

GYDE

Draft Principles DCP

Gwynneville Precinct

Submitted to Wollongong City Council
on behalf of Homes NSW

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Contents

1.	Introduction.....	1
2.	Land to which this plan applies.....	2
3.	Aims and objectives.....	3
4.	Definitions.....	4
5.	Vision.....	4
6.	Key Master Plan Design Principles.....	5
6.1	Precinct Master Plan.....	5
6.2	Built Form.....	6
6.3	Natural Environment.....	6
6.4	Views and Vistas	6
6.5	Movement Network	6
6.6	Amenity.....	6
7.	Existing Character	7
8.	Desired Future Character.....	7
9.	Development Controls.....	8
9.1	Building envelopes	8
9.2	Deep soil and Landscaping	9
9.3	Acoustic amenity	10
9.4	Car parking and vehicular access.....	10
9.5	Key gateways and prominent sites.....	11
9.6	Public domain.....	12
9.7	Residential Development.....	14

1. Introduction

1. The Gwynneville Precinct Development Control Plan (DCP) is included in Part D of the Wollongong Development Control Plan (WDCP) 2009 to guide future development in the Gwynneville Precinct. The precinct plan recognises the unique qualities of the Gwynneville Precinct, and the ability to deliver a range of housing types in a unique setting.
2. This section of the DCP should be read in conjunction with Part A, B, C and E of WDCP and the relevant parts of the Wollongong Local Environmental Plan and SEPPs. Part A of the WDCP contains the Introduction. Part B in the DCP provides land use based controls including controls for residential subdivision, residential development and industrial development. Part C of the WDCP provides city wide controls for specific land uses. Part E of the WDCP contains city wide planning / environmental assessment control chapters which may apply to certain lands in this precinct.
3. In the event of an inconsistency between this precinct plan and other Parts of the WDCP, the provisions of this precinct plan will prevail to the extent of the inconsistency.
4. As the precinct is envisaged to be developed primarily as residential flat buildings, the principle outcomes guiding future development in the precinct will be the objectives and criteria set out in the NSW Apartment Design Guide (the ADG).

2. Land to which this plan applies

1. The Gwynneville Precinct Plan applies to land bounded by the Madoline Street to the North, Irvine Street to the east, Murphys Avenue to the south and the Wollongong Botanic Garden to the west as outlined in Figure 1 below.



Figure 1 Land to which the DCP applies (Gyde 2024)

3. Aims and objectives

1. The overall aim of this DCP is to provide supplementary planning controls to facilitate urban renewal of the Gwynneville Precinct.
2. The objective of the precinct plan is to promote sustainable urban consolidation and renewal of ageing housing stock, delivering a greater diversity and supply of new homes that better respond to the needs of community, including 50% social and affordable housing.
3. The Gwynneville Precinct DCP provides design criteria, development objectives and development controls for the development of the subject land. It addresses additional principles of the NSW ADG under Chapter 4 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). The key objectives of the Gwynneville Precinct Plan are:
 - a. Enable the development of the Gwynneville Precinct in a manner consistent with the Wollongong Local Environmental Plan 2009 and the Gwynneville Master Plan
 - b. Supplement the planning controls of the Wollongong Development Control Plan 2009 to create a diverse, liveable and sustainable residential precinct that provides high quality housing and demonstrates high levels of amenity for future residents
 - c. Ensure that future development respects and celebrates the Aboriginal and European heritage influences on the site, and provides opportunities for public access to retained, repurposed and interpreted heritage elements and values
 - d. Deliver a transport-oriented development with proximity to the University Bus Interchange that promotes increased public transport use
 - e. Provide a pedestrian connection between the campus entry (Madoline Street) and University Avenue
 - f. Encourage walkable, active links through the development
 - g. Provide built form containment along Madoline Street
 - h. Maintain human scale edges to the main pedestrian links
 - i. Preserve views to Mt Keira from key sightlines in the public domain
 - j. Minimise visual interference to the Wollongong Botanic Garden and enhance the green buffer along the boundary of the Precinct to the gardens
 - k. Establish landscape buffers between development fronting Paulsgrove Street
 - l. Ensure adequate solar access and outlook to communal open spaces and built forms
 - m. Promote landscape opportunities across the precinct
 - n. Distribute development scale in response to the topography, minimising visual bulk exposure surrounding streets and achieving a sympathetic precinct (skyline) profile
 - o. Provide a range of open space typologies with varying degree of public/private character
 - p. Increase visual permeability across the development and maximise passive surveillance to open spaces
 - q. Provide a variety of building envelope typologies to encourage diverse and textured development outcomes and enhance a sense of place
 - r. Respond to the University Master Plan layout and the future scale envisaged to the north of the site
 - s. Expand the publicly accessible landscaped open space along the southern site perimeter
 - t. Tailor the landscape concept design to deliver the capacity to mitigate flood impacts
 - u. Improve flood management on site through the expansion of Spearing Reserve
 - v. Provide built forms that respond to the sloping land, that are compatible with the surrounding context, incorporating a facade grain and texture which responds to the human scale of the pedestrian environment

