMAL NSW 2518	Lot 101 DP 776944	Private	693
67 Collins Street CORRIMAL NSW 2518	Lot 1 DP 719289	Private	590
69 Collins Street CORRIMAL NSW 2518	Lot 1 DP 197991	Private	583

Street Address	Lot DP	Owner	Area (m2)
73 Collins Street CORRIMAL NSW 2518	Lot 102 DP 825910	Owners SP 43249	685
75 Collins Street CORRIMAL NSW 2518	Lot 1 DP 504196	Owners SP 52899	1,050
97 Wilga Street CORRIMAL NSW 2518	Lot 2 DP 617913	Quality Green Investments Pty Ltd	369
99 Wilga Street CORRIMAL NSW 2518	Lot 3 DP 617913	Quality Green Investments Pty Ltd	369
204 Princes Highway CORRIMAL NSW 2518	Lot 500 DP 1003704	Quality Green Investments Pty Ltd	7,927
188 Princes Highway CORRIMAL NSW 2518	Lot 1 DP 782673	Quality Green Investments Pty Ltd	873
168 Princes Highway CORRIMAL NSW 2518	Lot 100 DP 1090992	Private	3,956
148-152 Princes Highway CORRIMAL NSW 2518	Lot 2 DP 164022, Lot 1 DP 206297	Corrimal RSL Memorial Club Limited	1,153
101 Wilga Street CORRIMAL NSW 2518	Lot 5 DP 37769	Wollongong City Council	3,781
Total			24,604

And the following lots within Memorial Park Corrimal -

Lot 2 DP 522662	Lots 1-3 DP162253	Lot 5371 DP 1174381 RES D580087
Lot 1 DP 160127	Lots 1-3 DP162363	Lot 1 DP 1221598
Lot 1 DP1163544	Lots 1-2 DP 163779	Lot 42 DP234461
Lot 101 DP716006	Lot 22 DP 804962	
Lot 1 DP1163544	Lot 7310 CROWN 1148196, RES D580087	

Land ownership of 75% of the Block currently sits with three major land holders -

- 1 Corrimal RSL and Memorial Club.
- 2 Wollongong City Council.
- 3 Corrimal Park Mall.



Figure 3 - Landownership

There are a range of different land uses present including retail premises, business premises, a club, an at grade carpark and residential dwellings and residential flat buildings. Buildings are concentrated on the boundaries and address the street. Adhoc amalgamations and subdivisions over time have resulted in cadastral lot boundaries that are haphazardly aligned, unusually shaped and fragmented. In some cases this land ownership pattern and fragmented lot configuration has created unusual shaped lots that are highly constrained and presents challenges for future redevelopment and site consolidations.

The land fronting Princes Highway is currently zoned B2 Local Centre with a 9m building height limit (lower than the 15m in the other B2 zone in Corrimal) and an FSR of 1.5:1. The land fronting Wilga Street is zoned R2 Low Density Residential with a 9m height limit and FSR of 0.5:1. Some sites, such as the Corrimal Park Mall and Corrimal RSL site extend across both zones.

Council owned Land – Lot 5 DP 37769

Wollongong City Council is one of the major landowners, with a land holding in the centre of the Block (2). Lot 5 DP 37769 known as 101 Wilga Street, Corrimal is a 3,781m² allotment which is classified as Operational Land. The land functions as a commercial asset having been leased to an adjoining land owner since the 1980s. The land is utilised as an off street carpark providing approximately 80 spaces, used by visitors to the Block, Town Centre and Memorial Park. This lot provides rear vehicle access to the properties fronting the Princes Highway.

Through this project, Council sought to develop a clear understanding of the strategic benefits and merits of changes to this land holding to inform future investigations by Council.

The analysis found that the sites current format has limited redevelopment potential due to the narrow lot street frontage and competing access arrangements. The lot location, and layout also limits the potential for adjacent landowners to redevelop and for revitalisation to occur. 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.

This report and the attachments do not commit Council to dispose or deal with its asset within the Wilga Street Block. Rather they outline the opportunities for this land to contribute to an improved outcome through inclusion of additional uses and alternative lot configuration and highlights the implications of retaining the asset as is. Appropriate probity arrangements have been put in place between Councils' City Strategy and Property and Recreation Divisions in relation to this matter. New legislative requirements to increase transparency and accountability for Council related development will also be incorporated into any future exhibition and decision-making process.

PROPOSAL

The draft Wilga Street Block Planning Strategy and proposed new controls are informed by the Corrimal Town Centre Plan vision, Urban Design Study, Feasibility Analysis, Wollongong Housing Strategy, Retail and Business Centres Strategy and non-statutory community consultation. 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 the future projected 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.

Draft Wilga Street Block Planning Strategy

The draft Planning Strategy (Attachment 3) recommends changes to planning controls, based on the testing outlined in the Urban Design Study. The intended outcomes as defined through the 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.

The importance of these objectives and principles to the community was reinforced through the Wilga Street Block Community Survey.

Proposed changes to the Wollongong LEP 2009

The proposed amendments to Wollongong LEP 2009 are sought to facilitate the recommendations outlined in the Planning Strategy. They include -

- 1 Amend the land Zoning map to 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 B2 Local Centre. Map the B2 Local Centre across Wilga Street between Collins Street and Memorial Park.
- 2 Amend Clause 7.19 *Active Street Frontages* to *Active Frontages* and include reference to Public Open Space (in addition to streets).
- 3 Amend the Active Street Frontages Map to identify 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).

- 4 Amend the Minimum Lot Size Map to remove the 499m² 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.
- 5 Amend Height of Building Map controls from 9m to 15m.
- 6 Amend Floor Space Ratio Map controls from 0.5:1 to 1.5:1.
- 7 Introduce provisions to WLEP2009 to levy contributions for affordable housing on defined sites.
- 8 Map Wilga Street Block as a Special Provisions Area and introduce a local provision for an alternative height and FSR scheme for consolidated sites that contribute to public benefit including Affordable Housing. 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.
- 9 Amend the Key Sites Map to 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.
- 10 Introduce overshadowing controls to protect sunlight to Luke's Place Playground and the Memorial Park Sportsgrounds.
- 11 Amend Additional Permitted Use mapping to enable residential flat buildings to be permitted on lots with no active frontage mapping.

Note: The Employment Zoning Reforms, initiated by the NSW Department of Planning and Environment in May 2021, will be applicable to certain land within the draft Planning Proposal. The reforms reduce the number of employment zones, by consolidating the existing zones into broader zone categories. Under the reforms B2 Local Centre will be transitioned to E1 Local Centre. It is expected the reforms will be come into effect on 26 April 2023. The draft LEP controls are being considered prior to the employment zoning reforms coming into effect and as such the current business zones have been referenced, although the implications of the changes have been thoroughly considered.

Proposed changes to the Wollongong DCP 2009 Chapter B4 – Development in Business Zones

It is proposed to add a new precinct section to Part 6 Planning Controls for Development in the Major Town Centres.

The proposed amendments to Wollongong DCP 2009 are sought to facilitate the outcomes outlines in the Planning Strategy. They include -

- Define the desired future character for the Wilga Street Block, surrounding streets 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 site consolidation 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. Uses facing Wilga and Collins Streets are to provide a landscaped (private) setback.

- Define streetwall 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.

A detailed explanation of proposed amendments to *Wollongong Development Control Plan 2009 Development in Business Zones* is included in Attachment 5.

CONSULTATION AND COMMUNICATION

Community Consultation Corrimal Town Centre Plan 2015

The Draft Strategy and planning controls are underpinned by the approved strategic direction developed by the Corrimal Town Centre Plan which was heavily influenced by community engagement.

The Corrimal Town Centre Plan 2015-2025 provides a vision for the future of Corrimal Town Centre. The vision and strategies were co-created by Council and the Corrimal Revitalisation Action Group, a volunteer group mobilised to drive a community-led approach to town centre revitalisation. The draft Corrimal Town Centre Plan was exhibited between 13 July to 28 August 2015. A comprehensive community engagement program gathered invaluable feedback across several forums from a wide variety of participants, including school students, community groups, businesses, residents, agencies and interested individuals. It is with this comprehensive backing that the draft planning controls are proposed.

Landowner Notification

In December 2021 Council staff notified landowners within the Block of the commencement of the Wilga Street Block Planning and Design Review. The notification letter offered the opportunity to speak to Council Staff about their landholdings. The Project Team sought an appreciation of -

- Any operational needs and / or development plans relating to your land, and
- Any comments relating to the ongoing role of Council's at-grade car park.

The owners of the Corrimal RSL Sub-Branch; Corrimal RSL and Memorial Club and Corrimal Park Mall land provided the following feedback -

- Accommodation of a full-line supermarket.
- Expansion of the RSL and Memorial Club offer.
- Increase in residential capacity.
- More flexible planning controls - noting split zoning and height as key issues.
- Interested in redevelopment which could include Council's Land.

Both the Corrimal RSL and Memorial Club and Corrimal Park Mall are key attractors for Corrimal Town Centre and provide significant community benefit. Where appropriate and aligned with the vision for the Town Centre, these aspirations have been considered during the development of design options outlined within the *Urban Design Study*.

Council Staff notified Neighbourhood Forum 4 and Corrimal Business Chamber of the commencement of the project. No formal conversations were held following this notification.

Community Engagement on Draft Urban Design Study 2022

The draft planning controls were informed by a range of stakeholder input, including an internal Project Reference Group and non-statutory community consultation of the Draft *Urban Design Study* was undertaken between 24 August to 14 September 2022. The Study can be viewed here –

<https://our.wollongong.nsw.gov.au/wilga-street-block-corrimal>. The Engagement Report is Attachment 1 of this Report.

The focus of this engagement was to inform the community of the project, share the outcomes of the *draft Urban Design Study* and seek feedback on the principles to inform the preparation of planning controls.

The engagement and project were communicated to the community via –

Method	Details
<i>Email to key stakeholders</i>	<p>An email notification was sent to key stakeholders including neighbourhood forums and community groups.</p> <p>Letters were sent to all landowners within the Wilga Street Block inviting them to speak to Council staff one-on-one and directing them to the Engagement page for more information.</p>
<i>Letter</i>	<p>Letters were sent to residents, businesses, schools in a 500metre radius of the Wilga Street Block. Community groups including Neighbourhood Forum 4 and Corrimal Revitalisation Action Group also received letters. The intent of the letter was to notify these community members of the project, providing details of the Information Stand and a link to the project page on the Council engagement website encouraging them to visit the website and complete the online survey.</p> <p>Letters were sent to all landowners within the Wilga Street Block inviting them to speak to Council staff one-on-one and directing them to the Engagement page for more information.</p>
<i>Corflute Signs</i>	<p>Council staff installed 20 corflute posters in prominent positions around the Wilga Street Block in Corrimal. The intent of the poster was to notify the community of the project and through scanning the QR code on poster allowed the community to access the project page.</p>
<i>Draft Study and Surveys</i>	<p>The Draft Urban Design Study and Survey was published on Our Wollongong and printed copies were available at all Corrimal Library branches and Council's Customer Service Centre.</p>
<i>Our Wollongong website</i>	<p>The project webpage hosted background information and supporting documents and the Online Survey which was a main engagement tool. The intent of this page was to create an accessible location will all information available to the community as well as a method to provide feedback.</p> <ul style="list-style-type: none"> • FAQ's • Link to Corrimal Town Centre Plan • Link to the draft Urban Design Study • Details on Information Stand • Online survey
<i>Information Stand</i>	<p>The community were invited to talk to Council Officers at an information stand in Memorial Park, Corrimal on 3 September from 10am – 12noon.</p>
<i>Focus Group</i>	<p>Emails were sent to 16 different community groups inviting them to attend a Community Focus Group meeting on 5 September from 6pm to 8pm. Six representatives from key community groups within Corrimal attended. A presentation was utilised to share information and guide conversations and feedback.</p>
<i>Landowner meetings</i>	<p>All landowners within the Wilga Street Block were notified in writing and offered a one-on-one meeting with Council staff. Project Two landowners accepted the meeting offer. Officers attended two one-to-one meetings with Landowners of the</p>

Method	Details
	Wilga Street Block. Another landowner attended the general community Information Stand in Memorial Park.
<i>Community Update – Illawarra Mercury</i>	A notice appeared on the Councils Community Update page in the 31 August 2022 edition of the Illawarra Mercury.
<i>Media release</i>	A media release Breathing new life into Wilga St, Corrimal about the engagement was distributed on 29 August 2022.

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 Study. 53 survey responses were received and 21 submissions (17 letters and 4 emails).

Consolidated feedback from Surveys and Written Submissions:

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.
- The playground and sportsgrounds not overshadowed by buildings on the Wilga Street block.

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.

Wollongong Local Planning Panel Review

On 20 December 2022, the Wollongong Local Planning Panel reviewed a draft Planning Proposal. The draft DCP controls and Urban Design Study was also provided as attachments to the Planning Panel Report. The notes from this meeting are attached to this report (Attachment 2).

The Draft Planning Proposal used the community feedback and urban design study to shape the proposed controls which would bring the block in line with the rest of the town centre and included a limited area of higher heights up to 6 storeys as shown on the map above in the darker colour. These controls have since been revised, however, the following comments provided by the Panel refer to this previous iteration.

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

- The Panel had concerns that the mix of heights from 15m-21m and an increase in FSR was giving away too much with concerns over realising/requiring the delivery of public benefits through a DA process, and under piecemeal redevelopment.
- The Panel supported overshadowing controls and recommended ensuring that there were realistic for Winter.
- The panel recommended clearer line of sight and alignment between the Corrimal Town Centre Plan and the proposed Planning Controls through the development of an endorsed Strategy.
- The Panel also recommended that any increase to planning controls above that of the surrounding town centre should be linked to amalgamation and clear public benefit and supported by an adopted site-specific strategy.

If the Planning Proposal request is supported by Council and a Gateway determination is issued by the NSW Department of Planning and Environment, then the draft Planning Proposal would be circulated to

government agencies for comments and be placed on public exhibition. An exhibition period would be determined by a Gateway determination, but a minimum period of 28 days is suggested.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of Our Wollongong 2032 Goal 1 “We value and protect our environment” and goal 2 “We have an innovative and sustainable economy”.

It specifically delivers on core business activities as detailed in the **Land Use Planning Service Plan 2023-24 – including** “Review and prepare planning policies, strategic and urban design studies to inform land use planning for the city.” and “Prepare Local Environmental Plans and Development Control Plans, which enable the community’s goals for liveability, sustainability and amenity”

RISK MANAGEMENT

Council is landowner within the Wilga Street Block. To mitigate against perception of bias and to mitigate risk, probity has been put in place to manage the interests between City Strategy as a regulator (policy and Property and Recreation as a property owner for the duration of this project.

Council officers ensured clear and consistent communication with all land-owners through early notification and by making the draft Urban Design Study available for community consultation in 2022.

Further, this report recommends that the Department of Planning and Environment finalise the Planning Proposal rather than Council using its delegation.

FINANCIAL IMPLICATIONS

This project puts forward changes to planning controls that provide uplift and therefore potential development gain to properties within the Block. This project has not undertaken detailed testing of financial benefits or any implications of what is viable to be realised with the disposal of, or development of Council’s asset. Any financial implications to Council as a landowner will require separate investigations led by Councils Property and Recreation Division and future decisions should be bought before Council.

This project does not incur any financial changes to Council operations.

CONCLUSION

The draft Wilga Street Block Planning Strategy, draft Wollongong DCP 2009 – Chapter B4 Development in Centres – Wilga Street Precinct and draft Planning Proposal have now been prepared. The documents will implement the vision and strategic direction for Wilga Street Block, Corrimal. It is recommended that endorsement be given to progress a draft Planning Proposal to Gateway, and the draft documents be endorsed for exhibition once a Gateway determination is received from NSW Department of Planning and Environment.

OUR WOLLONGONG

JOIN THE CONVERSATION

Review of Planning Controls Wilga St Block Corrmal

Engagement Report

October 2022

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

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The information in this report is based on data collected from community members who chose to be involved in engagement activities and therefore should not be considered representative.

This report is intended to provide a high-level analysis of the most prominent themes and issues. While it's not possible to include all the details of feedback we received, feedback that was relevant to the project has been provided to technical experts for review and consideration.

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

Executive Summary

The Corrimal Town Centre Plan sets the vision and strategic direction for the Corrimal Town Centre. The Plan identifies 5 key sites and the Wilga Street Block is one of these key sites. The Corrimal Town Centre Plan identifies that the planning controls that apply to the specifically to the Wilga Street Block need review. The planning controls allow less development than is allowed in the rest of Corrimal Town Centre, and it is likely that this is why there has been little renewal of the Block over the last few decades. As such, the Wilga Street Block Planning and Design Review was funded within Councils operational plan.



The right planning controls can help create active and successful places. Council has been testing what mix of uses, building types and sizes, and connections will improve the Wilga Street Block for our community

Engagement details

The engagement was undertaken from 24 August to 14 September 2022 with key stakeholders and the community notified through letters, e-mail, media releases, Illawarra Mercury Community Update, Council website and Council social media posts. A project page was created on the Our Wollongong website with links to the Wilga Street Block – Draft Urban Design Study, engagement tools including an online survey. Corflute signs with QR codes linking to the engagement page were placed at 20 sites across the Corrimal Town Centre. Information was available at the Corrimal Community Centre and Library. An information stand for the general community and a focus group for community groups were held. Council held one-on-one meetings with several landowners in the Block.

Engagement Participation

The community, business owners and landowners were asked to provide general feedback on the Review of Planning Controls for the Wilga Street Block in Corrimal. The project page had 1,350 unique visits, we received 48 online surveys and 5 hard copy surveys were completed. 17 written submissions (letters) and four emails were also received.

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What we heard

Feedback was received from individuals, community groups, and landowners, via online surveys, hard copy surveys, letters and emails.

From the surveys

Most people either lived in Corrimal and the surrounding areas and shop in the town centre. Most people visiting the block went to the Corrimal Mall, arrived by car, or walked, and parked in the Coles multi-storey car park.

Just over half the people completing the survey (including hard copy surveys) said they thought the block needed to be developed (26 people), with the remaining saying they were against the redevelopment (17 people), and some were unsure (9 people).

The community told us that the following were **very important** to them:

- Mid-block pedestrian connections (45 people)
- Playground and sportsgrounds not being overshadowed by buildings on the Block (42 people)
- A range of different shops, places to eat and services available (41 people)
- Views of the escarpment and Brokers Nose are retained (40 people)
- Comfortable places to sit and meet with others (40 people)
- The character of the main street (Princes Highway) is enhanced (40)
- New buildings are as tall as they are in the rest of the Town Centre – up to 4 storeys (33 people)
- Buildings open onto the park, offering surveillance and activity (32)

The community told us that the following were **not important** to them:

- New buildings are taller than the rest of the Town Centre – up to 9 storeys (39 people)
- There are more people living on the block in a mix of townhouse and apartments (28 people).

From letters and emails

Written submissions were received from landowners, business owners and community members. Fifteen of the submissions were letters using the same format with slight differences in content and all supporting high densities outcomes.

Some submissions (letters and emails) included comments that align with the survey questions. These submissions said **the following aspects were very important**:

- New buildings are taller than the rest of the Town Centre – up to 9 storeys (15 people)
- Views of the escarpment and Brokers Nose are retained (5 people)
- There are comfortable places to sit and meet with others (5 people)
- Mid-block pedestrian connections (3 people)
- Playground and sportsgrounds not being overshadowed by buildings on the Block (1 person)
- The character of the main street (Princes Highway) is enhanced (1 person)

Combining the results from the online surveys, feedback forms, emails and letters, the community told us mid-block connections, retaining views of the escarpment and Brokers Nose, comfortable places to sit and meet with others and the playground and sportsgrounds not overshadowed by buildings on the Wilga Street block were very important.

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There were mixed views on allowing new buildings up to 9 storeys on the Wilga Street block. 16 people said it is very important and 39 saying it is not important.

Next steps

This round of informal engagement will be used to inform the drafting of planning controls for the Wilga Street Block, Corrimal.

Review of Planning Controls Wilga Street Block Corrimal – Engagement Report October 2022

Background

The Corrimal Town Centre Plan sets the vision and strategic direction for the Corrimal Town Centre. The Plan identifies 5 key sites and the Wilga Street Block is one of these key sites. The Corrimal Town Centre Plan identifies that the planning controls that apply to the Wilga Street Block need review. The controls allow less development than is allowed in the rest of Corrimal Town Centre. This has meant that we have seen little renewal of the buildings and facilities on the Block.

Council commenced the Wilga Street Block Planning and Design Review at the end of 2021. Council commissioned an Urban Design Study to investigate planning controls that apply to the Block and to define whether there is strategic merit in amending the planning controls that apply to the Block. This draft Urban Design Study has been prepared by SJB on behalf of Wollongong City Council and formed the foundation of the engagement. Prior to changing any planning controls Council is asking the community, residents, and businesses owners how the Wilga Street block could look in the future.

Stakeholders

Stakeholders identified prior to the commencement of the engagement period included:

- Residents living in Corrimal and surrounding suburbs
- Community members who shop and work in the Corrimal Town Centre
- Community groups including –
 - Corrimal Business Chamber
 - Corrimal Rangers Football Club
 - Illawarra Churches Soccer Association
 - Corrimal Community Action Group (CCAG)
 - Corrimal Revitalisation Action Group (CRAG)
 - Corrimal United Church
 - Corrimal Rotary
 - Corrimal Lions Club
 - Aspect Corrimal
 - Corrimal (Korrahill) Scouts
 - Neighbourhood Forum 4
 - RSL board member
 - Corrimal Uniting Church
 - Neighbourhood Forum 4
 - CRAG
- Local schools – Corrimal Public School and St Columbkille's Catholic Parish Primary School
- Business owners in the Wilga Street block

Methodology


A wide variety of methods were used to communicate the engagement to stakeholders and invite their participation. See Table 1 for a full list of communication and engagement methods.

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Table 1: Communication and engagement methods

Methods	Details
Communication Methods	
Letters to residents and community groups	Letters were sent to residents, businesses, schools in a 500metre radius of the Wilga Street Block. Community groups including Neighbourhood Forum 4 and Corrimal Revitalisation Action Group also received letters. The intent of the letter was to notify these community members of the project, providing details of the Information Stand and a link to the project page on the Council engagement website encouraging them to visit the website and complete the online survey.
Letters to landowners	Letters were sent to all landowners within the Wilga Street Block inviting them to speak to Council staff one-on-one and directing them to the Engagement page for more information.
Engagement Posters	<p>Council staff installed 20 corflute posters in prominent positions around the Wilga Street Block in Corrimal. The intent of the poster was to notify the community of the project and through scanning the QR code on poster allowed the community to access the project page.</p>  
Our Wollongong website	<p>The project webpage hosted background information and supporting documents and the Online Survey which was a main engagement tool. The intent of this page was to create an accessible location will all information available to the community as well as a method to provide feedback.</p> <ul style="list-style-type: none"> • FAQ's • Link to Corrimal Town Centre Plan • Link to the draft Urban Design Study • Details on Information Stand • Online survey

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Community Update	A notice appeared on the Councils Community Update page in the 31 August 2022 edition of the Illawarra Mercury. The intent of this notice was to promote the engagement.
Media releases	A media release Breathing new life into Wilga St, Corrimal about the engagement was distributed on 29 August 2022. The intent of this notice was to promote the engagement.
Engagement Methods	
Our Wollongong website	<p>An online survey was created to allow the general community a place to share their views on the look and feel of the block in the future, through guided questions.</p> <p>Hard copy versions of this survey were also made available at Corrimal Library.</p>
Information stand	<p>The community were invited to talk to Council Officers at an information stand in Memorial Park, Corrimal on Saturday 3 September from 10am – 12noon.</p> 
Focus Group	Emails were sent to 16 different community groups inviting them to attend a Community Focus Group meeting on Monday 5 September from 6pm to 8pm. Six representatives from key community groups within Corrimal attended. A presentation was utilised to share information and guide conversations and feedback.
Conversations	All landowners within the Wilga Street Block were notified in writing and offered a one-on-one meeting with Council staff. Project Two landowners accepted the meeting offer. Officers attended two one-to-one meetings with Landowners of the Wilga Street Block. Another landowner attended the general community Information Stand in Memorial Park.

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Results

This section of the report provides details on the engagement activities (Table 2) and the online participation summary (Table 3). Tables 4 – 9 show the results from the online survey and hard copy surveys. Tables 10 – 11 show a summary of the submissions from letters and emails. Comments from those attending the Focus Group are summarised, although not treated as a formal submission. The two landowners that attended one-on-one meetings provided written submissions and their comments have been incorporated into tables 10 and 11.

Engagement Participation Results

Details of the number of participants for each engagement activity are presented in Table 2.

Table 2: Engagement participation results

Engagement activity	Participation
Information Session	11
Face to face meetings and presentations by the Project officer	2
Focus Group session	7
Survey	53
Online 48	
Hard copy 5	
Written submissions	21
E-mails 4	
Letters 17	

Online Engagement Results

A total of 48 online submissions were received online. Table 3 presents the usage statistics for the project page on Council's website.

Table 3: Summary of online participation

Measure and Explanation	Usage
Unique Site Visits –Total number of visits to the project page	1,350
Aware – Total number of users who viewed the project page	1,138
Informed – Total number of users who opened a hyperlink or read a document	368
Engaged – Total number of users who have actively contributed to the project via the project page	48

Survey results

The community were asked questions about their relationship to the Corrimal Town Centre, what sites they visit and how they access the Wilga Street Block and where they park. The community were then asked to consider 10 different statements relating to possible changes on the Block and rate their level of importance. The final questions asked if the Wilga Street Block should be redeveloped. 48 online surveys and five hard copy surveys were completed. The results are combined in the following tables.

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Table 4: Relationship to the Corrimal Town Centre

Relationship to Corrimal Town Centre	No. of responses
I work or own a business in the Corrimal Town Centre	4
I shop in the Corrimal Town Centre	42
I live in Corrimal (or surrounding suburbs)	48
I visit the Corrimal Town Centre for reasons other than work or shopping	22

In this question, the community could select all options that applied to them. Most people completing survey said they lived in Corrimal (or surrounding suburbs) and shop in the Corrimal Town Centre. Almost half the respondents said they visit the Centre for reasons other than work and shopping. Four respondents said they work or own a business in the Corrimal Town Centre.

Table 5: How the community uses the Wilga Street Block

How the community use the Wilga Street Block	No. of responses
Corrimal Park Mall (Coles, Aus Post, Service NSW etc)	53
Luke's Place Playground	20
Sports fields (tennis courts, soccer fields)	18
Corrimal Memorial Park (generally)	28
Corrimal RSL and Memorial Club	38
Cafes/restaurants along Princes Highway	38
Offices and shops along Princes Highway	34
Houses and apartments	10

For this question, community members could select all options that applied. Visiting the Corrimal Park Mall received the most responses (53). Visiting the Corrimal RSL and Memorial Club (38) and café/restaurants (38) and offices and shops along Princes Highway (34) were listed as reasons for using the Wilga Street Block.

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Table 6: How do you access the uses you visit in the Wilga Street block?

How do you access the Wilga Street Block?	No. of responses
I catch the bus	2
I walk	38
I arrive by car	39
I cycle	9
I walk there after parking elsewhere in the Town Centre	14

Most people visiting the Wilga Street block arrive by car (39) or walk (38), with fewer people walking there after parking elsewhere in the Town Centre. The remainder cycle or catch the bus.

Table 7: Where do you park?

If you arrive by car, where do you most often park?	No. of responses
On the street (such as on Collins or Wilga Street, Princes Highway)	9
Corrimal RSL and Memorial Club off-street carpark	3
Corrimal Park Mall multi-storey off-street carpark	21
Council owned off-street carpark	6
I park elsewhere (outside the Block)	2

Most people who arrive by car, park in either the Corrimal Park Mall multi-storey off-street carpark (21), on the street (9) or in the Council owned off-street carpark (6).

In the next section of the survey, the community were asked to consider how important each of the following 10 statements were when considering changes being made to the Wilga Street Block. They could select very important, slightly important, or not important. The online survey contained images against each statement to provide a visual representation of the aspect being rated.





Table 8: How important to you are the following statements

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

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<p>Protect Sunlight to the Park</p>  			
<p>Buildings open onto the park, offering surveillance and activity</p> <p>Buildings open onto Park</p>  	32	18	3
<p>View of the Escarpment and Brokers Nose from the Park and Sportsground are retained</p> <p>Views to Escarpment</p>  	40	9	4
<p>The uses around and within the Block are linked by pedestrian connections making it easy and safe to walk around and through</p> <p>Mid-block connections</p>  	45	7	1
<p>There are comfortable places to sit and meet with others</p> <p>Places to sit and meet people</p>  	40	9	4
<p>The character of the main street (Princes Highway) is enhanced</p>  	40	9	4

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<p>There are a range of different shops, places to eat and services available</p> 	41	9	3
<p>There are more people living on the block in a mix of townhouses and apartments</p> 	10	15	28
<p>New buildings are as tall as they are in the rest of the Town Centre (up to 4 storeys)</p> 	33	9	11
<p>New buildings are taller than the rest of the Town Centre (up to 9 storeys)</p> 	9	5	39

Most of the statements were considered **very important**. Those completing the survey said new buildings taller than rest of the Town Centre (up to 9 storeys) is not important (39), and that new buildings as tall as they are in the rest of the Town Centre (up to 4 storeys) is very important (33). Views were mixed about more people living on the block in a mix of townhouses and apartments with 28 saying this isn't important and 15 saying it was slightly important and 10 thinking it is very important.

The final survey question asked the community their view on whether or not the Wilga Street Block needs to be redeveloped.

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Table 9: Does the Wilga Street Block need to be developed?

Does the Wilga Street Block need to be redeveloped	No. of responses
Yes	26
No	17
Unsure	9

Just over half of the people answering the survey said they thought the block needs to be developed, with the remainder stating they were against the redevelopment (17), and some were unsure (9).

General comments received via hard copy feedback forms included requests for more picnic tables closer to Luke's Place as well as an outdoor café or food truck. One comment said a facelift for the block would be good but not at the expense of losing escarpment views.

Focus Group

Emails were sent to 16 different community groups inviting them to participate in a Focus Group on 5 September 2022. Six representatives from the community groups attend. This engagement activity included a PowerPoint presentation covering a range of topics including: a recap of the Corrimal Town Centre Plan; the Wilga Street Block study area; difference in planning controls; purpose of the review; the engagement process; challenges and opportunities of the site; testing layouts and densities; structures on the site; town centre controls; new controls up to 9 storeys; residential and park interfaces; views of the escarpment and protecting sunlight to Memorial Park. Attendees were able to ask questions and make comments throughout the presentation.

Attendees commented on :

- Seeking clarity on terms, DCP/LEP process, ownership of land on the block and split zoning
- Concerns raised about protecting existing trees and views, need for greater pedestrian access and links on the block, more parking needed, continuity of physical stores and services in the Town such as banks and the post office
- There are opportunities to create a gateway into the town and create accommodation
- Graduated development of the block preferred, need to consider traffic impacts, protect views
- Questions raised about the height limits in centres
- Massing options were discussed with concerns raised about allowing 8-9 storey buildings, some felt more comfortable with a mix of heights some 4 some 6 storey, with gaps in between. Fear that higher buildings would mean a loss of the village feel of Corrimal.
- Setbacks from the Park to maximise sunshine was favoured.

The comments above are an indication of the important issues the representatives wanted to discuss. These are not considered a formal submission.

Meetings with Wilga Street Landowners

All landowners on the Wilga Street Block were invited to arrange a one-on-one meeting with Council staff. Two landowners accepted the invitation to attend meetings. Both landowners made written submissions,

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the themes from their submissions have been incorporated in the results listed in Tables 10 and 11. One landowner attended the general community Information Stand on 5 September in Memorial Park.

Comments from written submissions and email

Written submissions came from 3 landowners, 1 community group, and 17 individuals (15 were very similar content, which appeared to be part of an organised response, and were counted as separate submissions). A summary of comments received from written submissions and emails have been themed and appear in Tables 10 and 11 below.

Some written submissions comments aligned with the survey questions and are shown in Table 10.

Table 10: Importance of issues that align to statements listed in the online survey

Statements	Very important	Slightly important	Not important
The playground and sportsgrounds are not overshadowed by building on the Block	2		
Buildings open onto the park, offering surveillance and activity	1		
View of the Escarpment and Brokers Nose from the Park and Sportsground are retained	5	2	1
The uses around and within the Block are linked by pedestrian connections making it easy and safe to walk around and through	3		
There are comfortable places to sit and meet with others	5		
The character of the main street (Princes Highway) is enhanced	1		
There are a range of different shops, places to eat and services available	8		
There are more people living on the block in a mix of townhouses and apartments	7		
New buildings are as tall as they are in the rest of the Town Centre (up to 4 storeys)	2		
New buildings are taller than the rest of the Town Centre (up to 9 storeys)	16		1

Most written submissions said it was **very important for new buildings in the Wilga Street Block to be taller than the rest of the Centre** (16 submissions); there were a range of different shops, places to eat and services available (8 submissions); more people living on the block in a mix of townhouses and apartments (7 submissions), there are comfortable places to sit and meet with others, with view of the escarpment and Brokers Nose from the Park and Sportsgrounds to be retained (5 submissions each).

Ten other themes raised in the written submissions are summarised in Table 11 below.

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Table 11: Other themes raised in written submissions

Other themes	Very important	Slightly important	Not important
Logical development	2		
Quality development	2		
Business zone	4		
Traffic and parking	4		1
Variety in height	4		
Increased population/housing	10		1
Apply to Corrimal not just the Block	3		
Protect key services	3		
Feasibility	3		
Further engagement and refinement needed	2		

Of all the other **themes** raised in written submissions the following were considered **very important**: increased population/housing (mentioned in 10 submissions); business zone, traffic and parking and a variety of height (each mentioned in 4 submissions); protecting key services and feasibility (each mentioned in 3 submissions).

Combined results

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
- the playground and sportsgrounds not overshadowed by buildings on the Wilga Street block.

There were **mixed views** on allowing new buildings up to 9 storeys on the Wilga Street block. 16 people said it is **very important** and 39 saying it is **not important**.