4. Definitions

1. For all definitions refer to Appendix 4: Definitions of the DCP.

5. Vision

A Vision for Gwynneville

The vision for Gwynneville is to increase housing supply to address the shortage of and critical need for affordable and social housing in a precinct that is under majority Homes NSW ownership. The aim is to facilitate a diverse range of housing typologies which will include 50% social and affordable housing (including opportunities to develop build-to-rent, key worker housing, seniors housing and student accommodation) and 50% market housing products.

Homes NSW's vision is to create a high amenity walkable and accessible residential high-density neighbourhood with an increased choice of diverse housing options that provide for a broad range of community needs and family types including students, people on low incomes, people with disability and seniors.

New residential development will enable increased housing choices in a picturesque and well-connected location benefiting from frequent free shuttle bus services operating between University of Wollongong, North Wollongong railway station and a multitude of destinations including the city centre and hospital.

The vision is based on sound and robust planning and urban design principles that will facilitate the development of new homes that will work in harmony with sloping topography and established landscape qualities in and around the precinct. Well designed, articulated and oriented buildings will achieve good solar access and a comfortable human scale.

Building scale will be distributed in response to the topography, and supported by landscape setbacks will maintain the garden character of Gwynneville, working together to minimise exposure of visual bulk from surrounding streets and vistas and incorporate vistas to the Illawarra Escarpment and Mount Kiera. A strong relationship between residential buildings and public space will provide opportunities for natural surveillance over streets and parks enhancing safety and accessibility.

New parklands close to homes will provide diverse and inclusive places for people of all ages and abilities to participate in community life. These will enhance connectivity to make it easier, intuitive and enjoyable for people to walk around Gwynneville and provide attractive and safe places to live, work and play.

The Gwynneville Master Plan at Figure 2 illustrates the urban design concept that underpins the vision for the Gwynneville Precinct.

6. Key Master Plan Design Principles

6.1 Precinct Master Plan

1. Development is to be generally undertaken in accordance with the Gwynneville Precinct Master Plan illustrated in Figure 2 below.
2. Variances to indicative building layouts may be considered where consistency with the requirements of the ADG can be demonstrated.



Figure 2 Gwynneville Precinct Master Plan (Gyde 2025)

6.2 Built Form

1. New housing will be primarily in the form of apartments.
2. Development is to deliver a diversity in the design of the built form, resulting in a yield of approximately 1,250 homes, of which 50% (approximately 625 dwellings) will be social and affordable housing.

6.3 Natural Environment

1. Spearing Reserve will be expanded to help improve flood management, deliver a flood free development area and enhance the overall biodiversity values of the Precinct.
2. New development should not result in an increase in stormwater runoff so as to cause an adverse flood impact within the precinct or downstream from the Precinct

6.4 Views and Vistas

1. Key view corridors from public domain vantage points to the escarpment and Djera (Mount Keira) should be maintained.

6.5 Movement Network

1. Create a safe and functional road network using the existing street pattern.
2. Provide adequate off-street parking for new residents and their visitors, while maintaining existing on-street parking for visitors.
3. Ensure the new development does not negatively impact traffic movements and capacity.
4. Deliver a site that is highly permeable for pedestrians and cyclists, linking the site to surrounding amenities, services and facilities, public transport, recreational opportunities and broader regional bicycle network.
5. Facilitate improved pedestrian access to the University Bus Interchange and North Wollongong Railway Station, and connect with the broader Gwynneville community.

6.6 Amenity

1. Deliver public open spaces that provide a range of recreational opportunities for the wider community.
2. Provide a suitable buffer distance and appropriate landscaping adjacent to the Wollongong Botanic Gardens.
3. Ensure future residential development is located and designed to mitigate against noise from the Princes Highway and other impacts on amenity.
4. Ensure communal open space delivered in conjunction with residential uses receives sufficient solar amenity and is delivered in line with the ADG.

7. Existing Character

Covering approximately 9 hectares in area, the Gwynneville Precinct is located 2km north-west of the Wollongong CBD.

The Gwynneville precinct has been identified as a location capable of supporting more social, affordable and diverse private market housing for the Illawarra community, and to contribute to addressing NSW's housing crisis.

The Gwynneville Precinct sits immediately south of the University of Wollongong, and east of the Wollongong Botanic Gardens. Irvine Street makes up the site's eastern boundary, with Murphy Avenue (and Spearing Reserve) to the south.

The Northfields Avenue Bus Interchange is approximately 150m northwest of the site, and North Wollongong Railway Station is approximately 1km to the east.

The Gwynneville Precinct is generally bordered by mature trees that present a natural green buffer along the boundaries of the site.

The site currently comprises approximately 131 residential lots. Many of the existing dwellings in Gwynneville were constructed by the NSW Government during the 1950s. The precinct is made up of predominantly single storey detached dwellings set in a modified grid-type street layout.

Over 60% of the homes in the precinct are owned by Homes NSW, providing an opportunity to consider additional density while taking into account key constraints such as traffic, views to and from Djera (Mount Keira) as well potential to increase and embellish existing areas of open space.

8. Desired Future Character

Gwynneville Precinct will be developed as a contemporary urban village, providing a diversity of medium density housing within a high quality public domain and reflecting the unique context of the site.

Built form of between 3 and 6 storeys in height is distributed around the site to reflect the topography of the precinct, preserve key view corridors, and provide appropriate scale interfaces to the boundaries of precinct, specifically:

- To the west - adjoining the Wollongong Botanic Gardens.
- To the north - adjoining the University of Wollongong.
- To the east - adjoining the Princes Highway.
- To the south - adjoining Spearing Reserve.

Existing neighbourhood scale retail uses within the University and along Murphy Avenue will be sustained by the additional population brought into the area.

The development will encourage walking through "green" streets and the provision of a high quality pedestrian areas linking to the University of Wollongong campus and connecting through the site to bus stops and connections over the Princes Highway.

The high-quality built environment with improved amenity and accessibility for pedestrians and cyclists will promote public transport use at the nearby University Bus Interchange and encourage reduced car use.

The precinct will be open and visually permeable and promote broader community use of its public spaces and facilities.

The environmental values of the site will be enhanced within an expanded Spearing Reserve, with increased biodiversity and management of retained vegetation areas along the riparian corridor, and associated flood mitigation measures.

New buildings will orientate towards the existing street network and open spaces in a way which ensures appropriate privacy for residential dwellings and promotes passive surveillance of public domain. Buildings that respond sensitively to the Botanic Gardens will ensure a harmonious relationship between new built form the landscape qualities of the gardens.

The landscape character will focus on opportunities for creating tree canopy in the public domain and between buildings, to establish pedestrian comfort and visual amenity. This will include new and expanded open spaces for community recreation and enjoyment. New public domain upgrades will have a focus on establishing integrated, comfortable and intuitive movement networks that support active transport.

9. Development Controls

9.1 Building envelopes

Objectives

- To ensure a consistent streetscape character throughout the precinct.
- To facilitate the delivery of built form that is in harmony with the landscape and topography of the precinct and minimises visual impact on key long and medium range views.
- To minimise visual impact of new development adjacent to the Wollongong Botanical Garden and provide to allow for additional landscape screening.
- To provide landscaped setbacks to the streets and parks to support the development of a leafy garden character.
- To facilitate passive surveillance over streets and public spaces.