The table below provides a comparison of this feedback by theme:

Table 12: Combined survey and submission responses

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	

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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

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


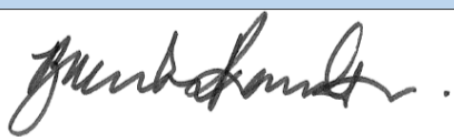
8. Amend Additional Permitted Use mapping to enable residential flat buildings to be permitted on lots with no active frontage mapping


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

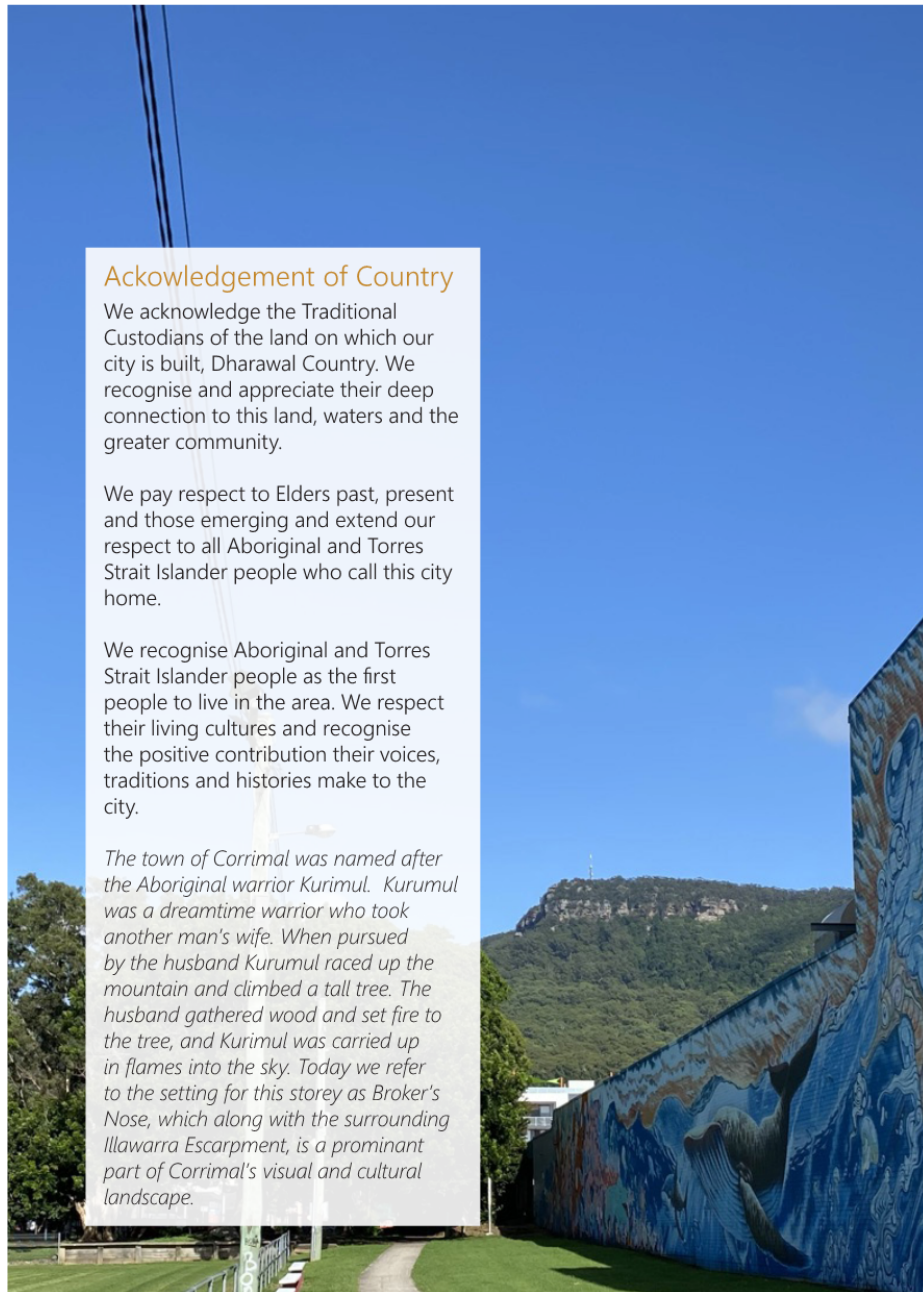
PANEL MEMBERS	
 Sue Francis (Chair)	 Brendan Randles

 Scott Lee	
--	--

Draft

Wilga Street Block, Corrimal *Planning Strategy*

March 2023



Acknowledgement of Country

We acknowledge the Traditional Custodians of the land on which our city is built, Dharawal Country. We recognise and appreciate their deep connection to this land, waters and the greater community.

We pay respect to Elders past, present and those emerging and extend our respect to all Aboriginal and Torres Strait Islander people who call this city home.

We recognise Aboriginal and Torres Strait Islander people as the first people to live in the area. We respect their living cultures and recognise the positive contribution their voices, traditions and histories make to the city.

The town of Corrimal was named after the Aboriginal warrior Kurimul. Kurimul was a dreamtime warrior who took another man's wife. When pursued by the husband Kurimul raced up the mountain and climbed a tall tree. The husband gathered wood and set fire to the tree, and Kurimul was carried up in flames into the sky. Today we refer to the setting for this storey as Broker's Nose, which along with the surrounding Illawarra Escarpment, is a prominent part of Corrimal's visual and cultural landscape.

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This Strategy has been prepared by Wollongong City Council, informed by technical studies:

- Urban Design Study, prepared by SJB
- Feasibility Analysis prepared by SGS Economics and Planning



1 Introduction

Background

Corrimal Town Centre is the Major Town Centre servicing Wollongong's Northern Suburbs. Major Town Centres are integral places for our community, providing a wide range of goods, services, community infrastructure, employment opportunities and medium density housing.

In 2015 Wollongong City Council adopted the Corrimal Town Centre Plan 2015-2025 (the Plan). The Plan sets a long-term aspiration for a liveable and vibrant Town Centre. The Plan provides the strategic foundation for the Wilga Street Block Planning Strategy (the Strategy).

The Plan identifies the Wilga Street Block (the Block) as a key site that may have future redevelopment potential if current constraints were adjusted. It recommends further studies to investigate how a high quality built form outcome could be delivered if development capacity was increased above the current controls.

To deliver on this recommendation Council has undertaken a strategic planning and design review of the Block. The review involved a number of technical studies which sought to answer the following questions:

1. What is the best structure, built form and land use outcome for the Block?

2. What planning controls need to be amended to support this?
3. What options are available for Council's land holdings to help facilitate this?

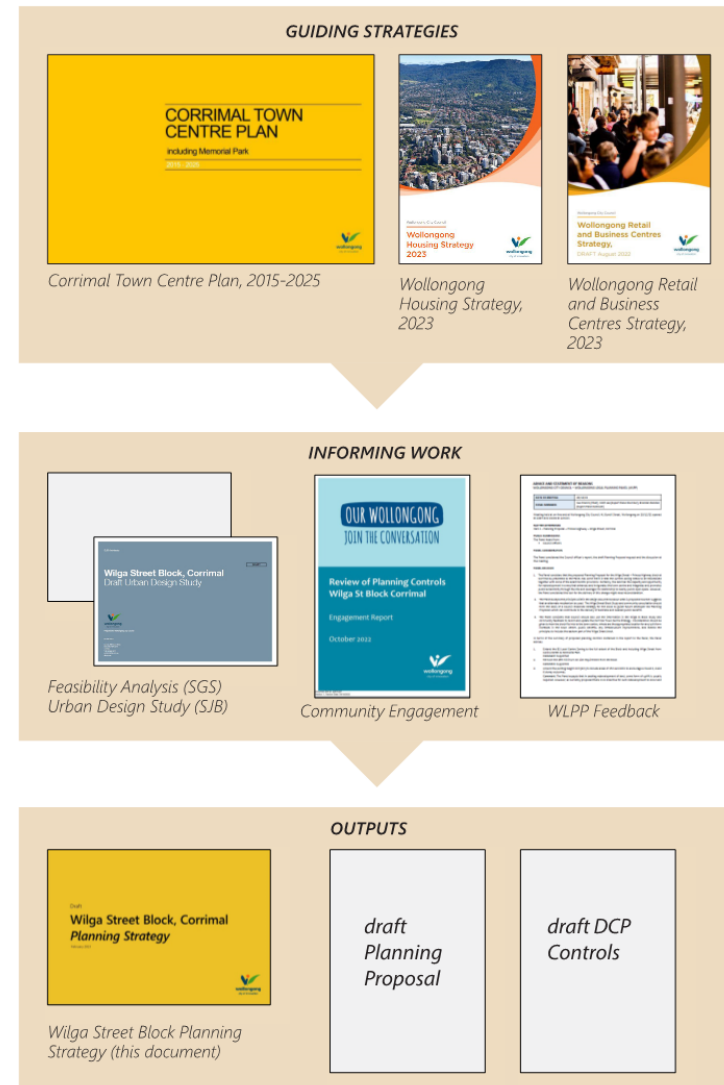
The Urban Design (SJB) and Feasibility (SGS) studies have informed how planning policy can better guide development on the Wilga Street Block and align it with the aspirations set out in the Plan.

Purpose of the Strategy

The revitalisation of the Block is an opportunity to deliver a mixed-use precinct in line with the community's future needs.

This 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.



2 Study Area

Wilga Street Block

The Wilga Street Block provides a northern anchor to the Corrimal Town Centre. Its 4 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 an important interface 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 wide cul-de-sac with a mixed residential, commercial and recreational street frontage which provides primary vehicle access 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.



Wilga Street Block (red outline) within Corrimal Town Centre (blue shape) (SJB)



Wilga Street Block Study Area (SJB)

Land ownership and lot configuration

Land ownership of 75% of the Block currently sits with three major land holders:

1. Corrimal RSL and Memorial Club
2. Wollongong City Council
3. Corrimal Park Mall

There are a range of different land uses present including retail premises, business premises, a club, an at grade carpark and residential dwellings and flat buildings. Buildings are concentrated on the boundaries and address the street. Adhoc amalgamations and subdivisions over the time have resulted in cadastral lot boundaries that are haphazardly aligned, unusually shaped and fragmented. In some cases this land ownership pattern and fragmented lot configuration has created unusual shaped lots that are highly constrained and presents challenges for future redevelopment and site consolidations.

Council owned Land

Wollongong City Council is one of the major landowners, with a land holding in the centre of the Block (2). Lot 5 DP 37769 known as 101 Wilga Street, Corrimal is a 3,781m² allotment which is classified as Operational Land. The land functions as a commercial asset having been leased to

an adjoining land owner since the 1980s. The land is utilised as an off street carpark providing approximately 80 spaces, used by visitors to the Block, Town Centre and Memorial Park. This lot provides rear vehicle access to the properties fronting the Princes Highway.

Through this project, Council sought to develop a clear understanding of the strategic benefits and merits of changes to this land holding to inform future investigations by Council.

The analysis found that the sites current format has limited redevelopment potential due to the narrow lot street frontage and competing access arrangements. The lot location, and layout also limits the potential for adjacent landowners to redevelop and for revitalisation to occur. 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.

This Strategy and Study does not commit Council to relinquishing it's asset within the Wilga Street Block. Rather outlines the opportunities for this land to contribute to an improved outcome through inclusion of additional uses and alternative lot configuration and highlights the implications of retaining the asset as is.



Wilga Street Block land ownership (SJB)

- Key
- Site boundary
 - Strata ownership

Current Planning Framework

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

The planning controls regulating development on the Wilga Street Block are more restrictive than those for the rest of the Town Centre.

	Town Centre	WSB
Zone	Local Centre	Local Centre and Low Density Residential
Height	15m	9m
FSR	1.5:1	1.5:1 and 0.5:1

The planning controls on the Block have led to the existing low-density condition which has seen minimal redevelopment over the past 30 years. The existing built form is not in a desirable condition and renewal of the Block would lead to greater amenity and community benefit.

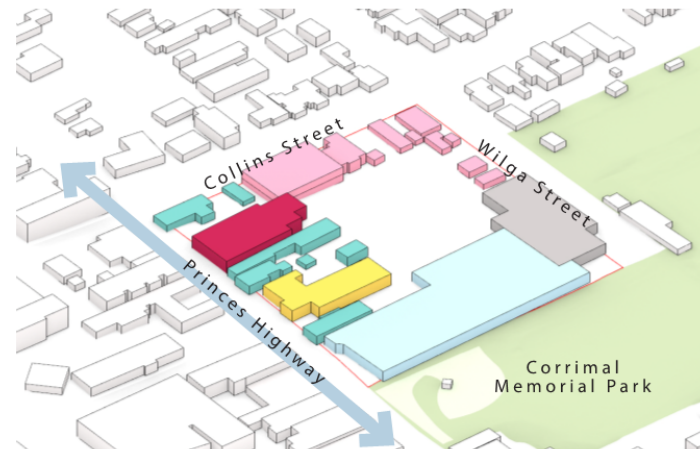
Existing development sits at or below the level of development that is currently permissible. Despite the low scale, the existing buildings along Memorial Park cause partial overshadowing of Lukes Place Playground, and the northern edge of the sportsfield.

Under current controls and without amalgamation, there is minimal incentive for redevelopment to occur or revitalisation to take place. The available 'uplift' in yield is minor or even reduced and in some instances requires existing use rights to maintain retail uses. Feasibility analysis completed by SGS Economics and Planning, determined that the LEP controls would be unlikely to lead to revitalisation in the foreseeable future.

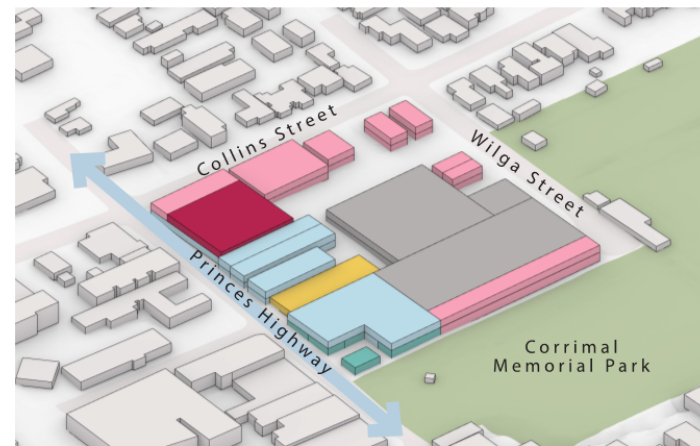
The *Urban Design Study* tested different layouts and development densities that achieve a more permeable, activated and consolidated Block. This testing demonstrated that an increase in density on the Block has merit, and that a built form response equal to and in some areas above the town centre controls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

The existing planning controls are limiting the ability for the site to be redeveloped and the existing amenity is very low. For this reason, revised planning controls are important to enable the revitalisation of this key site within the Corrimal Town Centre.

Please refer to the Urban Design Study for in-depth testing and evaluation of scenarios including solar access, views etc.



Existing Condition - site massing showing the current built form bulk, scale and different uses (SJB)



Indicative development potential under Wollongong LEP 2009 controls. This site massing proposed assumes no amalgamation, other than current ownership patterns (where land owners have multiple adjacent lots). (SJB)

3 Strategic Direction and Recommendations

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. The importance of these objectives and principles to the community was reinforced through the Wilga Street Block Community Survey.

Vision

The Wilga Street Block will be a vibrant and flexible mixed-use precinct that strengthens the role and identity of Corrimal Town Centre. It will support the growth of the local community, with services and amenities that align with Council's strategic priorities and the reality of delivery and staging.

Memorial Park and the Princes Highway will be enhanced through improved street interfaces and public realm upgrades. Comfortable streets and improved active transport connections will support a uniquely walkable environment and minimise the role of cars.

Objectives and Design Principles

• A place for all

A high-quality town centre supported by accessible, diverse and attractive offerings.

• Vibrant mixed-use precinct

A place-based approach that is sensitive to the needs and desires of the community it serves.

• High amenity precinct

Create a network of cool, comfortable and connected places where people can dwell.

• Improved pedestrian experience

Prioritise a walkable neighbourhood where the pedestrian experience is safe and comfortable.

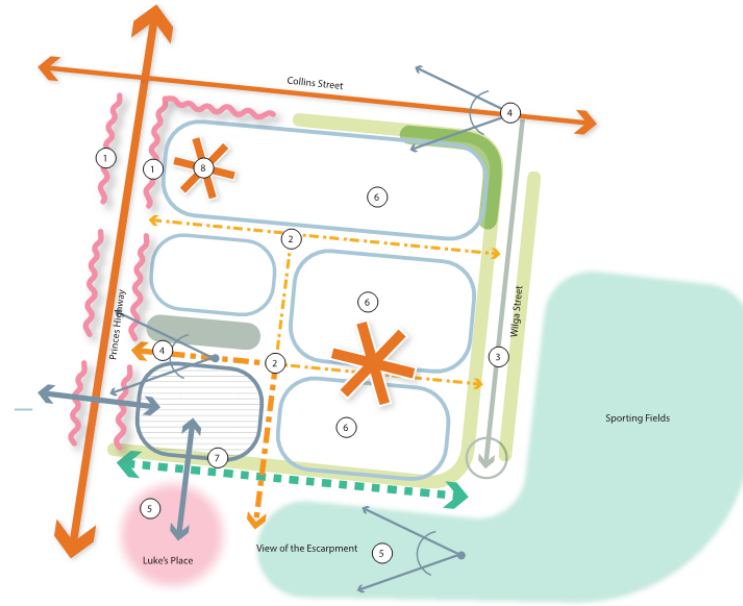
• Consolidated access and servicing

Parking and servicing is functional, adequate and discreet.

• Improved development outcome

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

The following pages include recommendations for how these objectives and design principles will be translated into planning controls, and how they link back to the adopted Corrimal Town Centre Plan.



Wilga Street Block Concept Diagram (SJB)

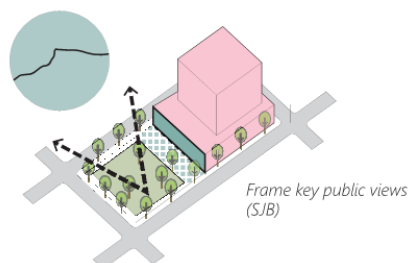
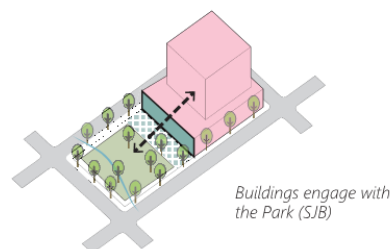
1. Retain mainstreet character with active frontages
2. Improve block permeability for pedestrians
3. Locate vehicle access and servicing to Wilga Street
4. Maintain key views to the Escarpment
5. Protect sunlight to Memorial Park
6. Strengthen lot layouts and allow for logical site consolidation and development
7. Enhance the connections to and the interface with the Memorial Park
8. Investigate the potential for the distribution of tower forms across the block

Key	
	Active frontages
	Servicing
	Permeability
	Viewlines to Brokers Nose
	Retail and dining attraction
	Block definition
	Tower forms
	Interface with the park
	Playground
	Ground Setbacks

1. 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. Specifically a lack of passive surveillance (few residents) and poor interface with Memorial Park results in a lack of interaction between Memorial Park and uses within 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.