Controls

1. Building envelopes will generally be guided by controls set out in the ADG.
2. Building heights are to be generally configured in accordance with the Gwynneville Precinct Master Plan illustrated in Figure 2. Variances to indicative building heights may be considered where consistency with the requirements of the NSW ADG can be demonstrated.
3. New development is required to meet the following setbacks for all levels as set out in Figure 4 below.
 - a. Minimum front setbacks to Madoline Street of 3m.
 - b. Minimum 4m front setback to all other streets of 4m.
 - c. Minimum 6m setback with an average minimum of 9m to the boundary of the Wollongong Botanical Gardens, with the exception of any existing property fronting Madoline Street. This is to include a minimum 6m deep soil adjacent to the western precinct boundary.



Figure 3 Building Setbacks (Gyde 2024)

4. For development with a direct interface to public open space:
 - a. Where secondary setbacks are provided, the setbacks must be a minimum of 3m.
 - b. This control is applicable only to the uppermost level achievable within the height limit.
 - c. Variances may be considered for faces of the building that do not front a street or public space where it can be demonstrated that the ability for existing or future neighbouring developments to meet solar access requirements under the NSW ADG, will not be adversely affected.

9.2 Deep soil and Landscaping

Objectives

- To provide a leafy landscape buffer to protect the visual amenity of the Wollongong Botanical Gardens.
- To promote a variety of vegetation typologies within the landscape buffer

Controls

1. A minimum 9m wide landscaping buffer and 6m deep soil zone is to be provided along the western boundary of sites fronting Paulsgrove Street, adjacent to the Wollongong Botanical Gardens. This

control does not apply to any existing property fronting Madoline Street that adjoins the Wollongong Botanical Gardens.

2. Where possible, the landscape buffer should include endemic vegetation with a variety of elevations to minimise casual surveillance of the Wollongong Botanical Gardens.

9.3 Acoustic amenity

Objectives

- To minimise impacts of noise associated with the M1 Princes Highway on the amenity of future residential developments
- To minimise potential for land use conflict associated with the temporary use of the botanical gardens for events.

Controls

1. New developments adjoining the Botanical Gardens along Paulsgrove Street, and those along Irving Street in proximity to the M1 Princes Highway are to be designed in accordance with the recommendations of a qualified acoustic consultant and are to employ 'Quiet House Design Principles'.
2. This should include the careful arrangement and orientation of bedrooms and living spaces and incorporation of any necessary acoustic design measures.
3. Ventilation needs should also be considered to maintain acoustic comfort inside the dwellings. If natural ventilation is planned, a thorough assessment is needed to meet internal noise criteria.

9.4 Car parking and vehicular access

Objectives

- Maintain time restrictions for existing on street parking to avoid the potential for all-day commuter parking and promote the turnover of on street parking spaces for visitors.
- Provide for adequate car parking on the site for various uses, while reflecting the opportunity for transport-oriented development because the site is close to the University Bus Interchange
- Ensure appropriate access is provided for each of the buildings on the site whilst minimising the impacts on the public domain from parking structures

Controls

4. The basement portion is not permitted within the front setback.
5. At grade resident and visitor carparking must be located behind the building and not visible from the street.
6. At grade carparks must be landscaped in accordance with the Wollongong DCP Chapter E6.
7. Car parking in residential flat buildings areas should be designed to conveniently, efficiently and appropriately serve residents and visitors of the site. This can be achieved in the following ways:
 - a. Ensuring that car parking areas are located close to entrances and access ways
 - b. Car parking areas to be secure yet easily accessible for all residents
 - c. Have clearly defined areas for visitor parking and disabled parking.
 - d. Parking for cars, motorcycles and bicycles must be provided and designed in accordance with the requirements contained in NSW ADG (or in the absence of any specific standard, Wollongong DCP Chapter E3)
 - e. Parking for social and affordable housing is to be provided at lower levels than market housing (in accordance with relevant NSW Government guidelines), and in recognition of the Precinct's proximity to public transport.