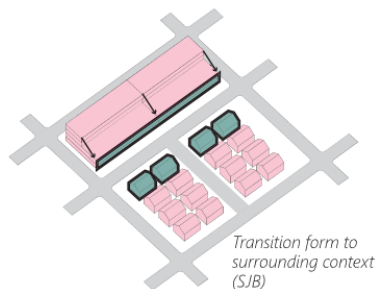
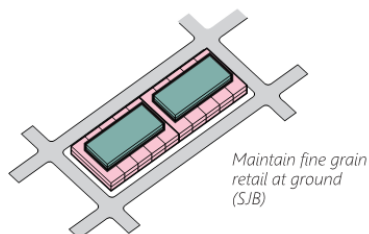


<i>Design Principles</i>	<i>Recommendations</i>	<i>Link to Corrimal Town Centre Plan</i>
Meaningfully integrates Dharawal culture and heritage into the development	<ul style="list-style-type: none"> Design buildings to engage with Corrimal Creek through Memorial Park Frame key public views through to the Escarpment 	A Distinct Identity; A Thriving Community Heart; Strong Connections; Pride in Quality Spaces
Improve safety and amenity through passive surveillance and activating edges	<ul style="list-style-type: none"> Require active frontages along the Princes Highway and Memorial Park Facilitate passive surveillance to the Park by increasing height and FSR controls to unlock upper storey residential apartment development Introduce DCP controls for residential uses at ground to deliver passive surveillance of the street 	
Housing diversity and affordability models to encourage diversity	<ul style="list-style-type: none"> The Housing SEPP incentivises affordable housing. This is an appropriate mechanism under the existing controls in the rest of the town centre. Consider a further requirement for Affordable Housing for development proposals that seek to exceed controls in excess of those in the rest of the Town Centre Provide housing diversity and choice by increasing housing density on the block. 	
Spaces for people to occupy (for free) that activates the block day and night	<ul style="list-style-type: none"> Improve pedestrian access and public domain amenity along the northern boundary of Memorial Park, at the interface of the southern boundary of the Wilga Street Block. Provide Passive Surveillance to Park 	
Public open space that is inclusive and accessible to all	<ul style="list-style-type: none"> Improve the public domain in the Park at the interface with the southern boundary of the Wilga Street Block. Consider upgrades to pedestrian footpaths, new street furniture and lighting to provide a high quality, level access from the Park into the Wilga Street Block tenancies Introduce pedestrian permeability through the block in the form of pedestrian laneways that respond to key desire lines 	

2. A vibrant mixed-use precinct - A place-based approach that is sensitive to the needs and desires of the community it serves

The analysis found that the current planning framework isn't facilitating the efficient use of the Block in alignment with the role of the Town Centre and in support of the surrounding public open space. The low-scale buildings and minimal active frontages has resulted in a form that has low amenity and limited ability to cater for the future needs of our community.

This objective aims to ensure that the planning framework supports the retention and viability of a variety of uses within a built form that provides a clear identity, strong character and considered integration within the Town Centre.

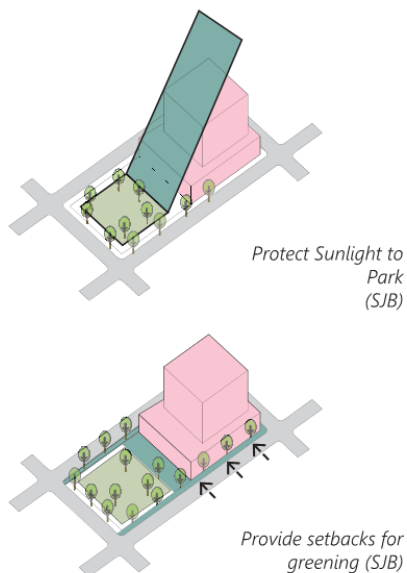


Design Principle	Recommendations	Link to Corrimal Town Centre Plan
Establish a true mixed-use precinct to support the centre and activation of the park	<ul style="list-style-type: none"> Rezone the whole block to B2 Local Centre Zoning which will provide more flexibility for existing commercial land owners and also permit a range of residential uses Concentrate active retail frontages facing Princes Hwy and the western end of Memorial Park Where permitted, residential frontages at ground are to address the street 	A Distinct Identity; A Thriving Community Heart; Strong Connections; Smart Growth; Pride in Quality Spaces
Street level maintains fine-grain retail character strengthening role of Princes Highway	<ul style="list-style-type: none"> Remove minimum lot sizes to enable development at different scales across the Block Include DCP controls that define the desired streetscape character and street interface 	
Frame key public views	<ul style="list-style-type: none"> Set back upper levels (above 2 storeys) to reduce visual impact from the street and preserve wide views along streets Provide a new through site link in alignment with Russell Street to frame views to the Escarpment and Brokers Nose from within the block 	
Responds to natural elements of the site including topography and overland flow paths	<ul style="list-style-type: none"> Ensure height is situated away from the Park to prevent overshadowing Ensure adherence with Ministerial Directions for Flooding 	
Manage built form transitions at edges to fit in with surrounding context	<ul style="list-style-type: none"> Provide a consistent street wall height of 2 storeys to Princes Hwy, Collins Street and Wilga Street, reflective of the surrounding low scale residential and existing retail main street Clearly define the character and role of streets surrounding the Block 	
Highlight opportunities for increased height and density that is appropriate to the location	<ul style="list-style-type: none"> Provide a variety of built form heights, and locate taller building elements on the corner of Collins and Princes Hwy, and through the centre of the Block 	

3. A high amenity Precinct - Create a network of cool, comfortable and connected places where people can dwell

The analysis has found that the current planning framework lacks clear controls to protect solar access and ensure connections with Memorial Park. High amounts of hard impermeable services, and little greenery across the Block adds to urban heat and reduces amenity for users.

This objective aims to ensure that the planning framework ensures high amenity by protecting sunlight to public spaces and providing space throughout the Block for increased canopy cover and greenery.

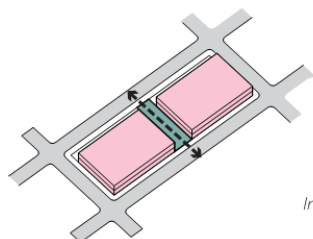


Design Principles	Recommendations	Link to Corrimal Town Centre Plan
Limit overshadowing to the Western section of Memorial Park, in particular Lukes Place	<ul style="list-style-type: none"> Provide overshadowing controls that protect Memorial Park from overshadowing during key usage times. Ensure sunlight is provided to enable adequate growing conditions for the trees and sporting fields. 	A Distinct Identity; A Thriving Community Heart; Strong Connections; Pride in Quality Spaces
Provide an activated frontage to Memorial Park	<ul style="list-style-type: none"> Implement active frontage controls which require transparency and access to retail and business uses at ground along the Park edge Improve the public domain in the Park at the interface with the southern boundary of the Wilga Street Block. Consider upgrades to pedestrian footpaths, new street furniture and lighting to provide a high quality, level access from the Park into the Wilga Street tenancies 	
Provide setbacks that support green cover and tree canopy	<ul style="list-style-type: none"> Require a ground floor (front) setback to the majority of Wilga and Collins Street to enable deep soil and planting in front yards. Investigate options for street tree planting along Collins and Wilga Street in the existing road reserve 'nature strip' Investigate options for further street tree planning on Princes Highway via future streetscape upgrades and traffic speed reduction. 	
Integrate water sensitive urban design and promote sustainable development	<ul style="list-style-type: none"> Apply existing DCP Water SeUD requirements to future developments Require ground floor setbacks provide space for permeable surfaces 	
Maintain key view lines to the escarpment, creek and park	<ul style="list-style-type: none"> Set back upper levels (above 2 storeys) to reduce visual impact from the street and preserve wide views along streets Provide a new through site link in alignment with Russell street to frame views to Brokers Nose from within the block 	

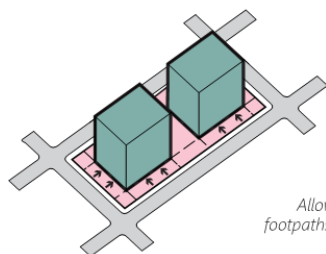
4. An improved pedestrian experience - Prioritise a walkable neighbourhood where the pedestrian experience is safe and comfortable

The analysis found that the current buildings and land ownership arrangements results in an impermeable block which prioritises the movement of vehicles over pedestrians. This is due to the prevalence of driveways around the block and lack of footpaths and mid-block connections.

This objective aims to ensure that the planning framework results in a permeable structure that supports safe and accessible active transport, encouraging people to visit and spend



Introduce new connections (SJB)



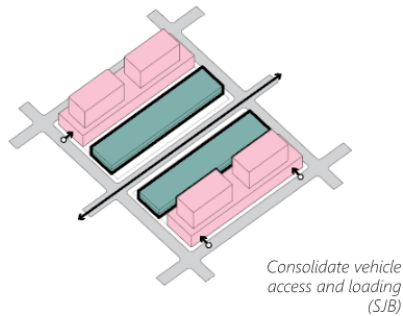
Allow space for footpaths and open space (SJB)

Design Principles	Recommendations	Link to Corrimal Town Centre Plan
Improve access and permeability through the block	<ul style="list-style-type: none"> Provide consolidated rear vehicle access to properties facing the Princes Highway Introduce pedestrian permeability through the block in the form of pedestrian laneways that respond to key desire lines, and which are open to the air where possible 	Strong Connections; Smart Growth; Pride in Quality Spaces
Encourage pedestrian flows through the site using laneways and arcades	<ul style="list-style-type: none"> Improve the public domain in the Park at the interface with the southern boundary of the Wilga Street Block. Consider upgrades to pedestrian footpaths, new street furniture and lighting to provide a high quality, level access from the Park into the Wilga Street tenancies 	
Provide generous footpaths and public open space		
Manage potential conflicts with vehicle crossings and shared zones	<ul style="list-style-type: none"> Prevent additional driveways along the Princes Highway and Collins Street Consolidate vehicle entrances within the Block to minimise footpath interruptions Ensure a continuous, level path of travel along footpaths that prioritises pedestrian movement 	
Provide clear wayfinding	<ul style="list-style-type: none"> Require mid-block connections to formalise desire lines provide and establish physical and visual connections Ensure DCP controls outline the desired future character of streets including building interfaces and public domain to provide legibility and difference 	

5. Consolidated access and servicing - Parking and servicing is functional, adequate and discreet

The analysis found that the current planning framework provides limited ability to address the unusual lot configuration of the site and to improve access arrangements to limit the number of driveways impacting the public domain.

This objective aims to ensure that the planning framework supports functional and logical servicing, loading and access for vehicles whilst ensuring a high-quality outcome that is not dominated by vehicle infrastructure and support active transport connections.

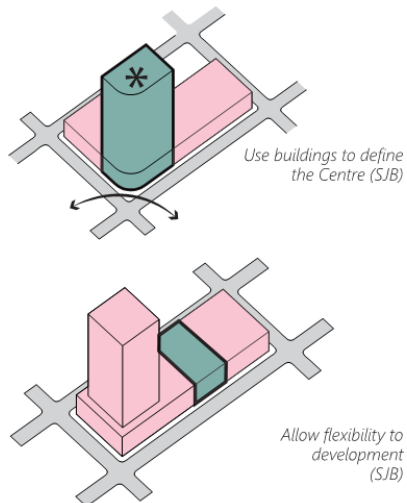


Design Principles	Recommendations	Link to Corrimal Town Centre Plan
Provide adequate parking to service the block and community needs	<ul style="list-style-type: none"> Require that any redevelopment involving Council's Land provides appropriate publicly accessible parking Ensure publicly accessible carparking is safe, accessible and linked to range of uses including Memorial Park 	Strong Connections; Pride in Quality Spaces
Clear servicing strategy that does not impact public domain	<ul style="list-style-type: none"> Encourage consolidated parking solutions across various landowners Provide consolidated rear service access for lots facing the Princes Highway 	
Consolidated access to parking to minimise conflicts with pedestrians	<ul style="list-style-type: none"> Consolidate primary vehicular access to Wilga Street Prevent additional driveways along the Princes Highway and Collins Street to ensure continuous footpaths and minimise driveway interruptions 	
Minimise the visual impact of parking and servicing with screening and sleeved parking	<ul style="list-style-type: none"> Carparking to be developed internally, sleeved by tenable uses or within basement levels where possible. If delivered at grade or above, car parking should be screened to reduce visual impact 	

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

The analysis has found that the current planning framework and lot configuration delivers a poor outcome. Without amalgamation or increased density, there is minimal incentive for development to occur and revitalisation to take place and public benefit captured. The analysis acknowledges the opportunity to create well resolved block and improved design outcome for Corrimal Town Centre through a clear and flexible planning framework.

This objective aims to ensure that the revitalisation of the Block provides public benefit and best practice built form outcomes. The objective acknowledges that different forms are able to be achieved on sites that are consolidated.



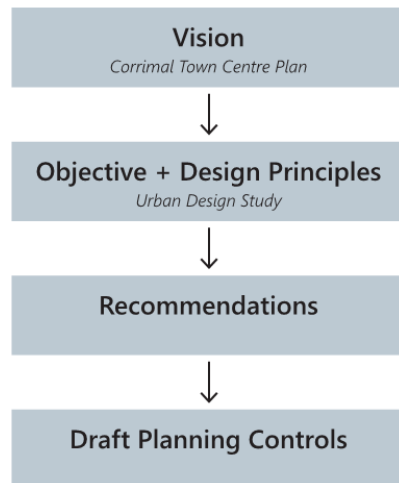
Design Principles	Recommendations	Link to Corrimal Town Centre Plan
Create a clear and logical layout that rationalises lot configuration and produces high-quality urban design outcomes	<ul style="list-style-type: none"> Encourage site consolidation that rationalises lot layouts and provides for increased permeability across the Block. Introduce alternative FSR and Height schemes that provide flexibility to large consolidated sites whilst capturing clear public benefits Introduce mid-block connections and encourage site consolidations that rationalise the lot configuration and encourage high-quality outcomes. Council to investigate the future strategic direction of their land. This direction should consider delivery of clear public benefit, and contribution to the revitalisation of the block. 	A Distinct Identity; A Thriving Community Heart; Strong Connections; Smart Growth; Pride in Quality Spaces
Accommodate staging that allows for redevelopment by different owners at different times	<ul style="list-style-type: none"> Remove minimum lot size requirement Ensure the planning framework is clear in expectations around public benefit and allows flexibility for site consolidation 	
Establish a planning framework that supports appropriate investment in and revitalisation of the Block	<ul style="list-style-type: none"> Provide uplift through a new set of controls, equivalent to the rest of the Town Centre Introduce an alternative height and FSR scheme for consolidated sites, that delivers clear public benefit Provide clear guidance within the DCP on desired future character 	
Improve the activation and utilisation of Memorial Park	<ul style="list-style-type: none"> Require active frontages along the Princes Highway and Memorial Park edges Improve the public domain in the Park at the interface with the southern boundary of the Wilga Street Block Consider upgrades to pedestrian footpaths, new street furniture and lighting to provide a high quality, level access from the park into the Wilga Street tenancies Introduce pedestrian permeability through the block in the form of pedestrian laneways that respond to key desire lines 	
Strategically locate important anchor uses to activate the Block	<ul style="list-style-type: none"> Support the retention of key anchor uses that support the town centre within the Block 	

5 Summary of Proposed Planning Controls

The Wilga Street Block Planning Strategy puts forward a planning policy framework to shape positive change. These recommended changes are underpinned by the directions of the *Urban Design Study* and the foundational vision of the Corrimal Town Centre Plan.

The *Study* prompts changes to a range of key planning policy documents and processes as summarised here.

Changes to Planning Policy in line with this Strategy will be delivered through a site specific Planning Proposal and Precinct Development Controls. The progression of these amendments to planning controls is the action of this Strategy.



Wollongong Local Environmental Plan 2009

The following summary outlines changes proposed to the Wollongong Local Environmental Plan 2009:

- Extend the B2 Local Centre **Zoning** to the full extent of the Block
- Remove the 499 **minimum lot size** requirement
- Amend the existing **height limit** (9m) to include areas of 15m to encourage a mixed 2 to 4 storey outcome
- Amend **floor space ratio** controls to reflect amended zoning and height outcomes
- Introduce an **alternative Height and FSR scheme** to encourage lot consolidation and to facilitate improved public benefit incl. Affordable Housing
- Map the Block as a **Key Site**, meaning future development will need to be assessed against the design excellence requirements of clause 7.18
- Map where **active frontages** are required across the block (clause 7.19)
- Introduce **overshadowing controls** to protect sunlight to Luke's Place Playground and the Memorial Park Sports grounds

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

Wollongong Development Control Plan 2009

The following summary outlines changes proposed to the Wollongong DCP - Chapter B4 Development in Business Zones, Wilga Block Precinct:

- Define the desired **future character** for the Wilga Street Block, surrounding streets and Memorial Park interface
- Define key **public views** along key streets and from the Park towards the Escarpment..
- Define preferred **site consolidation** options.
- 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 **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. Uses facing Wilga and Collins Sts 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
- Introduce site-specific controls for **the design, integration and access to car parking within the Block.**

The following diagrams have been adapted from the *Corrimal Town Centre Plan* (p. 29-30). The diagrams provide an update to key planning controls by translating the proposed recommendations from this Strategy as they apply to the Wilga Street Block.