8. Existing on street parking will be subject to the existing time restrictions of 2 hours for all vehicles – resident and visitors.
9. The design of basement car parking and access should comply with AS2890 and should support the use of natural ventilation where possible.
10. The design of basement car parking should be integrated with the overall design of the development and Should, where relevant, allow for landscape treatment above structure.
11. Ventilation structures/openings/exhausts for basement parking and air-conditioning units must be orientated away from windows of habitable rooms and private open space areas on the subject site as well as adjoining sites. They must be designed to minimise any visual or amenity impacts on adjoining public domain.
12. The visual impact of all basement walls must be minimised through the use of various design techniques including well-proportioned ground level articulation and relief, mixed finishes and materials, terracing and/or dense landscaping.
13. Basement protrusion should be minimised and sleeved behind a landscaped area so it is not generally visible from the public domain.
14. Waste collection vehicles may enter building basements from local streets to collect waste and/or recyclables subject to the requirements in Wollongong DCP Chapter E3.
15. Basement car parks must include the infrastructure and dedicated spaces to provide electric vehicle charging points.

9.5 Key gateways and prominent sites

Objectives

- The ensure visual quality to ensure a high-quality visual response of important, highly visible and key gateways into the site including those adjacent to public open space.
- To manage the view lines towards Djera (Mount Keira).

Controls

1. Development that is visible from the eastern approach along University Avenue, and adjacent to or visible from public open space is to:
 - a. be of exceptional visual quality;
 - b. exhibit a high degree of visual and volumetric articulation; and
 - c. include a variety of visually interesting and durable materials.
2. Maintain existing view lines to Djera (Mount Keira) within the site.

Refer Figure 6 below.

Figure 6: Key Gateways and Prominent Sites



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9.6 Public domain

Objectives

- To ensure adequate provision and well configured open space.
- To improve the drainage function of public open space at the southern end of the site.
- To provide functional open space that caters for the diverse needs of the local community.
- To ensure that new public domain elements are designed in accordance with the needs of the community.

Controls

1. Public Open Space is to be generally provided in accordance with the Gwynneville Precinct Master Plan illustrated in Figure 2 and Figure 7 below.
2. The development of the central public open space, between Sydney and Hoskins Street, must have a minimum consolidated area of 2,500sqm generally located over Lots 84, 85, 100, and 101 in DP36218.
3. The central public open space must be developed for the purposes of a “recreation area” which will be publicly accessible in perpetuity.
4. Minor variances may be considered where there is no net loss of public open space and the objective to preserve key public domain vistas to Mt Keira is achieved.

5. Any area designated as public open space must not be encroached by a residential development footprint.
6. A Landscape Plan must be prepared for any application relating to new public open space, and should encourage opportunities to support placemaking, socialisation and community enjoyment.
7. A public domain strategy is to be prepared to inform specific placemaking elements, role and function, and design principles for existing and new public domain elements across the precinct.
8. This strategy would be prepared in collaboration with Council to establish a basis for any DCP provisions relating to the creation of new or improvement of existing public open space.
9. Public space is to incorporate Waster Sensitive Urban Design initiatives and provide drainage improvements through public open ace areas in the southern portion of the precinct.

Figure 7: Public Domain



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9.7 Residential Development

Objectives

- To encourage private communal open space that ensures a high level of amenity.
- To promote diversity in apartment sizes.
- To support residential development that encourages energy efficiency and sustainability.

Controls

10. Apartment sizes will generally be guided by controls set out in the ADG.
11. Any residential development should provide a mix of apartment typologies based on the target ranges in Table 1.

Table 1. Apartment Delivery – Target Ranges

Apartment Size	Target Delivery Range
1 Bedroom	40 to 60% of total apartments
2 Bedrooms	40 to 60% of total apartments
3 Bedrooms	5 to 20% of total apartments

12. Rear setbacks of residential development should be utilised for communal open space and designed as consolidated mid-block areas acting as solar corridors between buildings. The intent is to enable clustering of tree canopy planting, solar access, and areas of amenity or recreation spaces.
13. Any residential development should avoid the use of gas-powered appliances in favour of more sustainable options energy electric-based appliances (e.g., induction cooktops, electric ovens, electric water heaters) in place of gas-powered appliances.
14. All new residential developments must include the installation of solar photovoltaic systems, battery storage and electric vehicle charging points.