Town Centre Boundary



Active Frontages



Access and Connections



Overshadowing



Public Views



Continuous Footpaths and Ground Setbacks





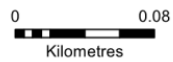
Planning Proposal
Wilga Street Block,
Corrimal Study Area



Cadastral
Cadastral 29/12/22 © Wollongong City Council



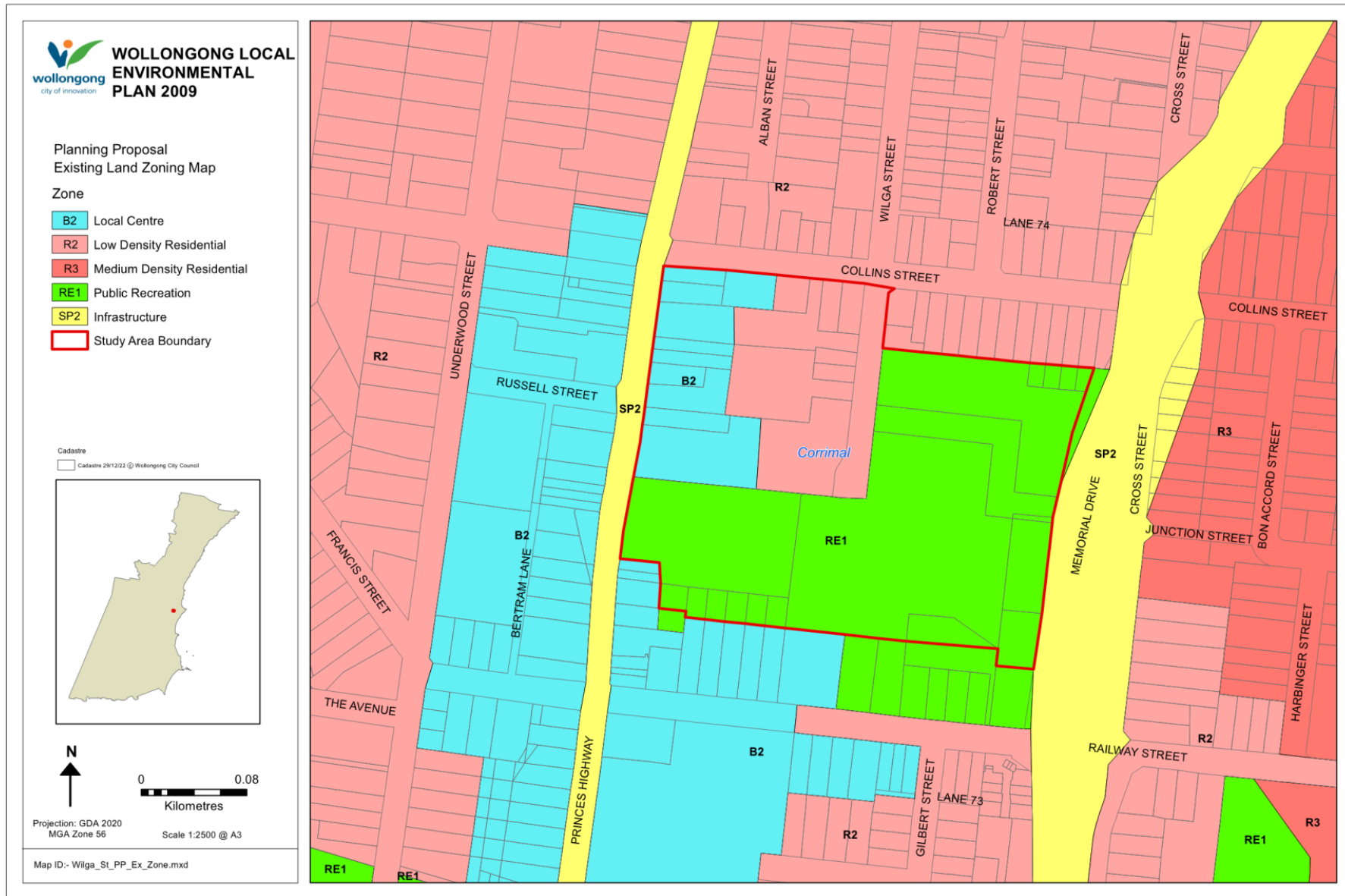
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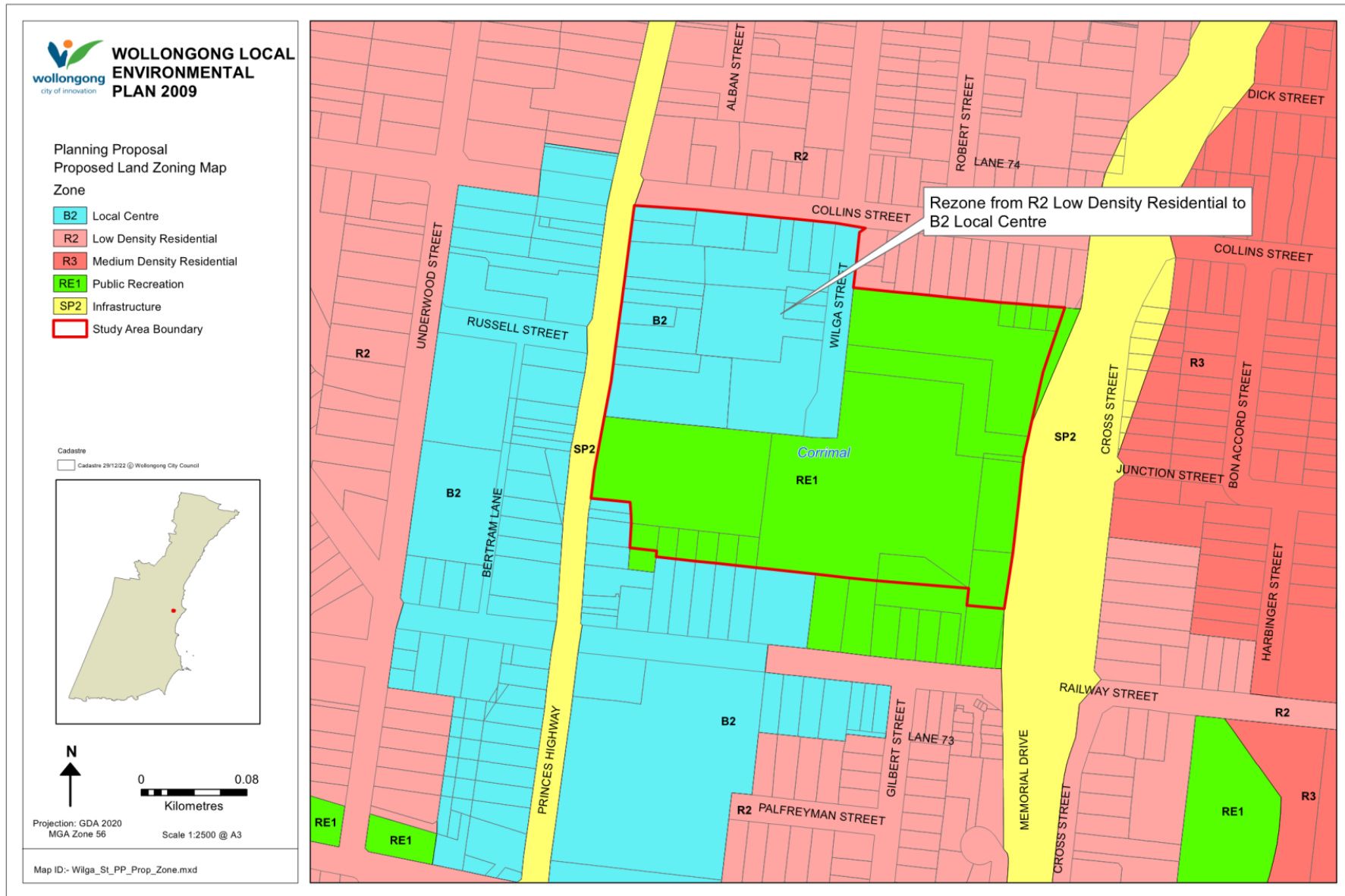


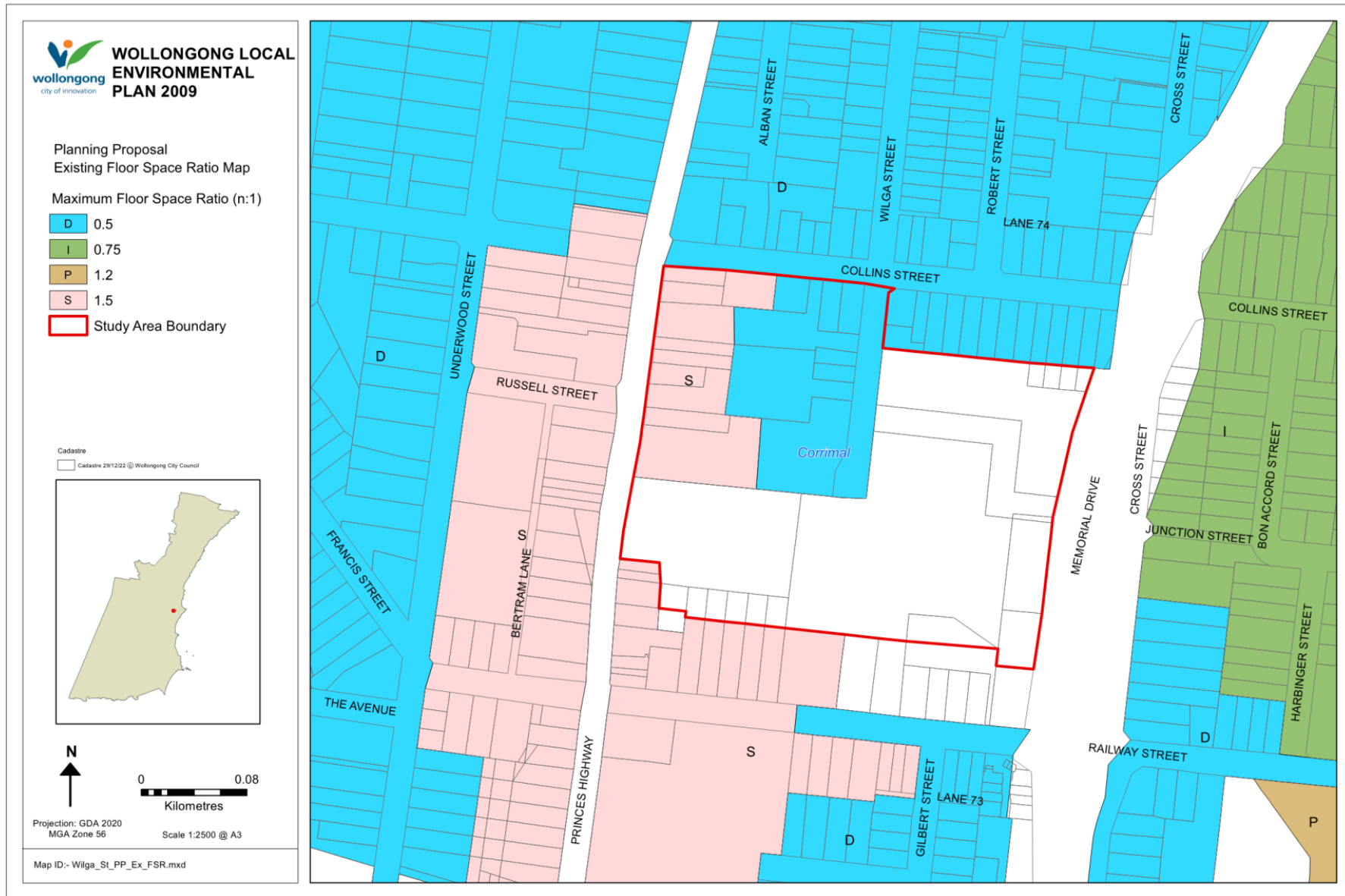
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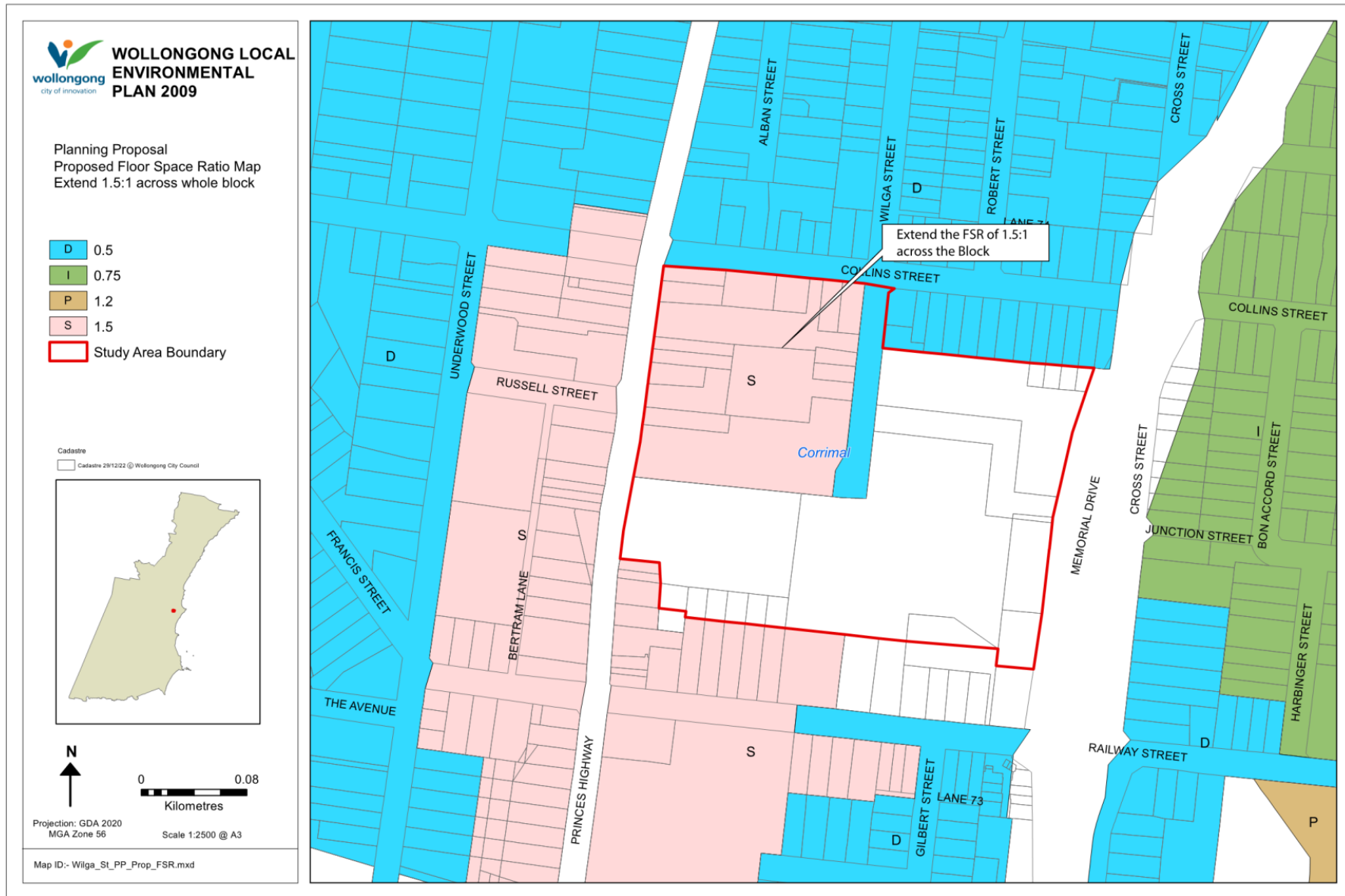
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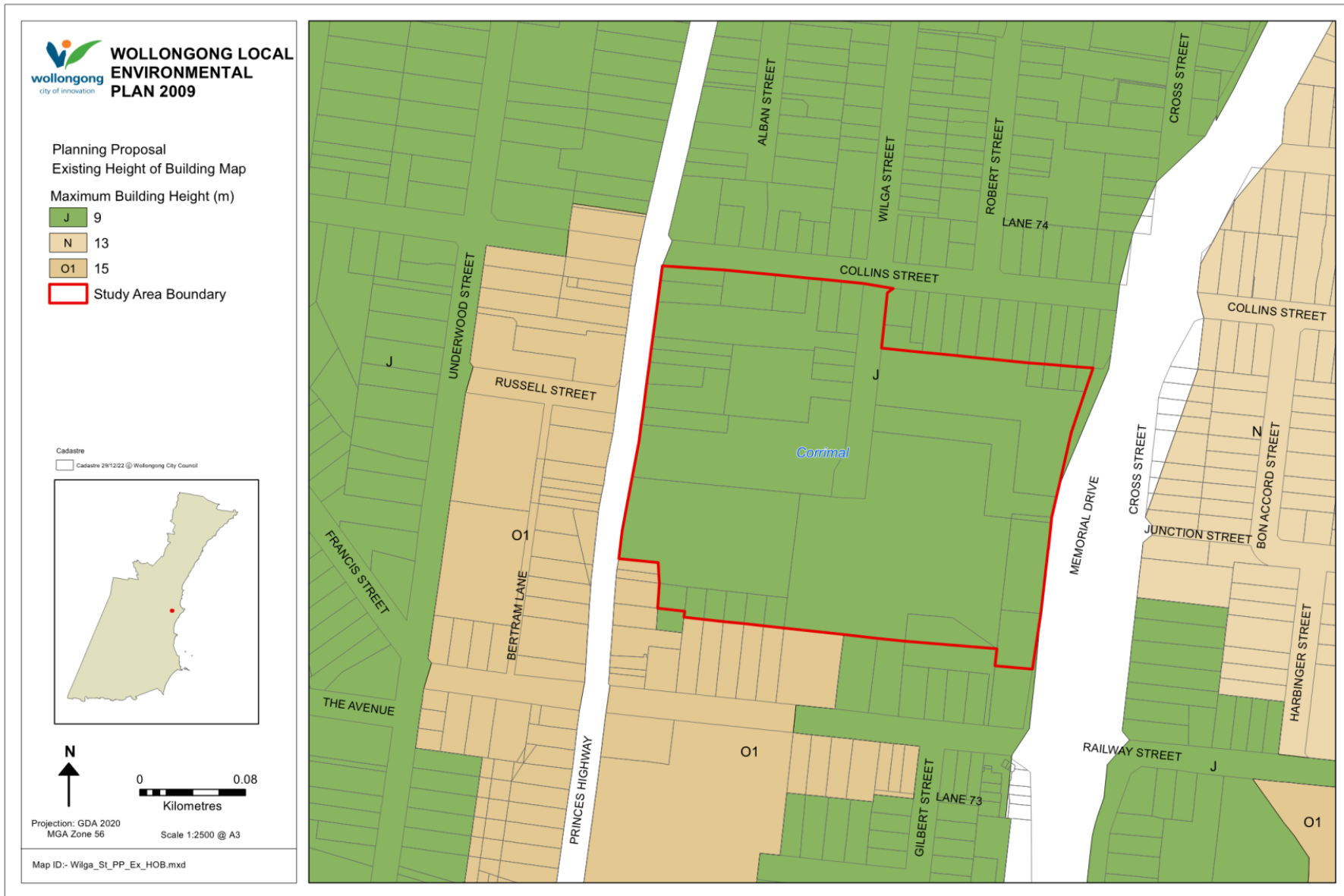




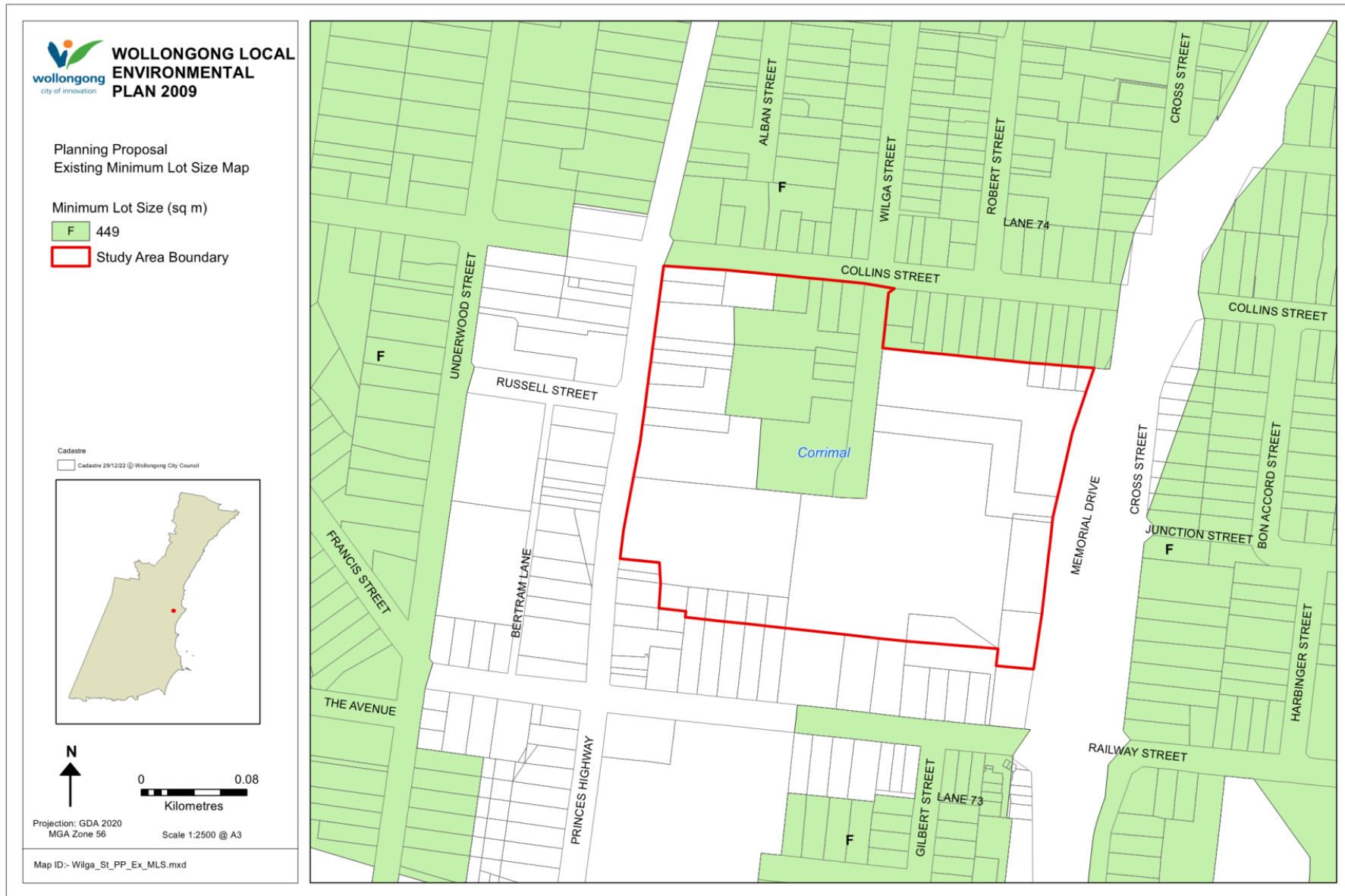


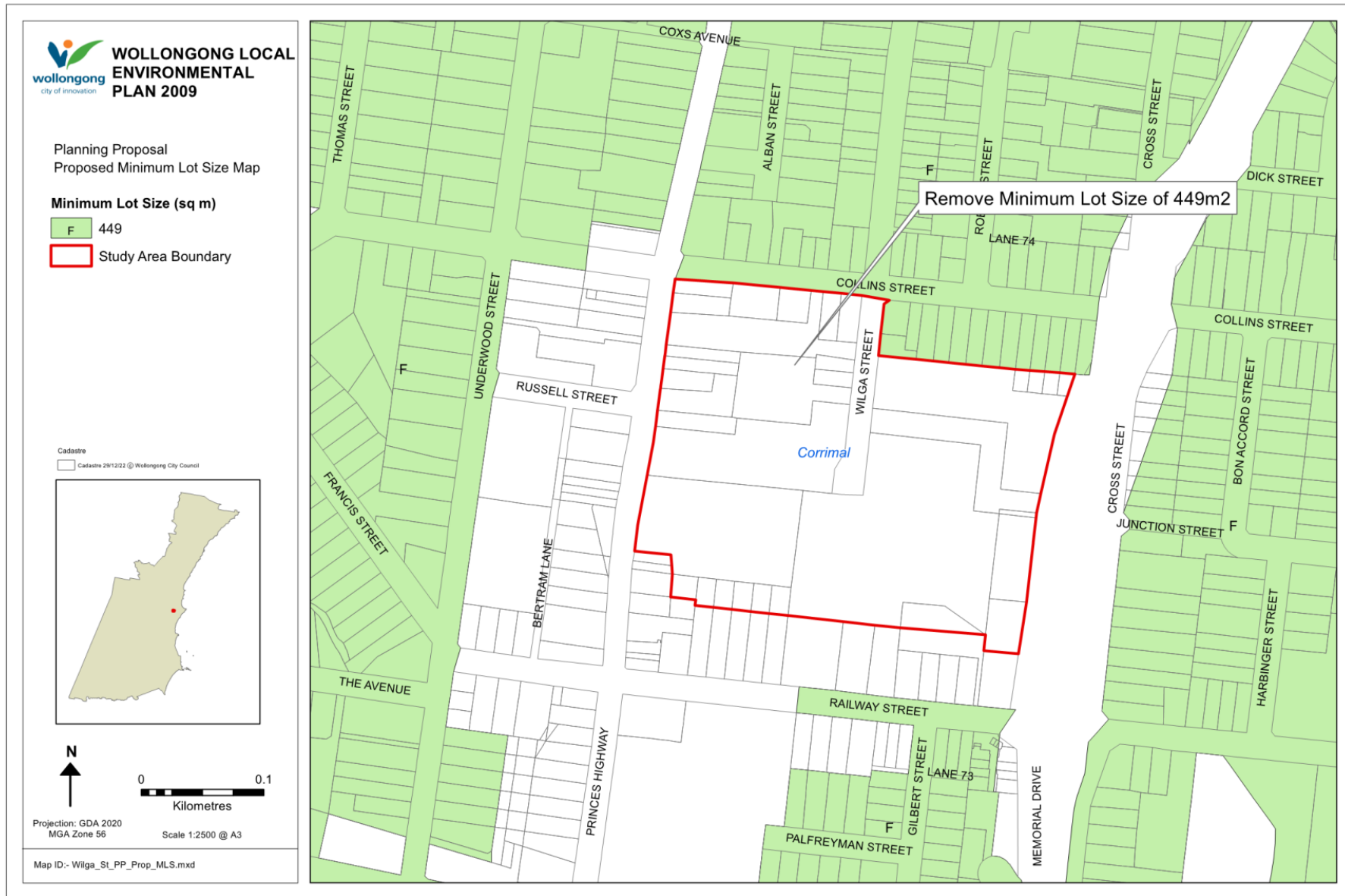


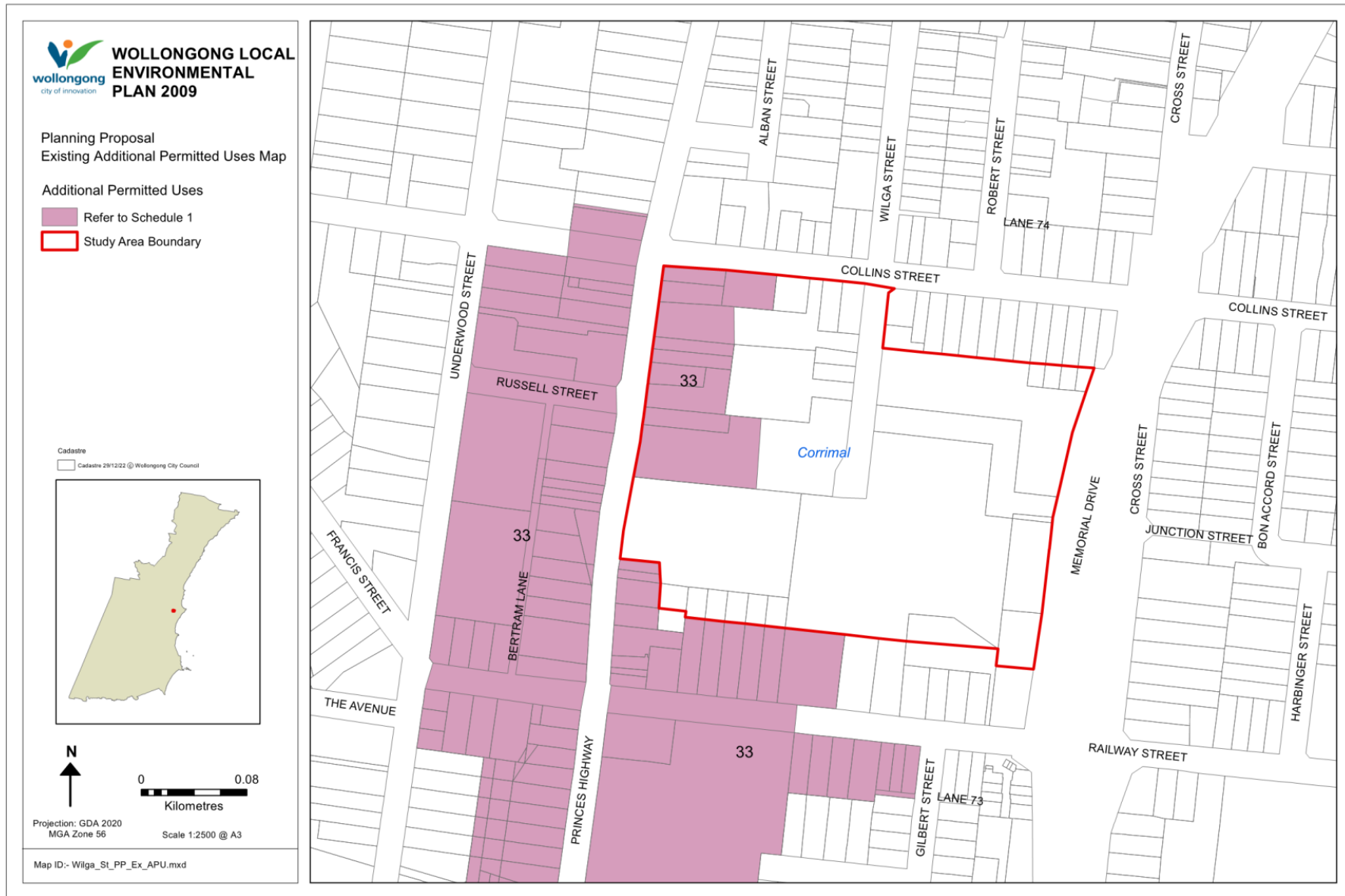


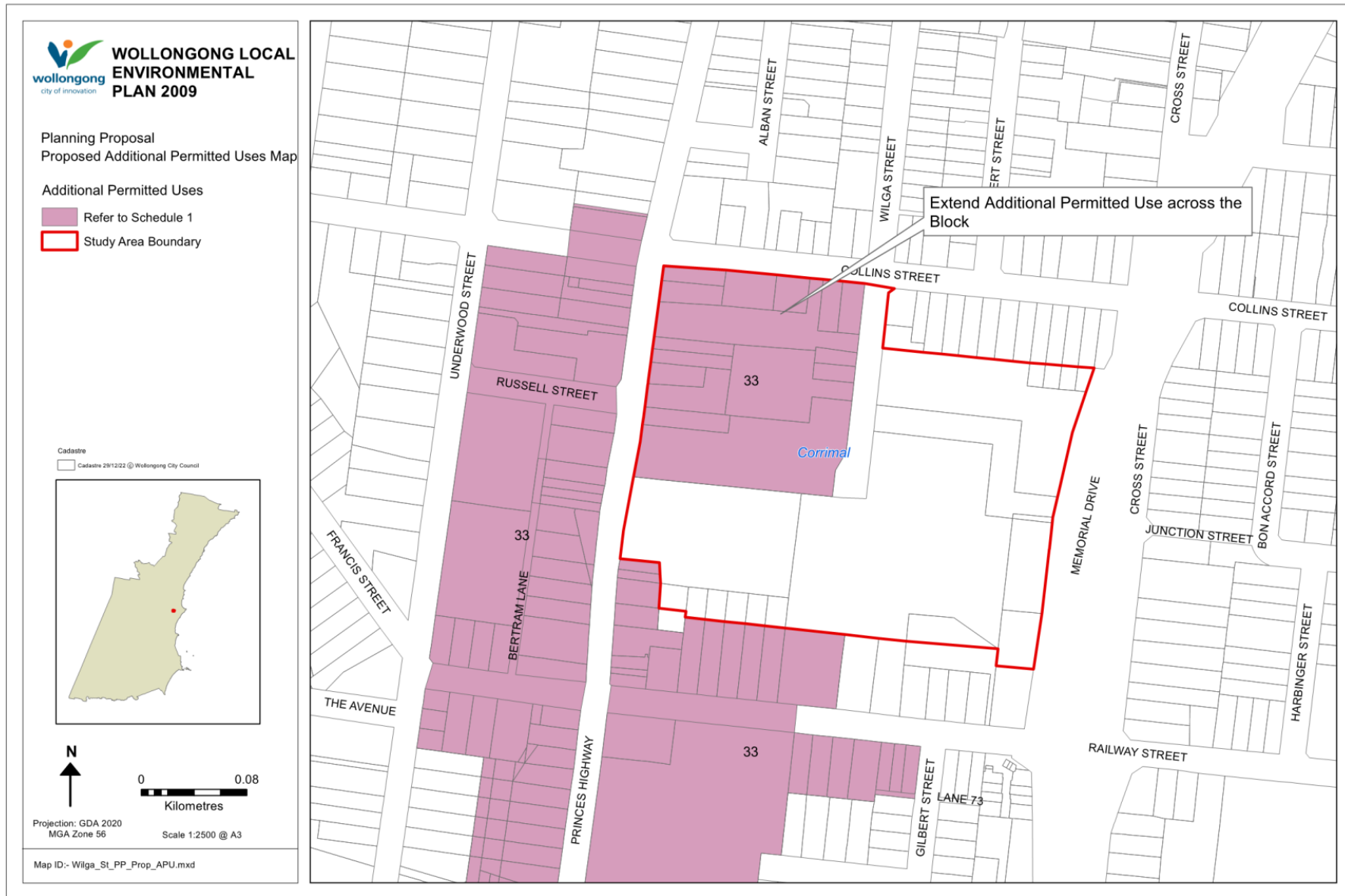


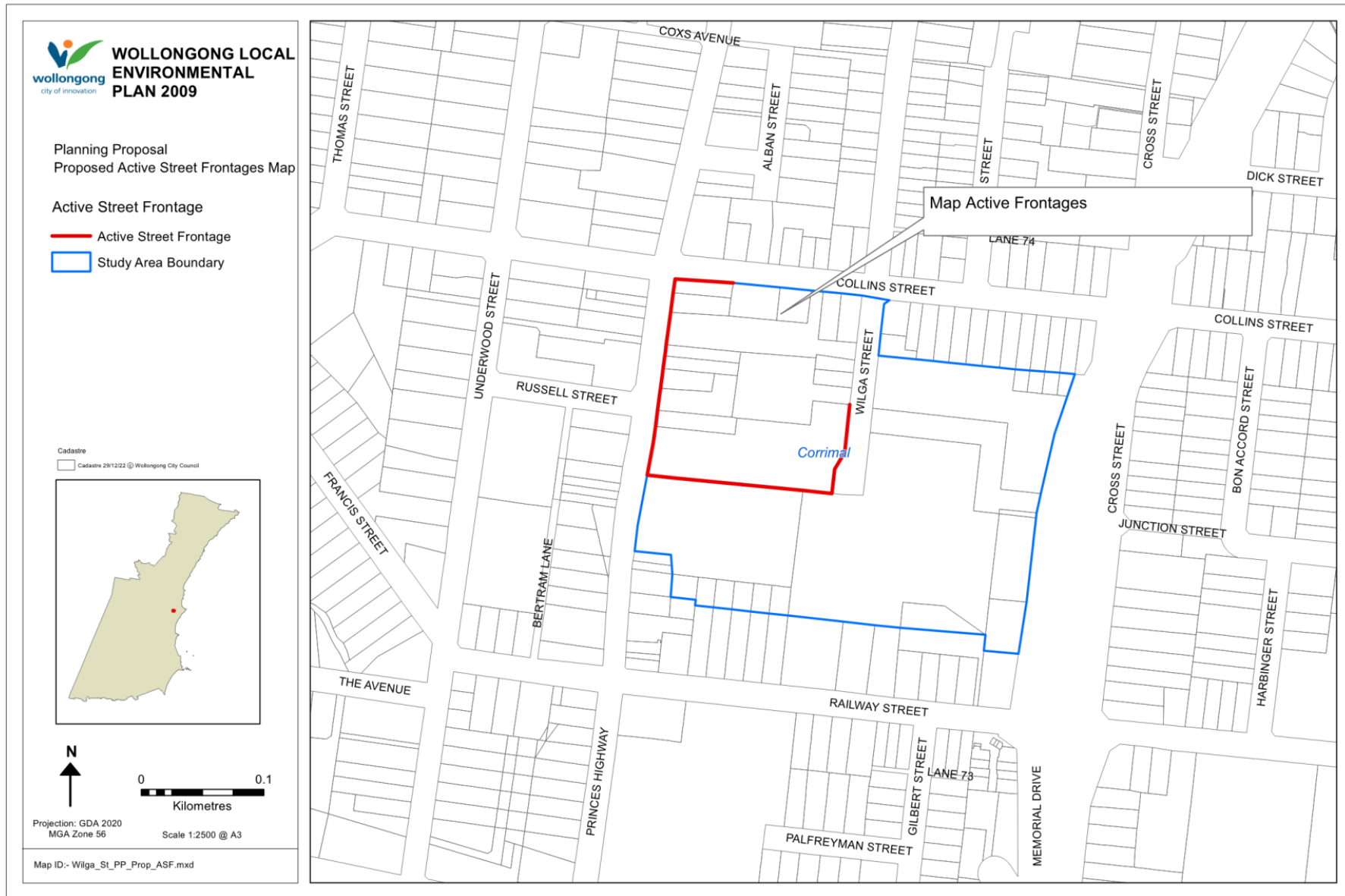


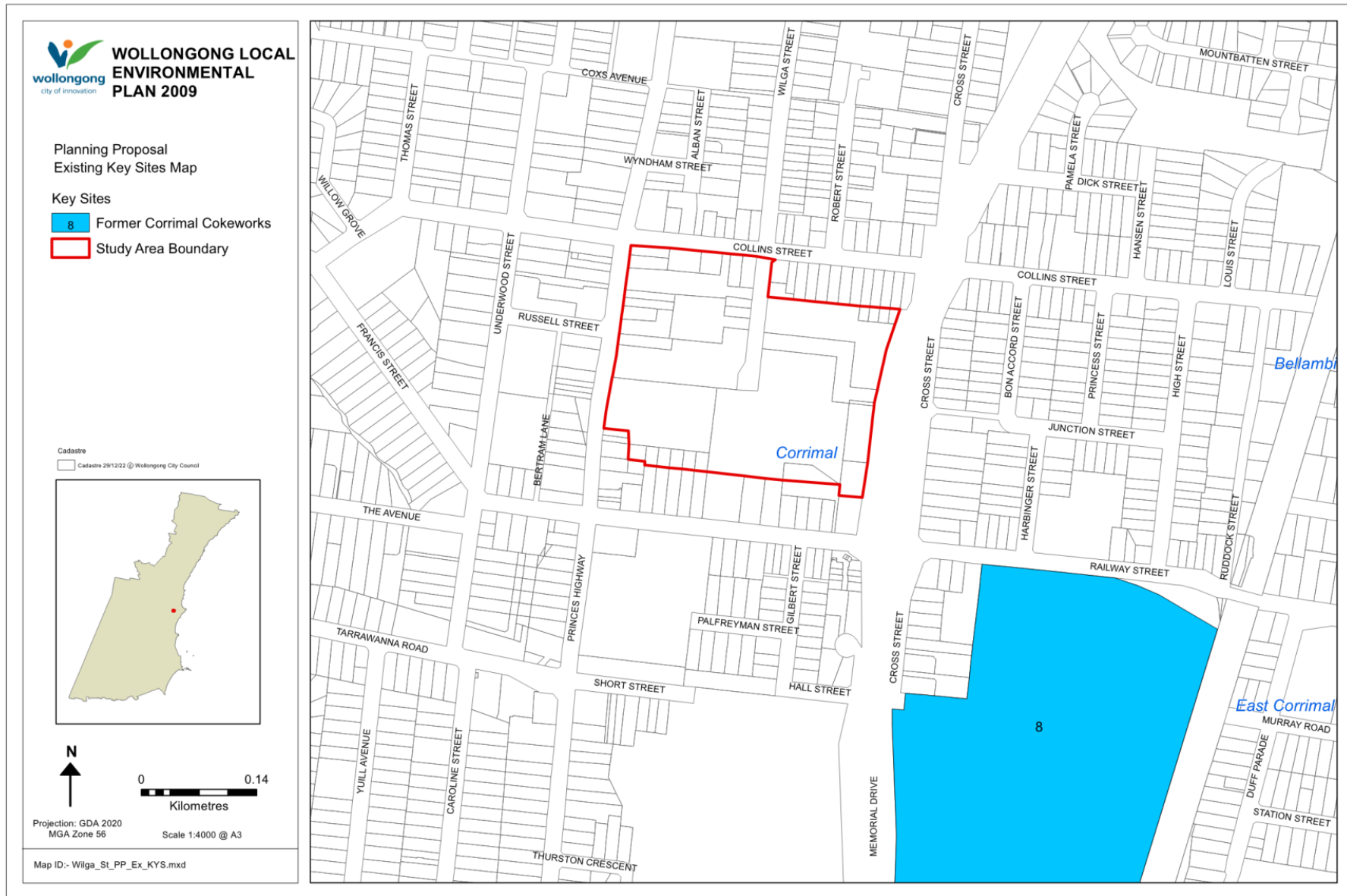


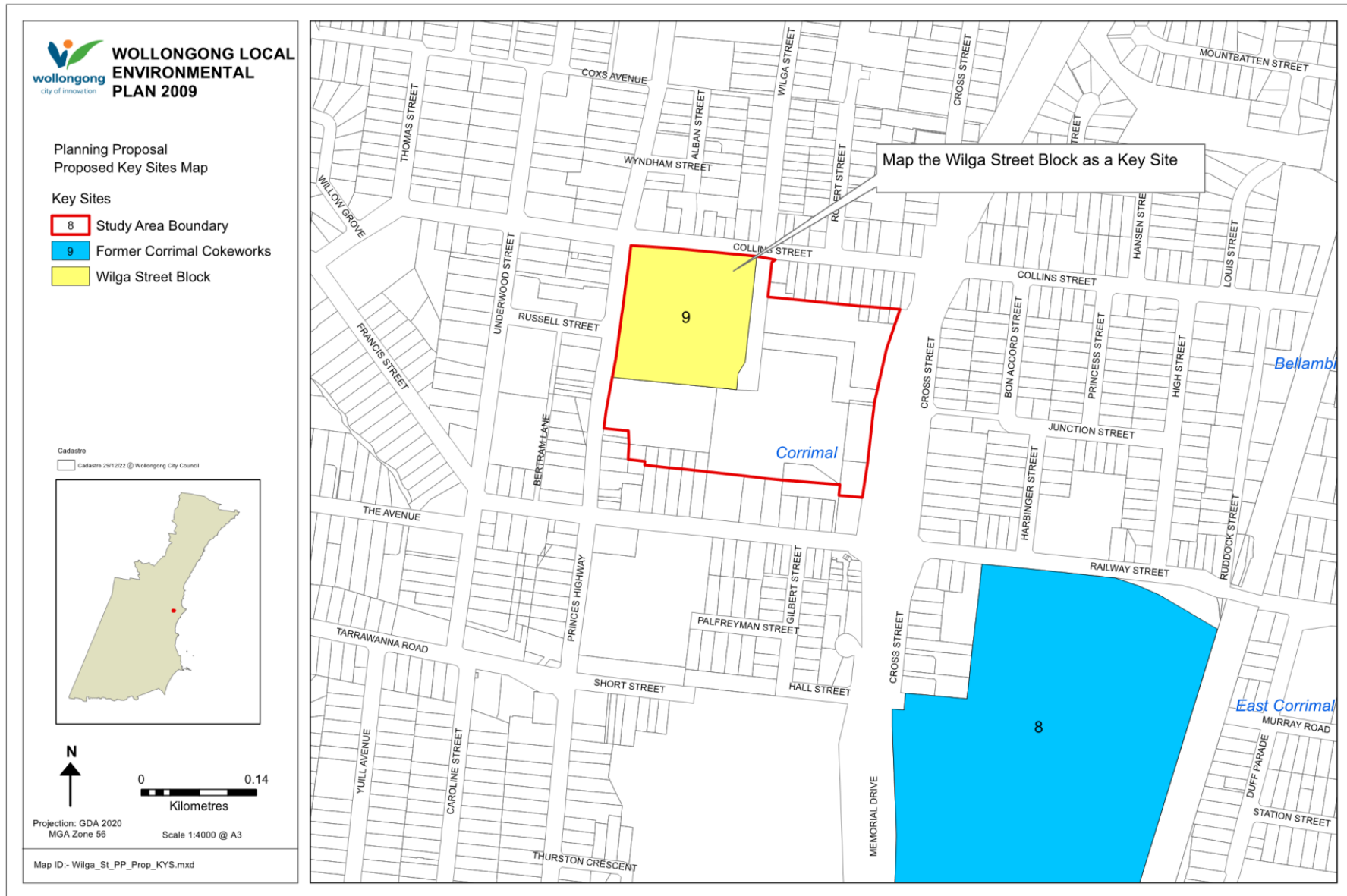


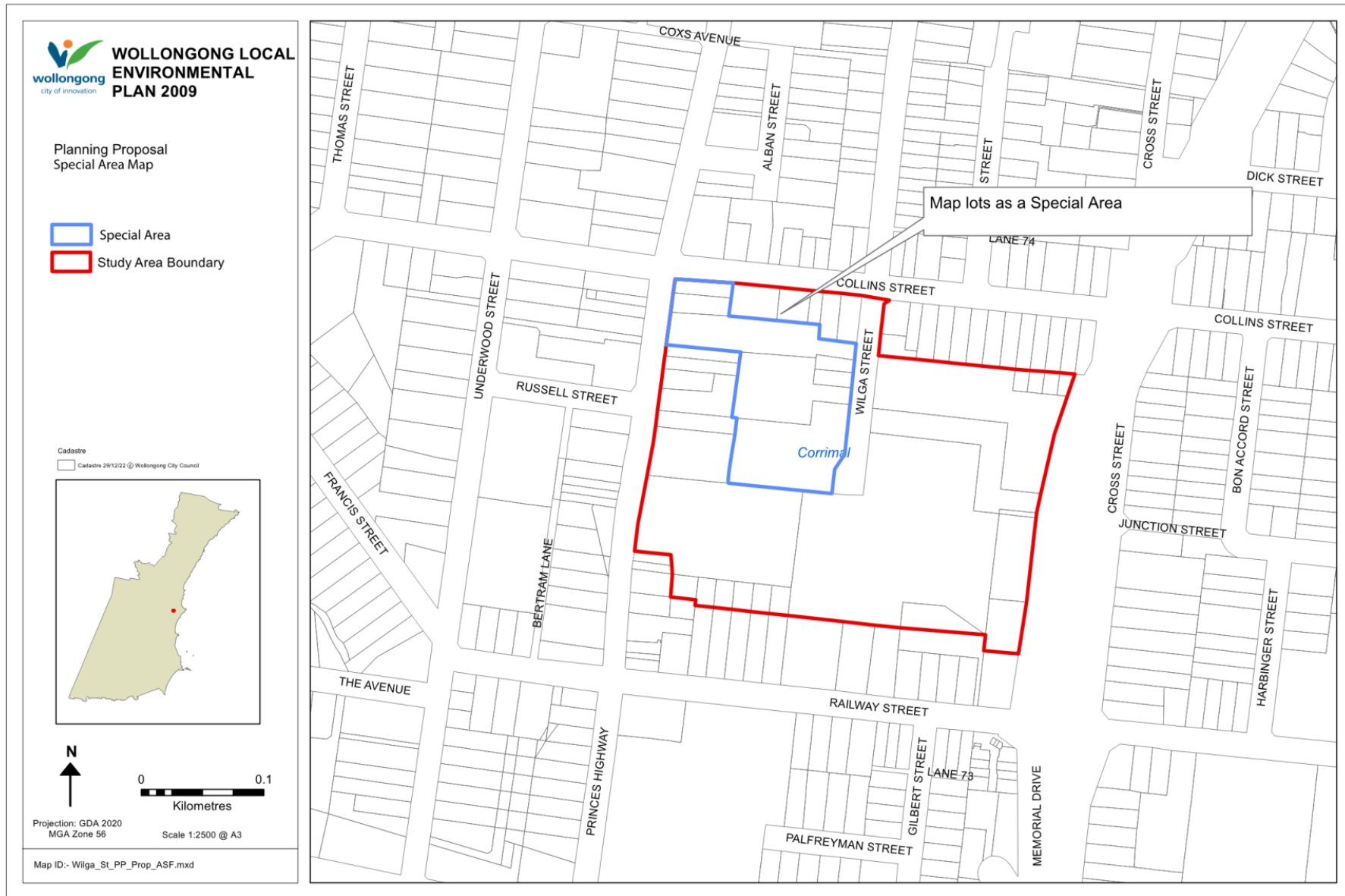


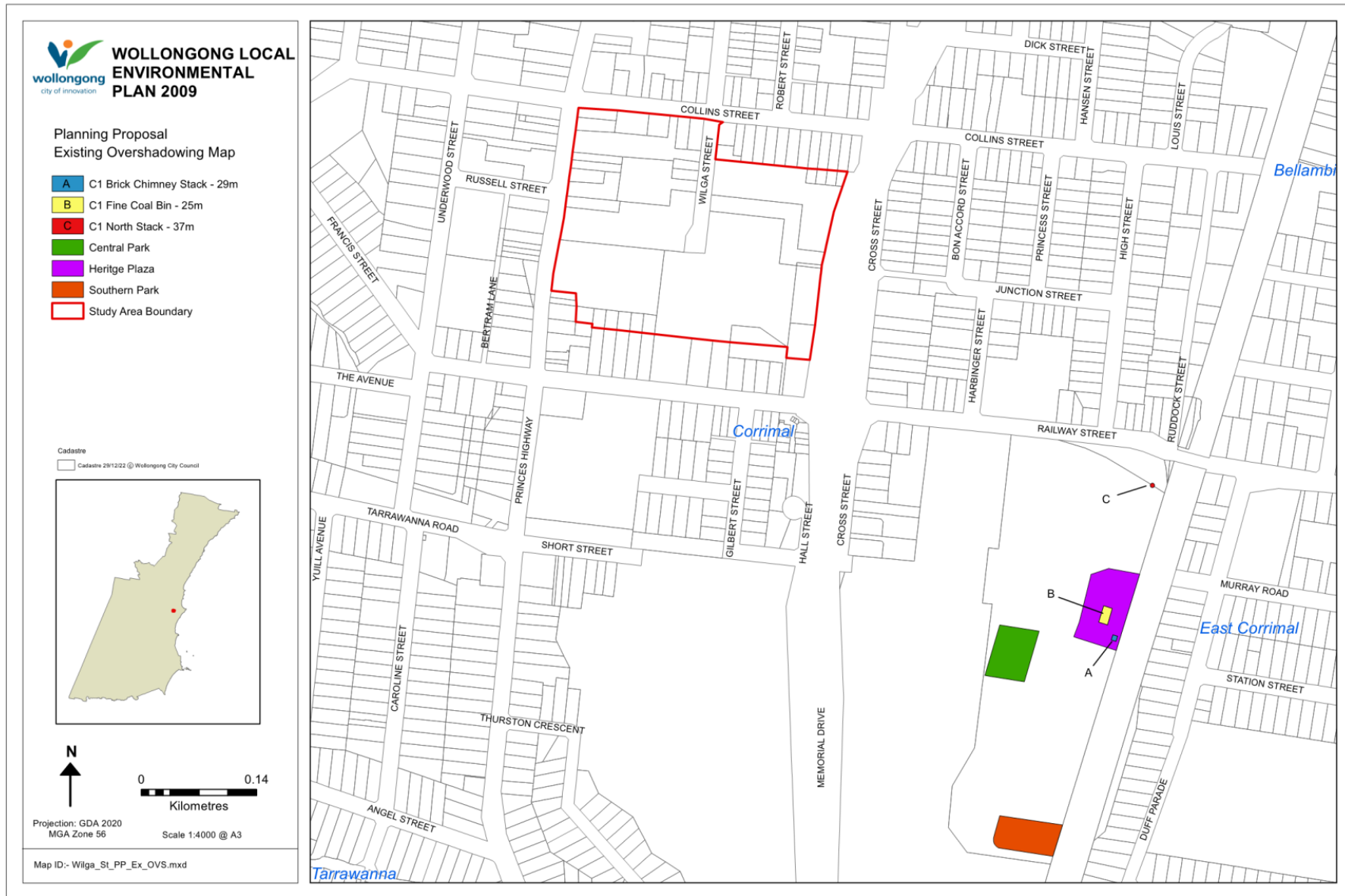


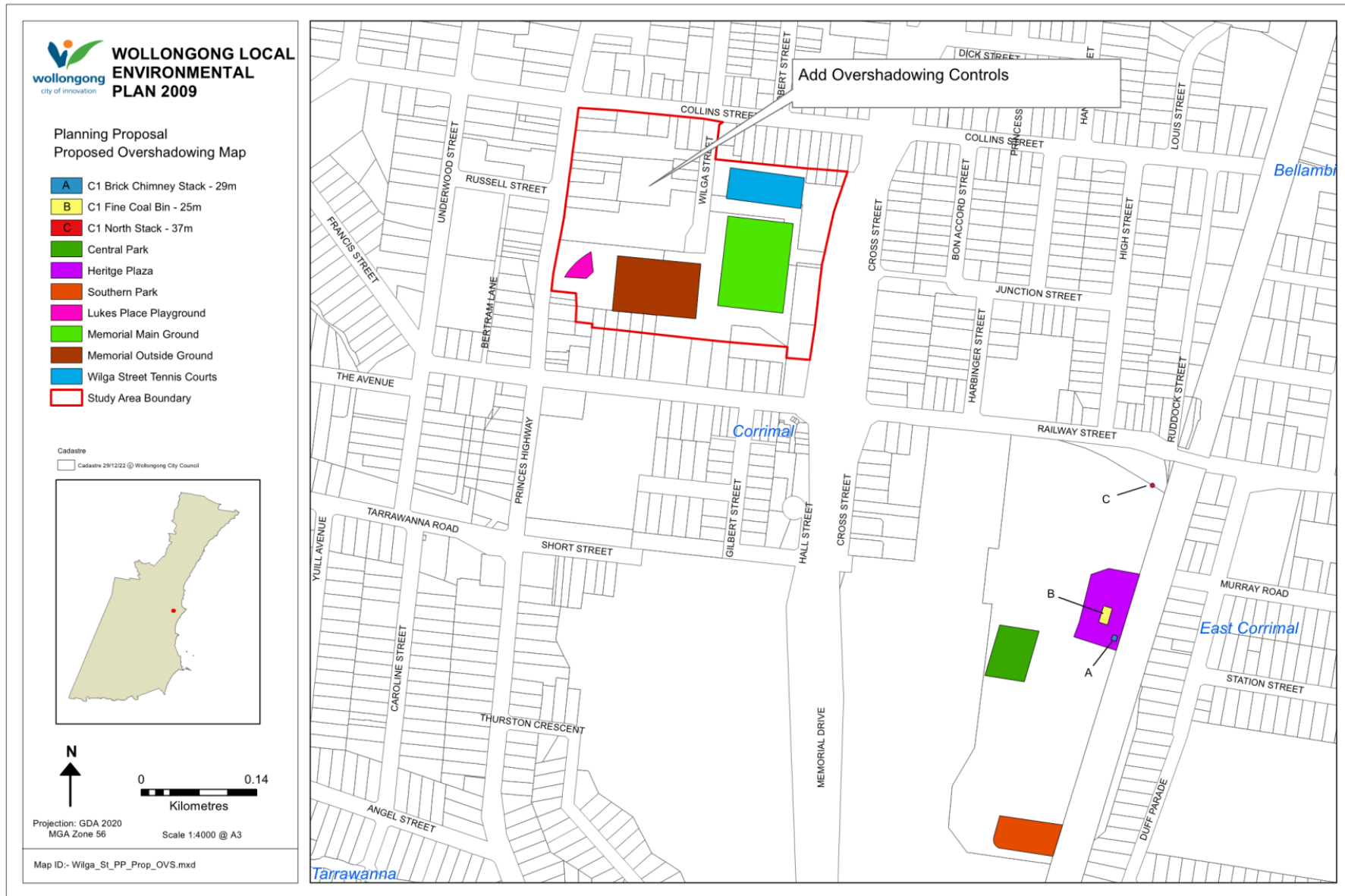












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Note: These Precinct controls will sit within Part 6 of the Wollongong DCP Chapter B4 – Development in Business Zones. Part 6 is supplementary to the general controls found in Part 9 of the same chapter

6 PLANNING REQUIREMENTS FOR DEVELOPMENT IN THE MAJOR TOWN CENTRES

6.1 Corrimal Major Town Centre

The precinct planning controls for Precinct 1 – Wilga Street Block are included at 6.1.1. The precinct planning controls for the remainder of Corrimal Major Town centre will be covered in a future update to the DCP

6.1.1 Precinct 1 - Wilga Street Block

This precinct is a key site known as the Wilga Street Block which is located at the north-east end of the Town Centre and is bound by Wilga Street, Collins Street, the Princes Highway and Memorial Park. The controls within this section apply to the Wilga Street Block as illustrated in Figure 1.



Figure 1 - Wilga Street Block Study Area

These precinct controls are informed by:

1. The Corrimal Town Centre Plan (2015-2025)
2. The Draft Wilga Street Block Planning Strategy.

Objectives

1. To communicate the expectations and requirements of development within the Wilga Street Block with detailed objectives and controls for development.

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2. To ensure development aligns with the Corrimal Town Centre Plan (2015-2025) and the objectives, principles and recommendations of the Wilga Street Block Planning Strategy.
3. To guide a place-based development approach through a comprehensive set of planning and design guidelines informed by the future desired character of the Precinct.
4. To promote design excellence and quality urban design and architectural outcomes across the Wilga Street Block.

These DCP controls have been developed with reference to the recommendations of the draft Wilga Street Block Planning Strategy, to work in conjunction with revised provisions within the Wollongong LEP2009, particularly in relation to land use, building form and access.



Figure 2 Wilga Street Block Concept Diagram (SJB)

The above concept diagram is supported by the following key moves:

1. Retain main street character with active frontages
2. Improve block permeability for pedestrians
3. Locate vehicle access and servicing to Wilga Street
4. Maintain key views to the Escarpment
5. Protect sunlight to Memorial Park
6. Strengthen lot layouts and allow for logical site consolidation and development
7. Enhance the connections to and the interface with the Memorial Park
8. Investigate the potential for the distribution of tower forms across the block

Desired Future Character

Vision

The **Wilga Street Block** will be a vibrant and flexible mixed-use precinct that strengthens the role and identity of Corrimal Major Town Centre. It will support the growth of the local community, with services and amenities that align with Council's strategic priorities. The Block will enable safe and high amenity access

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to Memorial Park, and this interface will foster social interaction and a range of activities. Comfortable streets, lanes and improved active transport connections will support a uniquely walkable environment and minimise the role of cars.

The **Princes Highway** is the main retail street for Corrimal and already operates as a high street with fine grain retail. Redevelopment of the site will seek to revitalise and enhance the existing character. Pedestrian only traffic with wide footpaths will encourage walkability and activation of shop fronts with no vehicular crossings.

Memorial Park is a critical interface for enhancing the amenity of Wilga Street Block. Activating the edge of the park adjacent to Luke's Place and the Memorial Outer Ground will provide stronger connections, an increase vibrancy and support visitation and utilisation.

Collins Street is a predominantly residential street with a mixture of single dwellings and low scale medium density housing. On the Wilga Street Block low scale street walls, setbacks for landscaping and articulated façades will assist in managing the transition to a higher density of residential uses, to fit within the local context.

Wilga Street plays a key role in the functioning of the block as primary servicing and vehicle access. Consolidated vehicle entries and servicing, future cycling routes, on street parking and landscaped setbacks would all enhance the amenity of the block and improve connections to surrounding community facilities.

Structure and Access

The structure of a block defines how it is experienced by people. It facilitates areas for amalgamation and development, designates the role of streets and internal movement networks, and determines the provision of and interface with the public domain and surrounding context. Figure 3 shows the preferred structure and access framework for the Wilga Street Block

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Figure 3 – Structure, Access and Views

Public Views

Objective

- Preserve and improve views from the Wilga Street Block to the escarpment and Memorial Park
- Ensure the escarpment remains the dominant feature of the skyline.
- Enhance views along streets to the Escarpment and Memorial Park

Controls

- Nominated public views shown in Figure 2 *Structure, Access and Views* are to be protected.
 - Views to the Escarpment and Brokers Nose are to be maximised from within Luke's Place Playground (1)
 - Views to the Escarpment and Brokers Nose are to be maximised from the pedestrian connection between Wilga Street and the Princes Highway (2)
 - A view corridor to Broker's Nose along Russell Street is to be created via a new open air pedestrian link from the centre of the Block (3). Built form envelopes either side of this link are to maximise this view.
 - Views to the Escarpment and Brokers Nose are to be maximised along the pedestrian footpath on the southern side of Collins Street between Wilga Street and the Princes Highway (4).
- The redevelopment of sites with potential to open a blocked view shown in Figure 2: Public Views must restore that view.

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3. Development Applications must include a view analysis demonstrating how views to the Illawarra Escarpment and Broker's Nose have been maximised from nominated views points as per Figure 2. This should consider existing topography, vegetation and surrounding development.
4. The planning and design of building forms must maximise view corridors between buildings, including tower forms.

Lanes and Pedestrian through site links

Objective

- a. Improve pedestrian permeability and access through the Wilga Street Block
- b. Ensure through site links are safe, well lit and accessible with a welcoming character
- c. Maximise low angle (eye-level) views between buildings to allow orientation throughout the Block from street to street and to Memorial Park and to reduce the effects of visual enclosure.
- d. Prioritise pedestrian movement on through site links shared with vehicles. .

Controls

1. Open air through-site links are to be an easement on title unless identified for dedication to Council.
2. Pedestrian links are to be provided as per Figure 2. Where connections are not available due to lot ownership, appropriate alternatives are to be proposed.
3. Pedestrian links are to be consistent with the requirements in 9.2.6 Pedestrian Access.
4. Use landscape planting and interstitial views to surrounding landscape features to ensure that spaces do not feel enclosed or lacking in connection to the wider area.

Vehicle Access

Objective

- a. Pedestrians are prioritised on footpaths and in shared zones.
- b. Conflicts between vehicle and pedestrians are to be minimised
- c. Vehicle entry points do not dominate the design of buildings or the streetscape character
- d. Vehicle access within the site facilitates rear access to properties denied vehicle access

Control

1. Vehicle access is to be consistent with Figure 2
2. Vehicle access to the Block is to be consolidated and all parking and servicing is to be functional, adequate and discrete.
3. Vehicle access to properties and carparking is to be provided off internal lanes and Wilga Street rather than primary street frontages to limit conflicts with pedestrian and cyclist activity.
4. Additional Vehicle access from the Princes Highway and Collins Street is denied as shown in Figure 2.
5. Rear access to denied access properties with no existing access is to be provided from Wilga Street in a consolidated form. Figure 2 illustrates the desired arrangement.
6. Opportunities to remove existing vehicle access driveways from access denied locations is encouraged and should be prioritised

Site Consolidation

Rationalisation of the lots across the Block through site consolidation will result in a clearer structure, provide increased public benefit and deliver a variety of high-quality building forms. The following diagrams demonstrate preferred site consolidations options for the Block to guide the application of the Alternative Height and FSR scheme with the WLEP2009.

Objective

- a. Allow large, consolidated sites the flexibility to sensitively distribute increased density as well as increased public benefit.

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- b. Provide for a comprehensive development on the site which implements consistent urban design principles of the highest standard;
- c. Provide for well-planned and well located publicly accessible mid-block connections for active transport and vehicle movement.

Control

1. Site consolidation is consistent with Figure 4.
2. Protect the access of sunlight to open space areas both on the site and in the surrounding area;
3. Manage the traffic generation of the site and consolidate vehicular access and loading.
4. Lot frontages are to provide adequate width to allow buildings to provide for the efficient development of land and high- quality design of buildings.
5. Demonstrate that consolidation does not result in isolated lots, or lots that are not able to redevelop.

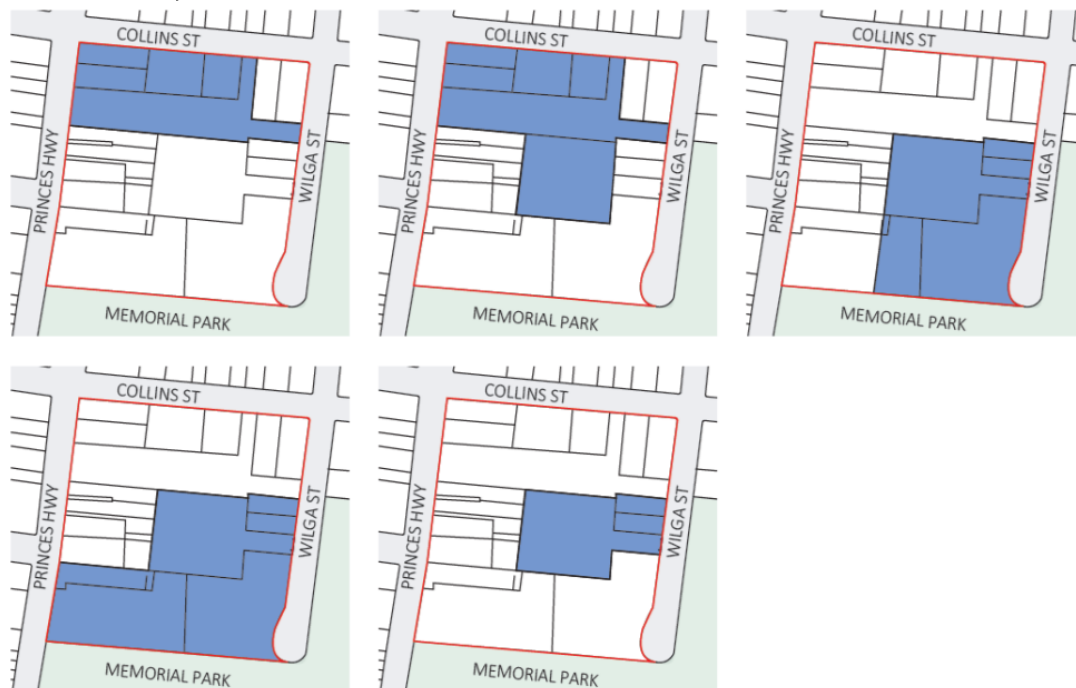


Figure 4 - Site Consolidation Diagrams

Car Parking Requirements

Objectives

- a. Retain public access to parking on the Wilga Street Block to support visitation to, and use of, Memorial Park and the Corrimal Town Centre more broadly.
- b. Consolidate and integrate all new carparking to ensure increased useability.
- c. Provide car parking spaces that are adaptable to future uses.

Controls

1. Carparking is to be provided in accordance with the requirements of DCP Chapter E3 Carparking, Access, Servicing/Loading Facilities and Traffic Management.
2. Car parking spaces are to be integrated into the design of buildings.
3. Car parking is not to be visible at ground level, or on any level up to street wall height, from any street frontage.
4. Ensure clear lines of sight and wayfinding to publicly accessible car parking spaces from surrounding streets, public spaces and uses within the Block.
5. Access to and location of carparking within the Block should align with the proposed structure as shown in Figure 4.

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Built Form

Built form describes the collection of individual building design elements that contribute to the overall character and performance of the built environment. The Built form interface comprises of the boundary between the internal program of a building and the public realm. The way buildings interface with the public domain has a direct influence on the urban character of the city, the accessibility and functionality of the building and the safety, amenity and quality of the public domain. Figure 3 shows the preferred built form interface for the block.



Figure 5 - Built Form interface

Ground Floor Setbacks

Objective

- Provide space for street tree planting
- Maximise view corridors to significant landscape and built form to enable orientation and way-finding, and protect and enhance the Town Centre's character
- Provide a transition between the building forms on the Block and the street, Memorial Park and surrounding residential areas.

Control

- Ground floor setbacks are to be provided as shown in Figure 6 - Built Form interface.
- Commercial uses facing the Princes Highway and Collins Street are to have a 0m setback from the lot boundary.

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3. Commercial uses facing Memorial Park are required to have a minimum 5m setback from the boundary. This setback is to be publicly accessible and allow for activities such as walking, outdoor dining and trading, and a range of street furniture.
4. Commercial and residential uses facing Wilga Street and Collins Street (to the extent shown on Figure 2) are required to have a minimum 5m landscaped setback. This setback is for private domain and is intended as a landscaped buffer to the adjacent parklands and/or residential neighbourhood. Where setbacks are to commercial uses, these should be publicly accessible.
5. All setbacks should be appropriate for context and the proposed land use. On Collins Street, where it is expected that there may be a transition from Commercial to residential at ground, proposed setbacks will be assessed on merit, with reference to the setback of the adjacent properties and the land use.

Street wall heights and upper level setbacks

Objective

- a. Ensure a human scale interface with Memorial Park and the street
- b. Ensure a transition in height to surrounding low-scale areas
- c. Protect the solar amenity of public spaces and streets

Control

1. Buildings are to have a 1 to 2 storey street wall. Upper storeys are to be setback as shown in Figure 2. A range of upper storey setbacks are required to address different street and park interface conditions.
2. Princes Hwy and Collins Street (western end) – 1-2 storey street wall with a minimum 5m upper storey setback
3. Collins St (eastern end) and Wilga Street – 1-2 storey street wall with a minimum 2m upper storey setback (Note that these properties have a 5m ground floor setback)
4. Memorial Park – 1-2 Storey street wall with an upper storey setback as required to meet the LEP Overshadowing controls.
5. Internal laneways and pedestrian through site links – 1-2 storey street wall with a minimum 2m upper storey setback.

Side setbacks

Control:

1. Any new building within this precinct may incorporate a zero side ground floor setback up to street wall height, except where a pedestrian through site link or lane is indicated in Figure 1 - Structure and Access.
2. A minimum 6 metre ground floor setback is required from the rear property boundary, where a site includes or abuts residential uses.
3. Upper-level side and rear setbacks are required to provide light and air to the street, adjacent open spaces and internal pedestrian links. 0m side or rear setbacks are not permitted above street wall height.

Awnings

Awnings are roof structures that project over the footpath in order to provide weather projection for passing pedestrians, entries to buildings and outdoor activities such as dining. They encourage pedestrian activity along streets and, in conjunction with active edges, support and enhance the pedestrian experience.

Objective

- a. Encourage pedestrian activity along streets, and through-site connections to support and enhance the vitality of the Wilga Street Block.

Controls

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1. Awnings are to be provided to all retail, business or mixed-use buildings as required by 9.2.7 (2) of this Chapter.
2. Awnings are also required to all buildings facing Memorial Park, as shown in Figure 2.

Active frontages

Objective

- a. Development presents welcoming, engaging and active edges to streets and other public spaces particularly Memorial Park at ground floor and the street frontages of lower storeys
- b. Building frontages contribute to the use, activity, safety and interest of Memorial Park

Control

1. Non-residential uses are to be provided on the ground floor in the locations nominated on the Wollongong LEP 2009 Active Frontages map and also comply with Clause 9.2.4 of this DCP Chapter.
2. Building frontages are to acknowledge and contribute to the character of street as defined under Desired Future Character of the Wilga Street Block.

Residential Frontages at ground

(Note this clause is intended to be added to the B4 General Controls)

Paired with commercial and retail uses residential can contribute positively to the activation of streets by providing a clear street address, direct access from the street, passive surveillance on to the street and landscaping.

Objective

- a. Residential frontages contribute to the use, activity, safety and interest of the public realm.
- b. Residential interfaces are high quality and durable and add value to the public domain.
- c. Development sets a fine-grain rhythm and character to residential streets.
- d. A diversity in housing types and architectural styles creates an interesting and varied streetscape
- e. Residential development provides a clear distinction between private and public space
- f. New development brings life to the street with individual entries to ground floor dwellings, to provide passive surveillance and opportunities for social interaction.
- g. Planting or landscaped areas visually extend open areas at the lower levels.

Control

1. Ground and first floor residential uses should be designed as split level apartments or two-storey terrace houses with individual entries to the street
2. Ground floor setbacks should be designed to provide privacy and amenity at ground with abundant, quality landscaping. Residential at ground floor levels should be raised 0.6 - 1.4m above street level to provide visual privacy.
3. Basements are not to encroach forward of the building setback so that landscape areas can provide adequate soil volume for successful tree growth.
4. Building setbacks of new developments are to accommodate existing street trees.
5. Private open spaces addressing the street may be raised or at street level. The top of any fencing to ground floor private open space is not to exceed 1.5m above street level so as not to obstruct casual surveillance.
6. Locate communal access points to residential developments perpendicular to the street
7. Dwellings are to be designed and laid out so that every 6m a dwelling, communal space or other high use space provides opportunities for direct surveillance of the adjacent street or public domain.
8. Provision for bin storage is to be provided in a concealed location which does not face the street.